

GLOBAL RESIDENTIAL CITIES INDEX

Q3 2018

GLOBAL CITIES UPDATE

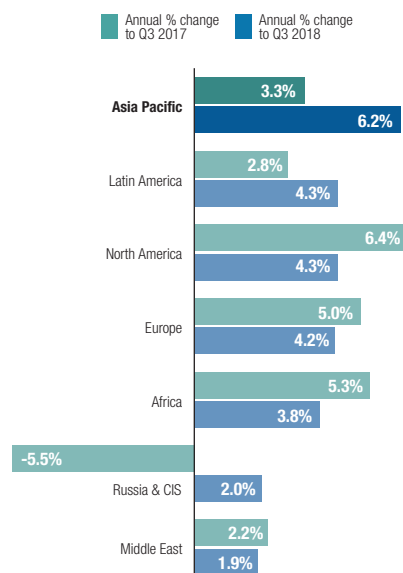
This quarter sees Chinese cities register a mixed performance, Seattle ends its reign as the United States' frontrunner and Stockholm slips lower

The Chinese city of Xi'an leads the index this quarter registering price growth of 20% in the year to September 2018 – although it remains an outlier compared to most other Chinese cities. The capital of Shaanxi Province in central China, Xi'an, recorded almost double the rate of growth of Changsha (10.9%), China's second strongest-performing city.

In March 2017, Xi'an's local government eased residency requirements which led to the arrival of over 800,000 new residents, according to government data, strengthening demand and hence prices. A range of cooling measures have since been introduced, the latest being a two home limit for Xi'an residents and a single property for non-locals.

ASIAN RESURGENCE

Annual % change by world region



Source: See page 2

Xi'an is joined by five other Asian cities in the top ten rankings this quarter, including Hong Kong and four Indian cities.

Analysis by world region shows cities in Asia Pacific have seen a surge in growth over the last 12 months. On average prices across Asia Pacific cities increased 6.2% over the 12-months to September 2018, up from 3.3% a year ago. Of the remaining world regions, only Latin America and Russia/CIS have seen price growth accelerate, all others, including Europe and North America, have registered slower growth.

In Europe, Budapest (19%) and the Dutch cities of Rotterdam (16%) and Amsterdam (13%) retain their top ten ranking this quarter and are joined by the Portuguese city of Porto (17%) for the first time.

Glasgow (10%) now leads the eight UK cities tracked, having overtaken Edinburgh (8%). Similarly, San Francisco (10%) is now outpacing Seattle (8%) which has been the US frontrunner for the past ten quarters.

Of the 150 cities tracked, 123 (82%) registered a rise in residential prices over the 12-month period with several first tier cities such as London, Melbourne, Shanghai and Kuala Lumpur seeing prices slip on an annual basis. Six Italian cities now sit within the bottom 20 rankings including Venice and Rome.

Stockholm (-7%), Tel Aviv (-8%) and Turin (-13%) represent the three weakest city markets this quarter. A mix of economic stagnation, high rates of new supply and affordability constraints are contributing to softening prices in a number of these urban markets.

Q3 2018 RESULTS



XI'AN

CITY WITH THE HIGHEST RATE OF ANNUAL GROWTH (20%)

4.5%

AVERAGE RATE OF ANNUAL GROWTH ACROSS 150 CITIES

33%

THE PERCENTAGE POINTS SEPARATING THE STRONGEST AND WEAKEST-PERFORMING CITY

6

THE NUMBER OF INDIAN CITIES IN THE TOP 20 RANKINGS



BUDAPEST

EUROPEAN CITY WITH THE HIGHEST RATE OF ANNUAL GROWTH (19%)

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, Q3 2018

Ranked by annual % change (Q3 2017 to Q3 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 Q3 2018 except: Bucharest, Budapest, Copenhagen, Kuala Lumpur, Lille, Limassol, Ljubljana, Lyon, Marseille, Nagoya, Nicosia, Osaka, Santiago, Sofia, Tokyo, Vienna, Warsaw and Zagreb which is to Q2 2018. Data for Brussels, Cape Town, Johannesburg, is to Q1 2018 and Geneva to Q4 2017.

