

Market Demand Report

1 Jul, 2021 – 30 Sep, 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	Changkat View	Mont Kiara	24,227
2	Bukit OUG Condominiums	Bukit Jalil	6,223
3	The Z Residence +4	Bukit Jalil	4,083
4	Mont Kiara Aman	Mont Kiara	4,008
5	TWY Duplex Condos -2	Mont Kiara	3,830
6	The Fennel	Sentul East	3,714
7	Residensi Harmoni	Segambut	3,659
8	Aria Luxury Residence	KLCC	3,501
9	Seri Maya Condominium +1	Setiawangsa	3,501
10	Seni Mont Kiara -2	Mont Kiara	3,289

- *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 Jul 2021 – 30 Sep 2021*



Top 10 Condo Projects for Rent in Kuala Lumpur

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	VIVO Residential Suites @ 9 Seputeh +9	Old Klang Road	36,316
2	Fortune Centra Residences +8	Kepong	31,321
3	The Havre @ Bukit Jalil +7	Bukit Jalil	29,995
4	Parkhill Residence	Bukit Jalil	29,006
5	The Hamilton @ Wangsa Maju -4	Wangsa Maju	24,159
6	Titiwangsa Sentral -1	Titiwangsa	23,941
7	Lakeville Residence	Jalan Ipoh	23,780
8	Seri Maya Condominium	Setiawangsa	23,721
9	Setia Sky Residences	KLCC	21,246
10	THE FENNEL AT SENTUL EAST -8	Sentul	20,624

- 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 Jul 2021 – 30 Sep 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 +1	Jalan Kuching -1	Solaris Dutamas
Bungalow	Kenny Hills +1	Bukit Bandaraya -1	Bukit Pantai
Semi-D	Desa Sri Hartamas	Alam Damai +1	Seksyen 10 Wangsa Maju
Terrace	Alam Damai	Bandar Baru Sri Petaling	Taman Pertama

- 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 Jul 2021 – 30 Sep 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
Bungalow	Bukit Bandaraya	Taman U-Thant +1	Bukit Pantai -1
Semi-D	Taman U-Thant	Desa Sri Hartamas	Taman Segambut
Terrace	Alam Damai +1	Bandar Baru Sri Petaling -1	Taman Connaught

- 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 Jul 2021 – 30 Sep 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	Damansara Foresta +3	Bandar Sri Damansara	4,182
2	Armanee Terrace I	Petaling Jaya	3,983
3	Windows on The Park +3	Batu 9th Cheras	3,422
4	Pelangi Damansara +5	Petaling Jaya	3,023
5	Riana Green Condominium +3	Petaling Jaya	2,965
6	Empire Damansara	Petaling Jaya	2,921
7	Emporis	Kota Damansara	2,900
8	Venice Hill -5	Cheras	2,868
9	28 Boulevard	Pandan Perdana	2,677
10	Palm Spring -4	Kota Damansara	2,673

- 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 Jul 2021 – 30 Sep 2021



Top 10 Condo Projects for Rent in Selangor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Empire Damansara +1	Petaling Jaya	22,490
2	Emporis, Kota Damansara +3	Kota Damansara	14,943
3	28 Boulevard +1	Pandan Perdana	13,682
4	Metropolitan Square +3	Damansara Perdana	10,122
5	Mutiara Ville @ Cyberjaya +3	Cyberjaya	9,697
6	Ritze Perdana 1	Damansara Perdana	9,337
7	Pandora @ Tropicana Metropark +2	Subang Jaya	8,484
8	Palm Spring +2	Kota Damansara	7,546
9	LakeFront Residence	Cyberjaya	7,419
10	Damansara Foresta	Bandar Sri Damansara	7,035

- 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 Jul 2021 – 30 Sep 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	Damansara Perdana	Bandar Sunway
Bungalow	Country Heights	Bukit Jelutong	Ampang Jaya
Semi-D	Bandar Baru Bangi	Setia Alam	Kota Kemuning
Terrace	Kota Kemuning +2	USJ -1	Bandar Kinrara -1

