

Malaysia Real Estate - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)

Market Report | 2025-04-28 | 150 pages | Mordor Intelligence

AVAILABLE LICENSES:

- Single User License \$4750.00
- Team License (1-7 Users) \$5250.00
- Site License \$6500.00
- Corporate License \$8750.00

Report description:

The Malaysia Real Estate Market size is estimated at USD 39.20 billion in 2025, and is expected to reach USD 54.06 billion by 2030, at a CAGR of 6.64% during the forecast period (2025-2030).

Key Highlights

- The COVID-19 pandemic crippled demand, adding downward pressure on house prices. As a result, Malaysia's house price index rose a minuscule 0.3% during the year to Q1 2021, down from the previous year's 1.9% Y-o-Y increase. This was a sharp slowdown from the annual price growth of 7.5% from 2010 to 2019. When adjusted for inflation, house prices fell by 1.3% Y-o-Y in Q1 2021.
- Malaysia's property market rebounded in 2022 as more demand likely skewed toward affordable housing. Developers were cautiously optimistic about the property prospects in the medium to long term due to the likelihood of robust demand for properties among the young demographic.
- The interest rate at the moment is expected to remain favorable. The year 2022 continued to be challenging from 2021 as there was little to be given in the 2022 Budget except for real property gains tax (RPGT) reverting to 0% and 5.0% for both individuals and companies, respectively.

Malaysia Real Estate Market Trends

Oversupply Causing Problems

After a decade-long house price boom, Malaysia's housing market has been cooling in the past two years due to massive

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scott-international.com

www.scott-international.com

oversupply. There was MYR 18.48 billion (USD 4.41 billion) worth of unsold apartments in Malaysia's major cities last year, the result of a serious overbuilding of top-end properties during the recent boom.

To combat this over-building, the government introduced multiple measures to control speculation and discourage developers from over-building. Stamp duty was increased from 3% to 4% on properties worth above MYR 1 million (USD 238,578).

The government also introduced an additional 5% in real property gains tax (RPGT) on sales of properties owned for 6 years and beyond. However, these measures were temporarily relaxed to deal with the impact of the pandemic on the property market.

Greater Kuala Lumpur Increases Office Space

Greater Kuala Lumpur's office market reached a cumulative supply of over 136 million sq ft at the end of Q3/2021, of which 67% is located in WP Kuala Lumpur (91.7 million sq ft). This represented a year-to-date growth of 2.1% and was expected to close the year at 4.4% growth as more offices were completed by the end of 2021.

Nine new office completions were witnessed in the first nine months of 2021 in the Greater KL. Six of the buildings are in WP Kuala Lumpur, namely Menara Legasi, Menara Permata Sapura KLCC, TSLaw Tower, The Five at Kompleks Pejabat Damansara, Plaza Conlay, and Menara Great Eastern 2, amounting to 2.06 million sq ft.

On the other hand, Outer KL recorded three new office buildings, namely Q Tower, Imazium at Damansara Uptown, and Quill 9 Annexe, accounting for 0.69 million sq ft. Expected new office completions in Greater KL will amount to 9.9 million sq ft by 2023, representing a further supply growth of 7% from existing levels, of which WP Kuala Lumpur accounts for 84% or approximately 8.3 million sq ft.

Malaysia Real Estate Industry Overview

The residential real estate market in Malaysia is highly fragmented. The top participants in the Malaysian real estate sector are covered in this research. Large firms have financial resources to their advantage, whereas small businesses can compete effectively by building expertise in local markets.

Higher competition among market players is impacting selling prices and land prices, further leading to oversupply in the market. Furthermore, the market is dominated by a few pan-India branded players and multiple local players.

Hartamas Real Estate (Malaysia) Sdn Bhd, Bandar Utama City Sdn Bhd, S P Setia Bhd, Lien Hoe Corporation Berhad, Amcorp Properties Berhad, and others are some of the prominent companies.

