

Market Demand Report

1 Apr, 2021 – 30 Jun, 2021





Index

No.	Item
1	<u>KUALA LUMPUR</u> Top 10 Condo Projects, Residential Hotspots & Commercial Hotspots
2	<u>SELANGOR</u> Top 10 Condo Projects, Residential Hotspots & Commercial Hotspots
3	<u>JOHOR</u> Top 10 Condo Projects, Residential Hotspots & Commercial Hotspots
4	<u>PENANG</u> Top 10 Condo Projects, Residential Hotspots & Commercial Hotspots
5	<u>Top 50 Keyword Searches</u>
6	<u>Popular Day & Time for Property Search</u>



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	Sunway Mont Residences +2	Mont Kiara	9,406
2	Bukit OUG Condominiums +6	Bukit Jalil	6,674
3	TWY Duplex Condos @ Mont Kiara	Mont Kiara	6,390
4	CASA GREEN BUKIT JALIL	Bukit Jalil	5,890
5	Desa Park City, Westside 3	Desa ParkCity	5,666
6	Pavilion Residences	KL City	5,654
7	The Z Residence	Bukit Jalil	5,516
8	Seni Mont Kiara	Mont Kiara	5,008
9	Serai Bukit Bandaraya -9	Bangsar	4,642
10	Seri Maya Condominium	Setiawangsa	4,338

- *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 Apr 2021 – 30 Jun 2021*



Top 10 Condo Projects for Rent in Kuala Lumpur

Ranking	Project Name	Area	Popularity Index
1	The Hamilton @ Wangsa Maju	Wangsa Maju	31,078
2	THE FENNEL AT SENTUL EAST +3	Sentul	23,719
3	Verve Suites @ Mont Kiara	Mont Kiara	21,619
4	Residensi Gembira -1	Kuchai Lama	21,617
5	Titiwangsa Sentral +2	Titiwangsa	21,279
6	Desa Villa	Taman Desa	17,967
7	The Hamstead, Desa Tun Razak	KL City	15,102
8	The Havre @ Bukit Jalil -2	Bukit Jalil	14,184
9	Fortune Centra Residences	Kepong	13,878
10	VIVO Residential Suites @ 9 Seputeh	Old Klang Road	11,173

- Ranking increased
- Ranking decreased
- New

- 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 Apr 2021 – 30 Jun 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	Jalan Kuching +1	KLCC	Bukit Bintang
Bungalow	Bukit Bandaraya	Kenny Hills	Bukit Pantai
Semi-D	Desa Sri Hartamas	Taman OUG	Alam Damai
Terrace	Alam Damai +2	Bandar Baru Sri Petaling	Kepong Baru

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 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	Bukit Bintang	Jalan Ipoh -1
Bungalow	Bukit Bandaraya +1	Bukit Pantai +1	Taman U-Thant -2
Semi-D	Taman U-Thant +2	Desa Sri Hartamas	Taman Sri Hartamas
Terrace	Bandar Baru Sri Petaling	Alam Damai	Bangsar Baru

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 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	20,176
2	Armanee Terrace I +1	Petaling Jaya	6,307
3	Venice Hill +2	Cheras	5,772
4	Damansara Foresta	Bandar Sri Damansara	5,443
5	Windows on The Park	Batu 9th Cheras	4,453
6	Palm Spring	Kota Damansara	4,383
7	Riana Green Condominium -3	Petaling Jaya	4,210
8	Pelanggi Damansara	Petaling Jaya	3,869
9	The Trees Damansara	Petaling Jaya	3,837
10	Gardenview Residence	Cyberjaya	3,798

- 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 Apr 2021 – 30 Jun 2021



Top 10 Condo Projects for Rent in Selangor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Impian Heights	Puchong	30,782
2	Empire Damansara +4	Petaling Jaya	21,054
3	Puteri Palma Condominium	Putrajaya	20,021
4	28 Boulevard	Pandan Perdana	15,954
5	Emporis, Kota Damansara	Kota Damansara	14,342
6	Ritze Perdana 1	Damansara Perdana	10,173
7	Metropolitan Square	Damansara Perdana	10,141
8	Mutiara Ville @ Cyberjaya	Cyberjaya	9,182
9	Pandora @ Tropicana Metropark	Subang Jaya	8,539
10	Palm Spring	Kota Damansara	8,510

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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	Damansara Perdana	Bandar Sunway -1
Bungalow	Country Heights	Bandar Baru Bangi +1	Ampang Jaya -1
Semi-D	Bandar Baru Bangi	Setia Alam -1	Bandar Kinrara -1
Terrace	USJ	Bandar Kinrara	Kota Kemuning

