

Global Residential Cities Index

Q3 2019

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HEADLINES

Budapest

CITY WITH THE HIGHEST RATE OF ANNUAL GROWTH IN Q3 2019 (24%)

3.2%

AVERAGE ANNUAL GROWTH ACROSS 150 CITIES

78%

OF CITIES TRACKED REGISTERED STATIC OR POSITIVE PRICE GROWTH IN THE YEAR TO SEPTEMBER 2019

Canada

THE COUNTRY WITH THE LARGEST GAP BETWEEN ITS STRONGEST AND WEAKEST-PERFORMING CITY

42%

THE INCREASE IN THE GRCI SINCE THE START OF THE FINANCIAL CRISIS IN Q3 2008

This quarter Budapest has reclaimed its title as the city with the fastest-rising house prices globally. The capital of Hungary saw residential prices accelerate by 24% in the year to September 2019 driven by low mortgage rates, strong employment and economic growth.

Overall, the index's performance is moderating. At 3.2%, the index increased at its weakest annual rate since the second quarter of 2015. Yet despite this, more than 78% of the 150 cities tracked by the index, registered either flat or rising prices over the 12-month period. In short, prices are rising across more cities but at a slower rate.

Analysis of the top performing city over the last three years backs up this trend. Three years ago annual growth of 40%+ was not unusual, in the last year the frontrunners are closer to 20% (figure 1).

Key movers this quarter include Warsaw (13%) and Athens (12%) which now sit within the top ten rankings and the strong performance of a number of Central and Eastern European cities such as Zagreb (15%), Bratislava (10%) and Tallinn (8%).

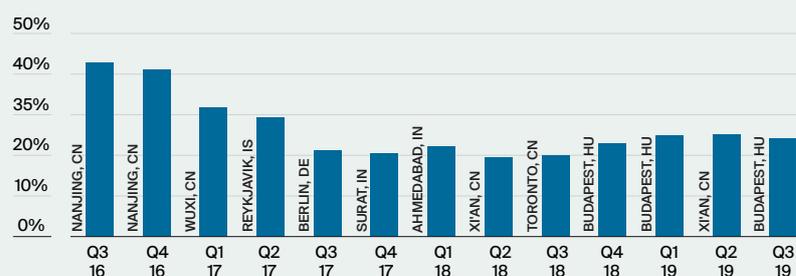
The two Russian cities within the index, St Petersburg (14%) and Moscow (10%), have also risen up the rankings in 2019 as economic momentum is picking

up and consumer sentiment recovering. This quarter, the country with the largest gap between its strongest and weakest-performing city is Canada, some

14.2 percentage points separate Ottawa (7.1%) and Vancouver (-7.1%) as divergent economies and property regulations take their toll.

Fig 1. The top performing city each quarter

Annual % change



Source: Knight Frank Research

Fig 2. Index records lowest rate of annual price growth since Q2 2015

Average annual price change



Source: Knight Frank Research

Source: Knight Frank Research

*Asking prices **Provisional *** Metropolitan area

****Lake Geneva

AE United Arab Emirates, AT Austria, AU Australia, BE Belgium, BG Bulgaria, CA Canada, CH Switzerland, CL Chile, CN China, CO Colombia, CY Cyprus, CZ Czech Republic, DK Denmark, EE Estonia, ES Spain, FI Finland, FR France, GR Greece, HK Hong Kong, HR Croatia, HU Hungary, IE Ireland, IL Israel, IN India, IS Iceland, IT Italy, JP Japan, KR South Korea, LV Latvia, MK Macedonia, MX Mexico, MY Malaysia, PE Peru, NL Netherlands, NO Norway, NZ New Zealand, PT Portugal, RU Russia, SE Sweden, SG Singapore, SI Slovenia, SK Slovakia, TR Turkey, TW Taiwan, UK United Kingdom, US United States, ZA South Africa

All data corresponds to 12-month percentage change to Q3 2019 except: Ahmedabad, Bengaluru, Brussels, Bucharest, Budapest, Chennai, Delhi, Hyderabad, Kolkata, Lille, Lima, Ljubljana, Luxembourg, Lyon, Manila, Mumbai, Nagoya, Osaka, Pune, Santiago, Sofia, Taipei, Thessaloniki, Tokyo, Warsaw and Zagreb which is to Q2 2019. Data for Florence, Genoa, Limassol, Marseille, Milan, Napoli, Nicosia, Palermo, Rome, Trieste, Turin and Venice is to Q1 2019 and Cape Town and Johannesburg which is Q2 2018.

Spanish data relates to the city-region

THE KNIGHT FRANK GLOBAL RESIDENTIAL CITIES INDEX, Q3 2019
RANKED BY ANNUAL % CHANGE (Q3 2018-Q3 2019)

