BANK INDONESIA

RESIDENTIAL PROPERTY PRICE SURVEY FOR PRIMARY HOUSE

Quarter IV-2025	RESIDENTIAL PROPERTY PRICES EXPERIENCE LIMITED GROWTH
Price Index	According to the latest Residential Property Price Survey conducted by Bank Indonesia, residential property prices in the primary market recorded limited growth in the fourth quarter of 2025. This was reflected in the Residential Property Price Index (RPPI), which maintained stable 0,83% (yoy) growth in the fourth quarter of 2025 relative to 0,84% (yoy) in the third quarter of 2025.
Sales	The latest survey indicates positive sales growth for small and medium residential units, accompanied by a shallower sales contraction of large residential units. Overall, residential property sales in the primary market posted positive 7,83% (yoy) annual growth in the fourth quarter of 2025, following a 1,29% (yoy) contraction in the third quarter of 2025.
Financing	Property developers continued to rely on internal funds as the primary source of residential property development, accounting for 80,14% of total capital. On the consumer side, housing loans remained the dominant financing source for residential property purchases, accounting for 70,88% of the total.

Residential Property Prices in the Fourth Quarter of 2025

The Residential Property Price Index (RPPI) recorded limited growth in the fourth quarter of 2025.

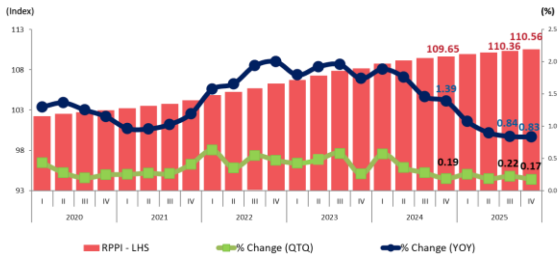
According to the latest Residential Property Price Survey conducted by Bank Indonesia, residential property prices in the primary market recorded limited growth in the fourth quarter of 2025. This was reflected in the Residential Property Price Index (RPPI), which maintained stable 0,83% (yoy) growth in the fourth quarter of 2025 to a level of 110,56, relative to 0,84% (yoy) in the third quarter of 2025 (Graph 1). The latest developments were influenced by slower price increases for medium residential units, with an index reading of 113,57, as growth moderated to 1,12% (yoy) from 1,18% (yoy) in the third quarter of 2025. On the other hand, the price index for small residential units was recorded at 113,83, with growth accelerating to 0,76% (yoy) in the fourth quarter of 2025 from 0,71% (yoy) in the previous period. Meanwhile, the price index for large residential units maintained relatively stable growth of 0,72% (yoy) to reach a level of 108,07 in the fourth quarter of 2025 (Graphs 2, 3 and 4).

Regionally, the RPPI in the primary market experienced annual moderation in 12 out of the 18 cities surveyed, alongside declines in two of the surveyed cities. After reporting high growth of 1,06% (yoy) in the third quarter of 2025, respondents in Palembang confirmed 0,52% (yoy) RPPI growth in the fourth quarter of 2025. Meanwhile, house prices in Manado in the fourth quarter of 2025 experienced a 0,04% (yoy) contraction, following 0,03% (yoy) growth in the third quarter of 2025. On the other hand, house prices in Medan and Batam accelerated from 0,61% (yoy) and 1,67% (yoy) to 1,39% (yoy) and 2,39% (yoy) in the fourth quarter of 2025 (Graph 5).

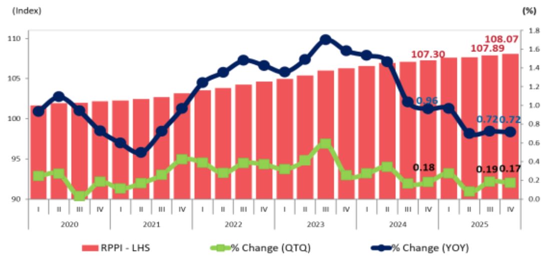
On a quarterly basis, RPPI growth in the primary market in the fourth quarter of 2025 moderated to 0,17% (qtq) from 0,22% (qtq) in the previous period (Graph 1). Slower RPPI growth primarily stemmed from medium and large residential units, with growth moderating to 0,12% (qtq) and 0,17% (qtq) from 0,33% (qtq) and 0,19% (qtq) in the third quarter of 2025 (Graphs 2 and 3). Meanwhile, quarterly price growth for small residential units accelerated to 0,28% (qtq) in the reporting period from 0,16% (qtq) in the third quarter of 2025 (Graph 4).

Regionally, quarterly price moderation in the fourth quarter of 2025 was primarily observed in Pontianak and Yogyakarta, with growth slowing to 0,56% (qtq) and 0,18% (qtq) from 1,87% (qtq) and 1,23% (qtq) in the third quarter of 2025. Meanwhile, house price developments in Bandar Lampung, Samarinda and Semarang remained stable relative to the previous period. On the other hand, respondents confirmed high RPPI growth in several of the surveyed cities, particularly in Medan and Surabaya, where quarterly growth accelerated to 0,88% (qtq) and 0,21% (qtq) from 0,25% (qtq) and a 0,22% (qtq) contraction in the previous period (Table 3).

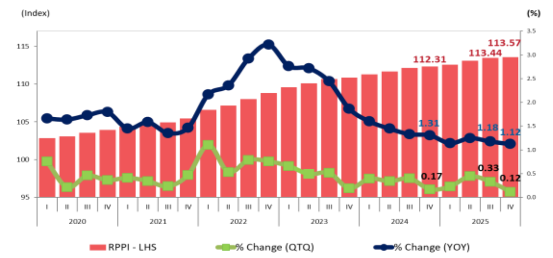
Graph 1 Residential Property Price Index (RPPI)



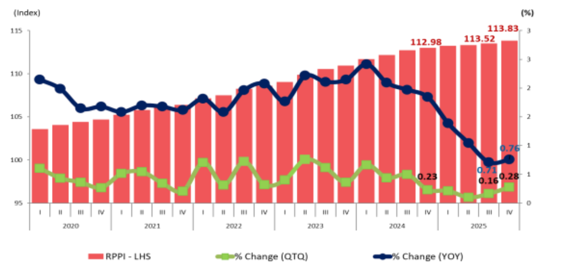
Graph 2 Residential Property Price Index (RPPI) of Large House



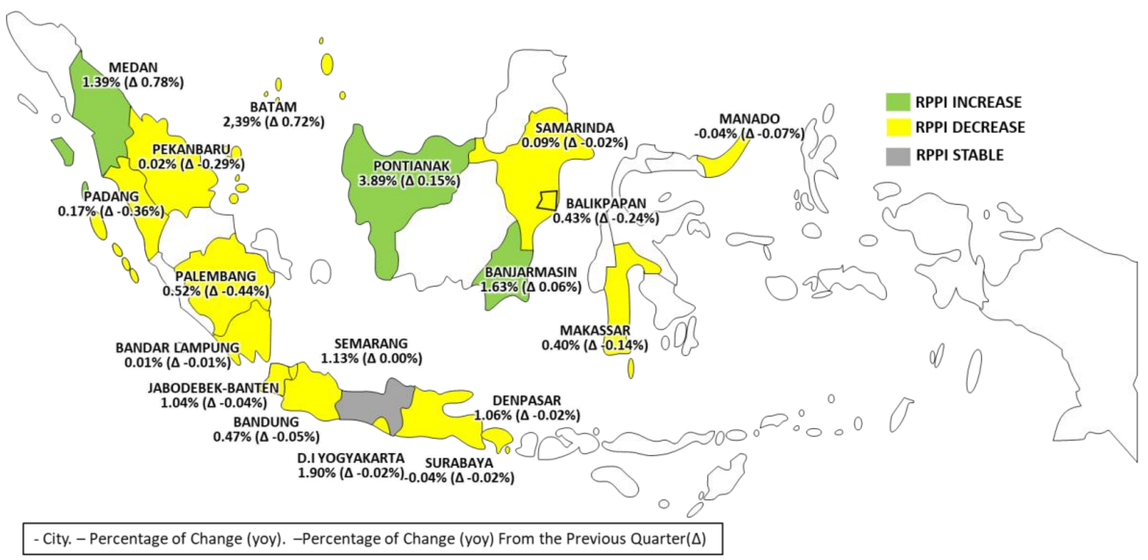
Graph 3 Residential Property Price Index (RPPI) of Medium House



