Prime Global Cities Index

2026 Q2

The Prime Global Cities Index is a valuation-based index, tracking the movement of prime residential prices across 47 cities worldwide using data from our global research network. The index tracks nominal prices in local currency.

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Global luxury housing growth edges higher

- Global luxury housing markets recorded a modest improvement in the second quarter of 2026. Across our 47-city basket, prime residential prices rose by 2.6% over the 12 months to Q2 2026, up from 2.0% in the previous quarter, but below the 3.0% recorded a year earlier.

Growth in global prime residential prices strengthened during the second quarter. The latest annual rate of 2.6% represents a recovery from the opening months of the year, while remaining consistent with a relatively measured phase in the global luxury housing cycle.

SPOTLIGHT ON TOKYO

Tokyo took the lead at the top of the index, with prime prices rising 50.7% over the 12 months to Q2 2026. The city also recorded the strongest quarterly result, at 12.6%, reversing the 8.6% decline reported in Q1. The figures underline the scale of Tokyo's recent repricing, although the magnitude of the quarterly movements points to continued volatility.

MOMENTUM BROADENS BEYOND ASIA

Asian markets continued to occupy much of the upper end of the annual ranking. Tokyo was followed by Manila, where prices rose 14.6%, while Singapore placed fourth with growth of 9.5%. Seoul, Mumbai and Bengaluru also featured among the leading markets, recording annual increases of 6.4%, 6.2% and 4.5%, respectively.

However, second-quarter performance was more varied. Manila and Seoul recorded quarterly declines of 2.4% and 2.2%, while Singapore and Mumbai rose by 2.0% and 1.7%. Outside Asia, Nairobi delivered the second-strongest quarterly result in the index, at 5.0%, followed by Vienna at 4.6% and Stockholm at 4.0%. The results suggest that short-term momentum is becoming more geographically dispersed, even as Asian cities retain their prominence in the annual ranking.

A BROADER, BUT STILL SELECTIVE, RECOVERY

The breadth of annual growth improved in Q2. Of the 47 cities in the index, 32 recorded positive annual price growth and 15 saw prices decline. On a quarterly basis, 28 markets rose, 17 fell and two were unchanged, providing further evidence of a gradual improvement in near-term conditions.

The weakest annual results remained concentrated in Canada, mainland China and selected Australasian markets. Beijing recorded the largest fall, at 8.4%, followed by Toronto at 7.3% and Wellington at 5.4%. London remained in negative territory, with prime prices down 3.6% annually. There were, however, tentative signs of stabilisation in parts of mainland China: Shenzhen rose 3.6% during the quarter, Guangzhou increased 2.2% and Shanghai recorded growth of 0.7%.

2.6%
average annual growth in prices across our 46-city basket

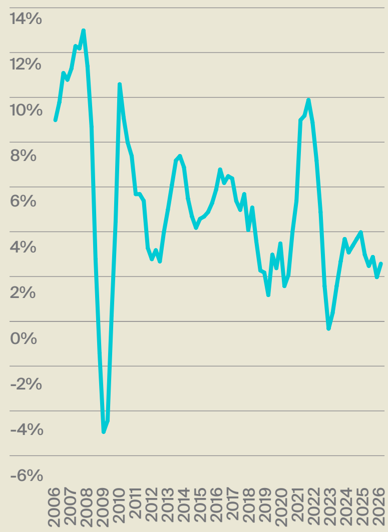
32
markets recorded positive annual price growth

50.7%
Tokyo's market-leading annual price growth

12.6%
Tokyo's quarterly price increase in Q2 2026

Prime price change

PGCI, annual % change



Source: Knight Frank Prime Global Cities Index

Leading markets

Strongest 10 markets for price growth, five years to Q2 2026

Location	% change
AE Dubai	155.3
JP Tokyo	141.7
PH Manila	88.8
KR Seoul	60.8
US Miami	52.4
IN Mumbai	41.3
IT Milan	30.9
KE Nairobi	30.9
SG Singapore	29.7
ES Madrid	29.5

Lagging markets

Weakest 10 markets for price growth, five years to Q2 2026

Location	% change
SE Stockholm	-1.9
HK Hong Kong	-2.0
CN Shenzhen	-2.8
KH Phnom Penh	-3.1
CN Beijing	-4.8
CA Toronto	-5.2
UK London	-6.3
CA Vancouver	-8.9
NZ Auckland	-11.2
CN Guangzhou	-11.9

Source: Knight Frank Research

"The latest results point to a modest improvement in global luxury housing market conditions. Annual growth has strengthened and more cities are now recording price rises, while quarterly gains have broadened beyond the markets that led the initial recovery. Even so, performance remains highly differentiated. Local supply, currency movements, wealth creation and the path of interest rates will continue to shape outcomes at city level."

Liam Bailey, Knight Frank's global head of research

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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Knight Frank Prime Global Cities Index Q2 2026

Ranked by annual % change

Rank	City	12-month % change	3-month % change
1	JP Tokyo	50.7	12.6
2	PH Manila	14.6	-2.4
3	AE Dubai	10.9	-1.0
4	SG Singapore	9.5	2.0
5	KE Nairobi	8.5	5.0
6	NZ Christchurch	6.9	-0.8
7	KR Seoul	6.4	-2.2
8	IN Mumbai	6.2	1.7
9	AT Vienna	5.9	4.6
10	US San Francisco	5.0	2.5
11	AU Perth	4.7	0.0
12	IN Bengaluru	4.5	1.0
13	PT Lisbon	4.5	1.6
14	CH Geneva	4.4	1.4
15	CH Zurich	4.3	1.2
16	US Miami	3.9	2.1
17	IN Delhi	3.9	0.0
18	ES Madrid	3.7	1.1
19	HK Hong Kong	3.6	1.6
20	AU Brisbane	2.6	-0.7
21	SE Stockholm	2.6	4.0
22	IE Dublin	2.5	-0.0
23	AU Gold Coast	2.4	-0.3
24	MY Kuala Lumpur	2.0	0.5
25	DE Berlin	1.9	0.1
26	DE Frankfurt	1.6	-0.1
27	MC Monaco	1.6	0.4
28	US Los Angeles	1.4	3.0
29	FR Paris	1.3	0.4
30	RO Bucharest	1.2	0.3
31	ID Jakarta	0.8	0.5
32	TH Bangkok	0.4	0.0
33	US New York	-0.4	-1.0
34	TW Taipei	-1.8	1.7
35	CN Guangzhou	-1.9	2.2
36	AU Melbourne	-2.0	-0.5
37	KH Phnom Penh	-2.2	-0.3
38	IT Milan	-2.4	-3.9
39	AU Sydney	-2.8	-0.1
40	CN Shenzhen	-3.3	3.6
41	UK London	-3.6	-0.8
42	NZ Auckland	-3.8	0.6
43	CN Shanghai	-4.9	0.7
44	NZ Wellington	-5.4	-5.5
45	CA Toronto	-7.3	0.1
46	CN Beijing	-8.4	-1.5

Source: Knight Frank, Macrobond

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