

Document details

< Back to results | 1 of 1

Export Download Print E-mail Save to PDF Add to List More... >

[Full Text](#) View at Publisher

Planning Malaysia
Volume 17, Issue 1, 2019, Pages 328-337

Residential property price hike and speculation (Article)

Haron, R.^a, Ibrahim, K.^b

^aInstitute of Islamic Banking and Finance, International Islamic University, Malaysia

^bKulliyyah of Economics and Management Sciences, International Islamic University, Malaysia

Abstract

[View references \(17\)](#)

This study analyzes the behaviour of property price in Malaysia by examining factors influencing the residential property prices. It aims to determine whether property prices hike in Malaysia can be explained by the fundamental factors or it is due to other unexplained factors, such as speculation. Findings from the study reveal that most of the factors did have significant influence on property price. In addition, the cointegration analysis indicates that the property price and its factors are cointegrated for all property market segments across states. This implies the presence of a long run relationship between the property price and its determining factors, despite slow adjustment of property price towards equilibrium in the long run. This study concludes that the residential property price hike in Malaysia is impacted by fundamental factors and is not speculative in nature. © 2019 Malaysian Institute Of Planners. All rights reserved.

SciVal Topic Prominence

Topic: House prices | Housing market | Housing supply

Prominence percentile: 95.679

Author keywords

Price hike Property Residential Speculation

Funding details

Funding sponsor	Funding number	Acronym
	22/16	

Funding text

This research is funded by NAPREC R&D Grant Scheme No. 22/16.

ISSN: 16756215
Source Type: Journal
Original language: English

DOI: 10.21837/pmjournal.v17.i9.609
Document Type: Article
Publisher: Malaysian Institute Of Planners

References (17)

[View in search results format >](#)

Metrics

0 Citations in Scopus
0 Field-Weighted Citation Impact



PlumX Metrics

Usage, Captures, Mentions, Social Media and Citations beyond Scopus.

Cited by 0 documents

Inform me when this document is cited in Scopus:

[Set citation alert >](#)

[Set citation feed >](#)

Related documents

The nexus between residential property prices, bank lending, construction output and interest rate: Policy lessons from Malaysia

Lim, J.-H. , Lau, W.-Y. (2018) International Journal of Economics and Management

The sources of house price changes in Malaysia

Kok, S.H. , Ismail, N.W. , Lee, C. (2018) International Journal of Housing Markets and Analysis

Can the housing policies sustain house prices in Malaysia?

Yeap, G.P. , Lean, H.H. (2017) Malaysian Journal of Economic Studies

[View all related documents based on references](#)

[Find more related documents in Scopus based on:](#)

[Authors >](#) [Keywords >](#)

- 1 Ciarlone, A.
House price cycles in emerging economies (Open Access)
(2015) Studies in Economics and Finance, 32 (1), pp. 17-52. Cited 8 times.
<http://www.emeraldinsight.com/info/journals/sef/sef.jsp>
doi: 10.1108/SEF-11-2013-0170
View at Publisher
-
- 2 Glindro, E.T., Subhanij, T., Szeto, J., Zhu, H.
Determinants of house prices in nine Asia-Pacific economies
(2011) International Journal of Central Banking, 7 (3), pp. 163-204. Cited 40 times.
<http://www.ijcb.org/journal/ijcb11q3a6.pdf>
-
- 3 Ibrahim, M.H., Law, S.H.
House prices and bank credits in Malaysia: An aggregate and disaggregate analysis
(2014) Habitat International, 42, pp. 111-120. Cited 11 times.
www.elsevier.com/inca/publications/store/4/7/9/
doi: 10.1016/j.habitatint.2013.11.006
View at Publisher
-
- 4 Jud, G.D., Daniel, T.W.
The dynamics of metropolitan housing prices
(2009) Journal of Real Estate Research, 23 (1), pp. 29-45. Cited 90 times.
-
- 5 Kamal, E.M., Hassan, H., Osmadi, A., Fatah, H.A.
Housing price control: Is it a way forward?
(2015) Sustainable Development, 2, pp. 1225-1235. Cited 2 times.
-
- 6 Kamal, E.M., Hassan, H., Osmadi, A.
Factors influencing the housing price: Developers' perspective
(2016) International Journal of Social, Behavioral, Educational, Economic, Business and Industrial Engineering, 10 (5), pp. 1603-1609. Cited 6 times.
-
- 7 Koivu, T.
Monetary policy, asset prices and consumption in China
(2012) Economic Systems, 36 (2), pp. 307-325. Cited 17 times.
doi: 10.1016/j.ecosys.2011.07.001
View at Publisher
-
- 8 Lean, H.H., Smyth, R.
Dynamic interaction between house prices and stock prices in Malaysia (Open Access)
(2014) International Journal of Strategic Property Management, 18 (2), pp. 163-177. Cited 14 times.
<http://www.tandfonline.com/toc/tspm20/current>
doi: 10.3846/1648715X.2014.925006
View at Publisher
-
- 9 (2015) The Malaysian House Price Index by House Type
Retrieved from
[National Property Information Centre \(NAPIC\)](http://www.napic.gov.my/)

