

GLOBAL RESIDENTIAL CITIES INDEX

Q4 2018



GLOBAL CITIES UPDATE

Although the great moderation continues, a number of European and Asian cities bucked the trend towards slower growth in 2018.

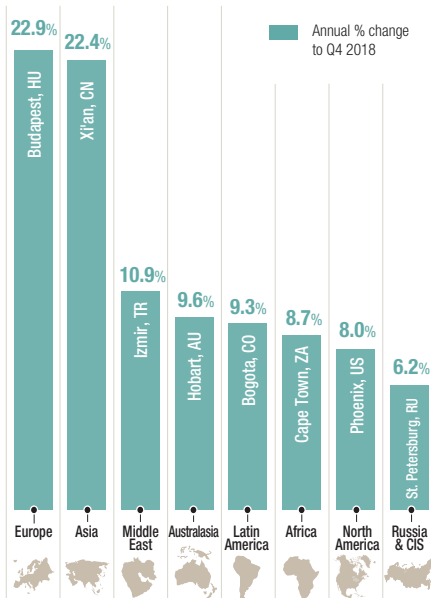
Budapest leads the Global Residential Cities Index, which tracks the movement in average residential prices across 150 cities, registering price growth of 23% in 2018. The Hungarian capital has been placed within our top ten for the last five consecutive quarters.

Overall however, the slowdown continues. Some 79% of countries saw prices increase in 2018, down from 87% in 2017 and the index grew by 4.3% in 2018, down from 4.5% last quarter.

The top ten this quarter is comprised entirely of Asian and European cities including three Dutch cities – Rotterdam (16%), Amsterdam (13%) and Utrecht (12%).

PEAK PERFORMERS

The strongest-performing city by world region



Source: See page 2

The Portuguese city of Porto sits in fourth place recording 16% growth as prices rise from a low base and the city's tourism profile expands.

Spain's recovery continues with Malaga, Madrid, Barcelona and Valencia all recording annual growth above 5%. Despite weaker growth forecast for the Eurozone, Spain's unemployment and household debt continues to drift lower and supply remains low by historic standards.

France and Australia are displaying a similar trend; in each country there is one city that leads by a significant margin. Lyon and Hobart (both 10%) sit 43 and 83 places respectively ahead of their next compatriot city.

Phoenix (8%) and Atlanta (6%) now lead the US cities as Seattle (5%) has slid to 61st in the rankings.

In Asia, Hong Kong has lost ground, falling 36 rankings over a three-month period to 43rd place. A 14% fall by the Hang Seng Index in 2018, uncertainty surrounding government housing initiatives and a rate rise in September 2018 stifled demand.

Latin America's key cities are rising up the rankings; Bogotá, Santiago, Mexico City and Lima saw growth above 6%, a marked difference to a year ago when three of the four registered annual growth below 3%.

Major world cities including London, Dubai, Sydney, Moscow, Auckland and Geneva all saw mainstream prices decline in 2018 but by comparison in a number of cases, the prime segment edged higher.

With geopolitical issues clouding the world stage, and the era of cheap finance coming to a close, we expect the index's performance to weaken further in 2019, although the Federal Reserve's decision to halt rate rises in 2019 may soften the blow for a number of emerging markets.

Q4 2018 RESULTS



BUDAPEST
CITY WITH THE HIGHEST RATE OF ANNUAL GROWTH IN 2018 (23%)

4.3%

AVERAGE ANNUAL GROWTH ACROSS 150 CITIES

79%

PERCENTAGE OF CITIES THAT SAW PRICES INCREASE IN 2018

36

FALL IN HONG KONG'S RANKING SINCE LAST QUARTER

57%

RISE IN SINGAPORE MAINSTREAM PRICES SINCE FINANCIAL CRISIS LOW

KNIGHT FRANK'S GLOBAL RESIDENTIAL CITIES INDEX TRACKS THE MOVEMENT IN MAINSTREAM RESIDENTIAL PRICES ACROSS 150 CITIES WORLDWIDE USING OFFICIAL GOVERNMENT STATISTICS OR CENTRAL BANK DATA.

KNIGHT FRANK GLOBAL RESIDENTIAL CITIES INDEX, Q4 2018

Ranked by annual % change (Q4 2017 to Q4 2018)

Notes: *Asking prices **Provisional *** Metropolitan area ****Lake Geneva. Spanish data relates to the city-region.

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 Q4 2018 except: Amsterdam, Brussels, Bucharest, Budapest, Copenhagen, Florence, Genoa, Kuala Lumpur, Lille, Limassol, Ljubljana, Lyon, Marseille, Milan, Nagoya, Napoli, Nicosia, Osaka, Palermo, Rome, Rotterdam, Sofia, Tokyo, Turin, Utrecht, Venice, Vienna, Warsaw and Zagreb which is to Q3 2018. Data for Santiago is to Q2 2018 and Cape Town and Johannesburg which is Q1 2018.

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Please contact us for further information

If you're thinking of buying or selling, or would just like some property advice, please do get in touch.

