

*Swiss Real Estate Offer Index*

## **Calming in the Swiss Real Estate Market**

**The steady price increases in the real estate market have come to an end for the time being. In the month of April, there was a sideways movement in both the owner-occupied home and rental flat segments. Is this the long-awaited turnaround?**

At the end of March, the Swiss National Bank further tightened its monetary policy and raised the key interest rate to 1.5 per cent. For buyers, this means a renewed increase in mortgage interest rates. The dampening effect on demand for residential property also seems to be influencing the behaviour of sellers: According to the Swiss Real Estate Offer Index, which SMG Swiss Marketplace Group publishes in cooperation with the real estate consultancy IAZI, their asking prices are practically unchanged from the previous month (single-family houses 0.0 per cent, condominiums +0.1 per cent).

Since further interest rate hikes are expected due to persistent inflation, a continuation of the calming of the market for properties for sale is likely. Nevertheless, Martin Waeber, Managing Director Real Estate at SMG Swiss Marketplace Group, does not expect a nationwide trend reversal: "The high level of immigration is causing a continuing demand for residential space, which is supporting prices, especially in the sought-after central locations and conurbations."

### **A breather also for residential rents**

A similar picture presents itself based on the current figures in the area of rental flats. Within the last month, the upward momentum has weakened in many places, resulting in a minus of 0.1 per cent across Switzerland. Regionally, an increase can be observed in Ticino (+1.2 per cent) and the Lake Geneva region (+0.6 per cent), while rental prices in the canton of Zurich (-0.7 per cent) and in central Switzerland (-1.4 per cent) are, for once, lower.

In contrast to home prices, however, it can be assumed that this is more of a temporary easing. Within a year, asking rents have increased in all regions of Switzerland, in some cases significantly. The limited supply and the low level of construction activity also suggest further upward pressure.

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

[www.immoscout24.ch/immobilienindex](http://www.immoscout24.ch/immobilienindex)  
[www.iazi.ch/angebotsindizes](http://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/m<sup>2</sup> per year)

	01.04.2023	30.04.2023	Change	in %
Month	272.0	271.7	-0.3	-0.1%
	30.04.2022	30.04.2023	Change	in %
Year	260.2	271.7	11.5	4.4%

#### Purchase offers for single-family houses all of Switzerland (CHF/m<sup>2</sup>)

	01.04.2023	30.04.2023	Change	in %
Month	7431.6	7428.7	-2.9	0.0%
	30.04.2022	30.04.2023	Change	in %
Year	7323.2	7428.7	105.6	1.4%

#### Purchase offers for condominiums all of Switzerland (CHF/m<sup>2</sup>)

	01.04.2023	30.04.2023	Change	in %
Month	8582.2	8589.3	7.1	0.1%
	30.04.2022	30.04.2023	Change	in %
Year	8304.5	8589.3	284.8	3.4%

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#### About the Swiss Real Estate Offer Index

The Swiss Real Estate Offer Index is the world's first hedonic index that is calculated and updated in real time. It is compiled in cooperation between the online real estate marketplace ImmoScout24 and the real estate consultancy IAZI AG (Zurich) and includes the development of offer prices for residential property as well as offer prices for rents. Thanks to its continuous updates and its methodology, the index allows the real-time monitoring of developments on Switzerland's largest real estate platform.

Its advantage: As a leading indicator for market developments, the Swiss Real Estate Offer Index offers new perspectives in risk management. While other indices serve as decision-making aids with a time lag of at least three months, this index offers absolutely up-to-date information. Combined with one's own assumptions for the near future in the real estate sector, this results in a management tool with timely informative value. Thanks to its immediacy, frequency and direct reference to the latest listings, the index also contributes to increased transparency on the Swiss real estate market.

#### About ImmoScout24

ImmoScout24 ([www.immoscout24.ch](http://www.immoscout24.ch)) is one of the most visited Swiss online marketplaces for residential and commercial properties. ImmoScout24 is a division of SMG Swiss Marketplace Group AG ([www.swissmarketplace.group](http://www.swissmarketplace.group)).

#### About SMG Swiss Marketplace Group AG

SMG Swiss Marketplace Group AG is a pioneering network of online marketplaces and an innovative European digital company that simplifies people's lives with forward-looking products. SMG Swiss Marketplace Group AG gives its customers the best tools for their life decisions. The portfolio includes Real Estate ([ImmoScout24](http://ImmoScout24), [Homegate](http://Homegate), [Immostreet.ch](http://Immostreet.ch), [home.ch](http://home.ch), [Publimmo](http://Publimmo), [Achter-Louer.ch](http://Achter-Louer.ch), [CASASOFT](http://CASASOFT), [IAZI](http://IAZI)), Automotive ([AutoScout24](http://AutoScout24), [MotoScout24](http://MotoScout24), [CAR FOR YOU](http://CAR FOR YOU)), General Marketplaces ([anibis.ch](http://anibis.ch), [tutti.ch](http://tutti.ch), [Ricardo](http://Ricardo)) and Finance and Insurance ([FinanceScout24](http://FinanceScout24)). The company was founded in November 2021 by TX Group AG, Ringier AG, La Mobilière and General Atlantic.