- 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 Jul 2021 – 30 Sep 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	Country Heights	Setia Eco Park
Semi-D	Setia Alam	Setia Eco Park	Bandar Sungai Long
Terrace	Setia Alam	USJ	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 Jul 2021 – 30 Sep 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	Bora Residences @ Tropicana Danga Bay +2	Johor Bahru	3,572
2	Teega Residences @ Puteri Harbour +7	Iskandar Puteri	3,263
3	TriTower Residence @ Johor Bahru Sentral -2	Johor Bahru	3,088
4	Molek Regency +2	Johor Bahru	2,828
5	The Astaka @ 1 Bukit Senyum -3	Johor Bahru	2,621
6	Amberside @ Country Garden Danga Bay -1	Johor Bahru	2,410
7	Setia Sky 88 -3	Johor Bahru	2,283
8	Imperia	Puteri Harbour	2,062
9	Nusa Heights	Gelang Patah	2,018
10	Meridin Medini	Medini	1,979

- 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 Jul 2021 – 30 Sep 2021



Top 10 Condo Projects for Rent in Johor

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Molek Regency +6	Johor Bahru	5,216
2	Meridin Medini +1	Iskandar Puteri	5,070
3	Amberside @ Country Garden Danga Bay +2	Johor Bahru	4,790
4	Teega Residences @ Puteri Harbour +5	Iskandar Puteri	3,764
5	Nusa Heights -1	Iskandar Puteri	3,558
6	Iskandar Residences Medini	Iskandar Puteri	3,283
7	Setia Sky 88 +1	Johor Bahru	3,247
8	Aloha Tower Condominium -7	Johor Bahru	3,003
9	Bay Point @ Country Garden Danga Bay	Johor Bahru	2,686
10	Paragon Suites @ CIQ -8	Johor Bahru	2,588

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- Data source: PropertyGuru internal data, 1 Jul 2021 – 30 Sep 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	Puteri Harbour +2	Skudai -1	Horizon Hills
Bungalow	Gelang Patah	Horizon Hills	East Ledang
Semi-D	Horizon Hills	Skudai +1	Mount Austin
Terrace	Skudai +1	Horizon Hills -1	Mount Austin

- 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 Jul 2021 – 30 Sep 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	Puteri Harbour
Bungalow	Gelang Patah	East Ledang	Horizon Hills
Semi-D	Horizon Hills	East Ledang +1	Gelang Patah -1
Terrace	Mount Austin	Horizon Hills	Skudai

- 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 Jul 2021 – 30 Sep 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	The Tamarind @ Seri Tanjung Pinang +8	Tanjung Tokong	6,159
2	Tropicana Bay Residences @ PWC	Bayan Lepas	4,901
3	Quayside -2	Tanjung Tokong	4,216
4	Shineville Park Condominium +6	Ayer Itam	3,784
5	The Clovers -1	Bayan Lepas	3,704
6	The Peak Residences	Tanjung Tokong	3,196
7	The Cove -4	Tanjung Bungah	3,061
8	Imperial Residences @ Sungai Ara -3	Sungai Ara	2,723
9	Tri Pinnacle	Tanjung Tokong	2,591
10	Marinox Sky Villas	Tanjung Tokong	2,539

- 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 Jul 2021 – 30 Sep 2021



Top 10 Condo Projects for Rent in Penang

- Ranking increased
- Ranking decreased
- New

Ranking	Project Name	Area	Popularity Index
1	Tropicana Bay Residences @ PWC +1	Bayan Lepas	14,967
2	i-Santorini -1	Tanjung Tokong	8,697
3	The Tamarind @ Seri Tanjung Pinang +5	Tanjung Tokong	6,084
4	Quayside -1	Tanjung Tokong	4,445
5	Tri Pinnacle +4	Tanjung Tokong	4,362
6	SummerSkye Residences	Bayan Lepas	3,887
7	Elit Heights @ Bayan City	Bayan Baru	3,231
8	Arte S -3	Gelugor	2,598
9	The Light Collection II	Gelugor	2,417
10	The Clovers	Bayan Lepas	2,378

