

PropMedian Property Report

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Area Details

Segment: Residential
Property Type: Service Apartment
District: Bentong
Mukim: Bentong
Scheme / Area: ION D'ELEMEN @ GENTING HIGHLANDS

Price Summary

Total Transactions	Min Price (RM)	Median Price (RM)	Average Price (RM)	Max Price (RM)
8	310,000	722,000	890,375	1,621,000

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

Price per Sq.ft (PSF) Summary

Min PSF (RM)	25th Percentile	Median PSF	75th Percentile	Max PSF (RM)
59.34	534.43	757.89	1,490.91	1,541.86

PSF values are approximate and computed from price / land area for each transaction.

Median Price Trend

Year	Median Price (RM)	Year-on-Year Change
2022	1,297,000	-
2023	558,000	-57.0% -
2024	1,621,000	190.5% -

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

Price per Sq.ft Distribution

PSF Range (RM / sq.ft)	Number of Transactions	Share of Transactions
All Land Sizes • Median PSF RM 804.58	8	100.0%

This table shows how transactions are distributed across price-per-sq.ft ranges. Concentration in a narrow band indicates a more homogeneous market, while a wide spread suggests a mix of budget and premium stock.

Market Verdict

Long-term Growth:

Over the available history, median transaction prices in this area have grown at approximately **11.8% per year** indicating a **strong upward** price trend.

Market Volatility:

Price dispersion in this area is **high** based on the spread of price per sq.ft values.

Prices have grown at approximately 11.8% per year, indicating a strong upward trend. Price dispersion is high, suggesting a mix of budget and premium properties; careful case-by-case comparison is recommended.

Interpretation Notes

Median values reduce the influence of extreme outliers. A narrow PSF distribution indicates a stable market, while a wide range may indicate a mix of premium and low-quality stock. Use these insights together with current asking prices to judge whether a specific property is under- or over-valued.

SAMPLE