

Global House Price Index

2025 Q2 Edition

Knight Frank's Global House Price Index provides a quarterly snapshot of trends in mainstream housing markets across 55 markets

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Global housing outlook hinges on further policy easing

- In Q2 2025, mainstream house prices across our 55-market basket continued to firm. Gains, however, remain uneven: Europe dominates the upper ranks, with Turkey again topping the table in nominal terms, while Greater China and several advanced economies lag.

STRONGER GROWTH

Global house price growth continued through Q2. The pattern we flagged in early 2025, modest growth underpinned by rate cuts, remains intact, though rises are measured rather than dramatic. Markets experiencing deeper easing cycles continue to show the strongest support, while those contending with stickier inflation and more gradual policy adjustments are recovering more slowly. Against this backdrop, we expect a steady, albeit still fragile, uplift in pricing through the second half, contingent on further incremental policy support.

MARKET BY MARKET ANALYSIS

Turkey once again leads our index, recording the strongest nominal annual growth at 32.8%. However, elevated inflation means its real annual growth remains mildly negative at -1.7%, despite the nominal surge. Europe dominates the upper end of the rankings, led by North Macedonia (19.9%), Portugal (18.1%), and Bulgaria (15.5%). Beyond Europe, Colombia (10.0%), India (9.4%), and Japan (7.6%) also post solid annual gains.

At the other end of the table, Mainland China (-6.4%) and Hong Kong SAR (-6.3%) recorded the largest annual declines. Finland (-2.7%), Canada (-1.8%), and Peru (-1.7%) also registered year-on-year falls. Among major advanced economies, the picture is mixed but stabilising: the United Kingdom (2.1%), the United States (1.9%), and Germany (2.6%) are modestly positive over the year, with quarterly momentum generally subdued but improving in select markets. Overall breadth remains supportive, with roughly 85% of markets posting positive annual growth.

“Global house-price growth has stabilised on the back of earlier rate cuts, with Europe leading this phase of recovery. But the balance of risks still rests with inflation and financing costs. A little more policy easing would go a long way to convert today's tentative momentum into a firmer upswing.”

Liam Bailey, Knight Frank's Global Head of Research

32.8%

Turkey's nominal annual growth – the strongest in our basket

87%

share of markets recording positive annual growth

EUROPE

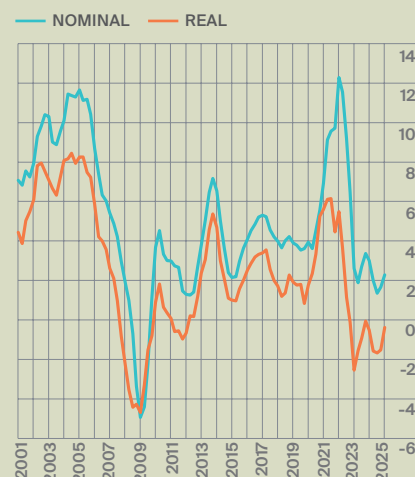
dominates the top of our table, led by North Macedonia (19.9%) and Portugal (18.1%)

-6.4%

mainland China records the weakest annual growth

Fig 1: The Knight Frank Global House Price Index

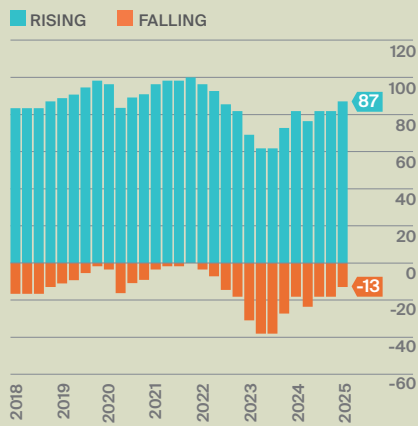
2025 Q2 edition, overall index annual % change



