

# A Quick Look at the KL Residential Rental Affordability Market

Muhammad Nazhan Kamaruzuki and Aidil Farhan Jas



## Introduction

Due to the unaffordability to own a house, many would think that renting is a cheaper option for people to shelter themselves, especially in cities such as Kuala Lumpur, where renting is not uncommon.

Two main questions one should have thought about are what housing types are available to rent, and even if it is cheaper to rent compared to owning, would it be affordable?

Using salary data from the Department of Statistics Malaysia (DOSM) as well as rental price data from the National Property Information Centre (NAPIC), this article delves deeper to answer the questions above in the context of Kuala Lumpur housing market.

## An Affordable Rental Expenditure

Based on the Housing Cost Burden (HCB) approach, the ideal and healthy housing expenditure must not be more than 30%

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of household income<sup>1</sup>. It is a rule of thumb to consider that housing costs are affordable when they are less than 30% of gross income, whether for owning or renting<sup>2</sup>. Adopting the HCB approach, let us see, what would be the income threshold to rent affordably in Kuala Lumpur?

### **First, what housing units are available for rent?**

To analyse rental affordability in Kuala Lumpur, we examine the rental data for two housing categories: 1) Apartments/Condominiums and 2) Serviced Apartments. We assume these categories represent the predominant housing stocks in Kuala Lumpur's rental market, making it essential to assess the affordability of rental prices within them. The rationale behind this assumption is as follows<sup>3</sup>:

1. As of the third quarter of 2025, the two housing categories of apartments/condominiums and serviced apartments make up more than half of the existing housing stock in Kuala Lumpur, with 45% classified as apartments/condominiums and 20% as serviced apartments.
2. Although serviced apartments are categorised as commercial properties, it is well-known within the property industry that they are often used for residential purposes<sup>4</sup>. In fact, management bodies have been established by residents within this category, similar to those in typical strata-residential properties. Therefore, in Malaysia, serviced apartments should be included in any analysis of housing stock, especially in urban areas like Kuala Lumpur.
3. Over the past decade, in Kuala Lumpur, the number of condominiums and high-rise apartment units has increased by 103%, while the number of serviced apartments has surged by more than 400%.
4. Importantly, these two housing categories are the only ones that have consistently recorded an increase in existing supply each year for over a decade in Kuala Lumpur. In comparison, the third largest category—low-cost flats—accounts for 14% of the existing stock as of Q3 2025, but no additional units have been added since 2017. While low-cost housing is often considered “affordable,” the lack of new supply means there are limited units available for rent.

These indicate that both categories would play an important role in the residential transaction in Kuala Lumpur, including in the rental market. Most likely, the available units for renting in the rental market are from these two categories.

### **So, is it affordable to rent in KL?**

Drawing on the latest 2024 salary/wage data from the Department of Statistics Malaysia (DOSM), we estimated the Housing Cost Burden (HCB) ratio for an individual earning the highest median monthly salary reported for that year to rent an apartment/condominium or a serviced

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<sup>1</sup> Bank Negara Malaysia (2018)

<sup>2</sup> UN-Habitat (2020)

<sup>3</sup> See Appendix Figure 1 and Figure 2

<sup>4</sup> PLANMalaysia@Negeri Sembilan (2017); DBKL (2020)

apartment. An average-salaried individual in Kuala Lumpur is likely to encounter significant challenges in securing an affordable housing unit to rent .

An individual with a monthly salary of RM3,687<sup>5</sup> is able to afford a unit in 45 out of the 420 housing projects from both apartment/condominium and serviced apartment types available for rent in Kuala Lumpur. Within the affordability range, rental prices span from RM700 to RM1,100, representing approximately 19% to 30% of the individual's gross monthly income.

In terms of location, the 45 'affordable' projects are almost equally scattered in four mukims, in Kuala Lumpur. The mukims are: 1) Batu with fourteen projects, 2) Mukim Kuala Lumpur with eleven projects, 3) Setapak with ten projects, and 4) Petaling with nine projects.

Overall, the apartment and condominium segment in Kuala Lumpur offers a higher proportion of affordable rental units compared to serviced apartments. Of the 109 serviced apartment projects surveyed, only five recorded a rental price at or below 30% of the maximum monthly median salary in 2024. In the serviced apartment category, the lowest rental price is RM1,000, recorded at the Kiara Designer Suite project, located in Mukim Batu. This amount constitutes approximately 9% of the maximum median monthly salary in Kuala Lumpur in 2024. To meet this rental cost without exceeding the 30% HCB benchmark, a tenant would need a disposable income of at least RM3,333.

In contrast, 40 out of 311 apartment/condominium projects fall within the same affordability threshold. The lowest rental price recorded is at Sentul Park in Mukim Batu, at RM 700. Such a price would require a tenant to have a minimum disposable income of approximately RM2,333 to ensure the HCB ratio is not above 30% at RM 700 costs.

