

RESIDENTIAL PROPERTY PRICE SURVEY FOR PRIMARY HOUSE



Quarter IV-2023	Residential Property Prices Increasing
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Price Index	<p>The results of the latest Residential Property Price Survey conducted by Bank Indonesia in the fourth quarter of 2023 indicates that residential property prices in the primary market are rising, yet not as quickly as in the previous period. Growth of the Residential Property Price Index (RPPI) moderated to 1.74% (yoy) in the fourth quarter of 2023 from 1.96% (yoy) in the third quarter of 2023.</p>
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Sales	<p>The latest survey also reveals a quite significant rebound of residential property sales in the fourth quarter of 2023, as reflected by 3.27% (yoy) growth in the reporting period after contracting 6.59% (yoy) in the third quarter of 2023.</p>
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Financing	<p>Based on the sources of finance, the latest Residential Property Price Survey also shows that most developers continued to rely on non-bank financing in the form of internal funds for residential property development, dominating 72.82% of total capital in the fourth quarter of 2023. On the consumer side, housing loans disbursed by the banking industry remained the preferred source of financing residential property purchases, accounting for 75.89% of total financing in the reporting period.</p>
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Residential Property Prices in the Fourth Quarter of 2023

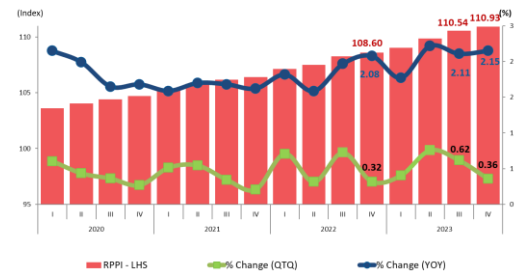
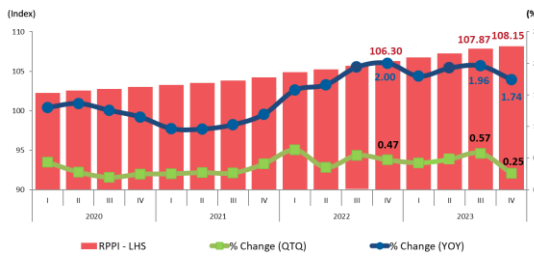
The residential property price index (RPPI) increased in the fourth quarter of 2023.

The latest Residential Property Price Survey conducted by Bank Indonesia in the fourth quarter of 2023 indicates that residential property prices in the primary market increased in the reporting period, as reflected by 1.74% ¹(yoy) growth in the Residential Property Price Index (RPPI), down from 1.96% (yoy) in the third quarter of 2023 (Graph 1). Respondents confirmed that stronger 2.15% (yoy) growth in the prices of small residential properties, up from 2.11% (yoy) in the third quarter of 2023, was the main driver of the recent RPPI gains (Graph 2). Further improvements were offset, however, by moderating growth in the price of medium residences from 2.44% (yoy) in the third quarter of 2023 to 1.87% (yoy) in the reporting period (Graph 3), as well as large houses from 1.58% (yoy) to 1.70% (yoy) (Graph 4). Regionally, of the 18 surveyed cities, respondents in 10 cities reported a higher RPPI in the fourth quarter of 2023, with the remaining eight cities experiencing moderation. Higher residential property prices in the fourth quarter of 2023 were primarily observed in the cities of Pontianak (3.57% yoy), Banjarmasin (0.70% yoy) and Manado (0.32% yoy), with moderation confirmed in Balikpapan (0.78% yoy), Yogyakarta (0.77% yoy) and Bandung (0.73% yoy) (Graph 5).

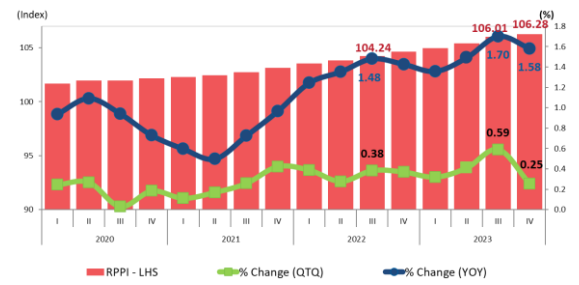
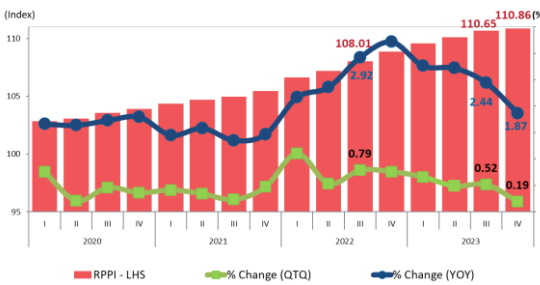
¹ Figures are produced using the new methodology, which is detailed further in the methodology box

On a quarterly basis, residential property prices in the primary market increased slightly by 0.25% (qtq) in the fourth quarter of 2023, decelerating from 0.48% (qtq) in the previous period (Graph 1). Slower rising prices of all residential property types in the fourth quarter of 2023 were the main contributors, with growth of small, medium and large houses decelerating to 0.36% (qtq), 0.17% (qtq) and 0.25% (qtq) respectively from 0.62% (qtq), 0.52% (qtq) and 0.25% (qtq) (Graphs 2, 3 & 4). Regionally, limited RPPI gains were primarily reported by respondents in Pontianak (0.71% qtq), Padang (0.39% qtq) and Surabaya (-0.13% qtq) (Table 3).

