

TABLE 1: Savills World Cities Prime Residential Index: 2023 prime capital value growth forecast vs capital growth value in 2022

City	Capital value forecast - 2023	Capital value growth - 2022	Prime capital value Dec 2022 \$ per sq ft (USD)
Dubai	+6% to 7.9%	12.4%	\$730
Singapore*	+6% to 7.9%	6.8%	\$1,780
Miami	+4% to 5.9%	25.4%	\$1,440
Milan	+4% to 5.9%	5.7%	\$1,450
Cape Town	+2% to 3.9%	5.1%	\$260
Rome	+2% to 3.9%	3.1%	\$1,330
Kuala Lumpur	+2% to 3.9%	2.9%	\$270
Hangzhou	+2% to 3.9%	2.3%	\$1,260
Madrid	+2% to 3.9%	2.2%	\$710
Barcelona	+2% to 3.9%	1.6%	\$650
Mumbai	+2% to 3.9%	0.1%	\$1,040
Geneva	>0% to 1.9%	6.2%	\$2,350
Lisbon	>0% to 1.9%	5.6%	\$1,280
Tokyo	>0% to 1.9%	4.1%	\$1,950
Guangzhou	>0% to 1.9%	3.1%	\$1,480
Athens	>0% to 1.9%	2.3%	\$1,070
Beijing	>0% to 1.9%	2.1%	\$1,520
Paris	>0% to 1.9%	1.4%	\$1,550
Shanghai	>0% to 1.9%	1.1%	\$2,060
Bangkok	>0% to 1.9%	0.6%	\$810
Shenzhen	>0% to 1.9%	-1.6%	\$1,670
New York	-3.9% to -2%	6.1%	\$2,680
Seoul	-3.9% to -2%	4.9%	\$1,760
Los Angeles	-3.9% to -2%	1.8%	\$1,570
Amsterdam	-3.9% to -2%	0.6%	\$970
Berlin	-5.9% to -4%	4.9%	\$1,160
London	-5.9% to -4%	1.9%	\$1,820
Sydney	-5.9% to -4%	-3.7%	\$1,720
San Francisco	-5.9% to -4%	-5.2%	\$1,500
Hong Kong	-7.9% to -6%	-8.5%	\$4,070

Source: Savills Research

*Prime Capital Value in Singapore is a 90% apartment and 10% housing weighting