Our analysis here is limited to rental data within apartment/condominium and serviced apartment projects as reported. In reality, households consider various factors when choosing a unit, such as size, number of rooms, and available facilities. Even if these factors were taken into account, it is highly likely that the actual rental burden would be even harsher than what the statistics indicate so far.

## Conclusion

Many would have thought renting is a cheaper option than owning a house, especially in a big city like Kuala Lumpur. This article argues that the cost of renting an apartment/condominium and a serviced apartment, which are likely the most available units for rent, is generally not affordable.

Of course, renting decision will largely depend on a personal budget and individual preference. However, market data suggests it is time for policymakers to care about the rental sector's affordability and accessibility to available units. The bigger policy concern is that renting should be promoted as a functioning tenure<sup>6</sup> in the housing market, along with ownership, not just because it is cheaper than owning a house. There will be a demand for rental stocks to fit an

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<sup>5</sup> DOSM (2025b)

<sup>6</sup> Read more on a fully functioning housing tenure at Muhammad Nazhan Kamaruzuki and Ammar Hanania Hazli (2025)

individual's needs, and both markets (renting and owning) should exist to create a viable housing market, especially in a city.

Thus, an affordable housing market, either for ownership or to rent, should be a targeted outcome in any housing policies.

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## Appendix

**Table 1: The HCB calculation for minimum rental prices of apartment/condominium and serviced apartment.**

District/Mukim and Location	Rental Price (2024)	Minimum Wage (2024)	HCB Based on Median Income 2024	HCB Based on Median Wage 2024
<b>Serviced Apartment</b>				
<b>Seksyen 1 - 100</b>				
May Tower Service Apt	1,300	4,333	12%	35%
Casa Mutiara	1500	5,000	14%	41%
Ambassy Business Park	1,600	5,333	15%	43%
Sucasa Service Apartment	1,600	5,333	15%	43%
Vue Residences	1,600	5,333	15%	43%
Regalia Service Apartment	1,700	5,667	16%	46%
Amaya Maluri	1,800	6,000	17%	49%
Court 28@Kl City	2,000	6,667	19%	54%
D' Majestic	2000	6,667	19%	54%
Mercu Summer Suites	2,000	6,667	19%	54%
Alila Bangsar	2,100	7,000	19%	57%
Fairlane Residences	2200	7,333	20%	60%
The Robertson	2,200	7,333	20%	60%
Vogue Suites One	2,200	7,333	20%	60%
Viva Residency	2300	7,667	21%	62%
6 Ceylon	2500	8,333	23%	68%
Casa Residency	2500	8,333	23%	68%
Setia Sky Residence	2,500	8,333	23%	68%
Sunway Velocity	2500	8,333	23%	68%
163 Service Suite	2,600	8,667	24%	71%
Boulevard	2,600	8,667	24%	71%
D6 Sentul East	2,700	9,000	25%	73%
Vortex Suites	2,800	9,333	26%	76%
188 Suite	2,900	9,667	27%	79%
Three28 Tun Razak	2,900	9,667	27%	79%
231 Tr Service Suite	3000	10,000	28%	81%
Berjaya Times Square	3,000	10,000	28%	81%
Kl Trillion	3,000	10,000	28%	81%
Menara Soho	3,000	10,000	28%	81%
Myhabitat Condo	3000	10,000	28%	81%
Titiwangsa Sentral Condo	3,000	10,000	28%	81%
The Horizon Residences	3,500	11,667	32%	95%
Taragon Puteri Kl	3,700	12,333	34%	100%
Hampshire Place	3,800	12,667	35%	103%
North Point	4,200	14,000	39%	114%
Marc Service Residence	4,300	14,333	40%	117%
The Panorama	4,300	14,333	40%	117%
3 Kia Peng	5,000	16,667	46%	136%
Nadi Bangsar	5,000	16,667	46%	136%
Banyan Tree	5500	18,333	51%	149%

