



Global Property Guide

MARKET REPORT

Global Residential Real Estate

Q3
2024

House Price Change (Nominal)

	Y-O-Y (%)		Q-O-Q (%)	
	Q3 2023		Q3 2024	Q3 2024
Egypt	2.67	▼	40.7	12.15
Turkey	24.56	▼	27.4	5.7
Puerto Rico	3.62	▲	21.05	4.73
UAE (Dubai)	10.87	▲	19.43	3.37
Russia	2.26	▲	17.7	1.01
Mongolia (Ulaanbaatar)	-3.42	▲	16.86	3.61
Bulgaria	20.72	▲	16.5	3.92
Hungary	2.04	▲	15.18	-9.5
Poland (Warsaw)	2.02	▲	14.15	0.45
Romania	10.39	▲	13.19	3.31
Montenegro	7.5	▼	12.84	1.81
Taiwan	-4.44	▲	12.47	2.4
Croatia	11.11	▲	12.27	2.36
Iceland	15.63	▲	11.89	3.32
Netherlands	8.03	▲	11.4	3.36
Pakistan (Karachi)	5.63	▼	10.56	0
Ireland	12.98	▲	9.88	2.86
Australia (8 capital cities)	8.96	▲	9.51	1.51
Mexico	13.28	▼	9.17	-0.89
Spain	-3.35	▲	8.72	2.06
Dominican Republic	8.97	▲	8.68	1.21
North Macedonia	4.57	▼	7.99	-0.31
Georgia	5.16	▼	7.99	-0.91
Panama	-3.51	▲	7.97	1.73
Slovenia	7.35	▲	7.91	1.68
Portugal	1.86	▼	7.89	1.22
Estonia	4.83	▼	7.45	1
Greece	4.37	▼	7.29	1.11
Argentina (Buenos Aires)	5.48	▲	7.03	2.03
Israel	3.56	▼	6.57	-3.74
Sri Lanka (Colombo)	6.82	▲	6	2.89
Brazil (Sao Paulo)	-0.51	▼	5.97	1.76

House Price Change (Inflation-Adjusted)

	Y-O-Y (%)		Q-O-Q (%)	
	Q3 2023		Q3 2024	Q3 2024
Puerto Rico	-1.76	▲	19.25	4.42
UAE (Dubai)	15.2	▲	16.51	2.87
Bulgaria	2.74	▲	15.17	4.03
Montenegro	15.46	▼	11.77	1.44
Egypt	12.24	▲	11.31	7.23
Hungary	-3.76	▲	11.29	-10.08
Taiwan	0.68	▲	10.46	1.69
Croatia	3.91	▲	10.45	1.96
Mongolia (Ulaanbaatar)	1.13	▲	9.46	2.62
Poland (Warsaw)	-2.7	▲	9.09	-1.15
Ireland	-4.11	▲	9.08	3.48
Russia	-4	▲	8.38	-0.98
Panama	5.6	▲	8.27	2.58
Romania	-5.96	▲	7.97	2.01
Netherlands	-3.62	▲	7.63	2.02
Georgia	14.88	▼	7.32	-0.63
Spain	3.85	▲	7.15	3.13
Slovenia	-0.87	▲	6.89	1.48
Australia (8 capital cities)	-3.26	▲	6.55	1.29
Sri Lanka (Colombo)	3.23	▲	6.54	4.63
Iceland	-5.29	▲	6.15	3
Portugal	9.21	▼	5.61	1.58
Dominican Republic	-8.48	▲	5.22	-0.03
Mexico	5.51	▼	4.39	-0.88
Greece	10.76	▼	4.3	0.84
North Macedonia	4.27	▲	4.14	-2.98
Estonia	3.7	▼	4.09	0.34
Switzerland	0.25	▲	3.68	1.09
Czech Republic	-10.69	▲	3.47	1.37
Pakistan (Karachi)	-8.13	▲	3.42	-1.54
Qatar	-2.26	▲	3.22	6.15
Cambodia (Phnom Penh)	-4.56	▲	3.11	-1.51

▲ More than one percentage point increase in house price change

▼ Less than 1 percentage point increase in house price change

▼ More than one percentage point decrease in house price change

▲ Less than 1 percentage point decrease in house price change

House Price Change (Nominal)

	Y-O-Y (%)		Q-O-Q (%)	
	Q3 2023		Q3 2024	Q3 2024
Czech Republic	4.07	▲	5.86	1.91
Tunisia	-0.98	▼	5.64	2.81
Switzerland	-0.43	▲	4.78	0.89
Japan (Tokyo)	1	▲	4.72	-2.68
Singapore	6.13	▼	4.44	-0.87
US (FHFA)	-10.17	▼	4.34	0.71
India	-1.26	▼	4.34	-0.06
Malta	2.62	▼	4.08	-0.89
Qatar	4.25	▲	4.07	6.45
US (Case-Shiller)	3.6	▲	3.91	0.81
Cambodia (Phnom Penh)	1.96	▲	3.91	-0.15
Denmark	-4.74	▲	3.73	1.11
Belgium	1.68	▲	3.58	1.6
Colombia (Bogota)	1.71	▼	3.41	0.03
Slovak Republic	1.21	▲	3.36	2.36
Norway	-11.1	▲	3.26	-1.22
Lithuania	2.91	▼	3.03	0.5
Philippines (Makati CBD)	0.6	▼	2.95	0.49
Thailand	3.3	▲	2.91	0.62
Indonesia	1.11	▼	2.61	0.3
UK (Nationwide)	-7.16	▲	2.48	0.61
Italy	-0.11	▼	2.21	1.65
Ukraine (Kiev)	-3.21	▼	1.95	0.35
Saudi Arabia	-10.47	▼	1.58	0.22
Sweden	-3.16	▲	1.51	2.5
Canada	-8.46	▼	0.94	1.09
South Africa	-5.33	▲	0.5	-0.32
Malaysia	-6.19	▼	0.36	-2.44
Peru	-4	▼	0.09	-0.18
South Korea	-8.55	▲	-0.21	0.32
Morocco	-1.94	▲	-0.5	1.03
New Zealand	13.33	▲	-0.51	1.43

House Price Change (Inflation-Adjusted)

	Y-O-Y (%)		Q-O-Q (%)	
	Q3 2023		Q3 2024	Q3 2024
Israel	4.98	▼	3.03	-4.92
Lithuania	-1.06	▲	2.52	0.68
Denmark	-1.28	▲	2.42	0.77
Thailand	3.29	▼	2.28	0.47
Singapore	0.27	▲	2.2	-1.25
Japan (Tokyo)	1.77	▼	2.12	-3.31
Malta	1.79	▼	1.96	-0.88
US (FHFA)	1.9	▲	1.68	0.4
Brazil (Sao Paulo)	-0.02	▲	1.48	0.95
Italy	-3.47	▲	1.45	1.23
US (Case-Shiller)	0.36	▲	1.43	0.45
India	-2.66	▲	1.38	-1.9
Philippines (Makati CBD)	-1.72	▲	0.99	-0.07
Slovak Republic	-17.51	▲	0.67	1.81
Norway	-5.53	▲	0.45	-1.34
Belgium	-2.45	▲	0.38	0.78
Saudi Arabia	-0.76	▼	-0.02	-0.15
Indonesia	-0.89	▼	-0.34	0.61
UK (Nationwide)	-10.41	▲	-0.44	0.16
Sweden	-17.47	▲	-0.53	2.74
Ukraine (Kiev)	-1.74	▲	-0.66	0.05
Canada	-0.85	▼	-0.68	1.28
Tunisia	-1.46	▼	-0.96	1.26
Austria (Vienna)	-1.63	▼	-1.05	-1.05
Morocco	-4.77	▲	-1.29	-0.13
Malaysia	1.32	▼	-1.44	-2.58
Peru	-3.56	▲	-1.66	-0.46
South Korea	-10.47	▲	-1.79	-0.81
Colombia (Bogota)	-4.38	▲	-2.27	-0.41
New Zealand	-8.42	▲	-2.61	0.79
Germany	-15.22	▲	-2.62	-0.02
Finland	-8.53	▲	-2.66	-1.02