Graph 4 Residential Property Price Index (RPPI) of Small Houses



Graph 5 Annual Residential Property Prices Development in Fourth Quarter 2025 by Region (%, yoy)

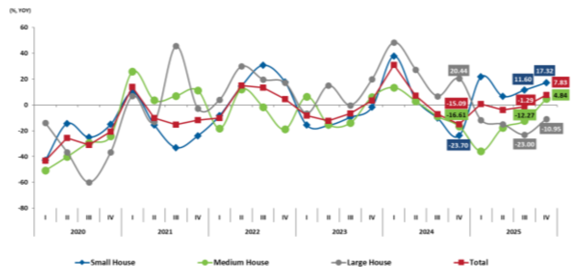


Residential Property Sales in the Fourth Quarter of 2025

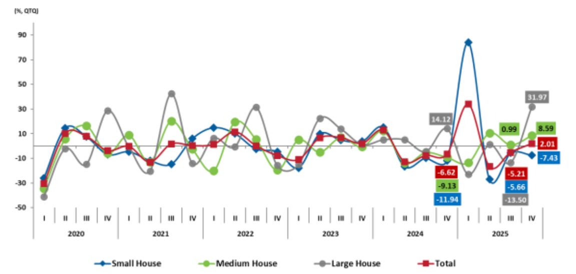
Residential property sales in the primary market posted positive growth in the fourth quarter of 2025.

Residential property sales in the primary market posted positive annual growth in the fourth quarter of 2025. Following a 1,29% (yoy) contraction in the third quarter of 2025, residential property sales recorded 7,83% (yoy) growth in the fourth quarter of 2025. This was primarily driven by sales of small residential units, which accelerated to 17,32% (yoy) from 11,60% (yoy). Sales of medium residential units also improved to increase by 4,84% (yoy), following a 12,27% (yoy) contraction in the previous period. Meanwhile, sales of large residential units experienced a shallower 10,95% (yoy) contraction after declining by 23,00% (yoy) in the previous period (Graph 6).

Graph 6 Property Sales Growth (%, yoy)



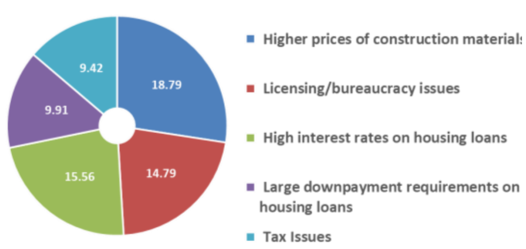
Graph 7 Property Sales Quarterly Growth (%, qtq)



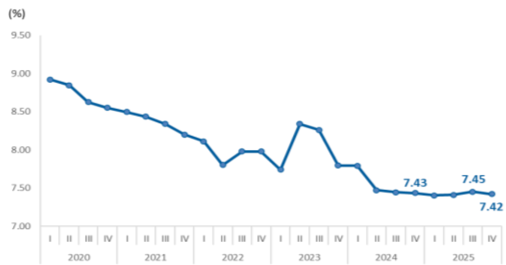
On a quarterly basis, residential property sales growth in the fourth quarter of 2025 improved to 2,01% (qtq) following a 5,21% (qtq) contraction in the third quarter of 2025. The turnaround was primarily driven by sales of large units, which posted strong 31,97% (qtq) growth after contracting by 13,50% (qtq) in the third quarter of 2025. In addition, sales of medium residential units accelerated to 8,59% (qtq) from 0,99% (qtq). On the other hand, sales of small units experienced a deeper 7,43% (qtq) contraction in the fourth quarter of 2025, following a 5,66% (yoy) contraction in the third quarter of 2025 (Graph 7).

Notwithstanding, residential property sales in the primary market continued to face various challenges. Based on the latest survey, the main constraints to the development and sale of residential property in the primary market were: (i) higher prices of building materials (18,79%), (ii) interest rates on housing loans (15,56%), (iii) licensing/bureaucracy issues (14,79%), (iv) large downpayment requirements on housing loan applications (9,91%), and (v) taxes (9,42%) (Graph 8).

Graph 8 Factors Inhibiting Residential Property Sales Growth (%)



Graph 9 Mortgage Rates (%, per year)



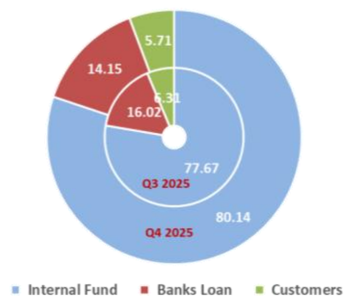
Source: Monthly Report of Commercial Bank

Residential Property Financing in the Fourth Quarter of 2025

Property developers continued to rely on internal funds, while most consumers favoured housing loans.

In the fourth quarter of 2025, property developers continued to rely on internal funds as the primary source of residential property development, accounting for 80.14% of total capital, followed by bank loans (14.15%) and consumer payments (5.71%) (Graph 10). **On the consumer side, housing loans remained the dominant financing source for residential property purchases, accounting for 70.88% of the total**, followed by cash instalments (19.18%) and cash (9.94%) (Graph 11).

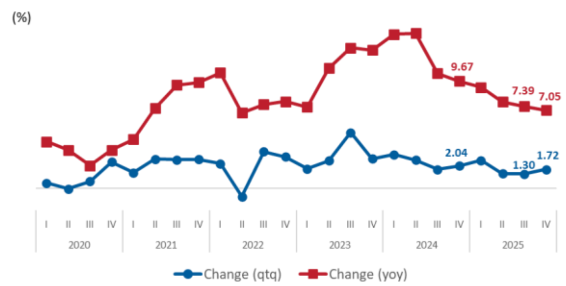
Graph 10 Source of Residential Property Developer Financing (% of capital)



Graph 11 Consumer Financing Scheme for Residential Property Purchase (% of Purchasing Consumer)

In the fourth quarter of 2025, the total value of housing and apartment loans disbursed by the banking industry increased by 7.05% (yoy) annually, moderating from 7.39% (yoy) in the previous period. On a quarterly basis, the value of disbursed housing and apartment loans increased by 1.72% (qtq), up from 1.30% (qtq) in the third quarter of 2025 (Graph 12).

