

# PropMedian Investor / Enterprise Report

Residential · 2 - 2 1/2 Storey Terraced · Cameron Highland · Tanah Rata · TAMAN GOLDEN HILL (VINES 2)

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PropMedian

## 0. Executive Summary

This Executive Summary provides a high-level view of pricing, depth, growth, and risk for the selected micro-market. It supports investor & enterprise decision-making.

Market Classification & Heat	COOL MARKET · Composite score based on price trend, volatility & liquidity.
Pricing & Depth	Median Price: RM 851,000 · Median PSF: RM 561.42 · Transactions: 18
Growth Trend	CAGR: 1.9% p.a. (broadly stable)
Risk & Volatility	Volatility: moderate · Risk: MEDIUM Prices have grown at approximately 1.9% per year, indicating a broadly stable trend. Price dispersion is moderate, indicating a mix of property types at different quality points. Overall risk is assessed as MODERATE for this micro-market. In the most recent year (2024), median prices are about 5.8% above the longer-term median level.

## 1. Key Market Snapshot

Total Transactions: 18 Median Price: RM 851,000 Min Price: RM 730,000 Max Price: RM 968,000

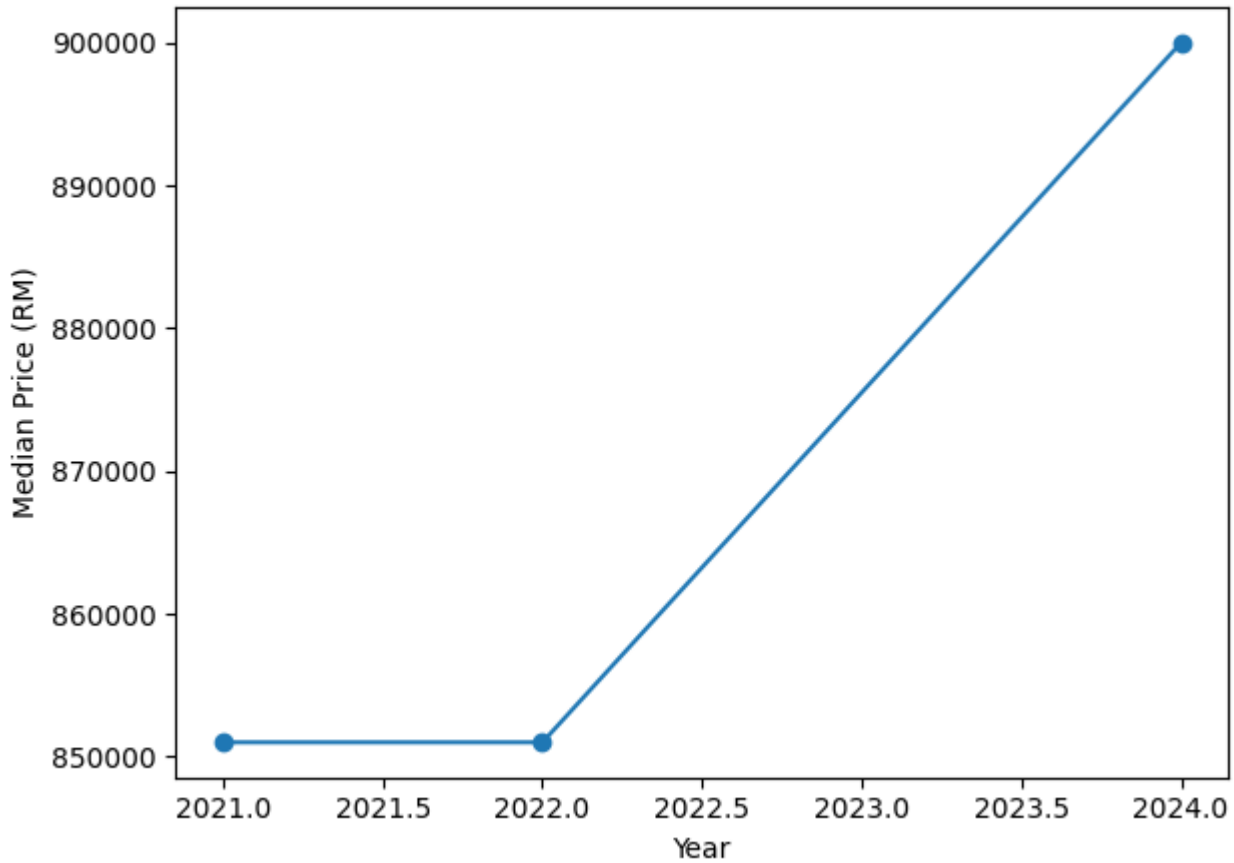
## 2. Price per Sq.Ft (PSF)