▲ More than one percentage point increase in house price change

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▼ More than one percentage point decrease in house price change

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House Price Change (Nominal)

House Price Change (Inflation-Adjusted)

	Y-O-Y (%)			Q-O-Q (%)				Y-O-Y (%)			Q-O-Q (%)		
	Q3 2023		Q3 2024	Q3 2024		Q3 2024		Q3 2023		Q3 2024	Q3 2024		Q3 2024
Germany	2	▲	-0.74	0.34			Costa Rica	-4.04	▲	-2.87	-0.14		
Finland	-2.36	▲	-1.69	-1.08			South Africa	-4.6	▲	-3.12	-0.92		
Latvia (Riga)	-8.66	▲	-2.08	-0.12			Latvia (Riga)	-11.4	▲	-3.45	0.07		
Vietnam (HCMC)	-2.96	▲	-2.54	-1.38			Vietnam (HCMC)	-8.68	▲	-5.04	-2.17		
Costa Rica	25.72	▲	-3	-0.48			Luxembourg	-12.08	▲	-5.27	-0.13		
Austria (Vienna)		▼	-3.51	-1.1			France	-6.33	▼	-5.61	-1.78		
Luxembourg		▲	-3.69	-0.08			China (Beijing)	2	▼	-9.02	-3.13		
France		▲	-3.96	-0.08			Uruguay	9.11	▼	-10.64	-6.6		
Uruguay		▲	-5.88	-5.88			Macau	-3.78	▼	-13.68	-3.67		
China (Beijing)		▲	-8.67	-2.29			Hong Kong	-10.48	▼	-14.38	-5.88		
Jersey		▲	-12	-1.09			Jersey	-11.31	▼	-14.52	-1.38		
Hong Kong		▼	-12.52	-4.83			Turkey	20.92	▼	-14.72	-2.96		
Macau		▼	-13.17	-3.56			Jamaica	18.77	▼	-32.07	-12.92		
Jamaica		▼	-28.17	-10.29			Argentina (Buenos Aires)	-59.44	▼	-65.36	-9.02		

▲ More than one percentage point increase in house price change

▼ Less than 1 percentage point increase in house price change

▼ More than one percentage point decrease in house price change

▲ Less than 1 percentage point decrease in house price change



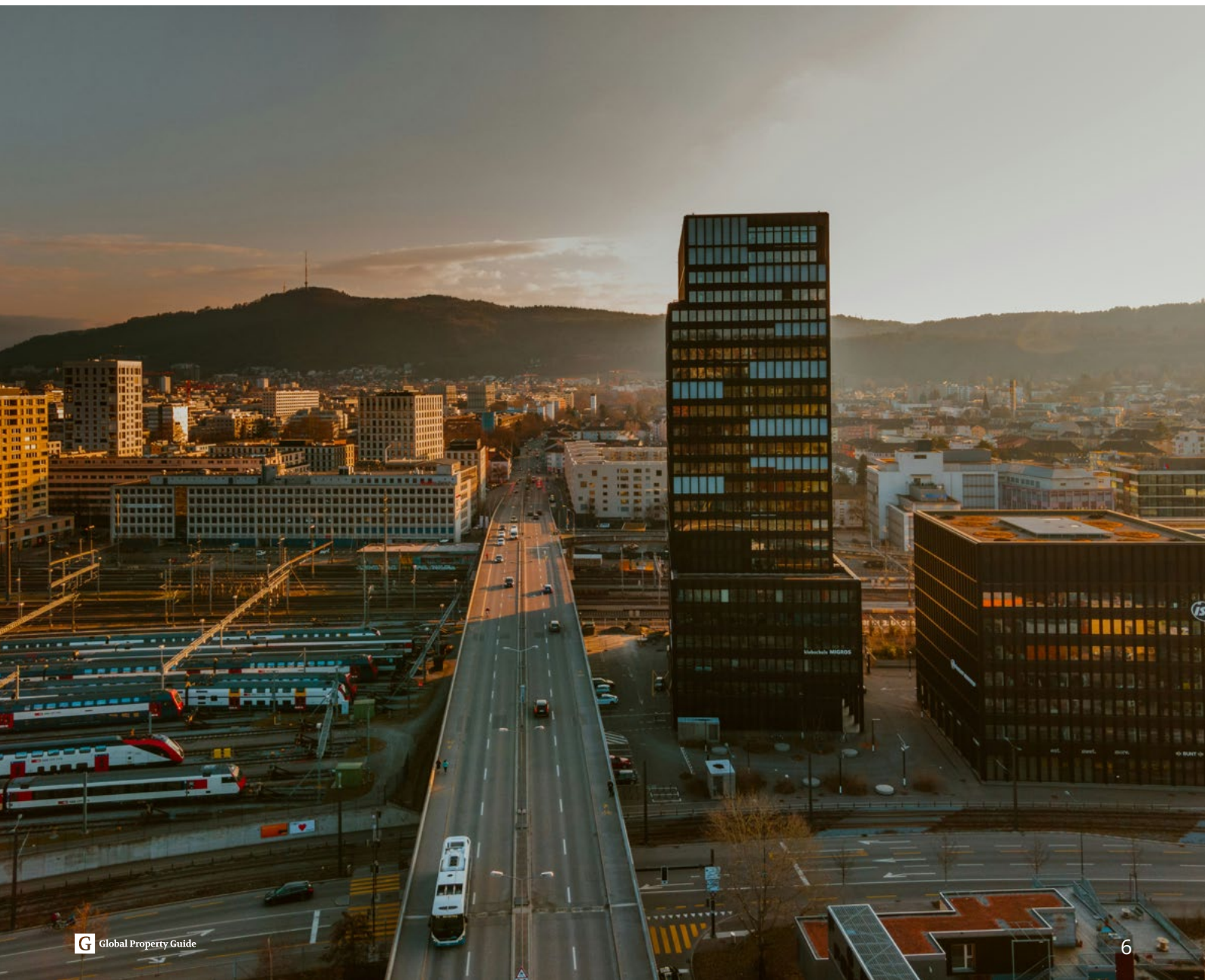
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Global housing markets are gaining momentum. Much of Europe and Asia are experiencing a resurgence. The U.S. and Canada continue to stabilize while the Pacific housing markets are showing steady improvements. Though, the Middle East, Latin America, and the Caribbean exhibit diverse and varied housing market trends. When adjusted for inflation, house prices have risen in 47, and declined in 30 markets which have so far published housing statistics in Q3 2024.

Nominal figures, which is more familiar to the public, present an even rosier picture. During the year to Q3 2024, nominal house prices rose in 60 countries, and declined in only 17 out of the 77 world's housing markets. In fact, several countries exhibited a huge gap between the nominal and real figures, mainly due to extraordinarily high inflation. For instance, in Turkey, nominal house prices surged by 27.4% year-on-year in Q3 2024 but in real terms, prices have actually declined by 14.72%. This is also the case in Egypt, with nominal house prices soaring by 40.7% but real figures were up by just 11.31%.