Sources: Knight Frank Research; Macrobond; Bank for International Settlements; Australian Bureau of Statistics; OeNB; Statbel; Bulgarian National Statistical Institute; FIPE; Teranet-National Bank House Price Index™. Reproduced and distributed on an "as is" basis with the permission of Teranet Inc. and National Bank of Canada; Central Bank of Chile; China National Bureau of Statistics (NBS); Colombian National Administrative Department of Statistics (DANE); Croatian Bureau of Statistics; Central Bank of Cyprus; Statistics Denmark; Statistics Estonia; Statistics Finland; INSEE; ImmobilienScout24; Bank of Greece; Hong Kong Ratings and Valuation Department; Hungarian Central Statistical Office; Statistics Iceland; Indian National Housing Bank (NHB); Bank of Indonesia; Irish Central Statistics Office (CSO); Israel Central Bureau of Statistics; Immobiliare Italia; Japanese Ministry of Land, Infrastructure, Transport and Tourism; Arcore; Macedonian Statistical Office; Malaysian Valuation & Property Services Department; Mexican Federal Mortgage Company (SHF Sociedad Hipotecaria Federal); Statistics Netherlands (CBS); Quotable Value; Statistics Norway; Central Reserve Bank of Peru; National Bank of Poland; Portuguese National Statistics Institute (INE); Romanian National Institute of Statistics; Rosstat; Singapore Urban Redevelopment Authority; Central Bank of Slovakia; Slovenian Statistical Office; First National Bank; Kookmin Bank; Spain Ministry of Development; Statistics Sweden; Swiss National Bank/Wuest+Partner; Taiwan Department of Land Administration, Taipei City Government; Central Bank of the Republic of Turkey (TCMB); REIDIN; Blagovest; HM Land Registry; S&P CoreLogic Case Shiller.