Graph 12 Growth of Housing and Apartment Loan



Source: Monthly Report of Commercial Bank

APPENDIX

Table 1 National Residential Property Price Index (2018=100)

TYPE	2020				2021				2022				2023				2024				2025			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
SMALL	103.59	104.04	104.42	104.70	105.23	105.81	106.17	106.39	107.14	107.48	108.26	108.60	109.04	109.86	110.54	110.93	111.67	112.16	112.72	112.98	113.22	113.33	113.52	113.83
MEDIUM	102.85	103.07	103.54	103.91	104.34	104.70	104.94	105.44	106.60	107.17	108.01	108.83	109.55	110.08	110.65	110.86	111.30	111.68	112.12	112.31	112.57	113.07	113.44	113.57
LARGE	101.68	101.95	101.98	102.17	102.28	102.46	102.72	103.15	103.55	103.84	104.24	104.62	104.96	105.39	106.01	106.28	106.57	106.93	107.11	107.30	107.60	107.68	107.88	108.07
TOTAL	**102.26**	**102.54**	**102.74**	**102.99**	**103.24**	**103.52**	**103.79**	**104.21**	**104.87**	**105.23**	**105.80**	**106.30**	**106.75**	**107.26**	**107.87**	**108.15**	**108.76**	**109.15**	**109.44**	**109.65**	**109.93**	**110.13**	**110.36**	**110.56**

Table 2 Residential Property Price Index by Region by Fourth Quarter 2025 (2018=100)

