Sankey Flow Diagram

Column headers:

Value of $10m+ real estate transactions per head of population in 2017($)	Metro area population (m)	Millennial to boomer ratio (2017)	Forecast population growth 2017-27 (%)	Forecast workforce growth 2017-27 (%)	Number of workers supporting each elderly city dweller by 2027	Savills demographic strength index
San Francisco: 6,414	Tokyo: 37.7	Shenzhen: 8.79	Bengaluru: 28.5	Bengalaru: 31.8	Shenzhen: 28.41	Bengalaru: 382
Hong Kong: 6,317	Shanghai: 24.6	Dubai: 4.51	Mumbai: 20.9	Mumbai: 25.9	Dubai: 20.96	Mumbai: 293
Amsterdam: 6,168	Beijing: 22.0	Bengaluru: 2.84	Melbourne: 20.7	Melbourne: 17.0	Cape Town: 8.28	Dubai: 230
Singapore: 3,633	New York: 20.2	Mumbai: 2.22	Sydney: 17.2	Sydney: 13.6	Mumbai: 8.25	Shenzhen: 159
Berlin: 3,123	Mumbai: 20.2	Cape Town: 2.00	Dubai: 14.1	Tel Aviv: 13.0	Bengalaru: 7.97	Melbourne: 142
Sydney: 2,784	London: 15.2	Melbourne: 1.48	Tel Aviv: 13.9	Cape Town: 12.9	Shanghai: 4.52	Cape Town: 140
New York: 2,524	Paris: 12.7	Sydney: 1.42	Singapore: 13.5	Dubai: 12.0	Beijing: 4.34	Sydney: 127
Paris: 2,462	Moscow: 12.4	Tel Aviv: 1.40	Cape Town: 11.2	Stockholm: 7.3	Rio de Janeiro: 3.86	Shanghai: 116
London: 2,334	Rio de Janeiro: 12.3	London: 1.31	Stockholm: 10.7	Dublin: 7.0	Melbourne: 3.80	London: 113
Madrid: 2,212	Shenzhen: 11.7	Rio de Janeiro: 1.26	Dublin: 10.3	San Francisco: 5.2	Sydney: 3.75	New York: 107
Beijing: 2,203	Bengaluru: 10.7	Stockholm: 1.23	London: 9.6	London: 5.1	Tel Aviv: 3.62	Tel Aviv: 105
Stockholm: 2,061	Hong Kong: 7.4	Amsterdam: 1.22	San Francisco: 9.4	Singapore: 5.0	London: 3.44	Beijing: 103
Melbourne: 2,008	Madrid: 6.6	Dublin: 1.21	Shanghai: 7.7	Copenhagen: 3.2	Stockholm: 3.39	Tokyo: 92
Copenhagen: 1,982	Singapore: 5.7	Paris: 1.20	Amsterdam: 7.3	Shanghai: 3.1	Dublin: 3.38	Paris: 91
Dublin: 1,795	Sydney: 5.1	Copenhagen: 1.16	Shenzhen: 7.0	Amsterdam: 3.1	Amsterdam: 3.35	Rio de Janeiro: 83
Shanghai: 1,429	Melbourne: 4.8	Beijing: 1.14	Hong Kong: 6.7	New York: 2.6	Paris: 3.35	Singapore: 77
Shenzhen: 1,364	San Francisco: 4.7	San Francisco: 1.13	Beijing: 6.1	Shenzhen: 2.5	New York: 3.34	San Francisco: 73
Tokyo: 542	Berlin: 4.4	Moscow: 1.08	Copenhagen: 5.7	Paris: 0.9	San Francisco: 3.26	Stockholm: 67
Moscow: 281	Cape Town: 4.1	New York: 1.08	Paris: 4.7	Rio de Janeiro: 0.3	Copenhagen: 3.13	Moscow: 62
Cape Town: 140	Tel Aviv: 3.8	Berlin: 0.97	Moscow: 4.6	Beijing: 0.1	Singapore: 2.93	Dublin: 59
Dubai: 109	Dubai: 3.0	Tokyo: 0.96	Berlin: 4.3	Berlin: -2.7	Moscow: 2.92	Madrid: 57
Tel Aviv: 82	Stockholm: 2.7	Shanghai: 0.93	New York: 4.3	Madrid: -2.8	Madrid: 2.67	Copenhagen: 45
Bengaluru: 48	Copenhagen: 2.2	Singapore: 0.88	Rio de Janeiro: 3.0	Tokyo: -2.9	Berlin: 2.59	Amsterdam: 39
Rio de Janeiro: 23	Dublin: 1.8	Hong Kong: 0.84	Madrid: 1.1	Moscow: -5.7	Hong Kong: 2.21	Berlin: 39
Mumbai: 22	Amsterdam: 1,.5	Madrid: 0.84	Tokyo: 0.2	Hong Kong: -9.3	Tokyo: 2.09	Hong Kong: 39

Column captions:

The level of investment differs from city to city

Investment is often linked to population size

Successful cities are often young cities

There is a wide variation in the rate of population growth

In many cities, workforces will shrink even if populations rise

Cities where populations are forecast to grow faster than workforces can lead to high elderly dependency ratios

The Savills Demographic Strength Index combines population, workforce and investment data to indicate the potential of real estate performance

Source: Savills World Research, Oxford Economics