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City	12-month % change	City	12-month % change	City	12-month % change
1 Budapest, HU	22.9%	51 Copenhagen, DK	5.4%	101 Tianjin, CN	1.7%
2 Xi'an, CN	22.4%	52 Detroit, US	5.4%	102 Osaka, JP	1.6%
3 Rotterdam, NL	15.7%	53 Boston, US	5.3%	103 Adelaide, AU	1.5%
4 Porto, PT	15.6%	54 Florence, IT*	5.2%	104 Vancouver, CA	1.4%
5 Ahmedabad, IN	15.4%	55 Wuxi, CN	5.2%	105 Taipei City, TW	1.4%
6 Qingdao, CN	13.2%	56 Reykjavik, IS	5.2%	106 Haifa, IL	1.2%
7 Amsterdam, NL	13.1%	57 Miami, US	5.2%	107 Napoli, IT*	1.1%
8 Zagreb, HR	11.8%	58 Valencia, ES	5.2%	108 Tokyo, JP	1.1%
9 Utrecht, NL	11.6%	59 Lille, FR	5.1%	109 Chennai, IN	1.0%
10 Chongqing, CN	11.6%	60 Manchester, UK	5.1%	110 Nagpur, IN	1.0%
11 Hyderabad, IN	11.4%	61 Seattle, US	5.1%	111 Nicosia, CY	0.7%
12 Changsha, CN	11.1%	62 Bucharest, RO	5.0%	112 Kiev, UA	0.7%
13 Izmir, TR	10.9%	63 Paris, FR	5.0%	113 Malmö, SE	0.6%
14 Wuhan, CN	10.8%	64 Munich, DE	4.8%	114 Nanjing, CN	0.6%
15 Seoul, KR	10.4%	65 Istanbul, TR	4.6%	115 Shanghai, CN	0.4%
16 Lyon, FR	9.7%	66 Oslo, NO	4.4%	116 Shenzhen, CN	0.1%
17 Hobart, AU	9.6%	67 Hamilton, CA	4.4%	117 Surat, IN	0.0%
18 Zhengzhou, CN	9.4%	68 Montreal, CA	4.4%	118 Halifax, CA	0.0%
19 Bogota, CO	9.3%	69 Dublin, IE	4.2%	119 Quebec, CA	-0.1%
20 Ankara, TR	8.8%	70 Marseille, FR	4.2%	120 Brisbane, AU	-0.3%
21 Cape Town, ZA	8.7%	71 Athens, GR	4.1%	121 Winnipeg, CA	-0.5%
22 Guangzhou, CN	8.3%	72 Hamburg, DE	3.9%	122 Venice, IT*	-0.6%
23 Malaga, ES	8.3%	73 Dallas, US	3.9%	123 London, UK	-0.7%
24 Madrid, ES	8.1%	74 Riga, LV	3.9%	124 Trieste, IT*	-1.0%
25 Phoenix, US	8.0%	75 Nottingham, UK	3.9%	125 Auckland, NZ	-1.0%
26 Singapore, SG	7.9%	76 Toronto, CA	3.7%	126 Moscow, RU	-1.4%
27 Nagoya, JP	7.7%	77 Los Angeles, US	3.7%	127 Geneva, CH****	-1.4%
28 Wellington, NZ	7.4%	78 Limassol, CY	3.6%	128 Kolkata, IN	-1.9%
29 Berlin, DE	7.4%	79 San Francisco, US	3.5%	129 Edmonton, CA	-1.9%
30 Sofia, BG	7.0%	80 Johannesburg, ZA	3.4%	130 Delhi, IN	-2.0%
31 Edinburgh, UK	7.0%	81 New York, US	3.3%	131 Rome, IT*	-2.0%
32 Frankfurt, DE	7.0%	82 Glasgow, UK	3.3%	132 Gothenburg, SE	-2.1%
33 Barcelona, ES	6.9%	83 Sevilla, ES	3.2%	133 Perth, AU	-2.5%
34 Santiago, CL	6.7%	84 Jakarta, ID***	3.0%	134 Calgary, CA	-2.6%
35 Warsaw, PL	6.7%	85 Chicago, US	2.9%	135 Kuala Lumpur, MY	-2.8%
36 Mexico City, MX	6.6%	86 Pune, IN	2.9%	136 Palermo, IT*	-3.5%
37 Bengaluru, IN	6.6%	87 Helsinki, FI	2.8%	137 Darwin, AU	-3.5%
38 Vienna, AT	6.5%	88 Washington, US	2.7%	138 Rio de Janeiro, BR	-3.6%
39 Lima, PE	6.4%	89 Brussels, BE	2.6%	139 Tel Aviv, IL	-4.4%
40 St. Petersburg, RU	6.2%	90 Lisbon, PT	2.4%	140 Jerusalem, IL	-4.7%
41 Ningbo, CN	6.1%	91 Beijing, CN	2.4%	141 Skopje, MK	-4.9%
42 Bern, CH	6.1%	92 Zurich, CH	2.3%	142 Dubai, AE	-5.0%
43 Hong Kong, HK**	5.9%	93 San Diego, US	2.3%	143 Ljubljana, SI	-5.1%
44 Atlanta, US	5.9%	94 Thessaloniki, GR	2.2%	144 Abu Dhabi, AE	-5.3%
45 Ottawa, CA	5.9%	95 Tallinn, EE	2.1%	145 Genoa, IT*	-6.2%
46 Birmingham, UK	5.9%	96 Bristol, UK	2.1%	146 Melbourne, AU	-6.4%
47 Bratislava, SK	5.8%	97 Milan, IT*	2.0%	147 Aberdeen, UK	-6.9%
48 Hangzhou, CN	5.6%	98 Mumbai, IN	1.9%	148 Stockholm, SE	-7.1%
49 Minneapolis, US	5.5%	99 Sao Paulo, BR	1.8%	149 Sydney, AU	-7.8%
50 Denver, US	5.5%	100 Canberra, AU	1.8%	150 Turin, IT*	-13.2%

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