	(Base Year 2018 = 100)																		
No.	CITY	TYPE	RPPI																
			2022				2023				2024				2025				
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
1	BANDUNG	SMALL	108.66	108.96	110.82	111.21	112.29	112.29	113.42	113.46	114.56	115.10	116.20	116.43	116.70	116.87	117.31	117.69	
		MEDIUM	107.36	108.47	108.70	109.36	109.52	109.78	110.02	110.04	110.28	110.42	111.18	111.47	111.62	111.62	111.62	111.68	
		LARGE	104.36	104.36	104.98	105.12	105.12	105.12	105.36	105.40	105.58	105.58	106.10	106.10	106.15	106.15	106.54	106.54	
		TOTAL	**106.16**	**106.57**	**107.30**	**107.65**	**107.91**	**107.99**	**108.40**	**108.43**	**108.81**	**108.95**	**109.66**	**109.79**	**109.91**	**109.95**	**110.22**	**110.31**	
2	BANDAR LAMPUNG	SMALL	100.41	102.68	101.87	101.87	102.23	102.23	102.23	102.78	102.94	103.23	105.04	105.12	105.15	105.15	105.15	105.15	
		MEDIUM	100.80	101.37	102.91	102.91	105.39	105.45	105.45	105.45	105.45	105.51	105.53	105.52	105.52	105.56	105.56	105.56	
		LARGE	101.07	101.07	102.44	102.44	105.44	105.44	105.44	105.44	105.44	105.44	105.44	105.44	105.44	105.44	105.44	105.44	
		TOTAL	**100.95**	**101.37**	**102.52**	**102.52**	**105.06**	**105.08**	**105.08**	**105.15**	**105.17**	**105.22**	**105.45**	**105.46**	**105.47**	**105.48**	**105.48**	**105.48**	
3	BANJARMASIN	SMALL	112.66	113.52	113.92	114.02	114.02	114.04	114.35	115.63	116.59	117.81	118.61	118.88	119.57	119.98	119.57	119.79	
		MEDIUM	101.82	101.84	101.91	101.91	102.18	102.18	102.23	102.26	102.28	102.39	102.64	102.80	104.80	104.99	104.95	105.01	
		LARGE	99.52	99.52	99.52	99.52	99.52	99.52	99.52	99.53	99.53	99.53	99.53	99.53	99.70	101.81	101.62	101.62	
		TOTAL	**105.40**	**105.71**	**105.88**	**105.92**	**106.06**	**106.06**	**106.20**	**106.66**	**106.99**	**107.47**	**107.86**	**108.04**	**109.32**	**109.88**	**109.69**	**109.80**	
4	DENPASAR	SMALL	101.93	101.85	102.17	102.26	102.30	102.59	103.18	103.18	104.10	104.36	104.77	104.87	105.29	106.29	106.52	106.52	
		MEDIUM	102.27	102.32	102.76	102.81	102.84	102.85	103.01	103.01	105.02	105.27	105.52	105.52	105.68	105.68	106.70	106.70	
		LARGE	102.60	102.05	102.03	102.03	102.03	102.03	102.37	102.37	103.13	103.76	103.96	103.96	104.08	104.08	104.82	104.82	
		TOTAL	**102.37**	**102.08**	**102.24**	**102.28**	**102.29**	**102.36**	**102.71**	**102.71**	**103.81**	**104.27**	**104.53**	**104.55**	**104.74**	**104.97**	**105.66**	**105.66**	
5	PALEMBANG	SMALL	105.52	105.52	106.27	106.33	106.33	106.33	106.33	107.38	107.80	108.83	109.27	109.59	109.59	109.96	109.96	110.13	
		MEDIUM	103.30	104.18	104.64	105.03	105.16	105.30	105.44	106.14	106.15	106.28	106.40	107.06	107.49	107.51	107.73	107.73	
		LARGE	103.15	103.91	104.30	104.85	106.54	106.96	106.96	107.08	107.14	107.51	107.79	108.66	108.84	108.88	109.02	109.02	
		TOTAL	**103.77**	**104.43**	**104.94**	**105.29**	**105.77**	**105.94**	**106.01**	**106.65**	**106.77**	**107.17**	**107.40**	**108.03**	**108.30**	**108.41**	**108.56**	**108.59**	
6	SEMARANG	SMALL	105.19	105.54	105.66	105.80	106.08	105.91	106.19	106.37	106.50	106.64	106.67	106.73	107.41	107.63	107.82	108.04	
		MEDIUM	102.90	103.09	103.66	103.68	103.72	104.39	104.77	104.82	104.95	105.04	105.30	106.06	106.69	106.92	107.24	107.41	
		LARGE	101.93	102.07	102.25	102.56	102.75	102.86	102.90	103.30	103.47	103.54	103.63	103.76	103.94	104.13	104.45	104.82	
		TOTAL	**102.77**	**102.95**	**103.23**	**103.43**	**103.60**	**103.81**	**103.99**	**104.25**	**104.40**	**104.49**	**104.61**	**104.90**	**105.29**	**105.50**	**105.79**	**106.09**	
7	YOGYAKARTA	SMALL	108.13	107.76	111.65	110.39	110.33	110.51	110.59	111.59	115.78	116.58	116.67	116.67	116.86	117.31	117.74	117.93	
		MEDIUM	108.94	108.84	110.80	111.33	111.98	111.83	111.64	111.64	111.69	111.86	112.07	112.17	112.29	112.40	116.68	116.47	
		LARGE	107.04	108.67	110.02	111.04	111.65	111.80	112.21	112.22	112.07	112.00	112.17	112.57	113.25	113.32	112.70	113.23	
		TOTAL	**107.93**	**108.62**	**110.57**	**111.08**	**111.61**	**111.65**	**111.78**	**111.93**	**112.49**	**112.63**	**112.81**	**113.04**	**113.43**	**113.57**	**114.98**	**115.18**	
8	PADANG	SMALL	107.51	107.53	107.74	107.99	108.00	108.52	109.41	111.29	112.84	114.07	114.65	115.93	116.11	116.24	118.53	118.35	
		MEDIUM	105.22	105.36	106.26	106.43	106.43	106.43	109.40	109.40	109.61	109.71	109.71	109.71	109.71	110.52	109.65	109.65	
		LARGE	101.40	101.01	101.12	101.12	101.32	101.11	101.05	100.75	100.75	100.75	100.75	100.75	100.75	100.75	99.49	99.49	
		TOTAL	**104.63**	**104.56**	**105.02**	**105.15**	**105.22**	**105.29**	**106.69**	**107.10**	**107.61**	**107.97**	**108.13**	**108.47**	**108.51**	**108.87**	**108.70**	**108.65**	
9	MEDAN	SMALL	128.55	128.55	130.27	132.70	132.70	132.70	132.70	132.70	132.70	132.70	132.70	132.70	132.70	132.70	132.70	132.70	
		MEDIUM	109.95	111.32	111.71	111.71	111.71	112.25	113.49	113.49	113.49	113.92	115.47	115.57	116.10	116.10	117.23	117.23	
		LARGE	108.22	108.69	109.96	110.09	110.55	110.59	110.85	110.89	110.92	111.45	112.04	112.18	112.18	112.42	112.42	114.02	
		TOTAL	**111.08**	**111.73**	**112.83**	**113.17**	**113.46**	**113.63**	**114.12**	**114.14**	**114.16**	**114.61**	**115.38**	**115.50**	**115.64**	**115.79**	**116.09**	**117.11**	
10	MAKASSAR	SMALL	106.37	106.45	107.03	107.15	107.62	107.82	108.01	108.20	108.68	109.12	109.33	109.67	109.67	109.76	109.76	109.79	
		MEDIUM	106.75	107.04	107.91	108.04	108.59	109.01	109.43	109.96	110.20	110.26	110.70	110.96	110.96	111.26	111.48	111.58	