- 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 Jul 2021 – 30 Sep 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	Tanjung Bungah
Bungalow	Tanjung Bungah +1	Pulau Tikus -1	Gelugor
Semi-D	Tanjung Bungah	Sungai Ara	Tanjung Tokong
Terrace	Sungai Ara	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 Jul 2021 – 30 Sep 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	Sungai Ara
Bungalow	Pulau Tikus +1	Tanjung Bungah -1	Batu Ferringhi
Semi-D	Tanjung Bungah +1	Tanjung Tokong -1	Juru
Terrace	Sungai Ara +2	Simpang Ampat -1	Alma -1

- 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 Jul 2021 – 30 Sep 2021



Top 50 Keyword Searches



Top 50 Keyword Searches on PropertyGuru.com.my

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



Ranking increased



Ranking decreased



New in Top 50 searches

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

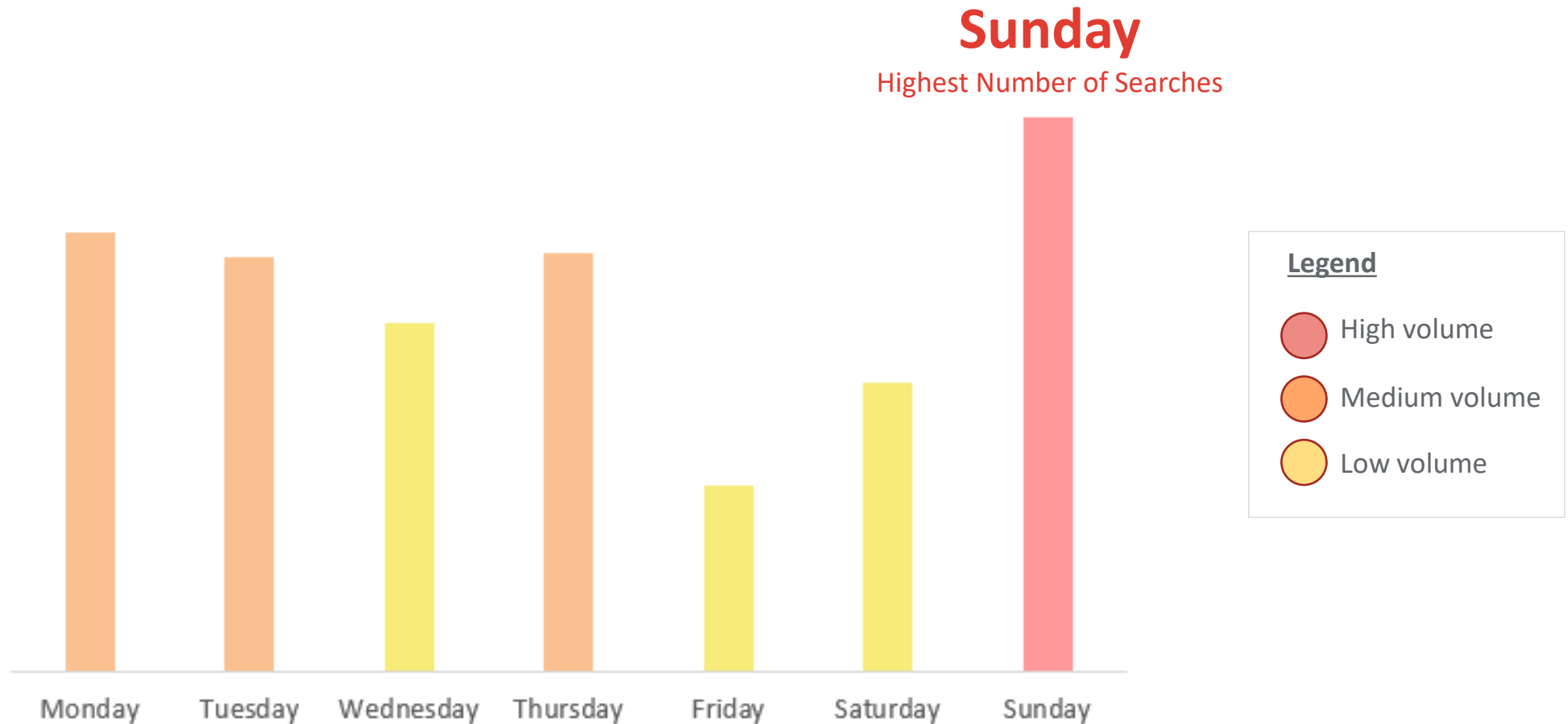
Data source: PropertyGuru internal data, comprised of web & app searches within 1 Jul 2021 – 30 Sep 2021