1 Persiaran Klcc @Quadro Residence	6,000	20,000	56%	163%
Residency St Mary	7,000	23,333	65%	190%
Pavilion Residences	7,500	25,000	69%	203%
Residensi Sentral	8,500	28,333	79%	231%
<b>Mukim Batu</b>				
Kiara Designer Suite	1,000	3,333	9%	27%
Flexus Signature	1,100	3,667	10%	30%
Kipark Business Avenue	1,100	3,667	10%	30%
Fortune Perdana@Residensi Perdana	1,300	4,333	12%	35%
Arte Mont Kiara	1,450	4,833	13%	39%
Lakeville Residence	1,500	5,000	14%	41%
Kiara East Dex Suites	1,550	5,167	14%	42%
Desa Green	1,600	5,333	15%	43%
Eco Sky	1700	5,667	16%	46%
Arcoris	2,000	6,667	19%	54%
Mont Kiara Verve Suite	2200	7,333	20%	60%
Kiara 163	2,500	8,333	23%	68%
Solaris Dutamas	2,800	9,333	26%	76%
Kiara li	3,500	11,667	32%	95%
Zen Kiara 2	3700	12,333	34%	100%
Urbane Tower	4,500	15,000	42%	122%
<b>Mukim Ampang</b>				
Desa Pandan	1,100	3,667	10%	30%
Arte Plus @ Jalan Ampang	1,500	5,000	14%	41%
Reizz Residence	1,500	5,000	14%	41%
M City	1,800	6,000	17%	49%
M Suite 283	2000	6,667	19%	54%
Shamelin Star Residensi	2,000	6,667	19%	54%
Sentrio Pandan	2,400	8,000	22%	65%
Residensi M Ampang	2,700	9,000	25%	73%
The Residences @ Menara Tr	3,500	11,667	32%	95%
<b>Mukim Petaling</b>				
Pearl Suria Residence	1,100	3,667	10%	30%
Parklane Oug Service Apartment	1,250	4,167	12%	34%
Central Residensi @ Suria Sg Besi	1,300	4,333	12%	35%
Connaught Avenue	1,500	5,000	14%	41%
Kuchai Avenue	1,800	6,000	17%	49%
D'sands Residence	1,800	6,000	17%	49%
The Link 2@Bukit Jalil	2,000	6,667	19%	54%
Residensi Jalil Idaman@Twin Arkz	3,000	10,000	28%	81%
<b>Mukim Kuala Lumpur</b>				
Plaza Damas 3	1,400	4,667	13%	38%
Soho Tower B, Scott Garden	1,500	5,000	14%	41%
Desa Green	1,550	5,167	14%	42%
Scott Sentral Service Apartment	1,550	5,167	14%	42%
Southbank Residence	1600	5,333	15%	43%
Casa Mutiara Service Apartment	1,700	5,667	16%	46%
Avantas Residences	1,800	6,000	17%	49%

Camelia Service Apt	1,800	6,000	17%	49%
Novum	1,800	6,000	17%	49%
Southview Residence	1,800	6,000	17%	49%
Waldorf Service Apartment	1,900	6,333	18%	52%
Kl Gateway	2,100	7,000	19%	57%
Petalz Residence	2,200	7,333	20%	60%
Gaya Bangsar	2500	8,333	23%	68%
Glomac Damansara Service Apartment	2,500	8,333	23%	68%
Ttdi Ascendia	2,800	9,333	26%	76%
Bangsar South	3,100	10,333	29%	84%
Arcoris Mont Kiara	3,200	10,667	30%	87%
Sinaran Ttdi Condo	3,300	11,000	31%	90%
Dc Residensi Damansara Heights	6,300	21,000	58%	171%

#### Mukim Setapak

Maxim Citylights	1,300	4,333	12%	35%
Fera Residence	1,400	4,667	13%	38%
Diamond Residences	1,500	5,000	14%	41%
Hedgeford 10 Residences	1,500	5,000	14%	41%
Parcel A5@ Residensi Pv 21	1,500	5,000	14%	41%
Mh Platinum Residensi	1,600	5,333	15%	43%
Residensi 222	1,600	5,333	15%	43%
Saville @ Melawati	1,600	5,333	15%	43%
Taman Zeta @ Zetapark	1,600	5,333	15%	43%
Medan Mega Melati (M3) Residency	1,700	5,667	16%	46%
Platinum Mondrian (Pv 128)	2,150	7,167	20%	58%
Platinum Walk	4,000	13,333	37%	108%

District/Mukim and Location	Minimum Rental Price (2024)	Minimum Wage (2024)	HCB Based on Median Income 2024	HCB Based on Median Wage 2024
<b>Apartment/ Condominium</b>				
<b>Seksyen 1 - 100</b>				
Kondominium Riana Selatan	1,200	4,000	11%	33%
Mawar Apartment	1,200	4,000	11%	33%
Ixora Apartment Jln Tun Razak	1,300	4,333	12%	35%
Kondominium Rafflesia	1,300	4,333	12%	35%
Menara Megah	1,350	4,500	12%	37%
Bougainvilla Condominium	1,400	4,667	13%	38%
V Residence Suite	1400	4,667	13%	38%
Keramat Jaya li Apartment	1,500	5,000	14%	41%
Menara City One	1500	5,000	14%	41%
Sri Mutiara Condominium	1,500	5,000	14%	41%
Pangsapuri Melur	1,600	5,333	15%	43%
Pertiwi Indah Apartment	1,600	5,333	15%	43%
Rivercity Condominium	1,600	5,333	15%	43%
Sang Suria Condominium	1,600	5,333	15%	43%
Viva Residency	1,600	5,333	15%	43%
The Palladium	1,650	5,500	15%	45%