Additional Benefits:

- The market estimate (ME) sheet in Excel format
- 3 months of analyst support

Table of Contents:

1 INTRODUCTION

- 1.1 Study Assumptions
- 1.2 Scope of the Study

2 RESEARCH METHODOLOGY

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

3 EXECUTIVE SUMMARY

4 MARKET INSIGHTS

- 4.1 Overview of the Economy and the Market
- 4.2 Real Estate Buying Trends - Socioeconomic and Demographic Insights
- 4.3 Government Initiatives and Regulatory Aspects for the Residential Real Estate Sector
- 4.4 Insights Into Size of Real Estate Lending and Loan to Value Trends
- 4.5 Focus on Technology Innovation, Startups, and PropTech in Real Estate
- 4.6 Demand for and Supply of Real Estate in Saudi Arabia and Key Cities
- 4.7 Insights into Rental Yields in the Real Estate Segment
- 4.8 Insights into Capital Market Penetration and REIT Presence in Real Estate
- 4.9 Insights into Affordable Housing Support Provided by Government and Public-private Partnerships
- 4.10 Impact of COVID-19 on the Market

5 MARKET DYNAMICS

- 5.1 Drivers
- 5.2 Restraints
- 5.3 Opportunities
- 5.4 Industry Attractiveness- Porter's Five Forces Analysis
 - 5.4.1 Threat of New Entrants
 - 5.4.2 Bargaining Power of Buyers/Consumers
 - 5.4.3 Bargaining Power of Suppliers
 - 5.4.4 Threat of Substitute Products
 - 5.4.5 Intensity of Competitive Rivalry

6 MARKET SEGMENTATION

- 6.1 By Type
 - 6.1.1 Residential Real Estate
 - 6.1.1.1 Villas
 - 6.1.1.2 Apartments
 - 6.1.1.3 Other Types
 - 6.1.2 Commercial Real Estate
 - 6.1.2.1 Offices
 - 6.1.2.2 Retail
 - 6.1.2.3 Hospitality
 - 6.1.2.4 Industrial
 - 6.1.2.5 Other Types

7 COMPETITIVE LANDSCAPE

- 7.1 Overview (Market Concentration and Major Players)
- 7.2 Company Profiles
 - 7.2.1 Hartamas Real Estate (Malaysia) Sdn Bhd
 - 7.2.2 Bandar Utama City Sdn Bhd
 - 7.2.3 S P Setia Bhd
 - 7.2.4 Lien Hoe Corporation Berhad
 - 7.2.5 Amcorp Properties Berhad

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

- 7.2.6 Tanming Berhad
- 7.2.7 Hap Seng Realty Sdn Bhd
- 7.2.8 Cornerstone Xstate
- 7.2.9 Berjaya Corporation Berhad
- 7.2.10 IJM Corporation Berhad*

8 FUTURE OF THE MARKET

9 APPENDIX

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

Malaysia Real Estate - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)

Market Report | 2025-04-28 | 150 pages | Mordor Intelligence

To place an Order with Scotts International:

- Print this form
- Complete the relevant blank fields and sign
- Send as a scanned email to support@scotts-international.com

ORDER FORM:

Select license	License	Price
	Single User License	\$4750.00
	Team License (1-7 Users)	\$5250.00
	Site License	\$6500.00
	Corporate License	\$8750.00
		VAT
		Total

*Please circle the relevant license option. For any questions please contact support@scotts-international.com or 0048 603 394 346.

** VAT will be added at 23% for Polish based companies, individuals and EU based companies who are unable to provide a valid EU Vat Numbers.

Email*	<input type="text"/>	Phone*	<input type="text"/>
First Name*	<input type="text"/>	Last Name*	<input type="text"/>
Job title*	<input type="text"/>		
Company Name*	<input type="text"/>	EU Vat / Tax ID / NIP number*	<input type="text"/>
Address*	<input type="text"/>	City*	<input type="text"/>
Zip Code*	<input type="text"/>	Country*	<input type="text"/>
		Date	<input type="text" value="2026-02-27"/>
		Signature	

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