		LARGE	105.37	105.94	106.39	106.85	107.18	107.72	108.26	108.53	108.71	108.75	108.95	109.08	109.16	109.25	109.38	109.50	
		TOTAL	**106.27**	**106.59**	**107.26**	**107.49**	**107.95**	**108.35**	**108.75**	**109.12**	**109.41**	**109.55**	**109.87**	**110.11**	**110.13**	**110.32**	**110.46**	**110.55**	
11	MANADO	SMALL	118.43	118.43	122.06	122.18	122.18	122.30	122.30	124.32	124.32	125.42	125.42	125.42	125.42	125.42	125.42	125.54	
		MEDIUM	109.78	109.79	108.97	109.26	109.77	109.79	109.79	109.95	109.97	109.97	110.00	110.06	110.08	110.05	110.05	110.08	
		LARGE	111.86	112.90	112.88	112.32	112.02	111.67	111.67	111.71	111.58	111.60	111.60	111.78	111.78	111.90	111.62	111.61	
		TOTAL	**111.89**	**112.31**	**112.43**	**112.36**	**112.48**	**112.36**	**112.36**	**112.72**	**112.68**	**112.83**	**112.84**	**112.94**	**112.95**	**112.99**	**112.88**	**112.90**	
12	SURABAYA	SMALL	106.78	107.45	108.24	108.90	108.85	109.41	109.48	109.72	109.78	110.20	111.07	111.49	112.06	111.02	111.08	111.47	
		MEDIUM	106.40	106.95	107.58	107.98	108.81	109.24	109.62	109.56	109.91	110.80	111.28	111.44	112.21	112.22	111.74	111.72	
		LARGE	105.53	105.67	105.98	106.02	106.94	106.51	106.99	106.79	107.06	107.32	107.46	107.72	107.78	107.51	107.31	107.59	
		TOTAL	**105.80**	**106.05**	**106.46**	**106.61**	**107.45**	**107.25**	**107.68**	**107.54**	**107.82**	**108.21**	**108.47**	**108.71**	**108.95**	**108.68**	**108.44**	**108.67**	
13	PONTIANAK	SMALL	109.33	111.63	111.96	112.02	112.08	112.29	113.47	114.33	115.14	116.60	117.01	118.44	119.14	118.80	123.13	125.11	
		MEDIUM	106.76	107.78	108.18	108.02	108.42	108.33	109.30	112.97	112.49	113.60	113.87	113.84	114.58	115.85	118.93	118.64	
		LARGE	105.52	106.11	106.37	107.54	107.54	107.54	112.99	111.95	115.34	115.34	116.14	116.14	118.19	118.69	118.11	118.37	
		TOTAL	**107.22**	**108.51**	**108.84**	**109.24**	**109.38**	**109.43**	**112.10**	**113.14**	**114.50**	**115.34**	**115.85**	**116.33**	**117.52**	**117.97**	**120.18**	**120.85**	
14	BATAM	SMALL	101.44	101.74	102.66	103.48	103.45	114.36	114.77	115.52	117.77	120.10	120.63	121.88	123.19	123.46	125.21	126.91	
		MEDIUM	103.97	102.85	101.75	102.48	102.88	105.97	106.33	107.24	108.05	108.29	108.49	108.49	109.01	109.01	109.72	109.72	
		LARGE	96.51	101.37	101.37	101.37	102.12	101.67	101.83	101.83	102.52	102.82	103.90	103.99	103.99	103.99	105.15	106.77	
		TOTAL	**100.13**	**102.06**	**101.84**	**102.26**	**102.74**	**105.70**	**105.98**	**106.44**	**107.45**	**108.08**	**108.75**	**109.00**	**109.42**	**109.46**	**110.56**	**111.61**	
15	BALIKPAPAN	SMALL	106.01	105.83	105.83	106.86	109.60	109.59	110.50	111.53	111.99	113.50	113.67	113.77	113.77	113.93	113.93	113.93	
		MEDIUM	103.55	103.95	103.95	105.23	105.30	105.06	104.68	104.36	104.79	105.40	105.53	105.77	105.84	105.84	105.84	105.84	
		LARGE	97.30	97.44	97.18	98.62	98.62	98.75	99.15	99.29	99.36	99.38	99.74	100.61	100.73	101.21	101.39	101.88	
		TOTAL	**102.30**	**102.50**	**102.42**	**103.69**	**104.34**	**104.26**	**104.40**	**104.51**	**104.84**	**105.46**	**105.67**	**106.07**	**106.14**	**106.32**	**106.38**	**106.52**	
16	JABODEBEK-BANTEN	SMALL	106.55	106.90	107.55	107.82	108.24	109.09	109.94	110.35	111.03	111.39	111.90	112.11	112.28	112.43	112.55	112.90	
		MEDIUM	107.19	107.79	108.86	110.06	110.96	111.70	112.08	112.35	112.89	113.25	113.60	113.75	113.89	114.76	115.27	115.50	
		LARGE	102.88	103.15	103.48	104.01	104.14	104.93	105.14	105.60	105.91	106.36	106.47	106.67	107.09	107.27	107.56	107.63	
		TOTAL	**104.41**	**104.77**	**105.32**	**105.98**	**106.33**	**107.12**	**107.45**	**107.82**	**108.24**	**108.65**	**108.87**	**109.06**	**109.39**	**109.73**	**110.05**	**110.19**	
17	PEKANBARU	SMALL	111.26	111.26	111.26	111.26	112.09	112.09	112.92	112.92	112.92	114.21	114.92	116.14	116.46	116.46	116.46	116.46	
		MEDIUM	108.48	109.04	111.84	112.17	113.46	112.06	112.83	112.98	112.98	114.15	116.02	116.31	116.31	116.31	116.31	116.31	
		LARGE	107.32	108.53	113.10	113.57	111.99	111.99	112.29	112.31	112.31	113.31	114.32	114.32	114.42	114.42	114.42	114.31	
		TOTAL	**108.45**	**109.13**	**112.13**	**112.46**	**112.98**	**112.07**	**112.73**	**112.83**	**112.83**	**113.97**	**115.51**	**115.82**	**115.87**	**115.87**	**115.87**	**115.84**	
18	SAMARINDA	SMALL	102.54	102.88	104.09	104.09	105.89	106.34	106.34	106.66	111.74	112.45	112.46	112.46	112.46	112.56	112.56	112.60	
		MEDIUM	101.13	101.44	102.13	102.13	103.39	103.39	103.39	103.68	104.87	104.84	104.84	104.93	104.93	105.15	105.15	105.15	
		LARGE	108.98	108.43	107.92	107.92	107.92	107.92	107.92	107.92	109.43	109.43	109.43	109.43	109.43	109.43	109.43	109.43	
		TOTAL	**105.04**	**104.98**	**105.27**	**105.27**	**106.11**	**106.22**	**106.22**	**106.39**	**108.71**	**108.87**	**108.87**	**108.90**	**108.90**	**108.99**	**108.99**	**109.00**	
	COMPOSITE OF 18 CITIES	SMALL	107.14	107.48	108.26	108.60	109.04	109.86	110.54	110.93	111.67	112.16	112.72	112.98	113.22	113.33	113.52	113.83	
		MEDIUM	106.60	107.17	108.01	108.83	109.55	110.08	110.65	110.86	111.30	111.68	112.12	112.31	112.57	113.07	113.44	113.57	
		LARGE	103.55	103.84	104.24	104.62	104.96	105.39	106.01	106.28	106.57	106.93	107.11	107.30	107.60	107.68	107.88	108.07	
		TOTAL	**104.87**	**105.23**	**105.80**	**106.30**	**106.75**	**107.26**	**107.87**	**108.15**	**108.76**	**109.15**	**109.44**	**109.65**	**109.93**	**110.13**	**110.36**	**110.56**	