In terms of momentum, most of the world's property markets continue to show improvements. Momentum is visibly stronger in real terms, indicating that the worse is over: 58 out of the 77 world's housing markets showed stronger momentum in Q3 2024 as compared to the previous year, while 18 housing markets showed weaker momentum. The United States showed mixed results. Momentum is a measure of the "change in the change"; simply put, momentum has increased if a property market has risen faster this year than last (or fallen less).



During the year to Q3 2024:

- United States, always a key market, continues to post minimal house price growth, on the back of strong demand and improved economic conditions. Likewise, Canada is also stabilizing, with house prices falling only slightly, amidst recovering demand.
- Most of Europe's housing markets continue to thrive, with house prices rising in 25 out of the 36 European countries included in our global survey in Q3 2024. Also, 30 countries showed stronger momentum in Q3 2024 from the prior year. Strong performers in Europe included Bulgaria, Montenegro, Hungary, Croatia and Poland.
- Most of Asia are performing well. House prices rose in 11 of the 18 Asian housing markets included in our global house price survey. Twelve countries performed better in Q3 2024 compared to a year earlier. House price growth in Taiwan and Mongolia are accelerating while Pakistan, Cambodia and India, among others, have shown positive turnaround.
- Pacific housing market conditions are improving. House prices in Australia are rising strongly, buoyed by increasing demand and supply. On the other hand, New Zealand continues to see decelerating house price falls, as demand gradually recovers.
- The Middle East displays mixed performance. Two of the five strongest housing markets in our global house price survey are located in the region: Dubai, UAE and Egypt. Two others recorded modest price gains while the remaining three ME markets are still fragile with slight price declines.
- Latin America showed diverse market trends. Five of the eight Latin American countries included in our global house price survey showed stronger performance in Q3 2024 as compared to a year earlier. However, house prices increased in only three countries and the world's weakest housing market in our global house price survey is in Latin America – Argentina.
- The unpredictability of Caribbean housing markets persist, amidst the ongoing global socio-economic uncertainties and other external shocks affecting tourism and the local housing markets.

The strongest house price increases in our global survey during the year to Q3 2024 were seen in: Puerto Rico (+19.25%), Dubai, UAE (+16.51%), Bulgaria (+15.17%), Montenegro (+11.77%), and Egypt (+11.31%), using inflation-adjusted figures.

The biggest y-o-y house price decline was registered still in Buenos Aires, Argentina (-65.36%), followed by Jamaica (-32.07%), Turkey (-14.72%), Jersey (-14.52%), and Hong Kong (-14.38%), again using inflation-adjusted figures.

In its January 2025 World Economic Outlook Update, the International Monetary Fund (IMF) expects the global economy to expand by 3.3% both this year and in 2026, broadly unchanged from its October 2024 forecast, as an upward revision in the United States balances out downward adjustments in other major economies.

However there are notable revisions in regional figures. The economic growth forecast for the United States is upgraded, amidst robust labor market and increasing investment. This offsets the downgrades in other advanced European countries. For instance, in the euro area, growth projections were downgraded, mainly due to geopolitical tensions and policy uncertainty. In emerging market and developing economies, growth projections are marginally revised, particularly in China and India. In the Middle East and Central Asia, growth forecast was downgraded, amidst an extension of OPEC+ production cuts. Advanced economies are expected to grow by 1.9% this year while emerging and developing economies by 4.2%.

Inflationary pressures continue to ease. Global headline inflation is projected to fall to 4.2% this year and to 3.5% in 2026, down from 5.8% last year and 6.7% two years ago. Accordingly, advanced economies expected to return to target levels sooner than emerging and developing economies.

THE WORLD'S REGIONS:

Most of Europe booming again

House prices have risen in 25 of the 36 European housing markets for which figures were available in Q3 2024. Also, 30 countries had stronger momentum in Q3 2024 compared to a year earlier. A rapid acceleration in house price growth was seen in Bulgaria, Croatia and Spain while a sharp positive turnaround was registered many European countries, including Hungary, Poland, Ireland, Russia, Romania, and the Netherlands.



Bulgaria's housing market continues to gather pace, with the nationwide inflation-adjusted house price index increasing strongly by 15.17% during the year to Q3 2024, a sharp acceleration from the prior year's 2.74% rise. It is now the sixth consecutive quarter of y-o-y growth. In fact, it was the country's strongest house price growth since Q1 2008. On a quarterly basis, prices were up by 4.03% in Q3 2024.

Bulgaria's economy is expected to expand by 2.5% this year and another 2.8% in 2026, after growing by 2.3% last year and 1.8% two years ago.

Montenegro's house prices continue to grow, albeit at a much slower pace, amidst stabilizing demand, falling residential construction activity, and the recent introduction of a progressive property tax. The price of dwellings in new residential buildings rose by 11.77% in Q3 2024 from a year earlier, a deceleration from year-on-year increases of 21.4% in Q2 2024, 30.95% in Q1 2024, 27.95% in Q4 2023, and 24.56% in Q3 2023. Quarter-on-quarter, prices were up slightly by 1.44% in Q3 2024.

After expanding by an average of 8.5% annually in 2021-23, Montenegro's economic growth slowed to 3.7% in 2024. It is expected to expand by another 3.7% this year and 3% in 2026.

Hungary's housing market made a surprise turnaround, as demand shows signs of improvement. The average residential property price in the country surged by 11.29% during the year to Q3 2024, in stark contrast with the year-on-year price fall of 3.76% registered in the prior year. It is now the country's fourth straight quarter of double-digit inflation-adjusted price growth. Yet quarter-on-quarter, house prices actually declined by 10.08% in Q3 2024.

After contracting by 0.9% in 2023, Hungary's overall economic conditions continue to improve, registering a real GDP growth rate of 1.5% last year. The Hungarian economy is expected to post a modest growth of 2.9% this year and another 3% in 2026, based on IMF projections.

Strong house price increases were also seen in **Croatia** (10.45%), **Warsaw, Poland** (9.09%), **Ireland** (9.08%), **Russia** (8.38%), **Romania** (7.97%), **The Netherlands** (7.63%), **Spain** (7.15%), **Slovenia** (6.89%), and **Iceland** (6.15%). All had stronger performances in Q3 2024 compared to the same period last year. Also, all except Poland and Russia, saw quarter-on-quarter price increases during the latest quarter.

European housing markets which registered more modest house price growth during the year to Q3 2024 included **Portugal** (5.61%), **Greece** (4.3%), **North Macedonia** (4.14%), **Estonia** (4.09%), **Switzerland** (3.68%), **Czech Republic** (3.47%), **Lithuania** (2.52%),

and **Denmark** (2.42%). All, except Portugal, Greece and North Macedonia, performed stronger in Q3 2024 compared to the prior year. In addition, all except North Macedonia, saw quarter-on-quarter price increases in Q3 2024.

Minimal house price growth were also recorded in **Malta** (1.96%), **Italy** (1.45%), **Slovak Republic** (0.67%), **Norway** (0.45%), and **Belgium** (0.38%). All of these five European housing markets showed stronger performance in Q3 2024 compared to the previous year. Though only Italy, Slovak Republic, and Belgium saw miniscule quarter-on-quarter price increases in Q3 2024.

