

Swiss Real Estate Offer Index

Real estate prices: Buying and renting more expensive in March

The prices of homes offered for sale continued to rise in March. This is despite the fact that the number of properties available for purchase on the market has increased since the beginning of the year. The advertised rental prices have also increased, marking a new all-time high in the past month.

As the Swiss Real Estate Offer Index compiled by SMG Swiss Marketplace Group in cooperation with the real estate consultancy firm IAZI shows, condominiums were advertised at 1.0 per cent higher values in March. Single-family homes also saw an increase, albeit smaller, of 0.3 per cent. The number of single-family homes and condominiums advertised has increased in recent months, which would generally indicate an improvement in the tight property market. "However, we see that home sellers continue to assume a stronger willingness to pay for the time being, as the current increase in asking prices shows," says Martin Waeber, Managing Director Real Estate, SMG Swiss Marketplace Group.

Tenants looking for a flat must expect higher rents

As of the general moving-in date at the end of March, asking rents have risen by 0.8 per cent on a national average. Within a year, there was an impressive increase of 4.6 per cent. However, there are large regional differences in the development of rents: the strongest increase was in central Switzerland (2.2 per cent), especially due to the price drivers Zug and Lucerne. The increases in eastern Switzerland (1.1 per cent), the greater Zurich region (1.0 per cent) and the Lake Geneva region (0.9 per cent) are somewhat more moderate. There was hardly any change in the Central Plateau (0.1 per cent) while asking rents fell slightly in northwestern Switzerland (-0.3 per cent) and Ticino (-0.3 per cent).

In the three major regions of Zurich, central Switzerland and Lake Geneva, in particular, further price increases are to be expected in the coming months due to the existing housing shortage, ongoing immigration and the decision on the reference interest rate that is expected in June.

Date 31st March 2023

The Swiss Real Estate Offer Index is published on the websites of ImmoScout24 and IAZI AG.

www.immoscout24.ch/immobilienindex
www.iazi.ch/angebotsindizes

Detailed information and statistics on developments throughout Switzerland, including the various major regions, can be found in the [download area](#).

Rental offers for all of Switzerland (CHF/m2 per year)

| | 01.03.2023 | 31.03.2023 | Change | in % |
|-------|-------------------|-------------------|---------------|-------------|
| Month | 269.9 | 272.0 | 2.1 | 0.8% |
| | 31.03.2022 | 31.03.2023 | Change | in % |
| Year | 260.0 | 272.0 | 11.9 | 4.6% |

Purchase offers for single-family houses all of Switzerland (CHF/m2)

| | 01.03.2023 | 31.03.2023 | Change | in % |
|-------|-------------------|-------------------|---------------|-------------|
| Month | 7406.6 | 7431.6 | 25.0 | 0.3% |
| | 31.03.2022 | 31.03.2023 | Change | in % |
| Year | 7277.1 | 7431.6 | 154.5 | 2.1% |

Purchase offers for condominiums all of Switzerland (CHF/m2)

| | 01.03.2023 | 31.03.2023 | Change | in % |
|-------|-------------------|-------------------|---------------|-------------|
| Month | 8498.9 | 8582.2 | 83.3 | 1.0% |
| | 31.03.2022 | 31.03.2023 | Change | in % |
| Year | 8192.4 | 8582.2 | 389.8 | 4.8% |