CITY	12-MONTH CHANGE (%)	CITY	12-MONTH CHANGE (%)	CITY	12-MONTH CHANGE (%)
1 BUDAPEST, HU	24.1%	51 EDINBURGH, UK	4.2%	101 TIANJIN, CN	1.8%
2 XI'AN, CN	15.9%	52 JOHANNESBURG, ZA	4.2%	102 LOS ANGELES, US	1.7%
3 WUHAN, CN	14.9%	53 MINNEAPOLIS, US	4.2%	103 COPENHAGEN, DK	1.6%
4 ZAGREB, HR	14.5%	54 TOKYO, JP	4.1%	104 NICOSIA, CY	1.5%
5 ST. PETERSBURG, RU	14.2%	55 WELLINGTON, NZ	4.1%	105 JAKARTA, ID***	1.3%
6 WARSAW, PL	13.1%	56 SKOPJE, MK	4.0%	106 HAIFA, IL	1.2%
7 ATHENS, GR	11.8%	57 TORONTO, CA	4.0%	107 GLASGOW, UK	1.1%
8 LUXEMBOURG, LX	11.4%	58 ATLANTA, US	4.0%	108 AHMEDABAD, IN	1.1%
9 LYON, FR	11.2%	59 GENEVA, CH	4.0%	109 NEW YORK, US	0.8%
10 BRATISLAVA, SK	10.2%	60 LILLE, FR	3.9%	110 TRIESTE, IT*	0.7%
11 MOSCOW, RU	10.0%	61 ZURICH, CH	3.9%	111 CHICAGO, US	0.7%
12 CHONGQING, CN	9.6%	62 BARCELONA, ES	3.8%	112 STOCKHOLM, SE	0.6%
13 CAPE TOWN, ZA	9.1%	63 CHANGSHA, CN	3.8%	113 WINNIPEG, CA	0.5%
14 HYDERABAD, IN	9.0%	64 AMSTERDAM, NL	3.8%	114 MARSEILLE, FR	0.2%
15 GUANGZHOU, CN	9.0%	65 REYKJAVIK, IS	3.7%	115 NAPOLI, IT*	0.2%
16 UTRECHT, NL	8.5%	66 OSLO, NO	3.7%	116 NOTTINGHAM, UK	0.2%
17 HANGZHOU, CN	8.2%	67 PARIS, FR	3.7%	117 QUEBEC, CA	0.0%
18 BOGOTA, CO	8.2%	68 DETROIT, US	3.6%	118 NAGOYA, JP	-0.3%
19 TALLINN, EE	8.0%	69 BOSTON, US	3.5%	119 HELSINKI, FI	-0.3%
20 WUXI, CN	8.0%	70 KIEV, UA	3.3%	120 LONDON, UK	-0.4%
21 QINGDAO, CN	7.8%	71 MANCHESTER, UK	3.3%	121 TURIN, IT*	-0.5%
22 PORTO, PT	7.8%	72 FRANKFURT, DE	3.3%	122 SAN FRANCISCO, US	-0.7%
23 THESSALONIKI, GR	7.7%	73 DELHI, IN	3.2%	123 ADELAIDE, AU	-1.0%
24 VIENNA, AT	7.6%	74 HAMBURG, DE	3.2%	124 ISTANBUL, TR	-1.1%
25 NINGBO, CN	7.5%	75 SEOUL, KR	3.1%	125 DUBLIN, IE	-1.2%
26 OTTAWA GATINEAU, CA	7.1%	76 MIAMI, US	3.1%	126 CANBERRA, AU	-1.4%
27 MEXICO CITY, MX	6.6%	77 BRUSSELS, BE	3.1%	127 HONG KONG, HK***	-1.4%
28 MONTREAL, CA	6.3%	78 RIGA, LV	3.0%	128 AUCKLAND, NZ	-1.5%
29 PHOENIX, US	6.0%	79 DALLAS, US	3.0%	129 CALGARY, CA	-1.9%
30 SOFIA, BG	5.9%	80 DENVER, US	3.0%	130 KOLKATA, IN	-2.0%
31 HALIFAX, CA	5.8%	81 SAN DIEGO, US	2.8%	131 ROME, IT*	-2.0%
32 IZMIR, TR	5.8%	82 WASHINGTON, US	2.8%	132 RIO DE JANEIRO, BR	-2.3%
33 NANJING, CN	5.7%	83 SHANGHAI, CN	2.8%	133 BRISBANE, AU	-2.6%
34 ROTTERDAM, NL	5.6%	84 BERN, CH	2.7%	134 KUALA LUMPUR, MY	-2.9%
35 ANKARA, TR	5.5%	85 LISBON, PT	2.7%	135 MUMBAI, IN	-3.0%
36 LIMASSOL, CY	5.4%	86 SINGAPORE, SG	2.7%	136 CHENNAI, IN	-3.0%
37 VALENCIA, ES	5.3%	87 VENICE, IT*	2.6%	137 EDMONTON, CA	-3.1%
38 GOTHENBURG, SE	5.3%	88 MUNICH, DE	2.5%	138 PUNE, IN	-3.5%
39 MALAGA, ES	5.3%	89 SEVILLA, ES	2.4%	139 MELBOURNE, AU	-3.5%
40 MANILA, PH	5.2%	90 TAIPEI CITY, TW	2.4%	140 GENOA, IT*	-3.8%
41 LIMA, PE	4.9%	91 OSAKA, JP	2.3%	141 PALERMO, IT*	-3.8%
42 FLORENCE, IT*	4.8%	92 HOBART, AU	2.1%	142 PERTH, AU	-4.6%
43 ZHENGZHOU, CN	4.8%	93 SAO PAULO, BR	2.0%	143 SYDNEY, AU	-4.6%
44 SANTIAGO, CL	4.8%	94 BENGALURU, IN	2.0%	144 DARWIN, AU	-5.4%
45 TEL AVIV, IL	4.7%	95 SHENZHEN, CN	2.0%	145 VANCOUVER, CA	-7.1%
46 BEIJING, CN	4.6%	96 BUCHAREST, RO	1.9%	146 DUBAI, AE	-7.3%
47 MADRID, ES	4.6%	97 BRISTOL, UK	1.8%	147 LJUBLJANA, SI	-7.5%
48 MALMO, SE	4.6%	98 BIRMINGHAM, UK	1.8%	148 ABERDEEN, UK	-7.6%
49 HAMILTON, CA	4.3%	99 MILAN, IT*	1.8%	149 ABU DHABI, AE	-7.7%
50 BERLIN, DE	4.3%	100 SEATTLE, US	1.8%	150 JERUSALEM, IL	-13.6%

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.



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