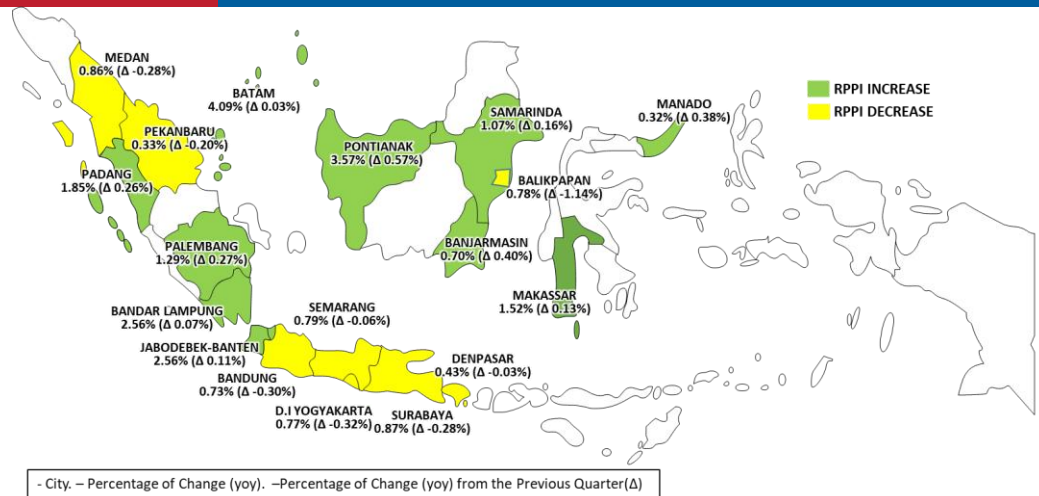
Graph 1 Residential Property Price Index (RPPI) **Graph 2 Residential Property Price Index (RPPI) of Small House**



Graph 3 Residential Property Price Index (RPPI) of Medium House **Graph 4 Residential Property Price Index (RPPI) of Large Houses**

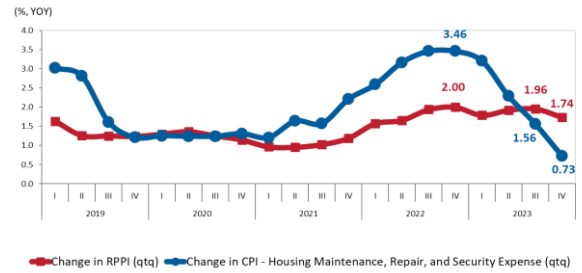


Graph 5 Annual Residential Property Prices Increase in Fourth Quarter 2023 by Region (% yoy)



Graph 6 RPII and the Housing Maintenance, Repair, and Security Expenses Component of CPI (% , yoy)

Residential property price developments in the fourth quarter of 2023 were in line with milder CPI inflationary pressures on building materials, as reflected by lower annual inflation of the maintenance, repair and security cost component of the Consumer Confidence Index (CCI) in December 2023 to 0.73% (yoy) from 1.56% (yoy) in the third quarter of 2023 (Graph 6).



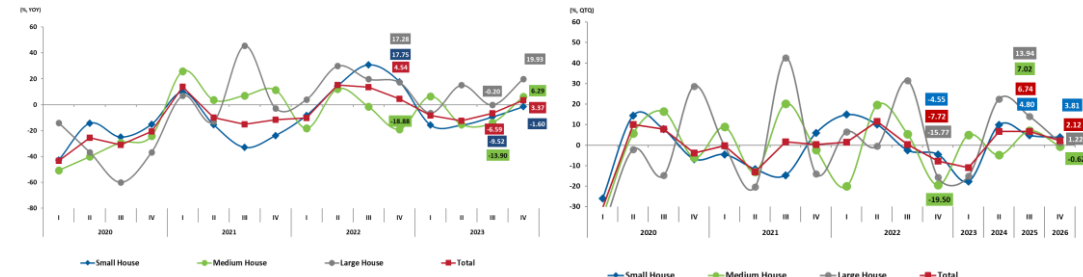
Residential Property Sales in the Fourth Quarter of 2023

