

Global House Price Index

2024 Q4 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 markets waiting for rate cuts

- In Q4 2024, the average annual price growth across our basket of 55 global housing markets increased slightly to 2.6%. Although there was a rise, growth still remains well below the long-term trend rate of 4.8%. Further increases will likely depend on rate cuts.

MODEST GROWTH

Global house prices are rising at a modest pace on average across the markets we track. The annual global price growth rate of 2.6% is well below the long-term rate of 4.8%. This below-trend period began at the start of 2022 as interest rates surged worldwide.

In our view, for growth to gain further traction, interest rates need to be cut further. Although the fight against inflation remains ongoing in many developed markets, it is likely that 2025 will see additional reductions in policy rates. Consequently, we expect the average rate of house price growth to pick up in the second half of the year.

MARKET BY MARKET ANALYSIS

Turkey leads our index, recording the strongest rate of annual growth at 29.4%. Despite this strong growth, when adjusting for inflation and considering real price growth, house prices in Turkey are actually falling by 10.4% annually at the current time.

European markets dominate the top of our table in terms of annual growth, with seven markets led by Bulgaria experiencing growth over 10%. At the

bottom of the table are mainland China and Hong Kong SAR, both of which saw prices decline by more than 8% throughout 2024.

REAL PRICES ARE FALLING

Building on the Turkey narrative mentioned above, if we adjust our GHPI index for inflation, we find that global house prices peaked in Q1 2022 and have since fallen by 3.6% over two years. The last time real prices experienced a decline was in the aftermath of the Global Financial Crisis, when prices fell by 10% over five years.

Real prices have been driven lower not only by higher interest rates but also by above-trend inflation, particularly in Europe and North America.

“Global house prices are currently rising, albeit modestly. The boost to growth from last year's rate cuts has dissipated to an extent, and a further round of cuts is required to enable an increase in the current below-trend growth rate.”

Liam Bailey, Knight Frank's Global Head of Research

2.6%

annual growth in house prices across our 55 market basket

-10.4%

the real rate of annual growth in Turkey, despite nominal growth of 29.4%

80%

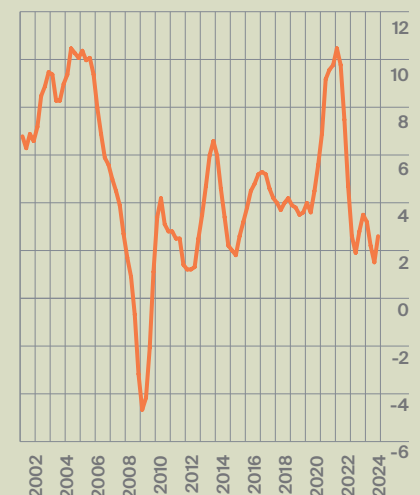
of markets are seeing positive annual price growth

4.8%

long-run trend rate of annual house price growth

Fig 1: The Knight Frank Global House Price Index

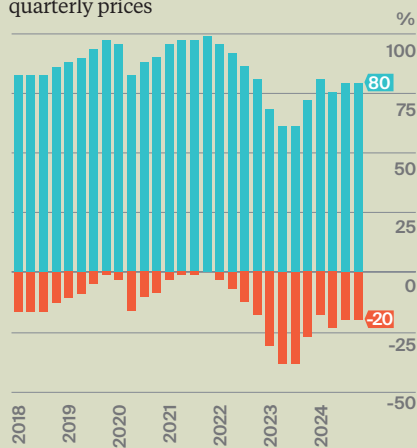
2024 Q4 edition, overall index annual % change



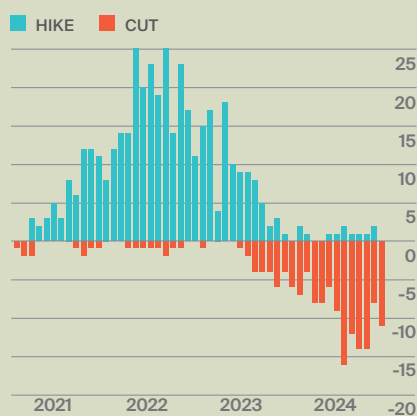
Source: Knight Frank Research

Fig 2: Share of markets

Proportion of markets with rising or falling quarterly prices

**Fig 3: Rate cuts outpace hikes**

Global central bank policy rates, monthly hikes vs cuts



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Fig 4: The Knight Frank Global House Price Index

2024 Q4 edition, markets ranked by annual % change

Rank/Location		Nominal		Real	
		12-month % change	6-month % change	12-month % change	
1	Turkey	29.4	7.1	-10.4	
2	Bulgaria	16.5	3.9	15.2	
3	Poland	14.4	1.6	8.9	
4	Portugal	13.7	3.1	10.4	
5	Croatia	12.3	2.4	10.5	
6	Hungary	12.3	-0.2	9.0	
7	Netherlands	10.9	1.0	6.6	
8	North Macedonia	10.6	3.3	9.7	
9	Taiwan	10.4	0.6	8.2	
10	Colombia	9.1	1.7	3.7	
11	Ireland	8.8	2.3	7.3	
12	Mexico	8.7	1.6	4.4	
13	Iceland	8.7	0.3	3.8	
14	Slovenia	7.9	1.7	7.2	
15	Brazil	7.7	1.8	2.8	
16	Israel	7.7	2.1	4.4	
17	Spain	7.0	2.7	4.1	
18	Japan	7.0	3.0	4.3	
19	Lithuania	7.0	4.5	4.8	
20	Malta	6.9	3.7	2.8	
21	India	6.9	3.3	1.6	
22	Slovakia	6.7	3.0	3.8	
23	Greece	6.6	0.8	3.9	
24	Sweden	6.5	-0.5	5.6	
25	Estonia	6.4	-0.5	3.3	
26	Czech Republic	6.1	2.1	3.4	
27	Australia	5.7	1.1	3.2	
28	Latvia	5.4	3.5	3.9	
29	Norway	4.8	-2.0	2.6	
30	Singapore	4.7	3.0	3.2	
31	United Kingdom	4.7	1.3	2.0	
32	Italy	4.5	0.7	3.2	
33	United States	3.9	-0.5	1.0	
34	Romania	3.9	0.5	4.2	
35	Canada	3.6	-0.7	1.8	
36	Belgium	3.6	1.6	0.5	
37	Denmark	2.3	-0.3	1.0	
38	Indonesia	1.4	0.2	-0.2	
39	Malaysia	1.4	-2.0	-0.3	
40	South Korea	1.4	-0.9	-0.6	
41	Germany	1.2	0.3	-1.4	
42	South Africa	1.1	1.0	-1.7	
43	Cyprus	1.0	0.4	-1.6	
44	Switzerland	0.9	-0.2	0.2	
45	New Zealand	-0.1	2.6	-2.3	
46	Austria	-1.1	-0.2	-3.0	
47	Luxembourg	-1.6	0.2	-2.9	
48	France	-2.1	0.1	-3.4	
49	Peru	-2.2	-0.5	-4.1	
50	Chile	-4.0	-1.0	-8.2	
51	Jersey	-5.0	1.2	-7.3	
52	Ukraine	-5.5	-1.6	-15.6	
53	Finland	-5.5	-1.6	-6.3	
54	Hong Kong SAR	-8.2	-0.7	-9.5	
55	Mainland China	-8.6	-2.6	-8.9	

Source: Knight Frank Research