The Global Residential Cities Index tracks the movement in average residential prices across 150 cities worldwide using official statistics. The index tracks nominal prices in local currency.



# **Global Residential Cities Index**

Q1 2021

## Izmir

CITY WITH THE HIGHEST RATE OF AVERAGE PRICE GROWTH IN THE YEAR TO Q1 2021 (34%) AVERAGE ANNUAL PRICE GROWTH ACROSS 150 CITIES

7.4%

Urban house prices are rising at their fastest rate since 2007 and of the 150 cities we track, 43 are now registering annual price growth above 10%.

Cities are far from underperforming their national housing markets, both look to be moving in tandem as we reported in our *Global House Price index* last month.

But it's not a global boom – 22 cities are still seeing prices decline year-on-year with several key cities in India, Spain, Italy and Israel amongst them. Asian cities whilst resilient are not the powerhouses of growth they were in 2018 – Hong Kong posted 2.2% annual growth and Beijing 3.6% – although luxury sectors in both cities are faring much better.

### **Synchronicity**

What's concerning economists is that the surge in house prices is feeding into a broader asset boom with commodities, equities and house prices all moving in one direction, unlike in 2008.

#### No boom-to-bust

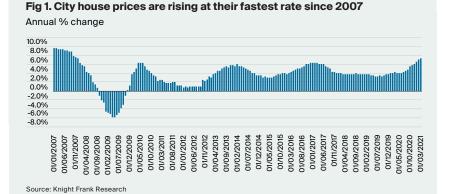
However, unlike during the last global recession, banks now operate under tighter lending rules, households are less indebted, the tapering of fiscal stimulus measures is not expected to bring about a sudden jump in unemployment and with inflationary pressures deemed to be

#### HEADLINES

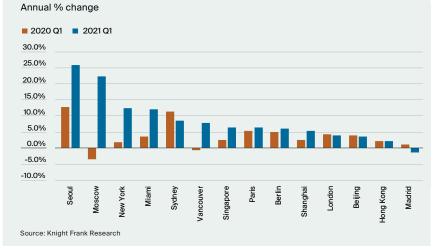
29% THE PERCENTAGE OF CITIES REGISTERING DOUBLE-DIGIT ANNUAL PRICE GROWTH IN YEAR TO Q1 2021 22 THE NUMBER OF CITIES REGISTERING A FALL IN PRICES YEAR-ON-YEAR 14%

ACROSS 15 US CITIES IN THE YEAR TO Q1 2021

'transitory' a sudden hike in interest rates looks unlikely – the US Federal Reserve envisages it will be 2023 before it makes two small rises.



# Fig 2. The pandemic's uneven impact on city house prices



Governments too are taking a much more interventionist stance. Authorities in New Zealand, Canada, China, South Korea and Ireland have all taken steps to curb price inflation in the first half of 2021.

But perhaps most critical is the extent to which several key global cities continue to suffer from a severe undersupply of housing and the slowdown in construction has been exacerbated by the pandemic.

#### FOMO

Three factors may push prices higher in the short to medium term. Firstly, the fear of missing out (FOMO) – with borders closed investors may look closer to home to take advantage of rising prices. Secondly, some buyers may be keen to lock in to lower mortgage rates before interest rates start to shift higher and finally, with large sums of accrued savings evident in some markets, a second home may now be within reach for some.

#### **Pandemic distortion**

There are, however, already signs that some markets are starting to cool. Canada has reported two straight months of moderating sales and Capital Economics reports that mortgage applications for US home purchases have fallen back to their pre-Covid levels suggesting the distortive effect of the pandemic may be diminishing.

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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#### THE KNIGHT FRANK GLOBAL RESIDENTIAL CITIES INDEX, Q1 2021 RANKED BY ANNUAL % CHANGE (Q1 2020-Q1 2021)