Popular Day & Time for Property Search



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

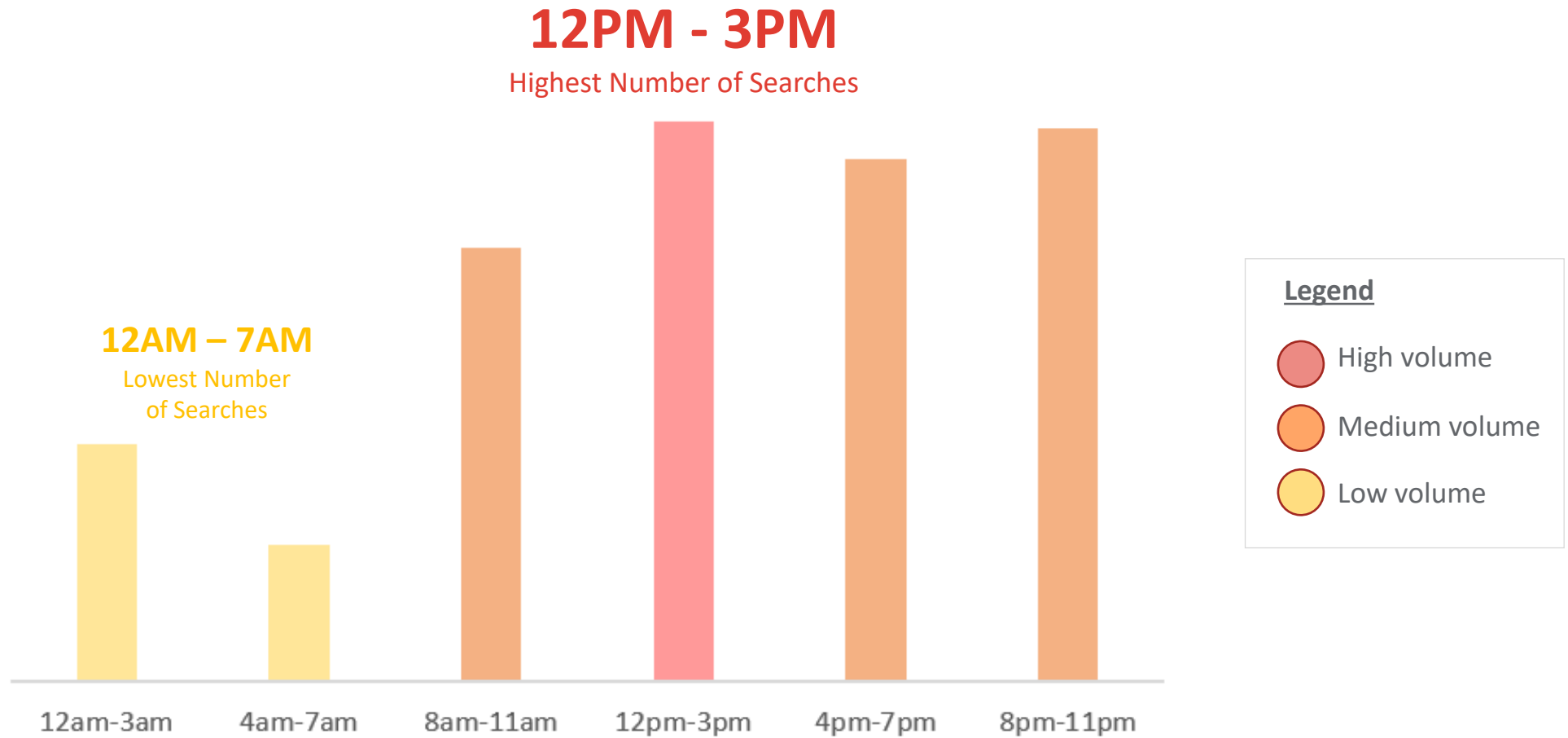


Volume of searches to residential and commercial listings

Data source: PropertyGuru internal data, within 1 Jul 2021 – 30 Sep 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, within 1 Jul 2021 – 30 Sep 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