Europe's worst performing housing markets

Turkey's housing market is unique, characterized by rapidly rising nominal house prices while real prices are actually declining. The huge gap was due to hyperinflation. During 2024, overall inflation remained very high at a whopping 60.9%, compared to 53.9% in 2023 and 72.3% in 2022. As such, Turkey's nominal house prices surged to 27.4% during the year to Q3 2024. But when adjusted for inflation, house prices actually dropped 14.72% - making Turkey amongst the weakest housing markets in our global house price survey. Quarter-on-quarter, real house prices were down by 2.96% in Q3 2024.

Demand continues to recover. In 2024, nationwide house sales soared by 20.6% year-on-year to 1,478,025 units, after falling by 17.5% in 2023. The Turkish economy grew moderately by 3% last year, after expanding by 5.1% in 2023, 5.5% in 2022 and 11.4% in 2021. Economic growth is expected to slow to 2.7% this year.

France's housing market continues to struggle, with the price index of second-hand dwellings in Metropolitan France falling by 5.61% during the year to Q3 2024, its eight consecutive quarter of year-on-year price declines. Quarter-on-quarter, prices dropped by 1.78% in Q3. Demand continues to fall, with sales of existing homes in France plummeting to 778,000 units in the twelve-month to November 2024, down by 12% from a year ago and the second lowest level recorded since November 2015.

The French economy will remain subdued in the medium term, with projected real GDP growth rates of 0.8% this year and 1.4% in 2026, after growing by a meager 1.1% in 2024 and 0.7% in 2023, according to the European Commission.



Following a decade-long house price boom, **Germany's** housing market has faced challenges over the past two years due to economic uncertainty, elevated mortgage interest rates, and rising construction material costs, all of which have compounded affordability constraints. Fortunately, house price falls are noticeably decelerating. In Q3 2024, the average price of apartments dropped 2.62% (inflation-adjusted) from a year earlier, an improvement from the prior year's huge decline of 15.22%. It is now the eight consecutive quarter of y-o-y fall but the lowest in a row. On a quarterly basis, real house prices were more or less steady in Q3 2024.

With falling demand, residential construction activity in Germany continues to weaken. In the first eleven months of 2024, dwelling permits plummeted by 18.9% y-o-y to 193,665 units, following annual declines of 26.6% in 2023 and 7% in 2022. Europe's biggest economy continues to face headwinds, with its real GDP contracting by 0.1% last year, following a 0.3% decline in 2023 and a meager growth of 1.4% in 2022, as private consumption suffered from a loss in purchasing power. The European Commission projects that the German economy will grow by a miniscule 0.7% this year before slightly improving to a growth of 1.3% in 2026.

Although the **UK's** housing market remains subdued, it is demonstrating significant signs of recovery. Inflation-adjusted house prices dropped slightly by 0.44% in Q3 2024 from a year earlier, a sharp improvement from the year-on-year decline of 10.41% in the same period last year. It is now its eight consecutive house price fall but the lowest in a row. In nominal terms, UK house prices increased by a modest 2.48% over the same period. Quarter-on-quarter, inflation-adjusted house prices rose slightly by 0.16% in Q3 2024.

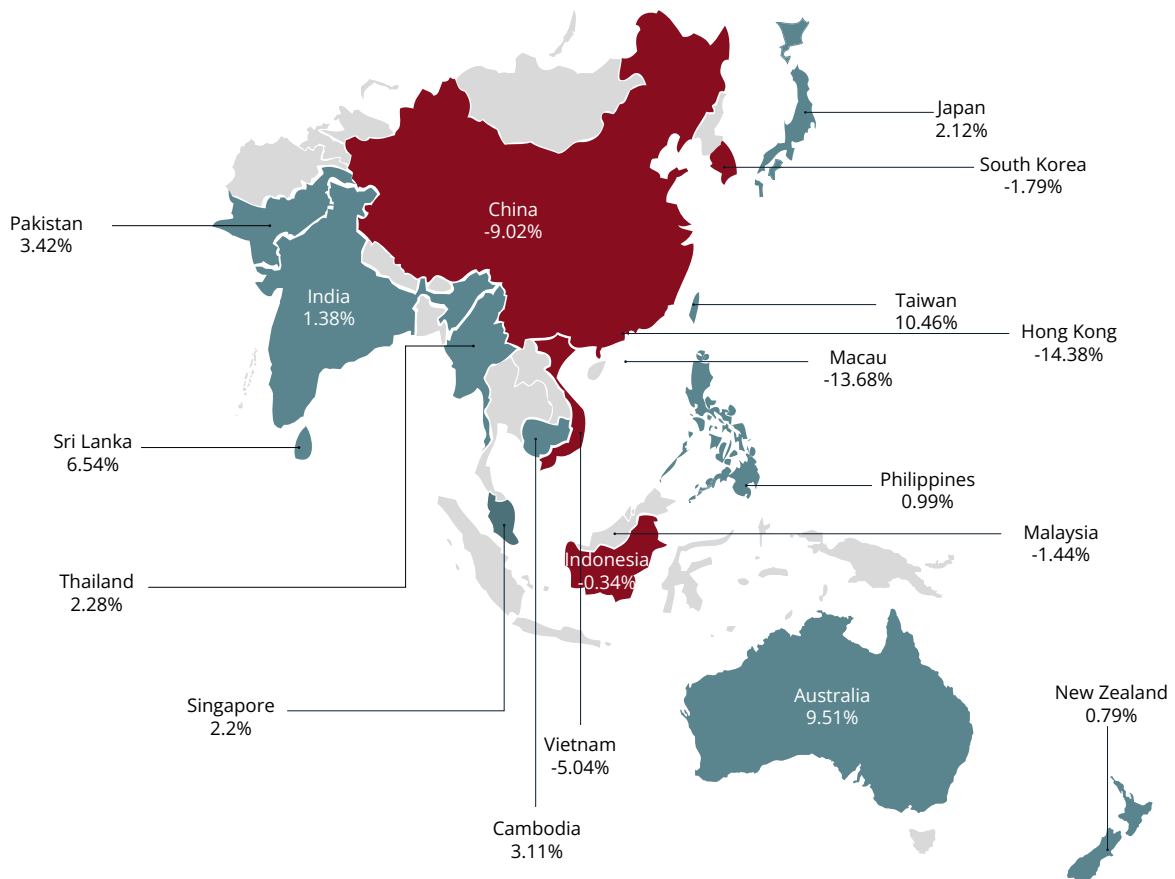
Demand is now improving, with residential property transactions in the UK increasing by 6.8% y-o-y to 1,093,410 units in 2024, after falling by a huge 19% in 2023. England experienced the strongest sales growth of 8.1%, followed by Northern Ireland (7.8%), Scotland (7.7%), and Wales (6.9%). The UK economy is expected to remain sluggish, with a projected real GDP growth rate of 1.5% this year, following meager growth of 1.1% in 2024 and 0.3% in 2023.

Other European housing markets which are also struggling included **Jersey** with house prices falling by 14.52% year-on-year in Q3 2024, **France** (-5.61%), **Luxembourg** (-5.27%), Riga, **Latvia** (-3.45%), and **Finland** (-2.66%). Only Latvia registered a meager quarterly price increase during the latest quarter. Though it is important to note that all, except Jersey, performed better in Q3 2024 as compared to the same period last year.

Minimal house price falls were registered in Vienna, **Austria** (-1.05%), Kiev, **Ukraine** (-0.66%), and **Sweden** (-0.53%). All, except Austria, recorded quarterly price increase in Q3 2024. In addition, all also performed stronger in Q3 2024 as compared to the prior year.

Most of Asia gathering pace

House prices rose in 11 of the 18 Asian housing markets included in our global house price survey. Twelve countries performed better in Q3 2024 compared to a year earlier. House price growth in Taiwan and Mongolia are accelerating while Pakistan, Cambodia and India, among others, have shown positive turnaround.