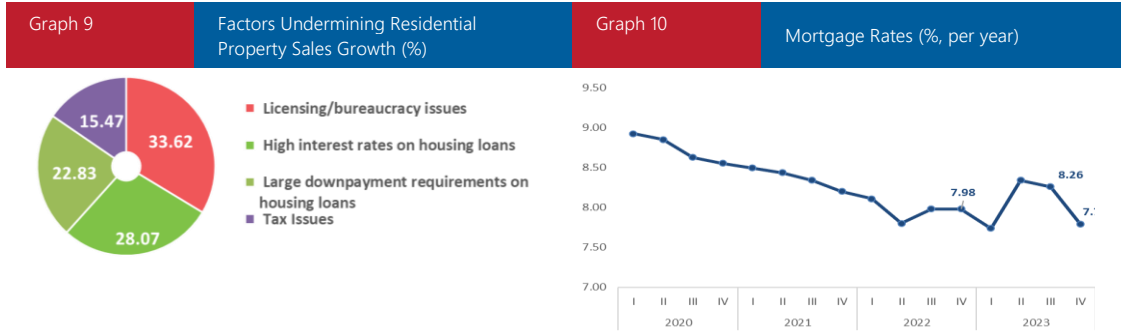
Residential property sales experienced a quite significant increase in the fourth quarter of 2023.

Annual residential property sales in the primary market experienced a quite significant increase in the fourth quarter of 2023. Residential property sales in the fourth quarter of 2023 improved to increase 3.37% (yoy) after contracting 6.59% (yoy) in the previous period. This was driven by higher sales of all residential property types in the fourth quarter of 2023, particularly medium (6.29% yoy) and large (19.93% mtm) residences. On the other hand, sales of small houses improved but remained in contractionary territory, declining 1.60% (yoy) in the reporting period (Graph 7). Respondents cited several factors constraining residential property sales in the primary market in the fourth quarter of 2023, namely: (i) licensing/bureaucracy issues (33.62%), (ii) lending rates on housing loans (28.07%), (iii) large down payment requirements on housing loan applications (22.83%), and (iv) tax issues (15.47%) (Graph 9).

Higher annual residential property sales in the primary market were primarily underpinned by solid quarterly sales performance in the reporting period, as reflected by 2.12% (qtq) growth in the fourth quarter of 2023, despite moderating from 6.74% (qtq) in the previous period. Strong quarterly residential property sales performance was primarily supported by small (3.81% qtq) and large (1.22% qtq) residences, contrasting the 0.62% (qtq) sales contraction recorded in terms of medium houses (Graph 8).

Graph 7 Property Sales Growth (% , yoy) **Graph 8** Property Sales Quarterly Growth (% , qtq)



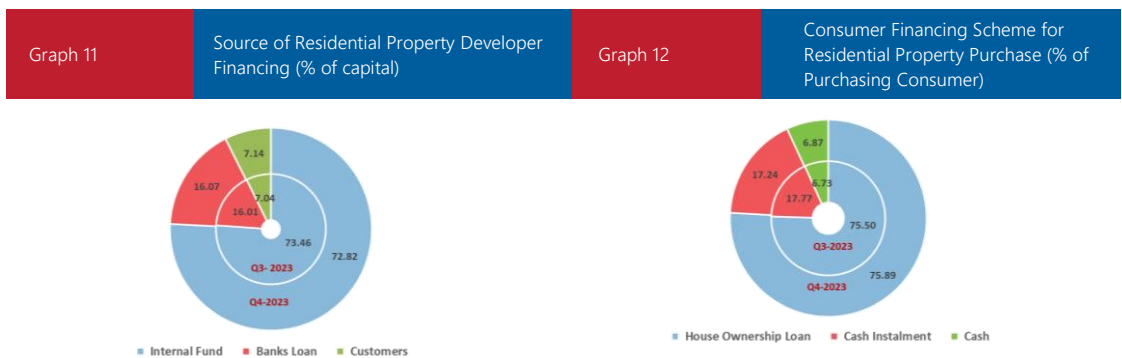


Residential Property Financing

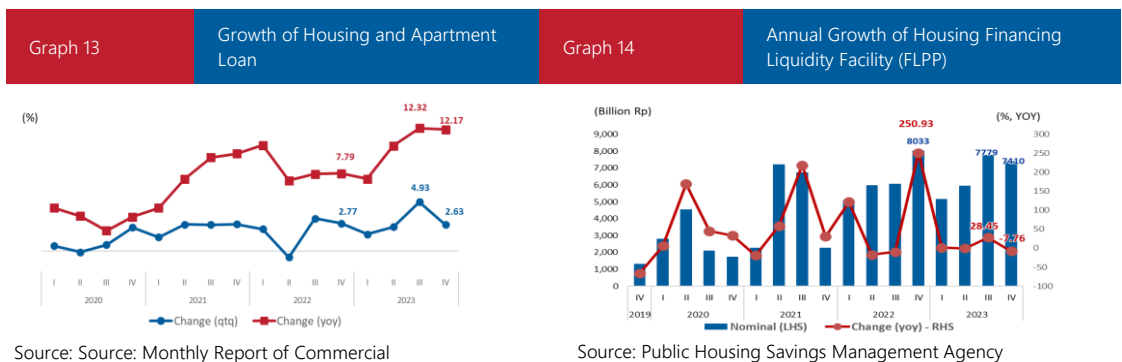
Property developers continued to rely on internal funds, while most consumers favoured housing loans.