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 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	Damansara Perdana	Kota Damansara
Bungalow	Ampang Jaya +1	Country Heights +1	Setia Eco Park -2
Semi-D	Setia Alam	Setia Eco Park	Kota Kemuning
Terrace	Setia Alam	USJ -1	Kota Kemuning

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 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	Johor Bahru	3,234
2	The Astaka @ 1 Bukit Senyum +2	Johor Bahru	3,225
3	Bora Residences @ Tropicana Danga Bay	Johor Bahru	2,862
4	Setia Sky 88 +1	Johor Bahru	2,737
5	Amberside @ Country Garden Danga Bay	Johor Bahru	2,639
6	Molek Regency -4	Johor Bahru	2,446
7	The Straits View Condominium -1	Johor Bahru	2,445
8	D'Esplanade Residence @ KSL City +2	Johor Bahru	2,174
9	Teega Residences @ Puteri Harbour -1	Iskandar Puteri	1,953
10	Paragon Residences @ Straits View -7	Johor Bahru	1,850

- *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 Apr 2021 – 30 Jun 2021*



Top 10 Condo Projects for Rent in Johor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Aloha Tower Condominium	Johor Bahru	26,599
2	Paragon Suites @ CIQ	Johor Bahru	7,687
3	Meridin Medini -2	Iskandar Puteri	6,932
4	Nusa Heights +2	Iskandar Puteri	5,391
5	Amberside @ Country Garden Danga Bay -1	Johor Bahru	4,987
6	Iskandar Residences Medini -3	Iskandar Puteri	4,809
7	Molek Regency -5	Johor Bahru	4,614
8	Setia Sky 88 +1	Johor Bahru	3,635
9	Impiana @ East Ledang	Iskandar Puteri	3,507
10	Teega Residences @ Puteri Harbour -2	Iskandar Puteri	3,361

- 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.
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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	Skudai	Permas Jaya -1	Puteri Harbour -1
Bungalow	Gelang Patah	Horizon Hills	Ledang Heights
Semi-D	Horizon Hills +1	Masai -1	Skudai
Terrace	Horizon Hills +2	Skudai -1	Masai -2

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 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	Gelang Patah	Skudai
Bungalow	Gelang Patah	East Ledang +1	Horizon Hills-1
Semi-D	Horizon Hills	Gelang Patah	East Ledang
Terrace	Mount Austin	Horizon Hills	Skudai -2

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 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	Quayside +9	Tanjung Tokong	9,120
2	Tropicana Bay Residences @ PWC -1	Bayan Lepas	7,420
3	The Cove +1	Tanjung Bungah	7,413
4	The Clovers -1	Bayan Lepas	5,654
5	Grace Residence	Jelutong	5,188
6	Imperial Residences @ Sungai Ara -1	Sungai Ara	4,997
7	Artis 3 @ Jelutong Penang -5	Jelutong	4,265
8	Mira Residence	Tanjung Bungah	4,146
9	The Tamarind @ Seri Tanjung Pinang -3	Tanjung Tokong	3,605
10	Shineville Park Condominium	Ayer Itam	3,489

- 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 Apr 2021 – 30 Jun 2021



Top 10 Condo Projects for Rent in Penang

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	i-Santorini	Tanjung Tokong	18,500
2	Tropicana Bay Residences @ PWC	Bayan Lepas	13,611
3	Quayside +1	Tanjung Tokong	10,017
4	Mira Residence	Tanjung Bungah	4,065
5	Arte S	Gelugor	4,027
6	Andaman @ Quayside	Tanjung Tokong	3,633
7	Elit Heights @ Bayan City	Bayan Baru	3,554
8	The Tamarind @ Seri Tanjung Pinang -5	Tanjung Tokong	3,403
9	TRI PINNACLE -2	Tanjung Tokong	3,201
10	Marinox Sky Villas	Tanjung Tokong	2,671

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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	Tanjung Bungah
Bungalow	Pulau Tikus	Tanjung Bungah	Alma
Semi-D	Tanjung Bungah	Sungai Ara	Alma -1
Terrace	Bayan Baru	Simpang Ampat	Alma

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 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	Tanjung Bungah +1	Pulau Tikus -1	Batu Ferringhi
Semi-D	Tanjung Tokong	Tanjung Bungah	Pulau Tikus
Terrace	Simpang Ampat	Alma	Sungai Ara

- Top 3 Areas is calculated using a combination of the following data: page views (weightage 40%) and enquiries (weightage 60%) to indicate demand for the top 3 areas of highest demand amongst property seekers.
- Data source: PropertyGuru internal data, 1 Apr 2021 – 30 Jun 2021