Taiwan's housing market continues to strengthen, amidst recovering property demand. Nationwide house prices were up strongly by 10.46% in Q3 2024 from a year earlier, a sharp acceleration from a meager year-on-year growth of 0.68% in Q3 2023. Quarter-on-quarter, real house prices were up by 1.69% during the latest quarter. The housing market slowed in recent years, after dramatic government measures to curb speculative house purchases. Surprisingly, it started to gain momentum again during the onset of the Covid-19 pandemic.

Demand is surging, with the number of property transactions in Taiwan's six largest cities – Taipei, New Taipei, Taoyuan, Taichung, Tainan, and Kaohsiung – reaching 271,309 units in 2024, up by 14.7% from the prior year and the highest level in 11 years. Taiwan's trade-driven economy expanded by 4.3% during 2024,

stronger than the 1.3% growth in 2023 and 2.6% expansion in 2022, buoyed by strong growth in exports and private consumption. Economic growth is projected to be modest in the medium term, at 2.7% this year and 2.6% in 2026.

Mongolia's housing market is growing robustly, with the inflation-adjusted average price of old apartments in Ulaanbaatar increasing by 9.46% during the year to Q3 2024. This was a sharp acceleration from the miniscule growth of 1.13% in the same period in the prior year. In fact in nominal terms, prices of old apartments surged by 16.86% over the same period. Quarter-on-quarter, inflation-adjusted prices were up by 2.62% in Q3 2024.

The Mongolian economy is fundamentally strong, registering a real GDP growth of about 5.5% last year, following expansions of 7.4% in 2023, 5% in 2022 and 1.6% in 2021. The IMF expects the economy to grow by 7% this year and by another 6% in 2026.

Other Asian housing markets which registered strong to moderate house price growth during the year to Q3 2024 included **Georgia** (7.32%), Colombo, **Sri Lanka** (6.54%), Karachi, **Pakistan** (3.42%), and Phnom Penh, **Cambodia** (3.11%). All, except Georgia, showed stronger performance in Q3 2024 as compared to the same period last year. Though only Sri Lanka saw a quarterly price increase during the latest quarter.

Minimal house prices increases were recorded in **Thailand** (2.28%), **Singapore** (2.2%), Tokyo, **Japan** (2.12%), **India** (1.38%), and Makati CBD, **Philippines** (0.99%). All, except Thailand, performed better in Q3 2024 as compared to a year earlier. Yet only Thailand recorded a quarterly price increase in Q3 2024.

Asia's weakest housing markets

Hong Kong's housing market woes persist, amidst a chronic supply shortage. The inflation-adjusted residential property prices plunged by 14.38% in Q3 2024 from a year earlier, following year-on-year declines of 14.12% in Q2 2024, 14.26% in Q1 2024, 9.17% in Q4 2023, and 10.48% in Q3 2023. It was the eleventh consecutive quarter of year-on-year price falls. Quarterly, real house prices fell by 5.88% during the quarter under review.

Hong Kong continues to suffer a chronic housing shortage – a problem that has dragged on for over two decades. To partially address this, completions soared by more than 75% to 24,261 units in 2024 – the highest level in two decades.

On a positive note, demand is showing some improvements, buoyed by falling interest rates and the removal of housing market restrictions. In the first three quarters of 2024, the total number of property transactions in HK rose by 7.4% y-o-y to 38,001 units, following annual declines of 4.5% in 2023 and 39.4% in 2022, based on figures released by RVD. Likewise, sales volume increased by 2% y-o-y to HK\$ 327.26 billion (US\$ 42 billion) over the same period, an improvement from annual contractions of 4.5% in 2023 and 44.4% in 2022.

Hong Kong's service-oriented economy grew by 2.5% during 2024, after an expansion of 3.2% in 2023 and contraction of 3.7% in 2022. The economy is projected to expand by an annual average of 3% in the next two years.

Macau's housing market continues to struggle, despite improving economic conditions. The average transaction price of residential units fell by a huge 13.68% (inflation-adjusted) in Q3 2024 from a year earlier, far worse than the prior year's 3.78% decline. It was also the biggest year-on-year decline registered since Q1 2016. On a quarterly basis, prices fell by 3.67% in Q3 2024.

Macau's economy is strengthening, with the real GDP growing by a whopping 80.5% during 2023, in stark contrast to the annual contraction of 21.4% seen in 2022, mainly due to the impact of low base effects, as well as sustained improvement in the tourism and gaming sectors. The economy registered a more sustainable growth of about 10.6% in 2024 and is projected to expand by another 7.3% this year, according to the IMF.

Other weak Asian housing markets included Beijing, **China**, with house prices falling by 9.02% during the year to Q3 2024 and Ho Chi Minh City, **Vietnam**, with house prices declining by 5.04% over the same period. Both housing markets registered quarterly price falls in Q3 2024. But only China showed weaker performance in Q3 2024 compared to a year earlier.

Minimal year-on-year price falls were also experienced in **South Korea** (-1.79%), **Malaysia** (-1.44%), and **Indonesia** (-0.34%). Malaysia and South Korea saw quarterly price declines during the latest quarter but only Malaysia showed weaker performance in Q3 2024 as compared to the previous year.

Pacific housing markets showing improvements

The Pacific continues to show improvements, with Australia registering robust house price growth while New Zealand continuing to see decelerating house price falls.

Australia's property market is gaining strength as demand continues to surge. Inflation-adjusted house prices in the country's eight major cities rose by 6.55% in Q3 2024 from a year earlier, in stark contrast from an annual decline of 3.26% in the prior year. In fact, it is now its fourth straight quarter of year-on-year growth. Quarter-on-quarter, real house prices increased 1.29% in Q3 2024. In nominal terms, house prices were up strongly by 9.51% in Q3 2024 from the previous year.

Demand and supply are both increasing. In the first three quarters of 2024, the total number of dwelling transfers rose by 8.9% from a year ago to 395,642 units. Dwelling approvals (seasonally-adjusted) were up by a modest 3.9% to 170,719 units in 2024 from a year earlier.

Despite this, Australia's overall economic growth slowed to 1.2% in 2024, from 2% in 2023, 3.9% in 2022 and 5.5% in 2021. The IMF expects the Australian economy to expand by 2.1% this year and 2.2% in 2026.

New Zealand's housing market is steadily recovering, with a significant deceleration in the decline of house prices. Inflation-adjusted median house prices dropped by 2.61% in Q3 2024 from a year earlier. Yet it is a huge improvement from a house price decline of 8.42% recorded in the prior year. It is now the tenth consecutive quarter of year-on-year price fall but the second lowest in a row. In fact, on a quarterly basis, real house prices were up slightly by 0.79% in Q3 2024.

