

Media Release

Zurich, 2 November 2023

Offers for rents and condominiums are becoming more expensive

New tenants again had to dig noticeably deeper into their pockets last month. The asking prices for residential property, on the other hand, are developing differently: While price expectations for condominiums are rising, the stabilisation phase for single-family homes is continuing.

After a brief pause in the previous month, advertised prices for condominiums rose again strongly in October, by +0.7 per cent. In contrast, asking prices for single-family homes declined slightly (-0.3 per cent). On an annual basis, the asking prices for these types of residential properties are also drifting apart: Noticeably higher asking prices for condominiums (+2.1 per cent), but no further increase for single-family homes (-0.2 per cent). This is the result of the latest analysis of listings in the Swiss Real Estate Offer Index, which is compiled and published by SMG Swiss Marketplace Group in cooperation with the real estate consulting firm IAZI.

Condominiums: Sellers have higher price expectations

"The further increase in asking prices for condominiums is remarkable, considering that the supply of available condominium units has increased noticeably since the beginning of the year," says Martin Waeber, Managing Director Real Estate at SMG Swiss Marketplace Group. Irrespective of this, providers of condominiums assume that demand will continue to significantly exceed supply and that higher sales prices can, therefore, be achieved. "The housing market has also seen a slight increase in the supply of existing properties in recent months, which has contributed to the stabilisation of prices for single-family homes," Waeber continued.

October brings higher asking rents

The shortage of rental housing, especially in the city centres, led to an increase of +0.4 per cent in October for tenants looking for accommodation. Over the course of the year, the increase was an impressive +2.7 per cent. Depending on the region, the trend differs from the national average. While the increase in eastern Switzerland (+1.1 per cent), the greater Zurich region (+0.8 per cent), northeastern Switzerland (+0.7 per cent) and the Lake Geneva region (+0.5 per cent) is above the national average, no change can be observed in the Central Plateau (0.0 per cent). Central Switzerland (-0.6 per cent) and Ticino (-0.7 per cent), on the other hand, have seen declines.

As of October 31st 2023

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

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

Detailed information and statistics about the overall Swiss trend and those in the various regions are available in the [Download section](#).

Rental offers throughout Switzerland (CHF/m² per year)

	01.10.2023	31.10.2023	Change	in %
Month	274.1	275.3	+1.2	+0.4%
	31.10.2022	31.10.2023	Change	in %
Year	268.1	275.3	+7.2	+2.7%

Sales offers for detached homes throughout Switzerland (CHF/m²)

	01.10.2023	31.10.2023	Change	in %
Month	7448.9	7425.5	-23.4	-0.3%
	31.10.2022	31.10.2023	Change	in %
Year	7438.5	7425.5	-13.0	-0.2%

Sales offers for freehold flats throughout Switzerland (CHF/m²)

	01.10.2023	31.10.2023	Change	in %
Month	8607.3	8663.2	+55.9	+0.7%
	31.10.2022	31.10.2023	Change	in %
Year	8484.8	8663.2	+178.4	+2.1%

The values may contain rounding differences.

Media Contact



Sebastian Sinemus

Senior Communications Manager & Media
Spokesperson
media@swissmarketplace.group
+41 79 819 21 50

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 rents. Thanks to its continuous updating and its methodology, the index allows the timely 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 a decision-making aid 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 SMG Swiss Marketplace Group Ltd.

SMG Swiss Marketplace Group Ltd. (swissmarketplace.group) 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, Homegate, Immostreet.ch, home.ch, Publimmo, Acheter-Louer.ch, CASASOFT, IAZI), Automotive (AutoScout24, MotoScout24, CAR FOR YOU), General Marketplaces (anibis.ch, tutti.ch, Ricardo) and Finance and Insurance (FinanceScout24). The company was founded in November 2021 by TX Group AG, Ringier AG, La Mobilière and General Atlantic.