Table 3	Residential Property Price Index Growth by Fourth Quarter 2025 (2018=100)

(Base year 2018 = 100)

No.	CITY	TYPE	%CHANGE QUARTERLY (q-t-q)																%CHANGE ANNUALLY (y-o-y)															
			2022				2023				2024				2025				2022				2023				2024				2025			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	BANDUNG	SMALL	0.61	0.27	1.71	0.35	0.97	0.00	1.00	0.04	0.97	0.47	0.96	0.20	0.23	0.15	0.37	0.32	3.20	2.06	3.40	2.97	3.34	3.06	2.34	2.02	2.02	2.50	2.45	2.62	1.87	1.54	0.95	1.08
		MEDIUM	0.30	1.03	0.21	0.61	0.15	0.23	0.22	0.01	0.22	0.13	0.68	0.27	0.13	0.00	0.00	0.05	1.91	2.34	2.31	2.16	2.01	1.21	1.22	0.62	0.69	0.58	1.05	1.31	1.22	1.08	0.40	0.18
		LARGE	0.27	0.00	0.60	0.13	0.00	0.00	0.23	0.04	0.17	0.00	0.50	0.00	0.05	0.00	0.37	0.00	0.86	0.86	0.99	1.00	0.72	0.72	0.36	0.27	0.44	0.44	0.70	0.67	0.54	0.54	0.42	0.42
		TOTAL	**0.35**	**0.38**	**0.69**	**0.33**	**0.24**	**0.07**	**0.38**	**0.03**	**0.34**	**0.13**	**0.65**	**0.12**	**0.11**	**0.03**	**0.25**	**0.08**	**1.65**	**1.56**	**1.89**	**1.76**	**1.65**	**1.34**	**1.02**	**0.73**	**0.83**	**0.89**	**1.16**	**1.25**	**1.02**	**0.91**	**0.52**	**0.47**
2	BANDAR LAMPUNG	SMALL	0.00	2.26	-0.79	0.00	0.35	0.00	0.00	0.54	0.16	0.28	1.75	0.08	0.03	0.00	0.00	0.00	2.18	3.55	1.45	1.45	1.81	-0.44	0.35	0.89	0.69	0.97	2.74	2.28	2.15	1.86	0.11	0.03
		MEDIUM	0.12	0.56	1.52	0.00	2.41	0.06	0.00	0.00	0.00	0.06	0.02	-0.01	0.00	0.04	0.00	0.00	0.09	0.65	2.21	2.21	4.55	4.03	2.47	2.47	0.06	0.06	0.08	0.07	0.07	0.04	0.03	0.04
		LARGE	0.00	0.00	1.36	0.00	2.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.36	1.36	4.33	4.33	2.93	2.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		TOTAL	**0.03**	**0.42**	**1.13**	**0.00**	**2.48**	**0.01**	**0.00**	**0.07**	**0.02**	**0.05**	**0.22**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.29**	**0.60**	**1.59**	**1.59**	**4.08**	**3.65**	**2.49**	**2.56**	**0.10**	**0.14**	**0.36**	**0.30**	**0.28**	**0.24**	**0.02**	**0.01**
3	BANJARMASIN	SMALL	1.15	0.76	0.36	0.08	0.01	0.01	0.27	1.13	0.82	1.05	0.68	0.23	0.58	0.34	-0.34	0.18	2.52	2.93	2.54	2.37	1.21	0.46	0.37	1.42	2.25	3.31	3.73	2.81	2.56	1.84	0.81	0.76
		MEDIUM	0.05	0.02	0.06	0.00	0.27	0.00	0.05	0.03	0.02	0.11	0.24	0.16	1.95	0.17	-0.04	0.06	-0.51	0.10	0.13	0.13	0.36	0.34	0.32	0.35	0.10	0.21	0.40	0.53	2.46	2.53	2.24	2.15
		LARGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.16	2.12	-0.18	0.00	0.24	0.15	0.00	0.00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.00	0.16	2.29	2.10	2.10
		TOTAL	**0.45**	**0.29**	**0.16**	**0.03**	**0.14**	**0.00**	**0.12**	**0.43**	**0.31**	**0.44**	**0.37**	**0.16**	**1.19**	**0.51**	**-0.17**	**0.10**	**0.71**	**1.15**	**1.00**	**0.94**	**0.62**	**0.33**	**0.29**	**0.70**	**0.88**	**1.32**	**1.57**	**1.29**	**2.18**	**2.25**	**1.69**	**1.63**
4	DENPASAR	SMALL	0.05	-0.08	0.31	0.09	0.04	0.28	0.58	0.00	0.89	0.24	0.40	0.10	0.40	0.94	0.22	0.00	0.83	0.35	0.65	0.37	0.36	0.72	1.00	0.90	1.77	1.73	1.54	1.64	1.14	1.85	1.66	1.57
		MEDIUM	0.19	0.05	0.43	0.04	0.03	0.01	0.16	0.00	1.96	0.23	0.24	0.00	0.15	0.00	0.97	0.00	0.87	0.88	0.73	0.72	0.55	0.51	0.24	0.19	2.13	2.36	2.44	2.44	0.62	0.39	1.12	1.12
		LARGE	0.00	-0.53	-0.02	0.00	0.00	0.00	0.33	0.00	0.74	0.62	0.19	0.00	0.11	0.00	0.71	0.00	1.37	0.83	-0.97	-0.55	-0.55	-0.02	0.33	0.33	1.07	1.70	1.55	1.55	0.92	0.31	0.82	0.82
		TOTAL	**0.06**	**-0.29**	**0.16**	**0.03**	**0.01**	**0.07**	**0.35**	**0.00**	**1.07**	**0.44**	**0.25**	**0.02**	**0.19**	**0.21**	**0.66**	**0.00**	**1.13**	**0.74**	**-0.19**	**-0.04**	**-0.08**	**0.27**	**0.46**	**0.43**	**1.48**	**1.86**	**1.76**	**1.79**	**0.90**	**0.67**	**1.08**	**1.06**
5	PALEMBANG	SMALL	0.00	0.00	0.71	0.06	0.00	0.00	0.00	0.98	0.39	0.96	0.40	0.30	0.00	0.33	0.00	0.15	1.58	0.92	0.71	0.77	0.77	0.77	0.06	0.98	1.37	2.35	2.76	2.06	1.67	1.04	0.63	0.49
		MEDIUM	0.48	0.86	0.43	0.38	0.12	0.13	0.13	0.66	0.01	0.12	0.11	0.62	0.40	0.02	0.20	0.00	1.32	1.49	1.78	2.17	1.80	1.07	0.77	1.05	0.94	0.93	0.91	0.87	1.26	1.16	1.25	0.62
		LARGE	0.70	0.74	0.37	0.53	1.62	0.39	0.00	0.11	0.05	0.35	0.26	0.81	0.17	0.04	0.12	0.00	1.14	1.55	1.93	2.36	3.29	2.93	2.56	2.13	0.56	0.51	0.77	1.47	1.59	1.28	1.14	0.33
		TOTAL	**0.42**	**0.63**	**0.48**	**0.34**	**0.45**	**0.16**	**0.07**	**0.61**	**0.11**	**0.37**	**0.21**	**0.59**	**0.25**	**0.10**	**0.13**	**0.03**	**1.34**	**1.37**	**1.57**	**1.89**	**1.92**	**1.44**	**1.03**	**1.29**	**0.95**	**1.16**	**1.30**	**1.29**	**1.43**	**1.16**	**1.08**	**0.52**
6	SEMARANG	SMALL	0.21	0.33	0.11	0.13	0.27	-0.15	0.26	0.17	0.12	0.13	0.03	0.06	0.64	0.20	0.18	0.20	0.89	0.95	0.97	0.78	0.84	0.35	0.51	0.55	0.40	0.68	0.45	0.34	0.86	0.93	1.08	1.22
		MEDIUM	0.00	0.19	0.56	0.02	0.04	0.64	0.37	0.04	0.12	0.09	0.25	0.72	0.60	0.21	0.30	0.16	0.38	0.49	0.95	0.76	0.80	1.26	1.07	1.10	1.18	0.63	0.50	1.18	1.66	1.79	1.84	1.28
		LARGE	-0.09	0.13	0.17	0.31	0.19	0.10	0.05	0.38	0.17	0.07	0.08	0.12	0.18	0.18	0.31	0.36	0.13	0.08	0.23	0.52	0.80	0.78	0.64	0.72	0.70	0.67	0.70	0.44	0.45	0.57	0.79	1.03
		TOTAL	**-0.01**	**0.18**	**0.27**	**0.20**	**0.16**	**0.20**	**0.17**	**0.25**	**0.14**	**0.08**	**0.12**	**0.28**	**0.37**	**0.19**	**0.28**	**0.28**	**0.33**	**0.34**	**0.56**	**0.63**	**0.81**	**0.83**	**0.74**	**0.79**	**0.78**	**0.66**	**0.60**	**0.62**	**0.85**	**0.96**	**1.13**	**1.13**
7	YOGYAKARTA	SMALL	2.89	-0.34	3.61	-1.13	-0.06	0.17	0.07	0.90	3.76	0.69	0.07	0.01	0.16	0.39	0.37	0.16	4.60	3.74	6.13	5.05	2.03	2.56	-0.96	1.08	4.95	5.49	5.50	4.56	0.93	0.63	0.92	1.07
		MEDIUM	1.48	-0.09	1.80	0.48	0.59	-0.14	-0.17	0.00	0.04	0.15	0.19	0.09	0.11	0.10	3.80	-0.18	4.68	2.77	3.23	3.71	2.80	2.75	0.76	0.28	-0.26	0.03	0.38	0.47	0.54	0.49	4.11	3.83
		LARGE	0.56	1.52	1.24	0.92	0.55	0.13	0.36	0.01	-0.13	-0.07	0.16	0.35	0.61	0.06	-0.55	0.47	2.64	4.23	5.03	4.31	4.30	2.88	1.98	1.07	0.38	0.18	-0.03	0.31	1.05	1.18	0.47	0.58