After a generally weak activity in 2023, demand has increased again last year. In the first three quarters of 2024, the total number of house sales in the country increased by 10.6% y-o-y to 59,231 units, according to the RBNZ. Likewise, a recent report released by

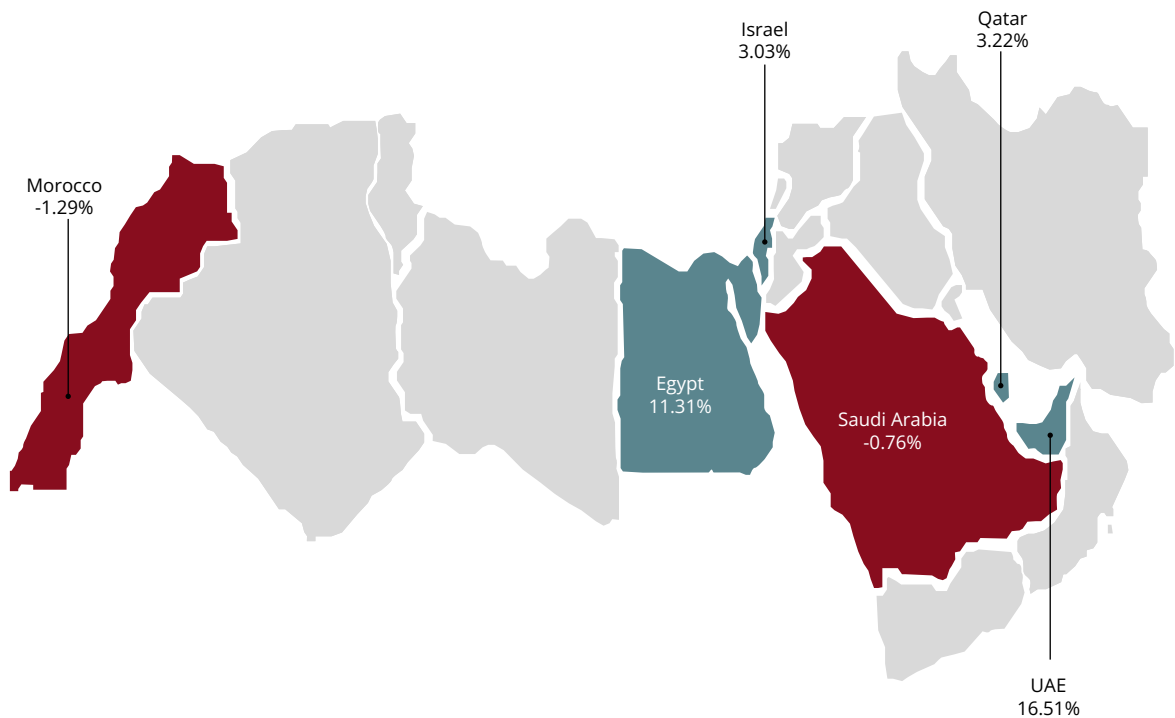
REINZ showed that nationwide property sales rose by 10.8% y-o-y in November 2024 to reach 7,233 units. Sales counts in 13 out of the 16 regions increased in November 2024 from a year earlier. Yet supply remains weak. In the first eleven months of 2024, the total number of new dwelling consents in New Zealand fell by 10.4% y-o-y to 31,122 units, following a huge drop of 22.9% in the full year of 2023.

NZ's economy slowed sharply last year with a nearly zero growth, after expanding by 0.6% in 2023, 2.4% in 2022 and 5.6% in 2021, as rising interest rates and high inflation weigh on private consumption. The IMF expects the NZ economy to gradually recover in the coming years, with projected real GDP growth rates of 1.9% this year and 2.4% in 2026.



Middle Eastern housing markets showed mixed results

The Middle East displayed mixed performance. Two of the top five best-performing housing markets in our global house price survey are located in the Middle East, while two others recorded modest price gains. However, three others remain fragile with slight price declines.



Five of the seven Middle East housing markets included in our global house price survey showed stronger momentum in Q3 2024 as compared to the previous year.

The **UAE's** housing market continues to display spectacular performance, supported by strong demand. In Dubai, inflation-adjusted residential property prices rose by a huge 16.51% in Q3 2024 from a year earlier, slightly higher than the previous year's 15.2% expansion. In fact, the last three quarters have been the country's best showing since 2014. On a quarterly basis, real house prices in Dubai were up by 2.87% in Q3 2024.

Demand continues to surge. In Dubai, the total number of real estate transactions reached a record 180,987 deals in 2024, up by a huge 36.5% from the prior year, according to Property Finder. In Abu Dhabi, transaction volume increased to a record high of 14,662 units last year, higher by a modest 4% as compared to the prior year. The overall UAE economy is projected to grow by 5.1% this year, following annual expansions of 4% in 2024, 3.6% in 2023, 7.5% in 2022 and 4.4% in 2021, buoyed by the expected rise in oil production.

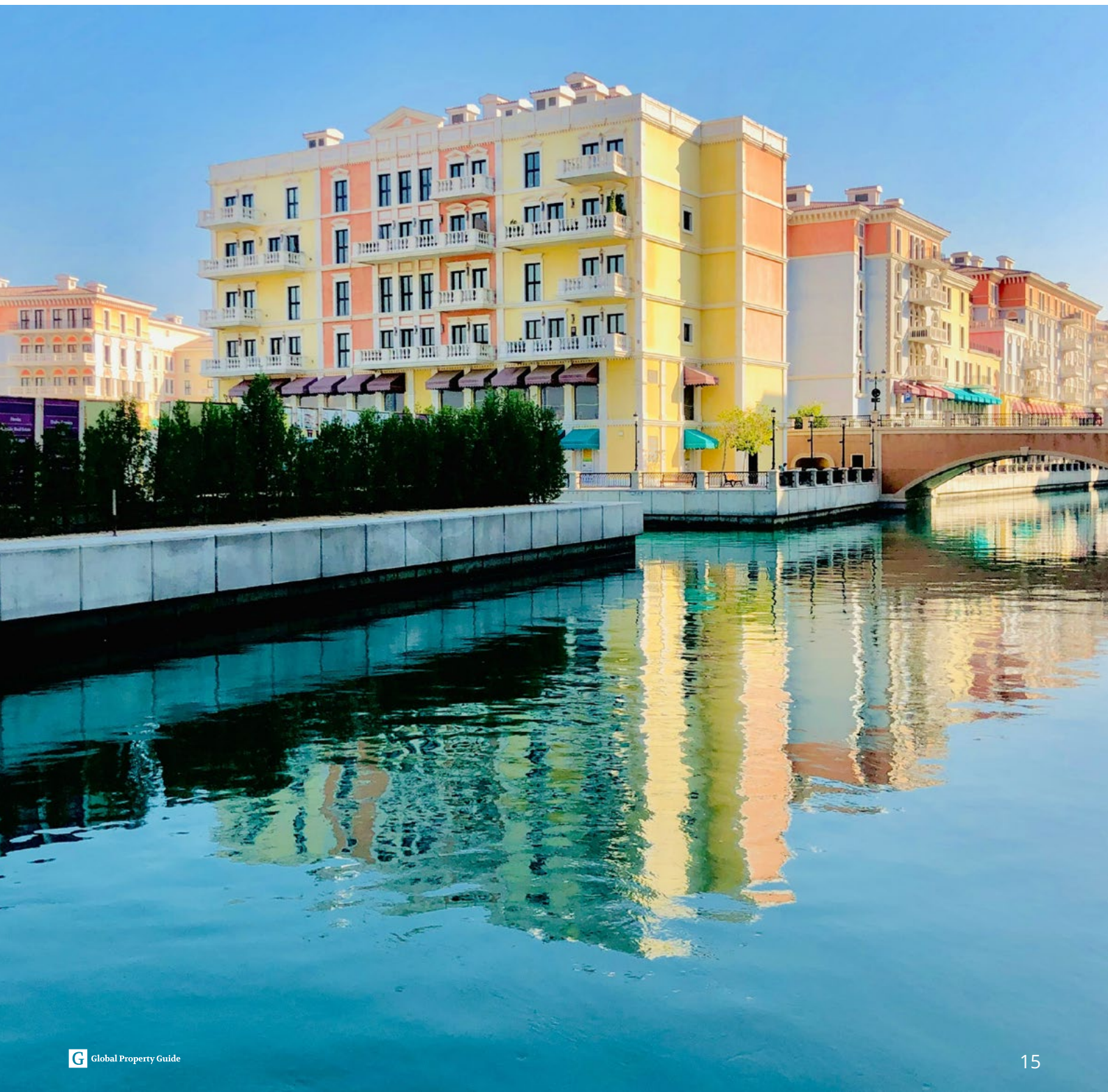
Egypt's housing market remains robust, with the nationwide inflation-adjusted real estate index rising strongly by 11.31% in Q3 2024 from a year earlier, following a year-on-year growth of 12.24% in Q3 2023. Quarter-on-quarter, real house prices were up by 7.23% during the latest quarter. In nominal terms, house prices actually surged by a whopping 40.7% in Q3 2024 from a year earlier and by 12.15% from the previous quarter.