Vue Residence	1,700	5,667	16%	46%
Sri Mahkota Condominium	1,900	6,333	18%	52%
Sucasa Apartment	1,900	6,333	18%	52%
Villa Putra Condominium	1,900	6,333	18%	52%
Villa Scott	1900	6,333	18%	52%
Putra Majestik	1,950	6,500	18%	53%
Kristal Court	2,000	6,667	19%	54%
Palm Court	2,000	6,667	19%	54%
Bistari Condominium	2,100	7,000	19%	57%
Mutiara Villa	2,100	7,000	19%	57%
Suria Jelatek Condominium	2,150	7,167	20%	58%
The Saffron Sentul East	2,200	7,333	20%	60%
Tinggian Titiwangsa @ The Reach	2,200	7,333	20%	60%
Titiwangsa Sentral Condominium	2,200	7,333	20%	60%
Vista Damai Condominium	2,200	7,333	20%	60%
Bukit Robson	2,300	7,667	21%	62%
The Capers @ Sentul East	2,300	7,667	21%	62%
The Orion	2,350	7,833	22%	64%
38 Bidara	2,400	8,000	22%	65%
The Tamarind Condominium	2,400	8,000	22%	65%
The Fennel @ Sentul East	2,450	8,167	23%	66%
Anjung Villa	2,500	8,333	23%	68%
Arata Bukit Tunku	2,500	8,333	23%	68%
The Forum	2,500	8,333	23%	68%
Villa Bahagia	2,500	8,333	23%	68%
Villa Puteri Condominium	2,500	8,333	23%	68%
633 Residency	2,600	8,667	24%	71%
Binjai 8	2,600	8,667	24%	71%
The Mews	2,600	8,667	24%	71%
Gaya Bangsar Condominium	2,700	9,000	25%	73%
Desa Kudalari	2,800	9,333	26%	76%
Legasi Kg Baru	2,800	9,333	26%	76%
Ampangpuri Condominium	3,000	10,000	28%	81%
Angkasa Impian 2	3,000	10,000	28%	81%
The Capsquare Residences	3,000	10,000	28%	81%
Hampshire Place Residence	3,200	10,667	30%	87%
Residensi Star	3,200	10,667	30%	87%
Sri Impian Condominium	3,200	10,667	30%	87%
The Maple Condominium	3,300	11,000	31%	90%
Setia Sky Residences	3,400	11,333	31%	92%
3 Kia Peng	3,600	12,000	33%	98%
Bangsar Height	3,700	12,333	34%	100%
6 Capsquare	3,800	12,667	35%	103%
Crown Regency	3,900	13,000	36%	106%
Sri Kenny Condominium	4,000	13,333	37%	108%
Northpoint Mid Valley City	4,500	15,000	42%	122%
Suasana Bangsar	4,750	15,833	44%	129%
Northpoint Residence	5,000	16,667	46%	136%



Suasana Sentral Condominium	5,000	16,667	46%	136%
Verticas Residensi	5,000	16,667	46%	136%
The Meritz Condominium	5,300	17,667	49%	144%
Idaman Residence	5,600	18,667	52%	152%
St Mary Residence	6,000	20,000	56%	163%
Binjai Residensi	6,500	21,667	60%	176%
The Oval	12,000	40,000	111%	325%
U Thant Residence	12,000	40,000	111%	325%
The Binjai On The Park	13,000	43,333	120%	353%

#### **Mukim Ampang**

Residensi Pandanmas 2	1350	4,500	12%	37%
Bam Villas	1,400	4,667	13%	38%
Gcb Court	1,400	4,667	13%	38%
Casa Ria	1,500	5,000	14%	41%
The Elements	1,700	5,667	16%	46%
Menara Polo	1,800	6,000	17%	49%
G Residence	2,500	8,333	23%	68%
Ampang 971 Condominium	2,900	9,667	27%	79%
Mutiara Upper East Condominium	3,500	11,667	32%	95%

#### **Mukim Batu**

Sentul Park	700	2,333	6%	19%
Taman Sri Kuching	800	2,667	7%	22%
Nova Apartment	900	3,000	8%	24%
Angsa Apartment	1,000	3,333	9%	27%
Pangsapuri Bukit Segambut	1,000	3,333	9%	27%
Pelanggi Indah	1,000	3,333	9%	27%
Villa Makmur Condominium	1,000	3,333	9%	27%
Dua Menjalara	1,000	3,333	9%	27%
Vista Mutiara	1,000	3,333	9%	27%
Mandy Villa	1,100	3,667	10%	30%
Zeta Desky	1,100	3,667	10%	30%
Sri Intan 2	1,150	3,833	11%	31%
Residensi Mizumi	1,200	4,000	11%	33%
Skyawani Residence	1,200	4,000	11%	33%
Sri Intan Condominium	1,200	4,000	11%	33%
Sri Putramas	1,200	4,000	11%	33%
Casa Idaman	1,250	4,167	12%	34%
Changkat View Condominium	1,300	4,333	12%	35%
Sky Awani 2	1,350	4,500	12%	37%
Antah Tower Condominium	1,400	4,667	13%	38%
Fortune Avenue Condominium	1,450	4,833	13%	39%
Residensi Herz	1,450	4,833	13%	39%
Casa Prima Condominium	1,500	5,000	14%	41%
Villa Angsana Condominium	1,500	5,000	14%	41%
Villa Orkid	1,500	5,000	14%	41%
Vista Magna Apartment	1,500	5,000	14%	41%
Residensi 333 Kepong	1,550	5,167	14%	42%
Villa Laman Tasek	1,600	5,333	15%	43%