Min	505.02
P25	531.89
Median	561.42
P75	709.06
Max	725.73

## 3. Market Trend (5-Year Median)

Year	Median (RM)	Trans.	YoY
2021	851,000	7	-
2022	851,000	7	0.0%
2024	900,000	1	5.8%

### Median Transaction Price Trend



#### 4. Recent vs Long-Term Price

Recent Year	2024
Recent Median	RM 900,000
Long-Term Median	RM 851,000
Difference	5.8%
Position	above long-term band

#### 5. Market Risk Assessment

Trend: broadly stable  
Volatility: moderate  
Risk Level: MEDIUM

#### 6. PSF by Property Type

Type	Count	Median PSF
2 - 2 1/2 Storey Terraced	18	617.33

#### 7. PSF by Land Size Band

Band	Count	Median PSF
1,200 sqft ( $\pm 10\%$ )	10	709.06
1,600 sqft ( $\pm 10\%$ )	7	531.89

#### 8. Same-Mukim Comparable Schemes (Top 5)

Scheme	Count	Median Price	Median PSF
TMN GOLDEN HILL	7	730,000	608.24
TMN ROYAL LILY	1	590,000	493.81

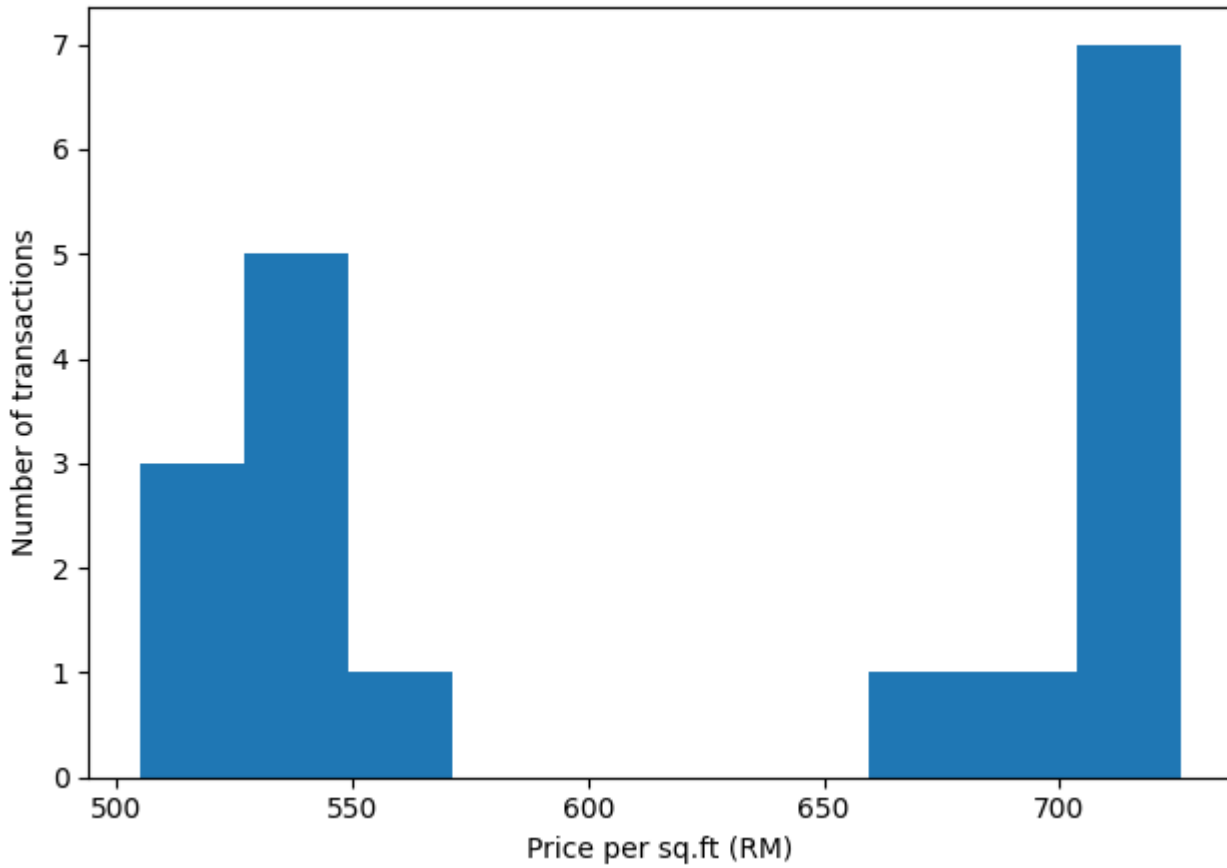
#### 9. Primary Comparables ( $\pm 20\%$ Size)