-
- 10 Ong, T.S.
Factors affecting the price of housing in Malaysia
(2013) Journal of Emerging Issues in Economics, Finance and Banking (JEIEFB), 1 (5), pp. 414-429. Cited 15 times.
-
- 11 Osmadi, A., Kamal, E.M., Hassan, H., Fattah, H.A.
Exploring the elements of housing price in Malaysia ([Open Access](#))

(2015) Asian Social Science, 11 (24), pp. 26-38. Cited 8 times.
<http://www.ccsenet.org/journal/index.php/ass/article/download/38499/27984>
doi: 10.5539/ass.v11n24p26

[View at Publisher](#)
-
- 12 Pillaiyan, S.
Macroeconomic drivers of property price in Malaysia
(2015) Canadian Social Science, 11 (9), pp. 119-130. Cited 12 times.
-
- 13 Sari, R., Ewing, B.T., Aydin, B.
Macroeconomic variables and the housing market in Turkey

(2007) Emerging Markets Finance and Trade, 43 (5), pp. 5-19. Cited 12 times.
doi: 10.2753/REE1540-496X430501

[View at Publisher](#)
-
- 14 Tang, T.C., Tan, P.P.
Real interest rate and house prices in Malaysia: An empirical study

(2015) Economics Bulletin, 35 (1), pp. 270-275. Cited 4 times.
<http://www.accessecon.com/Pubs/EB/2015/Volume35/EB-15-V35-11-P30.pdf>
-
- 15 Topalov, C.
Prices, profits and rents in residential development: France 1960-80

(2018) Land Rent, Housing and Urban Planning: A European Perspective, 3, pp. 25-45. Cited 2 times.
<https://www.routledge.com/products/9781138494435>
ISBN: 978-135102613-0; 978-113849443-5
doi: 10.4324/9781351026147

[View at Publisher](#)
-
- 16 Tsatsaronis, K., Zhu, H.
What drives housing price dynamics: Cross-country evidence
(2004) BIS Quarterly Review, pp. 65-78. Cited 162 times.
March
-
- 17 Zandi, G., Supramaniam, M., Aslam, A., Theng, L.K.
The economic factors affecting residential property price: The case of Penang Island
(2015) International Journal of Economics and Finance, 7 (12), pp. 200-210. Cited 4 times.
-

About Scopus

What is Scopus
Content coverage
Scopus blog
Scopus API
Privacy matters

Language

日本語に切り替える
切换到简体中文
切换到繁體中文
Русский язык

Customer Service

Help
Contact us

ELSEVIER

[Terms and conditions ↗](#) [Privacy policy ↗](#)

Copyright © Elsevier B.V. ↗. All rights reserved. Scopus® is a registered trademark of Elsevier B.V.

We use cookies to help provide and enhance our service and tailor content. By continuing, you agree to the use of cookies.

 RELX