President Abdel Fattah el-Sisi recently removed the last restrictions on foreign ownership of land and property in Egypt, in an effort to buoy the housing market. He also allowed the government, the biggest landowner in Egypt, to use its land for public-private partnership schemes. These improvements, together with the fundamentally strong local demand, is now boosting housing market growth. Egypt's overall economy is projected to expand by a modest 3.6% this year, following annual growth of 2.7% in 2024, 3.8% in 2023, and 6.7% in 2022, based on IMF estimates.

Modest year-on-year house price increases were registered in **Qatar** (3.22%) and **Israel** (3.03%). Qatar's performance improved dramatically as compared to the same period last year and experienced a strong quarter-on-quarter price growth of 6.15% in Q3 2024. In contrast, Israel had a weaker showing in Q3 2024 as compared to the previous year and recorded a quarterly decline of 4.92%.

On the other hand, some housing markets in the Middle East remain weak.

In **Saudi Arabia**, house prices were more or less steady during the year to Q3 2024, following a slight decline of 0.76% in the previous year. Quarter-on-quarter, house prices in KSA were down by 0.15% in Q3 2024. **Morocco** and **Tunisia** also saw year-on-year house price falls of 1.29% and 0.96%, respectively. Both showed better performance in Q3 2024 as compared to a year earlier but only Tunisia registered quarterly price increase during the latest quarter.



North America: U.S. and Canada housing markets stabilizing

The U.S. housing market is seeing limited house price growth, supported by modest economic expansion. Similarly, Canada's housing market is steadily stabilizing as demand continues to recover, improvement, as demand gradually returns.



The **U.S.** housing market continues to stabilize, fueled by robust demand and steady economic growth. The S&P/Case-Shiller seasonally-adjusted national home price index rose by 1.43% in Q3 2024 from a year earlier (inflation-adjusted), following year-on-year expansions of 2.4% in Q2 2024, 2.95% in Q1 2024, 2.3% in Q4 2023, and 0.36% in Q3 2023. This is supported by figures released by the Federal Housing Finance Agency (FHFA), which showed that its seasonally-adjusted purchase-only U.S. house price index increased by a meager 1.68% during the year to Q3 2024 (inflation-adjusted), following a 1.9% year-on-year growth in the prior year. The S&P/Case-Shiller index increased slightly by 0.45% q-o-q in Q3 2024 while the FHFA index was up by 0.4% over the same period.

Demand is increasing. In December 2024, existing home sales – completed transactions that include single-family homes, townhomes, condominiums and coops – rose by 9.3% to a seasonally-adjusted annual rate of 4.24 million units as compared to a year earlier, according to the National Association of Realtors (NAR). In addition, sales of new single-family houses increased by 2.5% y-o-y to a seasonally-adjusted annual rate of 683,000 units in 2024, according to the U.S. Census Bureau.

The U.S. homebuilder sentiment stood at 46 in December 2024, unchanged from the previous month, as homebuilders look for a better regulatory business climate on the back of the results of the 2024 presidential election, according to the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index (HMI). A reading of 50 is the midpoint between positive and negative sentiment.

The U.S. economy expanded by a modest 2.8% last year, following annual growth of 2.9% in 2023, 2.5% in 2022, and 6.1% in 2021, according to the U.S. Bureau of Economic Analysis. The world's biggest economy is projected to grow by another 2.3% this year.

Canada's housing market remains fragile, after a slowdown in the past two years. In Q3 2024, inflation-adjusted house prices in the country's eleven major cities fell slightly by 0.68% from a year earlier, following year-on-year increases of 0.76% in Q2 2024 and 2.61% in Q1 2024 and annual declines of 0.29% in Q4 2023 and 0.85% in Q3 2023. Quarter-on-quarter, real house prices rose slightly by 1.28% during the latest quarter.

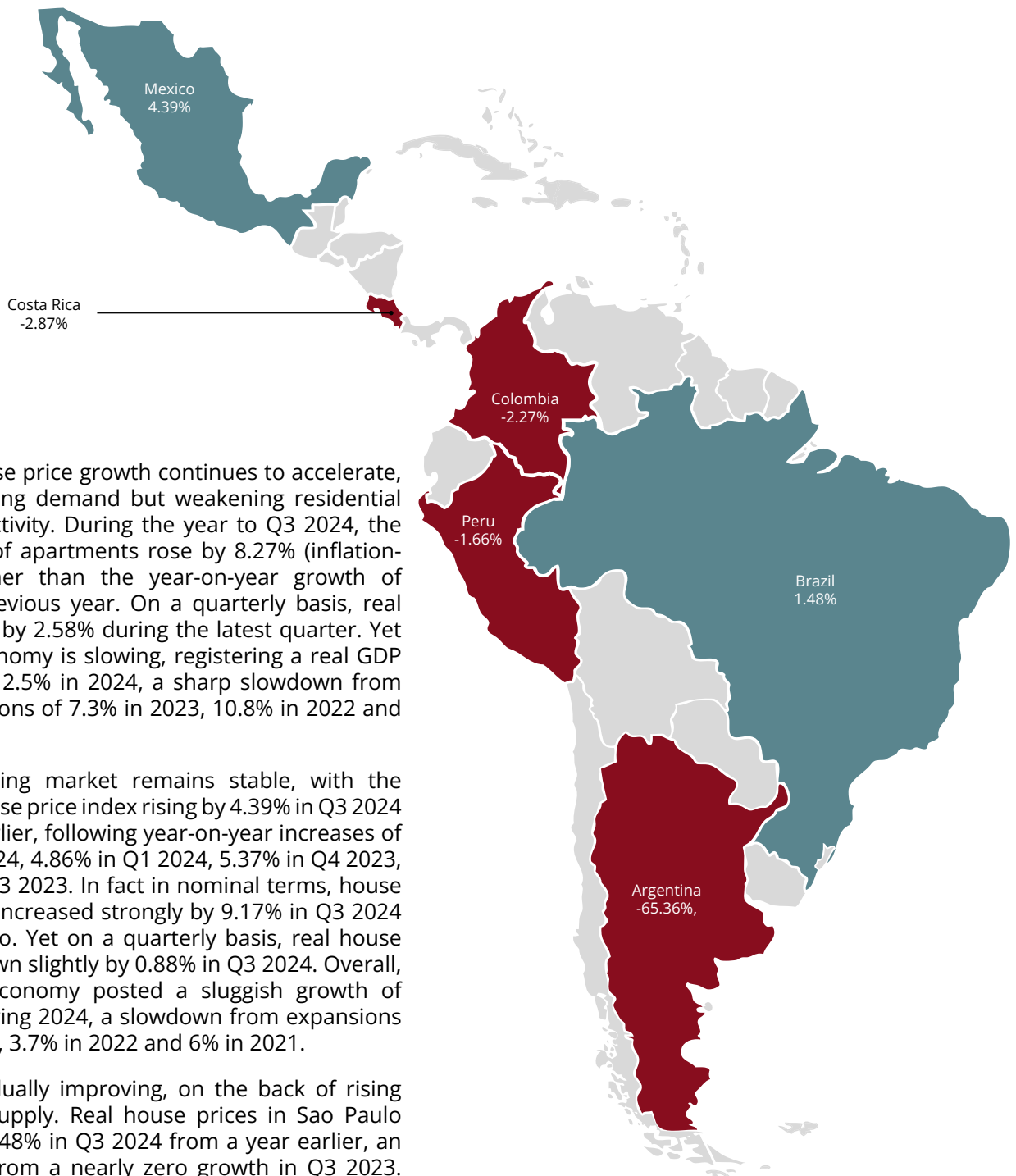
Demand is recovering. During 2024, the total number of sales transactions increased by 7.3% y-o-y to 490,376 units, according to the Canadian Real Estate Association (CREA). CREA is optimistic that demand will continue to increase in the medium term, projecting that 532,704 properties will be sold this year via the Canadian MLS Systems, up by 8.6% from the prior year. Residential construction is also gradually improving. In 2024, housing starts rose by 2% y-o-y to 245,120 units, in contrast to annual declines of 8.2% in 2023 and 3.4% in 2022, according to the Canada Mortgage and Housing Corporation (CMHC).