Residensi Unggul	1,700	5,667	16%	46%
Ros Villa Condominium	1,700	5,667	16%	46%
Anggun Puri Condominium	1,800	6,000	17%	49%
Menara Duta	1,800	6,000	17%	49%
Panorama Residence	2,000	6,667	19%	54%
Residensi Henge	2,000	6,667	19%	54%
Royal Regent Condominium	2,000	6,667	19%	54%
Anjali North Kiara	2200	7,333	20%	60%
Angkupuri Condominium	2,200	7,333	20%	60%
Dua Menjalara	2,200	7,333	20%	60%
Sofiya Residensi	2,200	7,333	20%	60%
28 Dutamas	2,300	7,667	21%	62%
Twy Condominium	2300	7,667	21%	62%
Mon't Kiara Bayu	2,400	8,000	22%	65%
Gateway Kiaramas Serviced Apartment	2,500	8,333	23%	68%
Hartamas Regency	2,500	8,333	23%	68%
Vista Kiara Condominium	2,600	8,667	24%	71%
Nadia Parkfront Condo	2700	9,000	25%	73%
The Westside One (Desa Parkcity)	2,700	9,000	25%	73%
Kiara Designer Suites	2,800	9,333	26%	76%
Pangsapuri Kiara 3	2800	9,333	26%	76%
Jamnah View Condominium	3,000	10,000	28%	81%
Mon't Kiara Palma	3,000	10,000	28%	81%
Sefina Mont Kiara	3,000	10,000	28%	81%
Hartamas Regency 2	3300	11,000	31%	90%
Kiaramas Sutera Condominium	3300	11,000	31%	90%
Almaspuri	3,500	11,667	32%	95%
One Central Park Condominium	3800	12,667	35%	103%
Ceriaan Kiara	4,000	13,333	37%	108%
Lumina Kiara	4,000	13,333	37%	108%
Pavilion Hilltop Mont Kiara	4,100	13,667	38%	111%
Mon't Kiara Astana	4200	14,000	39%	114%
Northshore Garden Condominium	4200	14,000	39%	114%
La Grande	4,700	15,667	44%	127%
Kiaramas Ayuria	4,800	16,000	44%	130%
Mon't Kiara Meridine	4,900	16,333	45%	133%
Mont Kiara Aman	5,000	16,667	46%	136%
Residensi South Brooks	5,500	18,333	51%	149%
28 Mont Kiara	6,000	20,000	56%	163%
Mon't Kiara Damai	6,300	21,000	58%	171%
Seni Mont Kiara	6,800	22,667	63%	184%
11 Mont Kiara	7,800	26,000	72%	212%
10 Mont Kiara	12,500	41,667	116%	339%
<b>Mukim Kuala Lumpur</b>				
Iris Apartment	800	2,667	7%	22%
Danau Murni Condominium	900	3,000	8%	24%
Residensi Pandanmas 2	950	3,167	9%	26%
1 Razak Mansion	1,000	3,333	9%	27%

Ketumbar Heights	1000	3,333	9%	27%
Prisma Perdana Apartment	1,000	3,333	9%	27%
Residensi Desa Satumas	1,000	3,333	9%	27%
Abadi Indah	1,100	3,667	10%	30%
Bandar Tasik Selatan	1,100	3,667	10%	30%
Cemara Apartment	1,100	3,667	10%	30%
Pangsapuri Lestari	1,100	3,667	10%	30%
Angkasa Condo	1,150	3,833	11%	31%
Awanapuri	1,200	4,000	11%	33%
Lumayan Apartment	1200	4,000	11%	33%
Vista Tasik Condominium	1,200	4,000	11%	33%
Laman Midah	1,250	4,167	12%	34%
Bayu Tasik Condominium	1,300	4,333	12%	35%
Prisma Cheras Condominium	1300	4,333	12%	35%
Astaka Heights Apartment	1,400	4,667	13%	38%
Cengal Condominium	1,400	4,667	13%	38%
Danau Impian Condominium	1,400	4,667	13%	38%
Suasana Lumayan	1,400	4,667	13%	38%
Bintang Mas Condominium	1,500	5,000	14%	41%
Desarina Condominium	1500	5,000	14%	41%
Kerinci Residensi	1,500	5,000	14%	41%
Midfields 2	1,500	5,000	14%	41%
Midfields Sungai Besi Condominium	1,500	5,000	14%	41%
Residensi Holmes	1,500	5,000	14%	41%
Residensi Suria Pantai	1,500	5,000	14%	41%
Tiara Faber Condominium	1,550	5,167	14%	42%
Danau Permai Condominium	1,600	5,333	15%	43%
Faber Heights	1,600	5,333	15%	43%
Faber Indah Condominium	1,600	5,333	15%	43%
Seri Puteri Condominium	1,600	5,333	15%	43%
The Hermington Kuchai Lama	1,600	5,333	15%	43%
The Hipster	1,600	5,333	15%	43%
Danau Idaman	1,700	5,667	16%	46%
Pantai Hillpark	1,700	5,667	16%	46%
Rumbia Residence	1,800	6,000	17%	49%
Casa Desa	2200	7,333	20%	60%
Pantai Panorama	2,200	7,333	20%	60%
Puncak Prima Condominium	2,300	7,667	21%	62%
Vistaria Residensi Condominium	2,300	7,667	21%	62%
Camellia Bangsar South	2500	8,333	23%	68%
Tivoli Villas	2,800	9,333	26%	76%
Menara Bangsar Condominium	3,000	10,000	28%	81%
Sinaran Ttdi Condominium	3,300	11,000	31%	90%
Bayu Angkasa Condominium	3,500	11,667	32%	95%
The Park Residence	3,600	12,000	33%	98%
Sri Penaga Condominium	3,800	12,667	35%	103%
The Residence Condo	4000	13,333	37%	108%
Cendana Condominium	6,000	20,000	56%	163%