In the fourth quarter of 2023, property developers continued to rely on non-bank financing as the primary source for residential property development, with internal funds accounting for 72.82% of total capital, followed by bank loans (16.07%) and consumer payments (7.14%) (Graph 11).

On the consumer side, housing loans remained the preferred form of financing for residential property purchases, dominating 75.89% of the total, followed by cash instalments (17.24%) and cash (6.87%) (Graph 12).



Annually, the total value of housing and apartment loans disbursed by the banking industry increased 12.17% (yoy) in the fourth quarter of 2023, which was relatively stable compared with 12.32% (yoy) growth in the previous period. Stable annual growth was supported by an upward quarterly trend, with growth of housing and apartment loans decelerating from 4.93% (qtq) to 2.63% (qtq) in the reporting period (Graph 13). Totalling Rp7,410 trillion, Housing Financing Liquidity Facility (FLPP²) disbursements in the fourth quarter of 2023 contracted 7.76% (yoy) (Graph 14).



² The Housing Financing Liquidity Facility (FLPP) is a financing facility for residential property purchases available to low-income earners managed by the Public Housing Savings Management Agency (BP Tapera).

APPENDIX

Table 1 National Residential Property Price Index Fourth Quarter 2023 (2018=100)

(Base year 2018 = 100)																								
TYPE	RPM																				2023			
	2018				2019				2020				2021				2022				QI	QII	QIII	QIV
	QI	QII	QIII	QIV	QI	QII	QIII	QIV	QI	QII	QIII	QIV	QI	QII	QIII	QIV	QI	QII	QIII	QIV	QI	QII	QIII	QIV
SMALL	98.81	99.88	100.51	100.79	101.41	102.01	102.72	102.97	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
MEDIUM	99.12	99.96	100.33	100.59	101.17	101.41	101.78	102.08	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	110.96
LARGE	99.53	99.87	100.09	100.51	100.73	100.85	101.03	101.43	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
TOTAL	99.32	99.90	100.21	100.57	100.94	101.16	101.46	101.82	102.26	102.54	102.74	102.89	103.24	103.52	103.79	104.21	104.87	105.23	105.80	106.30	106.75	107.26	107.87	108.15

Table 2

Residential Property Price Index by Region Fourth Quarter 2023 (2018=100)