		TOTAL	**1.24**	**0.64**	**1.80**	**0.46**	**0.48**	**0.04**	**0.12**	**0.14**	**0.50**	**0.12**	**0.16**	**0.20**	**0.35**	**0.12**	**1.23**	**0.18**	**3.70**	**3.61**	**4.51**	**4.20**	**3.41**	**2.79**	**1.09**	**0.77**	**0.79**	**0.88**	**0.92**	**0.98**	**0.84**	**0.84**	**1.92**	**1.90**
8	PADANG	SMALL	0.07	0.02	0.19	0.23	0.01	0.48	0.82	1.72	1.39	1.09	0.51	1.12	0.15	0.11	1.97	-0.15	0.24	-0.55	0.28	0.52	0.46	0.92	1.55	3.05	4.48	5.11	4.79	4.17	2.90	1.90	3.39	2.09
		MEDIUM	1.37	0.13	0.85	0.16	0.00	0.00	2.79	0.00	0.20	0.09	0.00	0.00	0.00	0.74	-0.79	0.00	2.92	2.69	3.45	2.53	1.14	1.01	2.96	2.79	2.99	3.08	0.29	0.29	0.09	0.74	-0.05	-0.05
		LARGE	0.00	-0.38	0.11	0.00	0.20	-0.21	-0.06	-0.30	0.00	0.00	0.00	0.00	0.00	0.00	-1.25	0.00	1.14	-0.38	-0.27	-0.27	-0.07	0.10	-0.07	-0.37	-0.57	-0.36	-0.30	0.00	0.00	0.00	-1.25	-1.25
		TOTAL	**0.57**	**-0.06**	**0.43**	**0.13**	**0.06**	**0.07**	**1.33**	**0.39**	**0.47**	**0.34**	**0.14**	**0.32**	**0.04**	**0.33**	**-0.16**	**-0.04**	**1.59**	**0.79**	**1.36**	**1.07**	**0.56**	**0.69**	**1.59**	**1.85**	**2.27**	**2.55**	**1.35**	**1.28**	**0.84**	**0.83**	**0.53**	**0.17**
9	MEDAN	SMALL	0.00	0.00	1.34	1.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.22	0.00	1.34	3.22	3.22	3.22	1.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		MEDIUM	2.46	1.25	0.35	0.00	0.00	0.48	1.10	0.00	0.00	0.38	1.36	0.08	0.47	0.00	0.97	0.00	3.59	4.47	4.41	4.10	1.61	0.84	1.59	1.59	1.59	1.49	1.75	1.83	2.30	1.92	1.53	1.44
		LARGE	0.48	0.43	1.18	0.11	0.42	0.04	0.24	0.03	0.03	0.48	0.53	0.13	0.00	0.22	0.00	1.42	1.84	2.16	2.77	2.21	2.15	1.75	0.81	0.73	0.33	0.78	1.07	1.16	1.14	0.87	0.34	1.64
		TOTAL	**0.93**	**0.59**	**0.98**	**0.30**	**0.26**	**0.15**	**0.43**	**0.02**	**0.02**	**0.39**	**0.68**	**0.10**	**0.12**	**0.13**	**0.25**	**0.88**	**2.59**	**2.49**	**3.02**	**2.83**	**2.15**	**1.70**	**1.14**	**0.86**	**0.62**	**0.86**	**1.11**	**1.19**	**1.30**	**1.04**	**0.61**	**1.39**
10	MAKASSAR	SMALL	0.39	0.08	0.54	0.12	0.44	0.18	0.18	0.18	0.44	0.40	0.19	0.32	0.00	0.08	0.00	0.03	0.69	0.77	1.03	1.13	1.18	1.28	0.92	0.98	0.98	1.20	1.22	1.36	0.92	0.59	0.40	0.11
		MEDIUM	0.80	0.27	0.81	0.13	0.51	0.39	0.39	0.48	0.22	0.05	0.40	0.24	0.00	0.27	0.20	0.09	1.25	1.72	2.02	2.02	1.72	1.84	1.41	1.77	1.49	1.15	1.16	0.91	0.69	0.91	0.71	0.56
		LARGE	0.68	0.54	0.43	0.43	0.31	0.51	0.51	0.25	0.16	0.04	0.18	0.12	0.07	0.08	0.12	0.11	1.61	2.15	1.90	2.09	1.72	1.68	1.76	1.58	1.43	0.96	0.63	0.50	0.41	0.45	0.40	0.39
		TOTAL	**0.66**	**0.30**	**0.63**	**0.21**	**0.43**	**0.37**	**0.37**	**0.34**	**0.26**	**0.13**	**0.29**	**0.22**	**0.02**	**0.17**	**0.13**	**0.08**	**1.21**	**1.61**	**1.74**	**1.82**	**1.59**	**1.66**	**1.39**	**1.52**	**1.34**	**1.11**	**1.02**	**0.90**	**0.66**	**0.70**	**0.54**	**0.40**
11	MANADO	SMALL	0.90	0.00	3.07	0.10	0.00	0.10	0.00	1.65	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.10	10.07	7.49	8.31	4.10	3.17	3.27	0.20	1.75	1.75	2.55	2.55	0.88	0.88	0.00	0.00	0.10
		MEDIUM	0.27	0.01	-0.75	0.27	0.47	0.02	0.00	0.15	0.01	0.01	0.02	0.05	0.02	-0.03	0.00	0.02	3.82	1.61	0.11	-0.20	0.00	0.00	0.76	0.64	0.18	0.17	0.19	0.09	0.10	0.07	0.05	0.02
		LARGE	-0.37	0.93	-0.02	-0.49	-0.27	-0.32	0.00	0.03	-0.11	0.01	0.00	0.16	0.00	0.11	-0.25	-0.01	1.40	1.42	1.40	0.05	0.15	-1.09	-1.07	-0.55	-0.39	-0.06	-0.06	0.06	0.17	0.27	0.02	-0.15
		TOTAL	**0.10**	**0.38**	**0.10**	**-0.06**	**0.11**	**-0.11**	**0.00**	**0.32**	**-0.04**	**0.14**	**0.01**	**0.09**	**0.01**	**0.03**	**-0.10**	**0.02**	**3.74**	**2.38**	**1.81**	**0.53**	**0.53**	**0.04**	**-0.06**	**0.32**	**0.18**	**0.42**	**0.43**	**0.20**	**0.25**	**0.14**	**0.03**	**-0.04**
12	SURABAYA	SMALL	0.06	0.63	0.73	0.61	-0.05	0.52	0.06	0.22	0.06	0.38	0.79	0.38	0.52	-0.93	0.05	0.36	-0.98	0.10	0.66	2.05	1.93	1.82	1.15	0.75	0.86	0.72	1.45	1.61	2.08	0.75	0.01	-0.01
		MEDIUM	2.87	0.52	0.59	0.37	0.77	0.40	0.34	-0.05	0.31	0.81	0.44	0.14	0.69	0.00	-0.42	-0.02	2.42	3.79	3.71	4.40	2.27	2.14	1.89	1.47	1.01	1.42	1.52	1.72	2.10	1.28	0.41	0.24
		LARGE	1.22	0.13	0.30	0.04	0.87	-0.40	0.45	-0.18	0.25	0.24	0.13	0.24	0.06	-0.25	-0.19	0.26	0.89	1.70	1.91	1.69	1.34	0.80	0.95	0.72	0.11	0.76	0.44	0.87	0.68	0.18	-0.14	-0.12
		TOTAL	**1.47**	**0.24**	**0.39**	**0.14**	**0.78**	**-0.18**	**0.40**	**-0.13**	**0.25**	**0.36**	**0.24**	**0.23**	**0.22**	**-0.25**	**-0.22**	**0.21**	**1.06**	**2.01**	**2.18**	**2.25**	**1.56**	**1.14**	**1.15**	**0.87**	**0.34**	**0.89**	**0.73**	**1.09**	**1.05**	**0.44**	**-0.02**	**-0.04**
13	PONTIANAK	SMALL	0.12	2.10	0.29	0.06	0.05	0.19	1.06	0.75	0.71	1.27	0.35	1.22	0.60	-0.29	3.65	1.61	5.02	3.44	2.59	2.58	2.51	0.59	1.36	2.06	2.73	3.84	3.12	3.60	3.48	1.88	5.23	5.63
		MEDIUM	1.04	0.96	0.37	-0.15	0.38	-0.08	0.89	3.36	-0.42	0.99	0.24	-0.03	0.64	1.11	2.66	-0.24	2.07	2.01	2.38	2.23	1.56	0.51	1.04	4.59	3.76	4.87	4.19	0.77	1.85	1.98	4.44	4.22
		LARGE	2.82	0.56	0.25	1.10	0.00	0.00	5.07	-0.92	3.03	0.00	0.69	0.00	1.77	0.42	-0.48	0.21	4.79	4.17	4.24	4.79	1.92	1.35	6.22	4.11	7.26	7.26	2.79	3.74	2.47	2.90	1.70	1.92
		TOTAL	**1.36**	**1.21**	**0.30**	**0.37**	**0.13**	**0.04**	**2.44**	**0.93**	**1.20**	**0.73**	**0.44**	**0.41**	**1.03**	**0.38**	**1.87**	**0.56**	**4.07**	**3.28**	**3.12**	**3.27**	**2.02**	**0.84**	**3.00**	**3.57**	**4.68**	**5.40**	**3.34**	**2.82**	**2.64**	**2.28**	**3.74**	**3.89**
14	BATAM	SMALL	-1.51	0.29	0.91	0.80	-0.03	10.54	0.36	0.66	1.95	1.98	0.44	1.04	1.08	0.22	1.41	1.36	0.40	-1.82	-0.85	0.47	1.98	12.41	11.79	11.63	13.84	5.02	5.11	5.50	4.60	2.79	3.79	4.13
		MEDIUM	0.89	-1.08	-1.07	0.72	0.39	3.00	0.34	0.86	0.75	0.22	0.18	0.00	0.48	0.00	0.65	0.00	4.58	0.36	-0.74	-0.56	-1.05	3.03	4.50	4.65	5.02	2.19	2.03	1.16	0.89	0.67	1.14	1.14