Desa Sri Hartamas	7,000	23,333	65%	190%
Aira Residence	8,000	26,667	74%	217%
Sunway Vivaldi	11000	36,667	102%	298%

#### **Mukim Petaling**

Manda'rina Court Apartment	900	3,000	8%	24%
1 Petaling	1,000	3,333	9%	27%
Sri Sentosa Apartment	1000	3,333	9%	27%
Puncak Banyan	1,050	3,500	10%	28%
Avenue Apartment	1,100	3,667	10%	30%
Greenfield Apartment	1,100	3,667	10%	30%
Petaling Indah	1,100	3,667	10%	30%
Residensi Platinum Oug	1,100	3,667	10%	30%
Kuchai Entrepreneurs Park	1,150	3,833	11%	31%
Anyaman Residence	1200	4,000	11%	33%
Casa Green Bukit Jalil	1200	4,000	11%	33%
De Tropicana Condominium	1200	4,000	11%	33%
Pinnacle Sri Petaling	1,200	4,000	11%	33%
Arena Green	1,250	4,167	12%	34%
Jalil Damai Apartment	1,250	4,167	12%	34%
Bukit Oug Condominium	1,300	4,333	12%	35%
Endah Regal	1,300	4,333	12%	35%
Tiara Mutiara Condominium	1,300	4,333	12%	35%
Kinrara Mas Apartment	1,350	4,500	12%	37%
Residensi Vyne Sungai Besi	1,400	4,667	13%	38%
The Havre Residence	1,400	4,667	13%	38%
Angkasa Condominium	1,450	4,833	13%	39%
Kiara Residence 2 Bukit Jalil	1,500	5,000	14%	41%
Residensi Hamstead	1500	5,000	14%	41%
Green Avenue	1600	5,333	15%	43%
Petalz Residence	1600	5,333	15%	43%
Residensi Riverville	1,600	5,333	15%	43%
Sri Desa Condominium	1600	5,333	15%	43%
Trinity Aquata	1,700	5,667	16%	46%
Vista Komanwel	1,700	5,667	16%	46%
288 Residence	1800	6,000	17%	49%
Condominium Sri Istana	1800	6,000	17%	49%
Cheras Heights Condominium (Bukit Cheras)	1,800	6,000	17%	49%
Desa Gembira Condominium	1800	6,000	17%	49%
The Park 2 Residences	1800	6,000	17%	49%
The Z Residence	1,800	6,000	17%	49%
Le Yuan Residence	1850	6,167	17%	50%
Nidoz Residences	2,000	6,667	19%	54%
Paraiso @ The Earth	2000	6,667	19%	54%
Waltz Residences	2,000	6,667	19%	54%
Residensi Parkhill	2200	7,333	20%	60%
Altitude 236	2,300	7,667	21%	62%
Residensi Skyluxe	2,300	7,667	21%	62%

8 Petaling	2,500	8,333	23%	68%
The Park Sky Residence	2,500	8,333	23%	68%
The Rainz	2,500	8,333	23%	68%
Kondominium Riana Selatan	2,650	8,833	25%	72%
Savanna Bukit Jalil Condominium	2,800	9,333	26%	76%
The Treez Jalil Residence	4,500	15,000	42%	122%

