**Media Release Zurich, 4th July 2023**

*Swiss Real Estate Offer Index*

**Stable house and flat prices, slightly falling rents**

**The price expectations of home sellers hardly changed in June: While a slight increase was recorded for single-family homes, there was a minimal decrease for condominiums. There is also a temporary respite for those currently looking for a rental flat.**

**Houses slightly more expensive, flats somewhat cheaper**

Prices for single-family homes published in advertisements rose slightly in June by +0.3 per cent. The Swiss Real Estate Offer Index, published by the SMG Swiss Marketplace Group in cooperation with the real estate consultancy IAZI, shows that condominium sellers expect slightly lower values of -0.4 per cent.

"The fact that the price spiral for home sales is currently turning somewhat more slowly is underpinned by the longer-term supply trend over the last twelve months. In this period, advertised house prices have also risen by only 0.3 per cent, and those of condominiums by 2.2 per cent. By way of comparison: About a year ago, the annual growth rates for houses and flats were 8 per cent and higher," says Martin Waeber, Managing Director Real Estate at SMG Swiss Marketplace Group, assessing the market situation.

The rising interest rate level with the recent increase by the Swiss National Bank to 1.75 per cent and the consequently higher financing costs for real estate are currently having a calming effect on the market with a view to potentially further price increases.

**Asking rents down slightly in June**

Last month brought good news for tenants looking for accommodation. The average asking rents published in advertisements fell by -0.7 per cent in the country. Regionally, the strongest declines were in Ticino (-1.8 per cent) and in the greater Zurich region (-1.7 per cent), followed by the Lake Geneva region (-0.6 per cent). The change is smaller in Northwestern Switzerland (-0.3 per cent), Eastern Switzerland (-0.3 per cent) and Central Switzerland (-0.2 per cent), while a slight increase is visible in the Central Plateau (+0.4 per cent).

Given the strong immigration in the current year and the sluggish expansion of the rental housing stock, however, the easing will likely be only temporary. Within a year, asking rents have increased by an average of 3.1 per cent.

Date: 30th June 2023

*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 the development throughout Switzerland and on the developments in the various large regions can be found in the* [*download area*](https://www.immoscout24.ch/de/immobilienindex)*.*

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **01.06.2023** | **30.06.2023** | **Change** | **in %** |
| Month | 272.3 | 270.4 | -1.9 | −0.7% |
|  | **30.06.2022** | **30.06.2023** | **Change** | **in %** |
| Year | 262.4 | 270.4 | 8.0 | 3.1% |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **01.06.2023** | **30.06.2023** | **Change** | **in %** |
| Month | 7415.8 | 7439.4 | 23.6 | 0.3% |
|  | **30.06.2022** | **30.06.2023** | **Change** | **in %** |
| Year | 7415.3 | 7439.4 | 24.1 | 0.3% |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **01.06.2023** | **30.06.2023** | **Change** | **in %** |
| Month | 8629.8 | 8599.4 | -30.4 | −0.4% |
|  | **30.06.2022** | **30.06.2023** | **Change** | **in %** |
| Year | 8416.1 | 8599.4 | 183.3 | 2.2% |