Canada's overall economy remains sluggish, with a real GDP growth rate of 1.1% during 2024, following expansions of 1.2% in 2023, 3.8% in 2022, and 5.3% in 2021. Economic growth is expected to pick up only marginally to 1.2% this year, as major policy shifts pose potential risks to the economic outlook.



Latin America's diverse housing markets

Five of the eight Latin American countries included in our global house price survey showed stronger performance in Q3 2024 as compared to a year earlier. However, house prices increased in only three countries and the world's weakest housing market in our global house price survey is in Latin America – Argentina.



Panama's house price growth continues to accelerate, amidst increasing demand but weakening residential construction activity. During the year to Q3 2024, the average price of apartments rose by 8.27% (inflation-adjusted), higher than the year-on-year growth of 5.6% in the previous year. On a quarterly basis, real prices were up by 2.58% during the latest quarter. Yet the overall economy is slowing, registering a real GDP growth rate of 2.5% in 2024, a sharp slowdown from annual expansions of 7.3% in 2023, 10.8% in 2022 and 15.8% in 2021.

Mexico's housing market remains stable, with the nationwide house price index rising by 4.39% in Q3 2024 from a year earlier, following year-on-year increases of 4.37% in Q2 2024, 4.86% in Q1 2024, 5.37% in Q4 2023, and 5.51% in Q3 2023. In fact in nominal terms, house prices actually increased strongly by 9.17% in Q3 2024 from a year ago. Yet on a quarterly basis, real house prices were down slightly by 0.88% in Q3 2024. Overall, the Mexican economy posted a sluggish growth of about 1.5% during 2024, a slowdown from expansions of 3.2% in 2023, 3.7% in 2022 and 6% in 2021.

Brazil's is gradually improving, on the back of rising demand and supply. Real house prices in Sao Paulo increased by 1.48% in Q3 2024 from a year earlier, an improvement from a nearly zero growth in Q3 2023. In fact in nominal terms, house prices were actually up by about 6% over the same period. Quarter-on-quarter, Sao Paulo inflation-adjusted house prices were up slightly by 0.95% in Q3 2024. Brazil's economy expanded by a better-than-expected 3.6% in 2024, up from annual growth of 2.9% in 2023 and 3% in 2022.

Though, conditions are far different in other Latin American countries.

Argentina's housing market conditions remain depressed, amidst struggling economy, surging inflation and nervous political situation. During the year to Q3 2024, inflation-adjusted apartment prices in Buenos Aires plummeted by a whopping 65.36%, worse than the year-on-year decline of 59.44% in Q3 2023. Though nominal figures actually increased by 7.03% over the same period. Quarterly, real house prices were down by 9.02% in Q3 2024. The overall economy contracted by an estimated 3.5% last year, worse than the prior year's 1.6% decline and in stark contrast with annual expansions of 5.3% in 2022 and 10.4% in 2021.

Other weak Latin American housing markets included **Uruguay**, with the inflation-adjusted house prices falling by 10.64% during the year to Q3 2024, **Costa Rica** (-2.87%), Bogota, **Colombia** (-2.27%), and **Peru** (-1.66%). All saw quarterly house price falls in Q3 2024. Though, only Uruguay had a weaker performance in Q3 2024 as compared to the same period last year.



Caribbean housing markets remain volatile

The unpredictability of Caribbean housing markets persists, amidst the ongoing global socio-economic uncertainties and other external shocks affecting the local housing markets.

With its accelerating house price growth, **Puerto Rico's** housing market is now the best performer in our global house price survey. The seasonally-adjusted purchase-only house price index rose strongly by 19.25% in Q3 2024 from a year earlier, in contrast to a year-on-year fall of 1.76% in Q3 2023, using inflation-adjusted figures. In fact, it was the biggest annual price increase since Q1 2021. Quarter-on-quarter, real house prices increased by 4.42% during the latest quarter.

The Puerto Rican housing market has suffered tremendously for most of the decade. The island has experienced a prolonged economic crisis, massive debt, high unemployment and continuing population loss. With US\$70 billion in debt and US\$50 billion in pension liabilities, Puerto Rico's bankruptcy filing in May 2017 was the biggest in the history of the United States. Puerto Rico's economy was estimated to have expanded slightly by 1% during 2024, following annual growth of 0.6% in 2023, 3.6% in 2022, and 0.4% in 2021. It is expected to remain weak in the medium term, with the IMF projecting minimal real GDP declines in the next two years.

The **Dominican Republic's** housing market conditions continue to improve, with the inflation-adjusted average price of apartments rising by 5.22% in Q3 2024 from a year earlier, in stark contrast with the year-on-year fall of 8.48% in the prior year. Quarter-on-quarter, apartment prices were more or less steady in Q3 2024. The overall economy was estimated to have grown by a robust 5.1% in 2024, after expanding by 2.4% in 2023 and 4.9% in 2022. The economy is projected to grow by another 5% this year.

Jamaica's housing market outlook is gloomy, amidst slowing economic activity. In Q3 2024, the average house price in the country fell by a huge 32.07% in Q3 2024 from a year earlier – a sharp turnaround from a strong year-on-year growth of 18.77% in Q3 2023. This makes Jamaica the second worst performer in our global house price survey. Quarterly, house prices were down by 12.92% during the latest quarter. Overall, Jamaica's economic growth slowed to 1.3% during 2024, down from annual expansions of 2.6% in 2023, 5.2% in 2022, and 4.6% in 2021.

South Africa's housing market woes continue

South Africa's housing market remains weak, having been depressed for most of the past eight years. The price index for medium-sized apartments fell by 3.12% in Q3 2024 from a year earlier, following a year-on-year decline of 4.6% in the previous year. Quarterly, house prices were down slightly by 0.92% during the latest quarter.

Overall economic activity remained subdued. During 2024, SA's economy grew by an unimpressive 1.1%, following annual expansions of 0.7% in 2023, 1.9% in 2022, and 5% in 2021, amidst election-related uncertainty and severe droughts. The economy will likely post a meager growth of 1.5% this year.



Global Property Guide

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