		LARGE	-0.41	5.04	0.00	0.00	0.74	-0.45	0.16	0.00	0.68	0.29	1.05	0.09	0.00	0.00	1.12	1.54	-2.00	2.73	3.02	4.61	5.82	0.29	0.45	0.45	0.39	1.13	2.03	2.12	1.44	1.14	1.21	2.67
		TOTAL	**-0.15**	**1.92**	**-0.21**	**0.41**	**0.47**	**2.88**	**0.26**	**0.44**	**0.94**	**0.59**	**0.62**	**0.24**	**0.38**	**0.04**	**1.01**	**0.95**	**0.81**	**1.04**	**0.95**	**1.97**	**2.60**	**3.57**	**4.07**	**4.09**	**4.58**	**2.25**	[illegible]	**2.41**	**1.84**	**1.28**	**1.67**	**2.39**
15	BALIKPAPAN	SMALL	2.04	-0.17	0.00	0.97	2.56	0.00	0.82	0.94	0.41	1.35	0.15	0.09	0.00	0.14	0.00	0.00	2.43	1.91	1.87	2.86	3.38	3.55	4.40	4.37	2.18	3.56	2.87	2.01	1.59	0.38	0.23	0.14
		MEDIUM	1.35	0.39	0.00	1.23	0.07	-0.23	-0.36	-0.30	0.41	0.58	0.12	0.22	0.07	0.00	0.00	0.00	3.87	2.20	1.86	2.99	1.69	1.06	0.70	-0.82	-0.48	0.33	0.82	1.35	1.00	0.42	0.29	0.07
		LARGE	0.00	0.15	-0.27	1.48	0.00	0.14	0.41	0.14	0.07	0.02	0.36	0.87	0.13	0.47	0.18	0.48	1.14	0.53	-0.05	1.36	1.36	1.34	2.03	0.69	0.76	0.64	0.59	1.32	1.38	1.84	1.66	1.27
		TOTAL	**1.13**	**0.19**	**-0.08**	**1.24**	**0.62**	**-0.07**	**0.13**	**0.11**	**0.32**	**0.60**	**0.20**	**0.37**	**0.07**	**0.17**	**0.05**	**0.14**	**2.76**	**1.66**	**1.32**	**2.50**	**1.99**	**1.71**	**1.92**	**0.78**	**0.48**	**1.15**	**1.22**	**1.49**	**1.25**	**0.81**	**0.67**	**0.43**
16	JABODEBEK-BANTEN	SMALL	1.03	0.33	0.61	0.26	0.38	0.79	0.78	0.37	0.62	0.32	0.45	0.19	0.15	0.14	0.11	0.31	1.92	1.99	2.26	2.24	1.59	2.05	2.23	2.34	2.58	2.11	1.78	1.60	1.12	0.94	0.59	0.70
		MEDIUM	1.02	0.56	0.99	1.10	0.81	0.67	0.35	0.23	0.49	0.32	0.31	0.13	0.12	0.77	0.44	0.20	2.08	2.38	3.33	3.72	3.51	3.62	2.96	2.07	1.74	1.39	1.35	1.25	0.89	1.34	1.47	1.54
		LARGE	0.22	0.26	0.32	0.52	0.13	0.75	0.21	0.43	0.30	0.42	0.10	0.19	0.40	0.17	0.27	0.07	1.42	1.27	1.38	1.32	1.23	1.72	1.61	1.53	1.70	1.36	1.26	1.02	1.12	0.86	1.03	0.90
		TOTAL	**0.52**	**0.34**	**0.52**	**0.63**	**0.33**	**0.74**	**0.32**	**0.35**	**0.38**	**0.38**	**0.20**	**0.18**	**0.30**	**0.31**	**0.29**	**0.13**	**1.65**	**1.64**	**1.98**	**2.04**	**1.84**	**2.24**	**2.03**	**1.74**	**1.79**	**1.44**	**1.32**	**1.15**	**1.06**	**0.99**	**1.05**	**1.04**
17	PEKANBARU	SMALL	0.00	0.00	0.00	0.00	0.74	0.00	0.74	0.00	0.00	1.14	0.62	1.07	0.27	0.00	0.00	0.00	2.06	0.65	0.00	0.00	0.74	0.74	1.49	1.49	0.74	1.90	1.77	2.85	3.13	2.05	1.34	0.27
		MEDIUM	1.18	0.52	2.57	0.29	1.15	-1.23	0.68	0.14	0.00	1.03	1.64	0.25	0.00	0.00	0.00	0.00	5.13	3.06	4.53	4.63	4.59	2.77	0.88	0.72	-0.42	1.87	2.83	2.95	2.95	1.89	0.25	0.00
		LARGE	0.76	1.13	4.21	0.42	-1.39	0.00	0.27	0.01	0.00	0.89	0.90	0.00	0.08	0.00	0.00	-0.10	3.16	3.18	6.33	6.63	4.35	3.19	-0.72	-1.11	0.28	1.18	1.81	1.80	1.88	0.98	0.08	-0.02
		TOTAL	**0.96**	**0.63**	**2.74**	**0.30**	**0.46**	**-0.80**	**0.58**	**0.09**	**0.00**	**1.01**	**1.35**	**0.26**	**0.05**	**0.00**	**0.00**	**-0.03**	**4.34**	**2.86**	**4.55**	**4.69**	**4.17**	**2.70**	**0.54**	**0.33**	**-0.13**	**1.69**	**2.47**	**2.64**	**2.69**	**1.67**	**0.31**	**0.02**
18	SAMARINDA	SMALL	0.00	0.34	1.17	0.00	1.73	0.43	0.00	0.30	4.76	0.64	0.00	0.00	0.00	0.09	0.00	0.03	0.18	0.52	1.25	1.51	3.27	3.36	2.17	2.48	5.53	5.74	5.75	5.43	0.64	0.09	0.09	0.12
		MEDIUM	0.00	0.31	0.67	0.00	1.24	0.00	0.00	0.28	1.15	-0.03	0.00	0.08	0.00	0.21	0.00	0.00	-0.12	0.20	0.99	0.99	2.23	1.92	1.24	1.52	1.44	1.41	1.41	1.20	0.05	0.29	0.29	0.21
		LARGE	1.65	-0.50	-0.48	0.00	0.00	0.00	0.00	0.00	1.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.87	1.36	0.66	0.66	-0.98	-0.48	0.00	0.00	1.41	1.41	1.41	1.41	0.00	0.00	0.00	0.00
		TOTAL	**0.75**	**-0.05**	**0.27**	**0.00**	**0.80**	**0.11**	**0.00**	**0.16**	**2.18**	**0.15**	**0.00**	**0.02**	**0.00**	**0.08**	**0.00**	**0.01**	**0.86**	**0.81**	**0.91**	**0.98**	**1.02**	**1.18**	**0.91**	**1.07**	**2.45**	**2.50**	**2.50**	**2.36**	**0.18**	**0.11**	**0.11**	**0.09**
	COMPOSITE OF 18 CITIES	SMALL	0.71	0.31	0.72	0.32	0.40	0.75	0.62	0.36	0.67	0.44	0.50	0.23	0.21	0.10	0.16	0.28	1.82	1.58	1.96	2.08	1.77	2.22	2.11	2.15	2.41	2.09	1.97	1.84	1.39	1.04	0.71	0.76
		MEDIUM	1.10	0.53	0.79	0.76	0.66	0.49	0.52	0.19	0.40	0.34	0.40	0.17	0.23	0.44	0.33	0.12	2.17	2.36	2.92	3.22	2.76	2.72	2.44	1.87	1.60	1.45	1.33	1.31	1.14	1.25	1.18	1.12
		LARGE	0.39	0.28	0.38	0.37	0.32	0.41	0.59	0.25	0.27	0.34	0.16	0.18	0.27	0.08	0.19	0.17	1.24	1.35	1.48	1.43	1.36	1.49	1.70	1.58	1.53	1.47	1.04	0.96	0.97	0.70	0.72	0.72
		TOTAL	**0.63**	**0.35**	**0.54**	**0.47**	**0.42**	**0.48**	**0.57**	**0.25**	**0.57**	**0.35**	**0.27**	**0.19**	**0.25**	**0.18**	**0.22**	**0.17**	**1.57**	**1.66**	**1.94**	**2.00**	**1.79**	**1.92**	**1.96**	**1.74**	**1.89**	**1.76**	**1.46**	**1.39**	**1.07**	**0.90**	**0.84**	**0.83**

METHODOLOGY

The Residential Property Price Survey is conducted on a quarterly basis with a sample of major developers in 16 cities, namely Jabodebek and Banten, Bandung, Surabaya, Semarang, Yogyakarta, Manado, Makassar, Denpasar, Pontianak, Banjarmasin, Bandar Lampung, Palembang, Padang, Medan, Batam, and Balikpapan. In the first quarter 2018 survey, there were an additional 2 cities namely Pekanbaru and Samarinda, bringing the total cities surveyed to 18 cities. Data collection is conducted face to face covering residential sale price, residential unit built and sold in the corresponding quarter, as well as expected residential sale price in the following quarter. Since the first quarter of 2018, the method of calculating residential property sales was changed from accumulated sales to sales during the quarter under survey. Furthermore, the base year was changed from 2002 = 100 to 2018 = 100 in quarter III-2022. In addition, there is an adjustment to the weight calculation method where the weight calculation is based on the value of the mortgage collateral at the bank.