#	Date	Scheme	District/Mukim	Type	Size (sq.ft)	Price	PSF
1	2024-01-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,315	RM 900,000	684.23
2	2022-07-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
3	2022-07-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
4	2022-07-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,300	RM 730,000	561.42
5	2022-04-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 808,000	673.24

6	2022-02-01	TAMAN GOLDEN HILL (VINES 2)  None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
7	2021-12-01	TAMAN GOLDEN HILL (VINES 2)  JALAN GOLDEN HILLS 13	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
8	2021-12-01	TAMAN GOLDEN HILL (VINES 2)  None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
9	2021-11-01	TAMAN GOLDEN HILL (VINES 2)  JLN GOLDEN HILLS 13	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
10	2021-09-01	TAMAN GOLDEN HILL (VINES 2)  CARNATION 2	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 871,000	725.73

## 10. PSF Distribution

### PSF Distribution (Land-based)



### 11. Recent Transactions (Top 20)

Date	Scheme / Road	District/Mukim	Type	Size	Price	PSF
2024-01-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,315	RM 900,000	684.23
2022-07-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
2022-07-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
2022-07-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,300	RM 730,000	561.42

2022-04-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 808,000	673.24
2022-04-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,600	RM 851,000	531.89
2022-02-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
2022-02-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,600	RM 851,000	531.89
2021-12-01	TAMAN GOLDEN HILL (VINES 2) JALAN GOLDEN HILLS 13	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
2021-12-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06
2021-12-01	TAMAN GOLDEN HILL (VINES 2) JLN GOLDEN HILLS 15	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,600	RM 851,000	531.89
2021-12-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,600	RM 851,000	531.89
2021-11-01	TAMAN GOLDEN HILL (VINES 2) JLN GOLDEN HILLS 13	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 851,000	709.06

2021-10-01	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,617	RM 827,000	511.46
2021-09-01	TAMAN GOLDEN HILL (VINES 2) CARNATION 2	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,200	RM 871,000	725.73
None	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,600	RM 808,000	505.02
None	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,600	RM 851,000	531.89
None	TAMAN GOLDEN HILL (VINES 2) None	Cameron Highland / Tanah Rata	2 - 2 1/2 Storey Terraced	1,869	RM 968,000	518.03

## Notes

This report is a data-driven investor document and does not constitute a formal valuation.