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 Xi'an, CN	20.0%	51 Minneapolis, US	6.1%	101 Adelaide, AU	2.0%
2 Ahmedabad, IN	19.6%	52 Bern, CH	6.0%	102 Milan, IT*	2.0%
3 Budapest, HU	19.0%	53 Cape Town, ZA	6.0%	103 Tianjin, CN	1.9%
4 Hyderabad, IN	18.6%	54 Nottingham, UK	5.8%	104 Sao Paulo, BR	1.9%
5 Bengaluru, IN	18.3%	55 Atlanta, US	5.7%	105 Thessaloniki, GR	1.8%
6 Porto, PT	16.6%	56 Bucharest, RO	5.6%	106 Zurich, CH	1.8%
7 Hong Kong, HK	15.8%	57 Los Angeles, US	5.6%	107 Geneva, CH****	1.7%
8 Rotterdam, NL	15.7%	58 Birmingham, UK	5.6%	108 Brisbane, AU	1.7%
9 Surat, IN	13.2%	59 Manchester, UK	5.3%	109 Johannesburg, ZA	1.6%
10 Amsterdam, NL	13.1%	60 Florence, IT*	5.2%	110 Hamilton, CA	1.4%
11 Hobart, AU	13.0%	61 Nagpur, IN	5.2%	111 Malmö, SE	1.4%
12 Pune, IN	12.6%	62 Warsaw, PL	5.2%	112 Nicosia, CY	1.2%
13 Izmir, TR	12.4%	63 Wuhan, CN	5.2%	113 Napoli, IT*	1.1%
14 Brussels, BE	11.8%	64 Ottawa Gatineau, CA	5.1%	114 Ljubljana, SI	1.1%
15 Utrecht, NL	11.6%	65 Hamburg, DE	5.1%	115 Delhi, IN	1.0%
16 Zagreb, HR	11.5%	66 Boston, US	5.0%	116 Marseille, FR	1.0%
17 Mumbai, IN	11.5%	67 Istanbul, TR	4.9%	117 Haifa, IL	0.8%
18 Nagoya, JP	11.1%	68 Riga, LV	4.9%	118 Lisbon, PT	0.8%
19 Changsha, CN	10.9%	69 Montreal, CA	4.8%	119 Quebec, CA	0.7%
20 Glasgow, UK	10.4%	70 Halifax, CA	4.8%	120 Auckland, NZ	0.7%
21 Qingdao, CN	10.4%	71 Miami, US	4.6%	121 Beijing, CN	0.4%
22 Berlin, DE	10.4%	72 Tallinn, EE	4.4%	122 Skopje, MK	0.1%
23 Ankara, TR	10.3%	73 Copenhagen, DK	4.4%	123 Shenzhen, CN	0.1%
24 Chongqing, CN	10.0%	74 Guangzhou, CN	4.3%	124 Shanghai, CN	-0.2%
25 San Francisco, US	10.0%	75 Dallas, US	4.3%	125 London, UK	-0.3%
26 Seoul, KR	9.6%	76 Vienna, AT	4.2%	126 Perth, AU	-0.5%
27 Mexico City, MX	9.3%	77 Lille, FR	4.1%	127 Edmonton, CA	-0.5%
28 Singapore, SG	8.8%	78 Helsinki, FI	4.1%	128 Jerusalem, IL	-0.5%
29 Frankfurt, DE	8.6%	79 Oslo, NO	4.0%	129 Kuala Lumpur, MY	-0.6%
30 Wellington, NZ	8.5%	80 San Diego, US	4.0%	130 Venice, IT*	-0.6%
31 Seattle, US	8.4%	81 Lima, PE	3.9%	131 Kiev, UA	-0.7%
32 Sofia, BG	8.3%	82 Athens, GR	3.7%	132 Toronto, CA	-0.8%
33 Madrid, ES	8.3%	83 Canberra, AU	3.7%	133 Moscow, RU	-0.9%
34 Bogota, CO	8.3%	84 Wuxi, CN	3.6%	134 Trieste, IT*	-1.0%
35 Osaka, JP	7.7%	85 Tokyo, JP	3.6%	135 Nanjing, CN	-1.2%
36 Edinburgh, UK	7.7%	86 Reykjavik, IS	3.5%	136 Calgary, CA	-1.3%
37 St. Petersburg, RU	7.5%	87 Paris, FR	3.3%	137 Melbourne, AU	-1.5%
38 Lyon, FR	7.4%	88 Jakarta, ID**	3.3%	138 Dubai, AE	-1.6%
39 Denver, US	7.4%	89 Bristol, UK	3.2%	139 Rome, IT*	-2.0%
40 Malaga, ES	7.4%	90 Chicago, US	3.1%	140 Abu Dhabi, AE	-3.1%
41 Zhengzhou, CN	7.2%	91 Chennai, IN	3.1%	141 Gothenburg, SE	-3.3%
42 Phoenix, US	7.2%	92 Washington, US	2.9%	142 Palermo, IT*	-3.5%
43 Ningbo, CN	7.1%	93 Winnipeg, CA	2.8%	143 Rio de Janeiro, BR	-4.0%
44 Munich, DE	7.0%	94 Limassol, CY	2.8%	144 Sydney, AU	-4.4%
45 Santiago, CL	6.7%	95 New York, US	2.7%	145 Darwin, AU	-4.4%
46 Barcelona, ES	6.5%	96 Valencia, ES	2.6%	146 Aberdeen, UK	-4.4%
47 Dublin, IE	6.4%	97 Bratislava, SK	2.6%	147 Genoa, IT*	-6.2%
48 Detroit, US	6.4%	98 Hangzhou, CN	2.4%	148 Stockholm, SE	-7.4%
49 Vancouver, CA	6.2%	99 Sevilla, ES	2.2%	149 Tel Aviv, IL	-8.3%
50 Kolkata, IN	6.1%	100 Taipei City, TW	2.2%	150 Turin, IT*	-13.2%

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