

PropMedian Property Report

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Area Details

Segment: Residential
Property Type: Service Apartment
District: Kuala Lumpur
Mukim: Kuala Lumpur Town Centre
Scheme / Area: SUNWAY VELOCITY TWO

Price Summary

Total Transactions	Min Price (RM)	Median Price (RM)	Average Price (RM)	Max Price (RM)
32	600,000	960,500	852,875	1,288,000

Prices are based on historical transaction data in the selected area and property type.

Parcel PSF Summary (RM / sq.ft)

Min Parcel PSF	25th Percentile	Median Parcel PSF	75th Percentile	Max Parcel PSF
793.08	916.36	977.1	1,088.76	1,319.65

Parcel PSF is calculated for each PSF-eligible transaction as transaction price divided by parcel area in sq.ft. The reported median is the median of those transaction-level Parcel PSF values.

PSF-eligible transactions: 29 of 32 matching transactions (90.6% coverage; partial).

Median Price Trend

Year	Median Price (RM)	Year-on-Year Change
2022	1,222,000	–
2023	868,000	-29.0% –
2024	850,000	-2.1% –
2025	740,000	-12.9% –

Median price trend is computed from recorded transactions in this area. Positive year-on-year change indicates price appreciation; negative values indicate softening prices.

Parcel Area Band Analysis

Parcel Area Band / Median Parcel PSF	Number of Transactions	Share of Transactions
Parcel 615 sqft (±10%) [554–676] • Median Parcel PSF RM 1,051.27	5	17.2%

Parcel 885 sqft (±10%) [796–974] • Median Parcel PSF RM 1,007.11	8	27.6%
Parcel 945 sqft (±10%) [850–1,040] • Median Parcel PSF RM 1,055.72	11	37.9%
Parcel 1,260 sqft (±10%) [1,134–1,386] • Median Parcel PSF RM 936.97	5	17.2%

This table groups PSF-eligible transactions by common parcel-area bands and shows the median Parcel PSF within each band. It helps compare pricing while accounting for differences in parcel size.

Market Verdict

Long-term Growth:

Over the available history, median transaction prices in this area have grown at approximately **-15.4% per year** indicating a **downward** price trend.

Market Volatility:

Parcel PSF dispersion in this area is **moderate** based on the spread of transaction-level Parcel PSF values.

Prices have grown at approximately -15.4% per year, indicating a downward trend. Parcel PSF dispersion is moderate, indicating a mix of stock types but still a reasonably coherent market.

Interpretation Notes

Median values reduce the influence of extreme observations. A narrow Parcel PSF distribution indicates more consistent pricing, while a wide range may reflect differences in property characteristics, position, condition, parcel size, or market segment. Use these insights together with current asking prices and property-specific characteristics when assessing whether a particular property appears relatively inexpensive or expensive compared with historical transactions.