No.	CITY	TYPE	RPPI							
			2022				2023			
			QI	QII	QIII	QIV	QI	QII	QIII	QIV
1	BANDUNG	SMALL	108.66	108.96	110.82	111.21	112.29	112.29	113.42	113.46
		MEDIUM	107.36	108.47	108.70	109.36	109.52	109.78	110.02	110.04
		LARGE	104.36	104.36	104.98	105.12	105.12	105.12	105.36	105.40
		TOTAL	106.16	106.57	107.30	107.65	107.91	107.99	108.40	108.43
2	BANDAR LAMPUNG	SMALL	100.41	102.68	101.87	101.87	102.23	102.23	102.23	102.78
		MEDIUM	100.80	101.37	102.91	102.91	105.39	105.45	105.45	105.45
		LARGE	101.07	101.07	102.44	102.44	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
3	BANJARMASIN	SMALL	112.66	113.52	113.92	114.02	114.02	114.04	114.35	115.63
		MEDIUM	101.82	101.84	101.91	101.91	102.18	102.18	102.23	102.26
		LARGE	99.52	99.52	99.52	99.52	99.52	99.52	99.52	99.53
		TOTAL	105.40	105.71	105.88	105.92	106.06	106.06	106.20	106.66
4	DENPASAR	SMALL	101.93	101.85	102.17	102.26	102.30	102.59	103.18	103.18
		MEDIUM	102.27	102.32	102.76	102.81	102.84	102.85	103.01	103.01
		LARGE	102.60	102.05	102.03	102.03	102.03	102.03	102.37	102.37
		TOTAL	102.37	102.08	102.24	102.28	102.29	102.36	102.71	102.71
5	PALEMBANG	SMALL	105.52	105.52	106.27	106.33	106.33	106.33	106.33	107.38
		MEDIUM	103.30	104.18	104.64	105.03	105.16	105.30	105.44	106.14
		LARGE	103.15	103.91	104.30	104.85	106.54	106.96	106.96	107.08
		TOTAL	103.77	104.43	104.94	105.29	105.77	105.94	106.01	106.65
6	SEMARANG	SMALL	105.19	105.54	105.66	105.80	106.08	106.36	106.19	106.37
		MEDIUM	102.90	103.09	103.66	103.68	103.72	103.76	104.77	104.82
		LARGE	101.93	102.07	102.25	102.56	102.75	102.95	102.90	103.30
		TOTAL	102.77	102.95	103.23	103.43	103.60	103.76	103.99	104.25
7	YOGYAKARTA	SMALL	108.13	107.76	111.65	110.39	110.33	110.51	110.59	111.59
		MEDIUM	108.94	108.84	110.80	111.33	111.98	111.83	111.64	111.64
		LARGE	107.04	108.67	110.02	111.04	111.65	111.80	112.21	112.22
		TOTAL	107.93	108.62	110.57	111.08	111.61	111.65	111.78	111.93
8	PADANG	SMALL	107.51	107.53	107.74	107.99	108.00	108.52	109.41	111.29
		MEDIUM	105.22	105.36	106.26	106.43	106.43	106.43	109.40	109.40
		LARGE	101.40	101.01	101.12	101.12	101.32	101.11	101.05	100.75
		TOTAL	104.63	104.56	105.02	105.15	105.22	105.29	106.69	107.10
9	MEDAN	SMALL	128.55	128.55	130.27	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
		LARGE	108.22	108.69	109.96	110.09	110.55	110.59	110.85	110.89
		TOTAL	111.08	111.73	112.83	113.17	113.46	113.63	114.12	114.14
10	MAKASSAR	SMALL	106.37	106.45	107.03	107.15	107.62	107.82	108.01	108.20
		MEDIUM	106.75	107.04	107.91	108.04	108.59	109.01	109.43	109.96
		LARGE	105.37	105.94	106.39	106.85	107.18	107.72	108.26	108.53
		TOTAL	106.27	106.59	107.26	107.49	107.95	108.35	108.75	109.12
11	MANADO	SMALL	118.43	118.43	122.06	122.18	122.18	122.30	122.30	124.32
		MEDIUM	109.78	109.79	108.97	109.26	109.77	109.79	109.79	109.95
		LARGE	111.86	112.90	112.88	112.32	112.02	111.67	111.67	111.71
		TOTAL	111.89	112.31	112.43	112.36	112.48	112.36	112.36	112.72
12	SURABAYA	SMALL	106.78	107.45	108.24	108.90	108.85	109.41	109.48	109.72
		MEDIUM	106.40	106.95	107.58	107.98	108.81	109.24	109.62	109.56
		LARGE	105.53	105.67	105.98	106.02	106.94	106.51	106.99	106.79
		TOTAL	105.80	106.05	106.46	106.61	107.45	107.25	107.68	107.54
13	PONTIANAK	SMALL	109.33	111.63	111.96	112.02	112.08	112.29	113.47	114.33
		MEDIUM	106.76	107.78	108.18	108.02	107.86	108.33	109.30	112.97
		LARGE	105.52	106.11	106.37	107.54	108.72	107.54	112.99	111.95
		TOTAL	107.22	108.51	108.84	109.24	109.64	109.43	112.10	113.14
14	BATAM	SMALL	101.44	101.74	102.66	103.48	103.45	114.36	114.77	115.52
		MEDIUM	103.97	102.85	101.75	102.48	102.88	105.97	106.33	107.24
		LARGE	96.51	101.37	101.37	101.37	102.12	101.67	101.83	101.83
		TOTAL	100.13	102.06	101.84	102.26	102.74	105.70	105.98	106.44
15	BALIKPAPAN	SMALL	106.01	105.83	105.83	106.86	109.60	109.59	110.50	111.53
		MEDIUM	103.55	103.95	103.95	105.23	105.30	105.06	104.68	104.36
		LARGE	97.30	97.44	97.18	98.62	98.62	98.75	99.15	99.29
		TOTAL	102.30	102.50	102.42	103.69	104.34	104.26	104.40	104.51
16	JABODEBEK-BANTEN	SMALL	106.55	106.90	107.55	107.82	108.24	109.09	109.95	110.36
		MEDIUM	107.19	107.79	108.86	110.06	110.96	111.70	112.44	112.70
		LARGE	102.88	103.15	103.48	104.01	104.14	104.93	105.72	106.17
		TOTAL	104.41	104.77	105.32	105.98	106.33	107.12	107.90	108.70
17	PEKANBARU	SMALL	111.26	111.26	111.26	111.26	112.09	112.09	112.92	112.92
		MEDIUM	108.48	109.04	111.84	112.17	113.46	112.06	112.83	112.98
		LARGE	107.32	108.53	113.10	113.57	111.99	111.99	112.29	112.31
		TOTAL	108.45	109.13	112.13	112.46	112.98	112.07	112.73	112.83
18	SAMARINDA	SMALL	102.54	102.88	104.09	104.09	105.89	106.34	106.34	106.66
		MEDIUM	101.13	101.44	102.13	102.13	103.39	103.39	103.39	103.68
		LARGE	108.98	108.43	107.92	107.92	107.92	107.92	107.92	107.92
		TOTAL	105.04	104.98	105.27	105.27	106.11	106.22	106.22	106.39
COMPOSITE OF 18 CITIES		SMALL	107.14	107.48	108.26	108.60	109.04	109.86	110.54	110.93
		MEDIUM	106.60	107.17	108.01	108.83	109.55	110.08	110.65	110.86
		LARGE	103.55	103.84	104.24	104.62	104.96	105.39	106.01	106.28
		TOTAL	104.87	105.23	105.80	106.30	106.75	107.26	107.87	108.15