#### **Mukim Setapak**

Residensi Vista Saujana	850	2,833	8%	23%
Rampai Court Apartment	900	3,000	8%	24%
Genting Court	950	3,167	9%	26%
Langkawi Apartment	980	3,267	9%	27%
Idaman Sutera	1,000	3,333	9%	27%
Residensi Vista Wirajaya	1000	3,333	9%	27%
Apartment Sentul	1,100	3,667	10%	30%
Desa View Tower	1,100	3,667	10%	30%
Indah Apartment	1100	3,667	10%	30%
M Centura	1100	3,667	10%	30%
Residensi Platinum Teratai	1200	4,000	11%	33%
Residensi Semarak Platinum	1,200	4,000	11%	33%
Maxim City Lights @ Sentul KI	1,250	4,167	12%	34%
Setapak Ria	1,250	4,167	12%	34%
Sky Awani 3	1,300	4,333	12%	35%
Wangsa Metroview	1300	4,333	12%	35%
Alpha Villa Apartment	1,400	4,667	13%	38%
Idaman Puteri	1500	5,000	14%	41%
Medan Mega Melati (M3) Residency	1500	5,000	14%	41%
Pangsapuri Bayu Sentul	1,500	5,000	14%	41%
Pelangi Condominium	1,500	5,000	14%	41%
Platinum Hill Condominium Pv3	1,500	5,000	14%	41%
Platinum Lake Condominium Pv10	1,500	5,000	14%	41%
Residensi Ascenda	1,500	5,000	14%	41%
Sri Kinabalu	1,500	5,000	14%	41%
Fera Residence	1,600	5,333	15%	43%
Prima Setapak 2 Condominium	1,600	5,333	15%	43%
The Veo	1,600	5,333	15%	43%
Sri Lojing	1,650	5,500	15%	45%
Desa Villas	1,700	5,667	16%	46%
Lexa Residence	1,700	5,667	16%	46%
Platinum Hill Condominium Pv5	1,700	5,667	16%	46%
Platinum Lake Condominium Pv16	1,750	5,833	16%	47%
288 Residency	1,800	6,000	17%	49%
Desa Putra	1,800	6,000	17%	49%
Platinum Hill Condominium Pv13	1800	6,000	17%	49%
Platinum Lake Condominium Pv12	1,800	6,000	17%	49%
Platinum Lake Condominium Pv15	1,800	6,000	17%	49%
Setapak Green	1,800	6,000	17%	49%
Villa Wangsamias Condominium	1,800	6,000	17%	49%
3 Resident Melawati	1,900	6,333	18%	52%

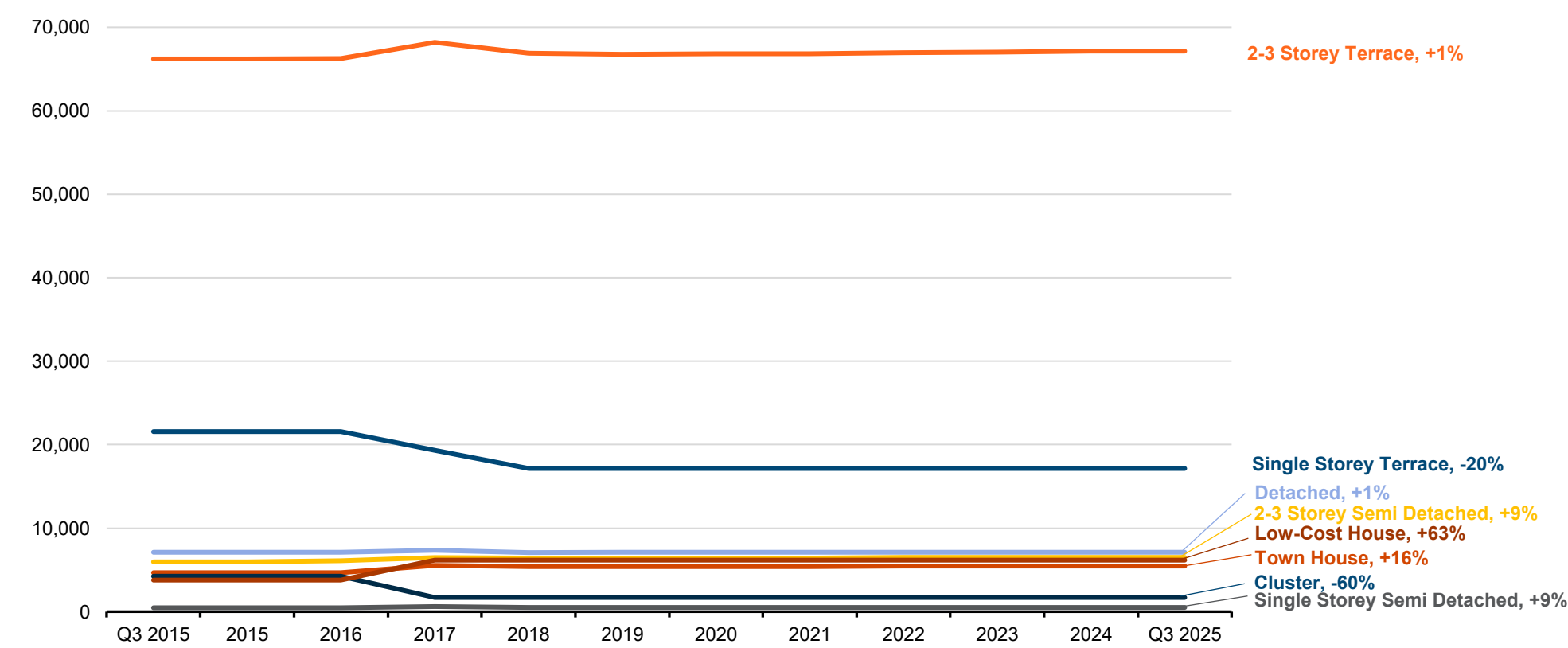
Residensi Hamilton	1900	6,333	18%	52%
Residensi Setiawangsa	1900	6,333	18%	52%
Infiniti 3 Residences	2,000	6,667	19%	54%
KI Traders	2,000	6,667	19%	54%
Platinum Hill Condominium Pv6	2,000	6,667	19%	54%
Season Garden	2,000	6,667	19%	54%
Platinum Hill Condominium Pv2	2050	6,833	19%	56%
Platinum Hill Condominium Pv8	2,200	7,333	20%	60%
Irama Wangsa	2300	7,667	21%	62%
Riana Green East KI	2300	7,667	21%	62%
1 Sentul Condominium	2500	8,333	23%	68%
Seri Riana	2,600	8,667	24%	71%
100 Residensi	3,000	10,000	28%	81%

