

Market Demand Report

1 Jan, 2021 – 31 Mar, 2021





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Kuala Lumpur

Top 10 Condo Projects

Residential Hotspots



Top 10 Condo Projects for **Sale** in Kuala Lumpur

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Four Seasons Place	KLCC	29398
2	Serai Bukit Bandaraya	Bukit Bandaraya	17931
3	Sunway Mont Residences	Mont Kiara	10532
4	Casa Green	Bukit Jalil	10152
5	The Capers	Sentul East	10009
6	Inwood Residences	Pantai Hill Park	9184
7	Westside III	Desa Park City	8634
8	Bukit OUG Condominiums -2	Bukit Jalil	7955
9	Residensi Permata	Taman Melawati	7231
10	One Central Park -6	Desa Park City	7039

- *Popularity Index is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 10 properties among property seekers.*
- *Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021*



Top 10 Condo Projects for Rent in Kuala Lumpur

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	J.Dupion	Cheras	120382
2	Wangsa 9 Residency	Wangsa Maju	60249
3	Residensi Gembira	Taman Gembira	42895
4	8 Petaling	Sri Petaling	41971
5	THE FENNEL AT SENTUL EAST +1	Sentul East	21459
6	The Havre @ Bukit Jalil -5	Bukit Jalil	20560
7	Titawangsa Sentral	Titawangsa	18210
8	Desa Park City, Westside 3	ParkCity Heights	17621
9	Nidoz Residences @ Desa Petaling -4	Taman Desa Petaling	15258
10	Parkhill Residence Bukit Jalil -1	Technology Park Malaysia	13089

- Popularity Index is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 10 properties among property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Residential Properties for Sale in Kuala Lumpur

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	KLCC	Jalan Kuching	Bandar Sri Damansara
Bungalow	Bukit Bandaraya	Kenny Hills (Bukit Tunku)	Seputeh Heights
Semi-D	Desa Sri Hartamas	Taman OUG	Bandar Baru Sri Petaling
Terrace	Desa Setapak +1	Jinjang -1	Alam Damai

- Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Residential Properties for Rent in Kuala Lumpur

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	KLCC	Jalan Ipoh	Taman Desa Petaling
Bungalow	Taman U Thant +1	Bukit Bandaraya	Bukit Pantai -2
Semi-D	Taman OUG	Desa Sri Hartamas +1	Taman U-Thant -1
Terrace	Desa Setapak	Alam Damai	ParkCity Heights

- Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Selangor

Top 10 Condo Projects
Residential Hotspots



Top 10 Condo Projects for **Sale** in Selangor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Lafite Apartment	Subang Jaya	16800
2	V'Residence @ Cyberjaya	Cyberjaya	10390
3	Armanee Terrace I -1	Damansara Perdana	8387
4	Riana Green Condominium -3	PJ	7390
5	Venice Hill	Cheras	7352
6	Casa Tropicana -2	PJ	6943
7	Empire Damansara	Damansara Perdana	5945
8	Subang Parkhomes -2	Subang Jaya	5270
9	Ampang Prima	Ampang	4802
10	Five Stones	SS2	4656

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- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Top 10 Condo Projects for Rent in Selangor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Palmville Resort Condominiums	Subang Jaya	63174
2	La Vista Condominiums	Puchong	33093
3	Puteri Palma Condominium	Putrajaya	27157
4	28 Boulevard -2	Pandan Perdana	19366
5	Bandar Puteri Puchong	Puchong	18603
6	Empire Damansara -4	Damansara Perdana	17058
7	BANDAR PUCHONG JAYA	Puchong	16710
8	My Loft @ Empire City -1	Damansara Perdana	11167
9	Saujana Residency	Subang Jaya	10596
10	Sunway SuriaMas Condominium	PJ	10225

- Popularity Index is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 10 properties among property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Residential Properties for Sale in Selangor

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	Cyberjaya	Bandar Sunway	Kelana Jaya
Bungalow	Country Heights	Ampang Jaya	Bandar Baru Bangi -1
Semi-D	Setia Alam +1	Bandar Kinrara -1	Kota Kemuning
Terrace	Bandar Botanic	Bandar Sungai Long	Bandar Puteri Klang

- Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Residential Properties for Rent in Selangor

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	Cyberjaya	Bandar Sunway	Pandan Perdana
Bungalow	Setia Eco Park	Ampang Jaya	Country Heights
Semi-D	Setia Alam	Setia Eco Park	Telok Panglima Garang
Terrace	USJ	Cyberjaya	Bandar Botanic

- Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Johor

Top 10 Condo Projects
Residential Hotspots



Top 10 Condo Projects for **Sale** in Johor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	TriTower Residence @ Johor Bahru Sentral +3	Johor Bahru	3429
2	Molek Regency -1	Johor Bahru	2936
3	Paragon Residences @ Straits View +4	Straits View	2651
4	The Astaka @ 1 Bukit Senyum	Johor Bahru	2587
5	Setia Sky 88 -3	Johor Bahru	2374
6	The Straits View Condominium	Permas Jaya	2147
7	Royal Strand @ Country Garden Danga Bay	Johor Bahru	2090
8	Teega Residences @ Puteri Harbour -3	Nusajaya	2054
9	SKS Pavillion Residences -1	Johor Bahru	1864
10	D'Esplanade Residence @ KSL City	Johor Bahru	1833

- Popularity Index is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 10 properties among property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Top 10 Condo Projects for Rent in Johor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Meridin Medini +3	Medini	7256
2	Molek Regency +1	Johor Bahru	5955
3	Iskandar Residences Medini +7	Iskandar Puteri	5747
4	Amberside @ Country Garden Danga Bay -3	Johor Bahru	5294
5	The Raffles Suites	Sutera Utama	5014
6	Nusa Heights -4	Gelang Patah	4829
7	Aloha Tower	Johor Bahru	4231
8	Teega Residences @ Puteri Harbour -3	Nusajaya	3868
9	Setia Sky 88	Johor Bahru	3571
10	SKS Pavillion Residences	Johor Bahru	2835

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- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Residential Properties for Sale in Johor

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	Permas Jaya +1	Puteri Harbour -1	Medini
Bungalow	Gelang Patah	Horizon Hills	Ledang Heights
Semi-D	Masai	Horizon Hills -1	Skudai -1
Terrace	Skudai	Masai	Horizon Hills -1

- Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Residential Properties for Rent in Johor

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	Medini +1	Gelang Patah	Skudai -2
Bungalow	Gelang Patah	Horizon Hills	East Ledang
Semi-D	Horizon Hills	Gelang Patah	East Ledang
Terrace	Skudai	Horizon Hills	Kota Iskandar

- *Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.*
- *Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021*



Penang

Top 10 Condo Projects
Residential Hotspots



Top 10 Condo Projects for **Sale** in Penang

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Tropicana Bay Residences @ PWC +1	Bayan Lepas	11287
2	Artis 3 @ Jelutong Penang +2	Jelutong	9543
3	The Clovers -2	Bayan Lepas	8759
4	The Cove	Tanjung Bungah	8302
5	Imperial Residences @ Sungai Ara	Sungai Ara	7849
6	The Tamarind @ Seri Tanjung Pinang -3	Tanjung Tokong	6866
7	Mont Residence @ Penang +2	Tanjung Tokong	6188
8	Skyridge Garden -3	Tanjung Tokong	6134
9	Quayside -3	Tanjung Tokong	5796
10	Tanjung Court	Ayer Itam	5335

- Popularity Index is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 10 properties among property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Top 10 Condo Projects for Rent in Penang

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	i-Santorini +1	Tanjung Tokong	23422
2	Tropicana Bay Residences @ PWC -1	Bayan Lepas	20310
3	The Tamarind @ Seri Tanjung Pinang	Tanjung Tokong	10234
4	Quayside	Tanjung Tokong	6898
5	One Foresta @ Bayan Lepas	Bayan Lepas	4120
6	The Clovers +3	Bayan Lepas	3924
7	TRI PINNACLE -1	Tanjung Tokong	3790
8	Imperial Residences @ Sungai Ara	Sungai Ara	3381
9	Tree Sparina @ Ideal Vision Park	Bayan Lepas	3281
10	Marinox Sky Villas	Tanjung Tokong	3261