Table 3

Residential Property Price Index Growth by Region Fourth Quarter 2023 (2018=100)

		(Base Year 2018 = 100)																
No.	CITY	TYPE	%Change Quarterly (q-t-q)								%Change Annually (y-o-y)							
			2022				2023				2022				2023			
			QI	QII	QIII	QIV	QI	QII	QIII	QIV	QI	QII	QIII	QIV	QI	QII	QIII	QIV
1	BANDUNG	SMALL	0.61	0.27	1.71	0.35	0.97	0.00	1.00	0.04	3.20	2.06	3.40	2.97	3.34	3.06	2.34	2.02
		MEDIUM	0.30	1.03	0.21	0.61	0.15	0.23	0.22	0.01	1.91	2.34	2.31	2.16	2.01	1.21	1.22	0.62
		LARGE	0.27	0.00	0.60	0.13	0.00	0.00	0.23	0.04	0.86	0.86	0.99	1.00	0.72	0.72	0.36	0.27
		TOTAL	0.35	0.38	0.69	0.33	0.24	0.07	0.38	0.03	1.65	1.56	1.89	1.76	1.65	1.34	1.02	0.73
2	BANDAR LAMPUNG	SMALL	0.00	2.26	-0.79	0.00	0.35	0.00	0.00	0.54	2.18	3.55	1.45	1.45	1.81	-0.44	0.35	0.89
		MEDIUM	0.12	0.56	1.52	0.00	2.41	0.06	0.00	0.00	0.09	0.65	2.21	2.21	4.55	4.03	2.47	2.47
		LARGE	0.00	0.00	1.36	0.00	2.93	0.00	0.00	0.00	0.00	0.00	1.36	1.36	4.33	4.33	2.93	2.93
		TOTAL	0.03	0.42	1.13	0.00	2.48	0.01	0.00	0.07	0.29	0.60	1.59	1.59	4.08	3.65	2.49	2.56
3	BANJARMASIN	SMALL	1.15	0.76	0.36	0.08	0.01	0.01	0.27	1.13	2.52	2.93	2.54	2.37	1.21	0.46	0.37	1.42
		MEDIUM	0.05	0.02	0.06	0.00	0.27	0.00	0.05	0.03	-0.51	0.10	0.13	0.13	0.36	0.34	0.32	0.35
		LARGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.24	0.15	0.00	0.00	0.00	0.00	0.00	0.01
		TOTAL	0.45	0.29	0.16	0.03	0.14	0.00	0.12	0.43	0.71	1.15	1.00	0.94	0.62	0.33	0.29	0.70
4	DENPASAR	SMALL	0.05	-0.08	0.31	0.09	0.04	0.28	0.58	0.00	0.83	0.35	0.65	0.37	0.36	0.72	1.00	0.90
		MEDIUM	0.19	0.05	0.43	0.04	0.03	0.01	0.16	0.00	0.87	0.88	0.73	0.72	0.55	0.51	0.24	0.19
		LARGE	0.00	-0.53	-0.02	0.00	0.00	0.00	0.33	0.00	1.37	0.83	-0.73	-0.55	-0.55	-0.02	0.33	0.33
		TOTAL	0.06	-0.29	0.16	0.03	0.01	0.07	0.35	0.00	1.13	0.74	-0.19	-0.04	-0.08	0.27	0.46	0.43
5	PALEMBANG	SMALL	0.00	0.00	0.71	0.06	0.00	0.00	0.00	0.98	1.58	0.92	0.71	0.77	0.77	0.06	0.98	
		MEDIUM	0.48	0.86	0.43	0.38	0.12	0.13	0.13	0.66	1.32	1.49	1.78	2.17	1.80	1.07	0.77	1.05
		LARGE	0.70	0.74	0.37	0.53	1.62	0.39	0.00	0.11	1.14	1.55	1.93	2.36	3.29	2.93	2.56	2.13
		TOTAL	0.42	0.63	0.48	0.34	0.45	0.16	0.07	0.61	1.34	1.37	1.57	1.89	1.92	1.44	1.03	1.29
6	SEMARANG	SMALL	0.21	0.33	0.11	0.13	0.27	0.27	0.26	0.17	0.89	0.95	0.97	0.78	0.84	0.78	0.51	0.55
		MEDIUM	0.00	0.19	0.56	0.02	0.04	0.04	0.37	0.04	0.38	0.49	0.95	0.76	0.80	0.65	1.07	1.10
		LARGE	-0.09	0.13	0.17	0.31	0.19	0.19	0.05	0.38	0.13	0.08	0.23	0.52	0.80	0.86	0.64	0.72
		TOTAL	-0.01	0.18	0.27	0.20	0.16	0.16	0.17	0.25	0.33	0.34	0.56	0.63	0.81	0.79	0.74	0.79
7	YOGYAKARTA	SMALL	2.89	-0.34	3.61	-1.13	-0.06	0.17	0.07	0.90	4.60	3.74	6.13	5.05	2.03	2.56	-0.96	1.08
		MEDIUM	1.48	-0.09	1.80	0.48	0.59	-0.14	-0.17	0.00	4.68	2.77	3.23	3.71	2.80	2.75	0.76	0.28
		LARGE	0.56	1.52	1.24	0.92	0.55	0.13	0.36	0.01	2.64	4.23	5.03	4.31	4.30	2.89	1.99	1.07
		TOTAL	1.24	0.64	1.80	0.46	0.48	0.04	0.12	0.14	3.70	3.61	4.51	4.20	3.41	2.79	1.99	0.77
8	PADANG	SMALL	0.07	0.02	0.19	0.23	0.01	0.48	0.82	1.72	0.24	-0.55	0.28	0.52	0.46	0.92	1.55	3.05