Source: DOSM (2025a), (2025b), NAPIC (2025)

Notes:

- 1) The median household income in 2024 is RM10,802 based on census data, while the median wage in Kuala Lumpur in 2024 is RM3,687 according to the Salaries and Wages Survey Report.
- 2) Projects highlighted in green are those where rental costs are 30% or below the median wage of RM3,687.
- 3) We calculated the HCB based on the reported rental price for each project. Some projects provided rental prices in a range; in such cases, we calculated the HCB using the minimum value.

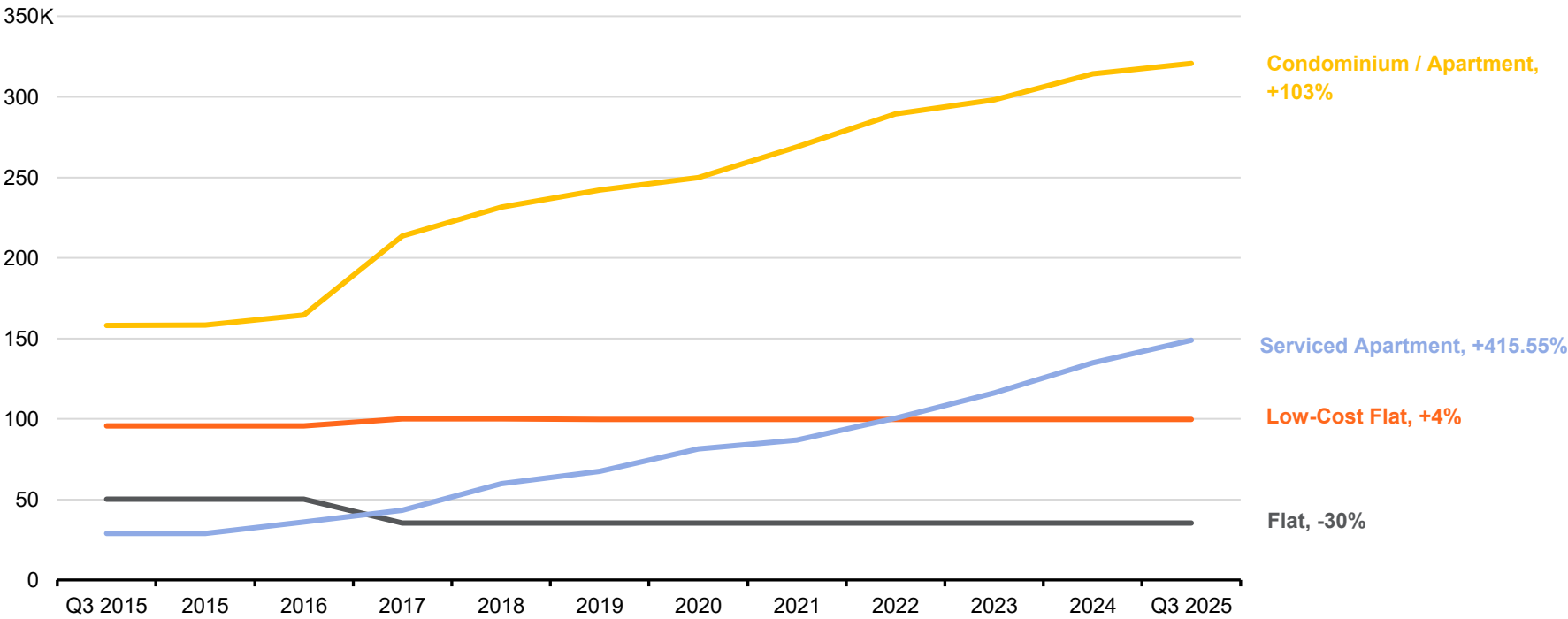
Figure 1: Number of Kuala Lumpur’s housing existing supply (landed) by house type, Q3 2015 – Q3 2025.



Note: The percentage shows the changes in the existing stocks from Q3 2015 to Q3 2025.  
Source: NAPIC (various years)



Figure 2: Number of Kuala Lumpur’s housing existing supply (high-rise) by house type, Q3 2015 – Q2 2025.



*Note: The percentage shows the changes in the existing stock from Q3 2015 to Q3 2025.*  
*Source: NAPIC (various years)*