Top 50 Keyword Searches



Top 50 Keyword Searches on PropertyGuru.com.my

1	KUALA LUMPUR +1	11	MELAKA +5	21	KLCC +10	31	KOTA DAMANSARA -6	41	BUKIT INDAH
2	SELANGOR -1	12	CYBERJAYA -3	22	SETAPAK	32	SELAYANG +9	42	SEMENYIH -8
3	PENANG +4	13	KAJANG -2	23	IPOH +1	33	PUTRAJAYA -6	43	SUNWAY -1
4	PUCHONG	14	DAMANSARA	24	RAWANG +5	34	KOTA KEMUNING -11	44	POOL
5	PETALING JAYA -2	15	SETIA ALAM	25	JOHOR BAHRU	35	WANGSA MAJU	45	SENTUL -9
6	CHERAS -1	16	KLANG +2	26	MONT KIARA	36	SEREMBAN -3	46	KELANA JAYA -14
7	SHAH ALAM -1	17	JOHOR +2	27	BANGI +3	37	PUNCAK ALAM	47	SKUDAI
8	KEPONG +2	18	BANGSAR -5	28	SUBANG -2	38	TTDI +11	48	KULAI
9	BUKIT JALIL -1	19	CORNER	29	USJ +11	39	GOMBAK	49	AUCTION
10	AMPANG +2	20	SUBANG JAYA -3	30	ELMINA +9	40	ARA DAMANSARA -12	50	SERI ALAM