		MEDIUM	1.37	0.13	0.85	0.16	0.00	0.00	2.79	0.00	2.92	2.69	3.45	2.53	1.14	1.01	2.96	2.79
		LARGE	0.00	-0.38	0.11	0.00	0.20	-0.21	-0.06	-0.30	1.14	-0.38	-0.27	-0.27	-0.07	0.10	-0.07	-0.37
		TOTAL	0.57	-0.06	0.43	0.13	0.06	0.07	1.33	0.39	1.59	0.79	1.36	1.07	0.56	0.69	1.59	1.85
9	MEDAN	SMALL	0.00	0.00	1.34	1.86	0.00	0.00	0.00	0.00	4.22	0.00	1.34	3.22	3.22	3.22	1.86	0.00
		MEDIUM	2.46	1.25	0.35	0.00	0.00	0.48	1.10	0.00	3.59	4.47	4.41	4.10	1.61	0.84	1.59	1.59
		LARGE	0.48	0.43	1.18	0.11	0.42	0.04	0.24	0.03	1.84	2.16	2.77	2.21	2.15	1.75	0.81	0.73
		TOTAL	0.93	0.59	0.98	0.30	0.26	0.15	0.43	0.02	2.59	2.49	3.02	2.83	2.15	1.70	1.14	0.86
10	MAKASSAR	SMALL	0.39	0.08	0.54	0.12	0.44	0.18	0.18	0.18	0.69	0.77	1.03	1.13	1.18	1.28	0.92	0.98
		MEDIUM	0.80	0.27	0.81	0.13	0.51	0.39	0.39	0.48	1.25	1.27	2.02	2.02	1.72	1.84	1.41	1.77
		LARGE	0.68	0.54	0.43	0.43	0.31	0.51	0.51	0.25	1.61	2.15	1.90	2.09	1.72	1.68	1.76	1.58
		TOTAL	0.66	0.30	0.63	0.21	0.43	0.37	0.37	0.34	1.21	1.61	1.74	1.82	1.59	1.66	1.39	1.52
11	MANADO	SMALL	0.90	0.00	3.07	0.10	0.00	0.10	0.00	1.65	10.07	7.49	8.31	4.10	3.17	3.27	0.20	1.75
		MEDIUM	0.27	0.01	-0.75	0.27	0.47	0.02	0.00	0.15	3.82	1.61	0.11	-0.20	0.00	0.00	0.76	0.64
		LARGE	-0.37	0.93	-0.02	-0.49	-0.27	-0.32	0.00	0.03	1.40	1.42	1.40	0.05	0.15	-1.09	-1.07	-0.55
		TOTAL	0.10	0.38	0.10	-0.06	0.11	-0.11	0.00	0.32	3.74	2.38	1.81	0.53	0.53	0.04	-0.06	0.32
12	SURABAYA	SMALL	0.06	0.63	0.73	0.61	-0.05	0.52	0.06	0.22	-0.98	0.10	0.66	2.05	1.93	1.82	1.15	0.75
		MEDIUM	2.87	0.52	0.59	0.37	0.77	0.40	0.34	-0.05	2.42	3.79	3.71	4.40	2.27	2.14	1.89	1.47
		LARGE	1.22	0.13	0.30	0.04	0.87	-0.40	0.45	-0.18	0.89	1.70	1.91	1.69	1.34	0.80	0.95	0.72
		TOTAL	1.47	0.24	0.39	0.14	0.78	-0.18	0.40	-0.13	1.06	2.01	2.18	2.29	1.56	1.14	1.15	0.87
13	PONTIANAK	SMALL	0.12	2.10	0.29	0.06	0.06	0.19	1.06	0.75	5.02	3.44	2.59	2.58	2.52	0.59	1.36	2.06
		MEDIUM	1.04	0.96	0.37	-0.15	-0.15	-0.08	0.89	3.36	2.07	2.01	2.38	2.23	1.03	0.51	1.04	4.59
		LARGE	2.82	0.56	0.25	1.10	1.10	0.00	5.07	-0.92	4.79	4.17	4.24	4.79	3.03	1.35	6.22	4.11
		TOTAL	1.36	1.21	0.30	0.37	0.37	0.04	2.44	0.93	4.07	3.28	3.12	3.27	2.26	0.84	3.00	3.57
14	BATAM	SMALL	-1.51	0.29	0.91	0.80	-0.03	10.54	0.36	0.66	0.40	-1.82	-0.85	0.47	1.98	12.41	11.79	11.63
		MEDIUM	0.89	-1.08	-1.07	0.72	0.39	3.00	0.34	0.86	4.58	0.36	-0.74	-0.56	-1.05	3.03	4.50	4.65
		LARGE	-0.41	5.04	0.00	0.00	0.74	-0.45	0.16	0.00	-2.00	2.73	3.02	4.61	5.82	0.29	0.45	0.45
		TOTAL	-0.15	1.92	-0.21	0.41	0.47	2.88	0.26	0.44	0.81	1.04	0.95	1.97	2.60	3.57	4.07	4.09
15	BALIKPAPAN	SMALL	2.04	-0.17	0.00	0.97	2.56	0.00	0.82	0.94	2.43	1.91	1.87	2.86	3.38	3.55	4.40	4.37
		MEDIUM	1.35	0.39	0.00	1.23	0.07	-0.23	-0.36	-0.30	3.87	2.20	1.86	2.99	1.69	1.06	0.70	-0.82
		LARGE	0.00	0.15	-0.27	1.48	0.00	0.14	0.41	0.14	1.14	0.53	-0.05	1.36	1.36	1.34	2.03	0.69
		TOTAL	1.13	0.19	-0.08	1.24	0.62	-0.07	0.13	0.11	2.76	1.66	1.32	2.50	1.99	1.71	1.92	0.78
16	JABODEBEK-BANTEN	SMALL	1.03	0.33	0.61	0.26	0.38	0.79	0.79	0.37	1.92	1.99						