	СІТҮ	12- MONTH CHANGE (%)		СІТҮ	12- MONTH CHANGE (%)		СІТҮ	12- MONTH CHANGE (%)
1	IZMIR	33.9%	51	PERTH	8.9%	101	SANTIAGO	3.9%
2	ANKARA	30.3%	52	HAMBURG	8.9%	102	THESSALONIKI	3.8%
3	WELLINGTON	30.1%	53	NAGOYA	8.8%	103	BEIJING	3.6%
4	ISTANBUL	28.8%	54	GUANGZHOU	8.6%	104	HANGZHOU	3.5%
5	SEOUL	26.1%	55	SYDNEY	8.6%	105	SHENZHEN	3.4%
6	HALIFAX	22.5%	56	SOFIA	8.6%	106	SKOPJE	3.2%
7	MOSCOW	22.4%	57	LYON	8.6%	107	ROME*	3.1%
8	ST. PETERSBURG	22.1%	58	QUEBEC	8.1%	108	TIANJIN	3.1%
9	HAMILTON	20.9%	59	MUNICH	8.1%	109	EDMONTON	2.9%
10	PHOENIX	20.0%		XI'AN	8.0%	110	TAIPEI CITY	2.8%
11	AUCKLAND	19.6%		VANCOUVER	7.9%	111	HAIFA	2.7%
	SAN DIEGO	19.1%		EXETER	7.9%	112	BUCHAREST	2.3%
	OTTAWA GATINEAU	19.0%		WINNIPEG	7.8%	113	BOGOTA	2.2%
	SEATTLE	18.2%		OXFORD	7.0%		DUBLIN	2.2%
	LUXEMBOURG	16.6%		GENEVA	6.8%		HONG KONG**	2.2%
	MONTREAL	16.1%		SINGAPORE	6.6%		RIO DE JANEIRO	2.1%
	CANBERRA	15.7%		BERN	6.6%		CALGARY	1.8%
	BRATISLAVA	15.6%		HELSINKI	6.5%		BANGKOK	1.4%
	BOSTON	14.8%		LILLE	6.5%		HYDERABAD, IN	1.3%
	STOCKHOLM	14.4%	70	MELBOURNE	6.4%		ZHENGZHOU	1.2%
	COPENHAGEN	14.4%	71	CHONGQING	6.4%		JAKARTA	1.1%
	GLASGOW	14.3%	72	ZURICH	6.3%		VALENCIA	1.0%
	HOBART	13.8% 13.4%		PARIS	6.3%		LIMASSOL	1.0%
	DALLAS	13.4%		AMSTERDAM	6.1%		ABU DHABI	0.9%
	LOS ANGELES	13.4%		CHANGSHA	5.9%		LJUBLJANA	0.8%
	MALMO	12.9%	77	BERLIN	5.9%		NICOSIA	0.6%
	OSLO	12.9%		ZAGREB	5.9%		ABERDEEN	0.4%
	NEW YORK	12.3%		WUXI	5.8%		LIMA	-0.1%
	MIAMI	12.2%		BRUSSELS	5.7%		MALAGA	-0.3%
	WASHINGTON	12.2%		OSAKA	5.6%		RIGA	-0.4%
	SAN FRANCISCO	12.1%		ΤΟΚΥΟ	5.6%		PALERMO*	-0.5%
	DETROIT	12.1%	83	WUHAN	5.5%		BARCELONA	-0.9%
34	MANCHESTER	11.7%	84	ATHENS	5.5%	134	FLORENCE*	-0.9%
35	REYKJAVIK	11.6%	85	MEXICO CITY	5.3%	135	BUDAPEST	-1.0%
36	BRISTOL	11.3%	86	NINGBO	5.3%	136	BENGALURU	-1.2%
37	TORONTO	11.2%	87	SHANGHAI	5.3%	137	TEL AVIV	-1.4%
38	ATLANTA	11.1%	88	PORTO	5.0%	138	JERUSALEM	-1.5%
39	MINNEAPOLIS	10.9%	89	BRISBANE	5.0%	139	MADRID	-1.5%
40	VIENNA	10.9%	90	MARSEILLE	4.9%	140	CHENNAI	-1.7%
41	DARWIN	10.8%	92	MILAN*	4.8%	141	AHMEDABAD	-1.8%
42	BIRMINGHAM, UK	10.6%	91	WARSAW	4.8%	142	GENOA*	-2.0%
43	UTRECHT	10.2%	93	PRAGUE	4.8%	143	SEVILLE	-3.0%
44	ADELAIDE	9.8%	94	TURIN*	4.7%	144	MUMBAI	-3.1%
45	ROTTERDAM	9.5%	95	FRANKFURT	4.7%	145	KUALA LUMPUR	-3.1%
46	GOTHENBURG	9.5%	96	EDINBURGH	4.3%	146	PUNE	-3.1%
47	VILNIUS	9.3%	97	SAO PAULO	4.3%	147	LISBON	-3.8%
48	TALLINN	9.3%	98	QINGDAO	4.2%	148	KOLKATA	-3.8%
49	CARDIFF	9.1%	99	KIEV	4.1%	149	VENICE*	-4.3%
50	CHICAGO	9.0%	100	LONDON	3.9%	150	DUBAI	-4.4%

Source: Knight Frank Research, Macrobond \*Asking prices \*\*Provisional

Data corresponds to annual percentage change to Q1 2021 except data for Brussels, Bucharest, Lima, Limassol, Ljubijana, Luxembourg City, Nagoya, Nicosia, Osaka, Santiago, Sofia, Tokyo, Vilnius and Zagreb is to Q4 2020. Budapest is to Q3 2020. Spanish data relates to the city-region.

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