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 Apr 2021 – 30 Jun 2021

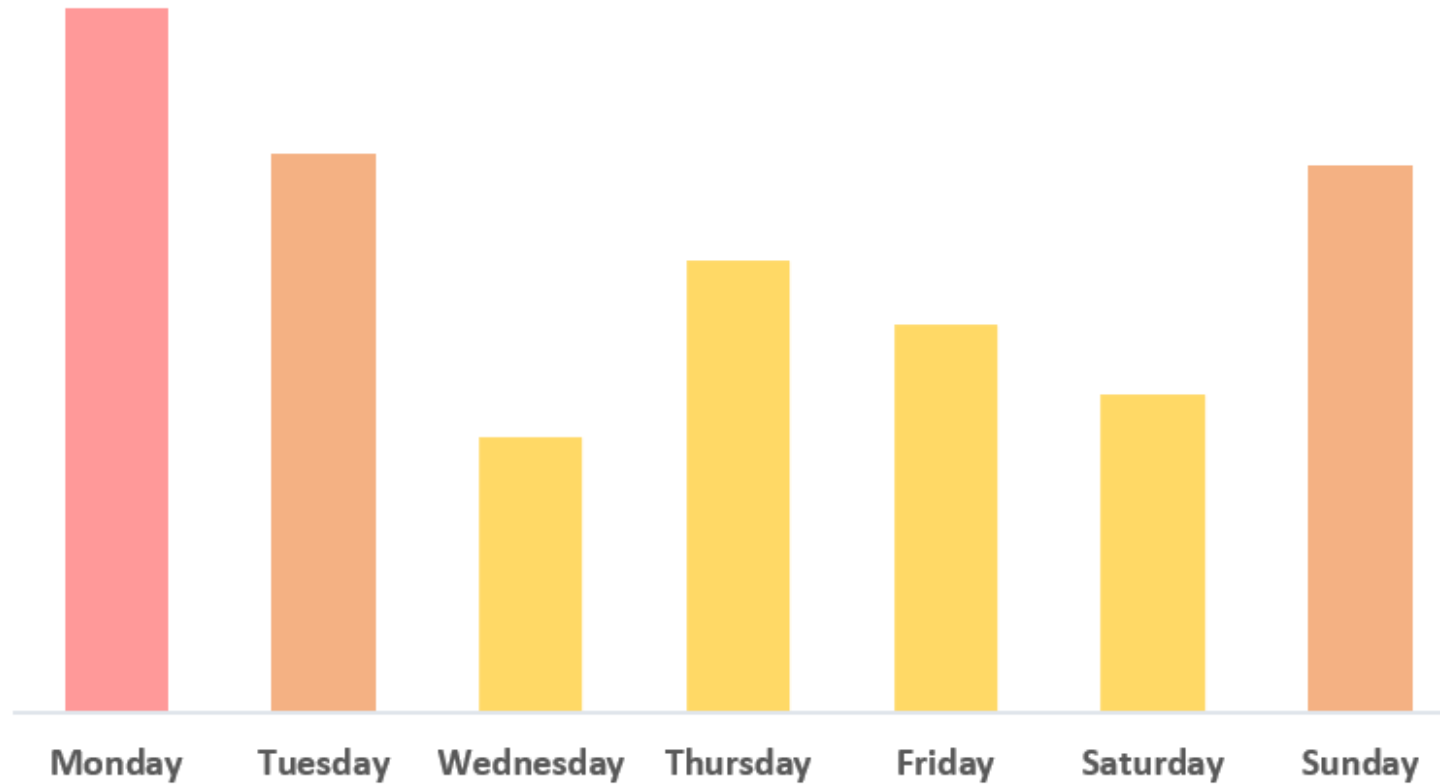


Popular Day & Time for Property Search



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

Monday
Highest Number of Searches



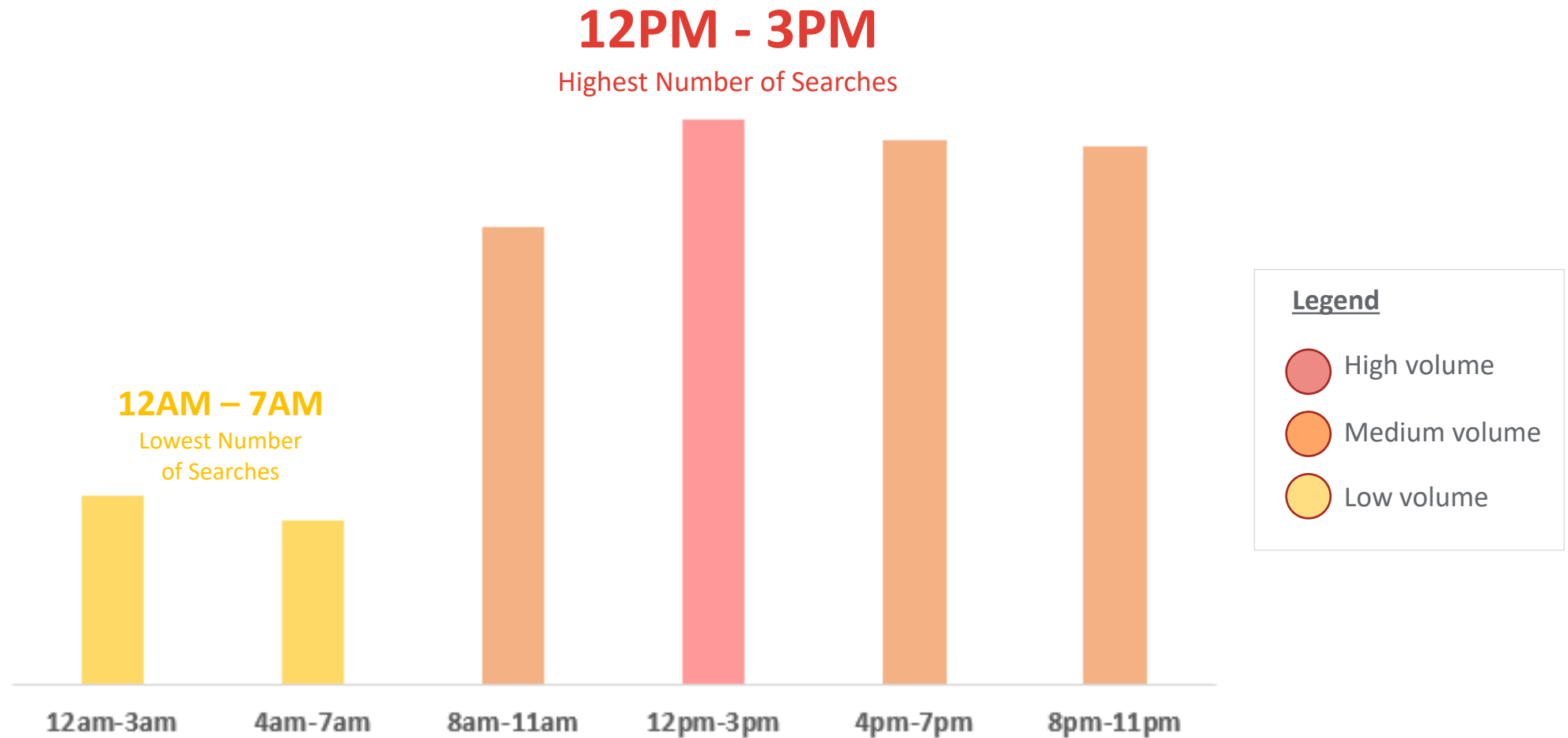
Legend

- High volume
- Medium volume
- Low volume

Volume of searches to residential and commercial listings
Data source: PropertyGuru internal data, within 1 Apr 2021 – 30 Jun 2021



Most of the Property Seekers Conduct their Searches between 12pm – 3pm



Volume of searches to residential and commercial listings

Data source: PropertyGuru internal data, as of 1 Apr 2021 – 30 Jun 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*

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