Table 4

Housing Financing Liquidity Facility (FLPP) Disbursements in 2023

(Quarter IV 2023)

PROVINCE	UNITS	FLPP (RP)
ACEH	426	47,481,854,250
SUMATERA UTARA	2,680	304,759,985,067
SUMATERA BARAT	849	95,794,476,375
RIAU	2,012	225,184,736,703
JAMBI	1,581	177,668,010,548
SUMATERA SELATAN	3,467	397,381,083,819
BENGKULU	566	62,510,226,000
LAMPUNG	971	111,125,766,750
KEPULAUAN BANGKA BELITUNG	614	73,435,632,750
KEPULAUAN RIAU	1,269	150,351,457,877
DKI JAKARTA	-	-
JAWA BARAT	16,514	2,012,501,700,743
JAWA TENGAH	4,783	547,253,227,500
DAERAH ISTIMEWA YOGYAKARTA	95	10,877,160,060
JAWA TIMUR	3,793	430,078,699,200
BANTEN	4,559	554,157,669,025
BALI	765	94,873,994,250
NUSA TENGGARA BARAT	1,346	169,028,544,750
NUSA TENGGARA TIMUR	248	31,249,147,500
KALIMANTAN BARAT	1,885	231,058,900,793
KALIMANTAN TENGAH	846	106,831,686,750
KALIMANTAN SELATAN	2,950	362,433,335,718
KALIMANTAN TIMUR	606	76,005,952,500
KALIMANTAN UTARA	184	22,467,315,000
SULAWESI UTARA	612	72,122,526,000
SULAWESI TENGAH	890	106,736,964,750
SULAWESI SELATAN	4,188	500,373,183,750
SULAWESI TENGGARA	2,038	242,159,847,000
GORONTALO	285	34,387,710,000
SULAWESI BARAT	420	50,165,280,000
MALUKU	3	339,000,000
MALUKU UTARA	6	661,950,000
PAPUA BARAT	225	36,024,791,250
P A P U A	442	72,209,872,500
TOTAL	62,118	7,409,691,689,178

Source: Public Housing Savings Management Agency

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.