- Popularity Index is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 10 properties among property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Residential Properties for Sale in Penang

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	Tanjung Tokong	Gelugor	Jelutong
Bungalow	Pulau Tikus	Tanjung Bungah	Batu Feringghi
Semi-D	Tanjung Bungah	Alma	Gelugor
Terrace	Sungai Nibong	Tanjung Tokong -1	Sungai Ara -1

- *Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.*
- *Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021*



Residential Properties for Rent in Penang

Where are the hotspots?

- Ranking increased
- Ranking decreased
- New

Property Type	Areas		
	1 st	2 nd	3 rd
Condo	Tanjung Tokong	Gelugor	Tanjung Bungah
Bungalow	Pulau Tikus	Tanjung Bungah	Batu Feringghi
Semi-D	Tanjung Tokong +1	Tanjung Bungah	Gurney Drive
Terrace	Tanjung Tokong +1	Tanjung Bungah -1	Sungai Nibong

- Top 3 Areas is calculated using a combination of the following data: Page Views (weightage 25%), Searches (weightage 35%) and Enquiries (weightage 40%) to indicate their relative importance in determining which area is of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Jan 2021 – 31 Mar 2021



Top 50 Keyword Searches



Top 50 Keyword Searches on PropertyGuru.com.my

1	Selangor	11	Kajang -1	21	Johor Bahru -2	31	KLCC -7	41	Selayang -11
2	Kuala Lumpur	12	Ampang +2	22	Setapak +3	32	Kelana Jaya +11	42	Sunway
3	Petaling Jaya	13	Bangsar +2	23	Kota Kemuning +10	33	Seremban +4	43	Seri Kembangan +3
4	Puchong +1	14	Damansara -1	24	Ipoh -4	34	Semenyih +2	44	Eco Majestic
5	Cheras -1	15	Setia Alam +2	25	Kota Damansara +4	35	Wangsa Maju +5	45	Old Klang Road +4
6	Shah Alam +1	16	Melaka -8	26	Subang	36	Sentul -2	46	Sri Petaling
7	Penang -1	17	Subang Jaya +4	27	Putrajaya +1	37	Puncak Alam +1	47	TTDI +1
8	Bukit Jalil +3	18	Klang -2	28	Ara Damansara +7	38	Bukit Indah -7	48	Sungai Buloh -1
9	Cyberjaya	19	Johor -1	29	Rawang -4	39	Elmina +2	49	Nilai -4
10	Kepong +2	20	Mont Kiara +2	30	Bangi -3	40	USJ -7	50	Bandar Utama



Ranking increased



Ranking decreased



New in Top 50 searches

Comparison is benchmarked against Oct – Dec 2020 Market Demand Report.

Data source: PropertyGuru internal data, comprised of web & app searches within 1 Jan – 31 Mar 2021