Source: Knight Frank Research

Fig 2: Share of markets

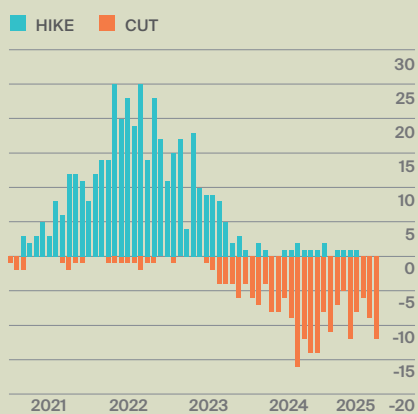
Proportion of markets with rising or falling annual price change



Source: Knight Frank Global House Price Index

Fig 3: Rate cuts outpace hikes

Global central bank policy rates, monthly hikes vs cuts



Source: Knight Frank Macrobond
Note: Monthly results from 37 global central banks

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Fig 4: Knight Frank Global House Price Index

2025 Q2 edition, markets ranked by annual % change

Rank/Location		Nominal		Real	
		12-month % change	3-month % change	12-month % change	
1	Turkey	32.8	6.9	-1.7	
2	North Macedonia	19.9	8.6	18.5	
3	Portugal	18.1	3.5	15.4	
4	Bulgaria	15.5	3.8	10.7	
5	Croatia	13.1	4.5	9.6	
6	Slovakia	12.8	2.9	8.1	
7	Hungary	12.5	5.3	7.5	
8	Lithuania	11.3	-1.2	7.4	
9	Spain	10.4	3.0	8.0	
10	Colombia	10.0	2.1	5.0	
11	Czech Republic	9.5	2.5	6.4	
12	India	9.4	1.6	7.1	
13	Netherlands	9.3	2.1	6.0	
14	Mexico	8.7	2.7	4.2	
15	Ireland	8.0	2.1	6.1	
16	Japan	7.6	-0.8	4.3	
17	Brazil	7.5	1.4	2.0	
18	Greece	7.3	2.1	4.4	
19	Latvia	6.7	3.2	2.9	
20	Iceland	5.8	1.7	1.6	
21	Slovenia	5.5	3.8	3.3	
22	Estonia	5.5	3.6	0.4	
23	Malta	5.2	1.0	2.7	
24	Australia	4.9	2.3	2.9	
25	Romania	4.9	2.1	5.1	
26	Denmark	4.8	2.1	2.9	
27	Singapore	4.8	0.7	4.0	
28	Poland	4.8	1.2	0.4	
29	Chile	4.7	2.3	0.6	
30	Norway	4.5	2.3	1.5	
31	South Africa	4.0	1.3	0.9	
32	Italy	3.9	2.7	2.2	
33	Cyprus	3.4	1.4	3.7	
34	Switzerland	2.9	1.0	2.9	
35	Belgium	2.9	-0.1	0.7	
36	Sweden	2.7	-1.1	2.0	
37	Germany	2.6	0.8	0.6	
38	South Korea	2.2	1.2	0.0	
39	United Kingdom	2.1	0.1	-1.4	
40	United States	1.9	1.2	-0.7	
41	Israel	1.6	-1.0	-1.6	
42	Ukraine	1.0	1.0	-11.7	
43	Indonesia	0.9	0.2	-1.0	
44	Luxembourg	0.9	-1.2	-0.4	
45	Malaysia	0.7	-1.7	-0.4	
46	France	0.3	-0.5	-0.6	
47	Austria	0.0	-0.5	-3.2	
48	Taiwan	-0.1	-2.4	-1.4	
49	New Zealand	-0.9	-	-3.4	
50	Jersey	-1.3	-0.8	-3.8	
51	Peru	-1.7	0.1	-3.4	
52	Canada	-1.8	-0.1	-3.7	
53	Finland	-2.7	5.1	-2.9	
54	Hong Kong SAR	-6.3	0.2	-7.7	
55	Mainland China	-6.4	-1.4	-6.3	

Source: Knight Frank Research