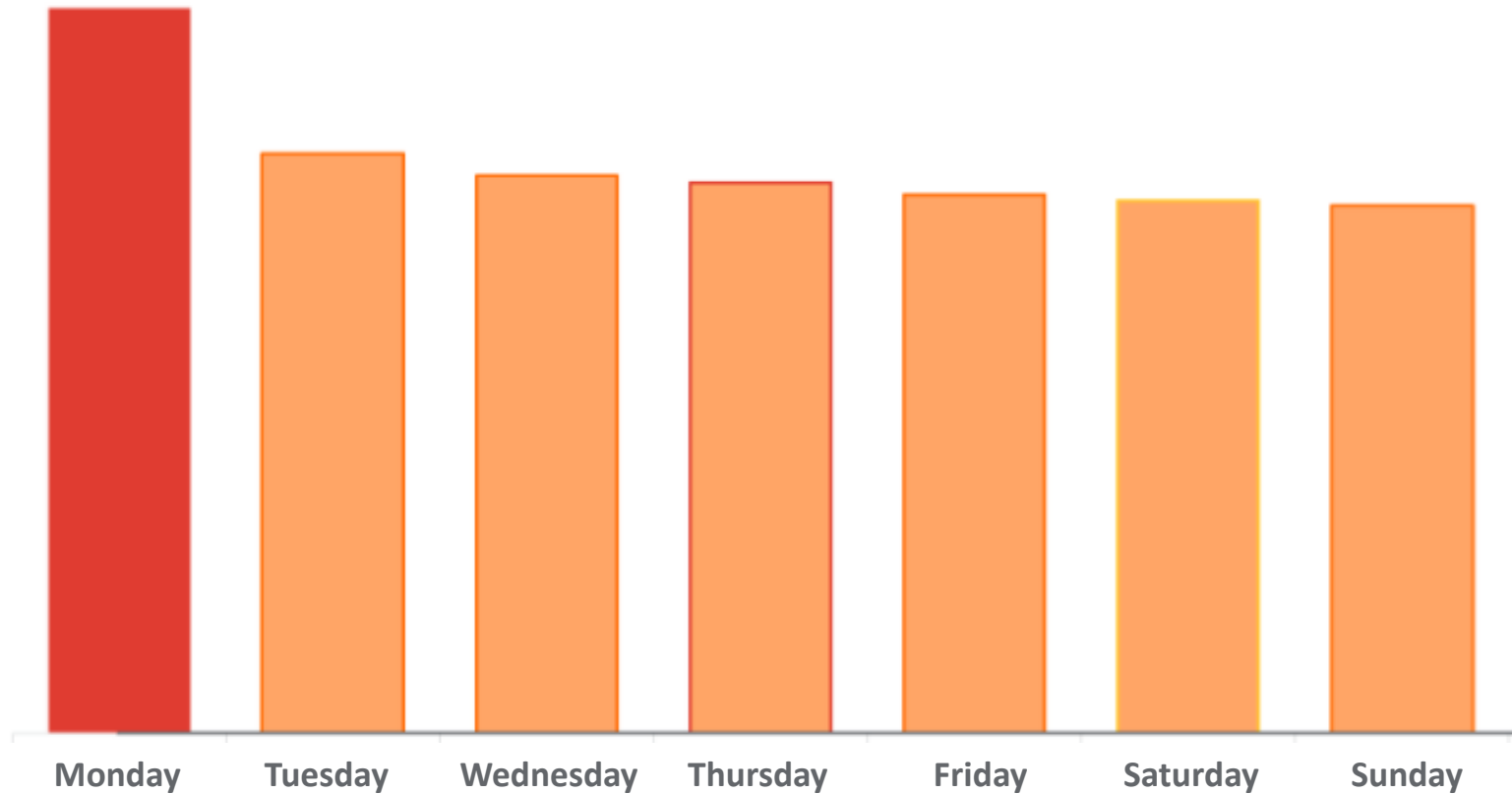


Popular Day & Time for Property Search



Most of the Property Seekers Conduct their Searches on **Mondays**

Monday
Highest Number of Searches



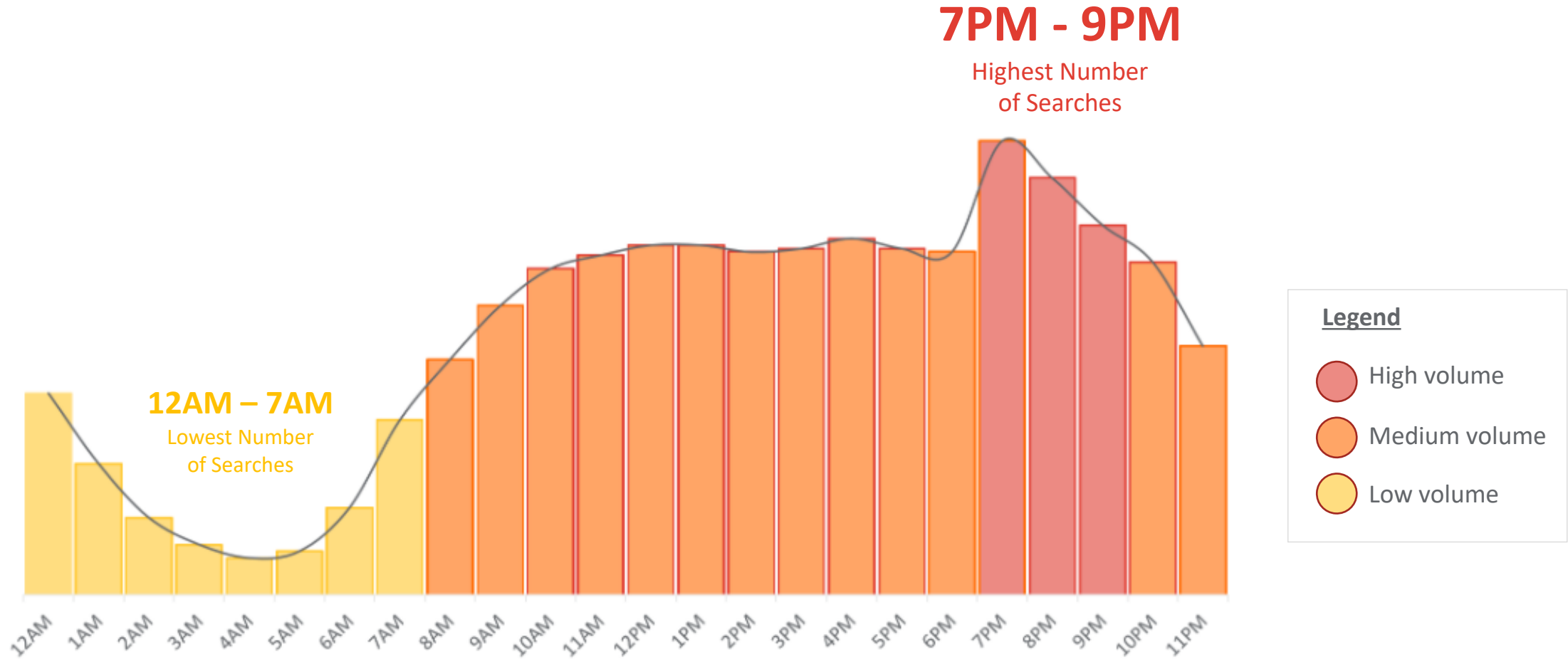
Legend

- High volume
- Medium volume
- Low volume

Volume of searches to residential and commercial listings
Data source: PropertyGuru internal data, as of 28 Feb 2021 - 28 Mar, 2021



Most of the Property Seekers Conduct their Searches between 7pm – 9pm



Volume of searches to residential and commercial listings

Data source: PropertyGuru internal data, as of 28 Feb 2021 - 28 Mar, 2021



FAQ



FAQ

What is Popularity Index?

Popularity Index is a measure set in place to indicate demand for the top 10 properties being searched for and enquired about, by property seekers.

How is Popularity Index calculated?

Popularity Index is calculated through a combination of the following data:

- Page Views (40% weightage) + Enquiries (60% weightage)

*e.g. Condo ABC has 100 Page Views and 50 Enquiries. Its Popularity Index is calculated by:
(100 Page Views x 40% = 40) + (50 Enquiries x 60% = 30) = Popularity Index of 70*



FAQ

How are the Top 3 Areas for Residential Hotspots calculated?

Top 3 Areas are calculated through a combination of the following data:

- Page Views (25% weightage) + Searches (35% weightage) + Enquiries (40% weightage)

e.g. Area A has 100 Page Views, 60 Searches and 30 Enquiries.

$$(100 \text{ Page Views} \times 25\% = 25) + (60 \text{ Searches} \times 35\% = 21) + (30 \text{ Enquiries} \times 40\% = 12) \\ = \text{Score of } 58$$

The top 3 areas are then selected from areas with the highest accumulated score.

Where is this data sourced from?

All data shown are sourced from PropertyGuru internal data and is an accumulation of data gathered from usage of both PropertyGuru's website and mobile app.



PropertyGuru

Look forward to a future
of possibilities

