

Media Release

Zurich, 7 May 2024

Prices for single-family homes rise sharply – condominiums and rents take a breather

April brought sharp price increases for single-family homes. On the other hand, prospective buyers of condominiums can breathe a sigh of relief as prices eased. There was also an easing in the asking prices for rental flats.

At the beginning of the second quarter, the market for single-family homes is once again consistently dynamic. With an increase of 1,2%, sellers of houses significantly raised their price expectations in April. This is shown by the latest evaluation of the Swiss Real Estate Offer Index, which is compiled by the SMG Swiss Marketplace Group in collaboration with the property consultancy IAZI. So far, the high price level and strict financing guidelines of recent years have led to a decline in transaction volumes in the single-family home segment. On the other hand, the listing period has been extended in many places as part of the sales process. Accordingly, the majority of asking prices have been trending sideways for some time.

However, the start of spring is now bringing new momentum: "At this time of year, more properties are traditionally advertised, which increases the supply," says Martin Waeber, Managing Director Real Estate at SMG Swiss Marketplace Group. "Although the dream of owning a home is still widespread among the population, prospective buyers have become more selective. Whether the higher asking prices can actually be realised remains to be seen," says Martin Waeber.

In contrast to single-family homes, the years-long boom in condominiums appears to have taken a temporary breather. In April, asking prices in this segment fell by 1,2%. Compared to the previous year, the increase in value was therefore 1,1%, which corresponds to the lowest annual growth rate since the beginning of 2020.

Tenants can breathe a little easier in their search for a rental flat

Tenants looking for a rental flat can breathe a little easier at the moment. Advertised rents fell slightly in April. Despite the 0,2% decline in advertised rents compared to the previous month, there was still an increase of an impressive 2,7% over the course of the year.

In regional terms, the sharpest falls in rents in April were in Eastern Switzerland (-1,3%) and Central Switzerland (-1,0%). However, Ticino (-0,7%) and the Central Plateau region (-0,4%) also recorded below-average development. On the other hand, there is no sign of a slowdown in the cantons of Zurich (-0,1%), Northwestern Switzerland (+0,3%) and the Lake Geneva region (+0,4%).

As at 30 April 2024

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)

	01.04.2024	30.04.2024	Change	in %
Month	279.6	279.0	-0.6	-0.2%
	30.04.2023	30.04.2024	Change	in %
Year	271.7	279.0	+7.4	+2.7%

Offers to buy detached houses throughout Switzerland (CHF/m²)

	01.04.2024	30.04.2024	Change	in %
Month	7431.7	7518.0	+86.3	+1.2%
	30.04.2023	30.04.2024	Change	in %
Year	7428.7	7518.0	+89.3	+1.2%

Condominiums for sale throughout Switzerland (CHF/m²)

	01.04.2024	30.04.2024	Change	in %
Month	8784.6	8679.9	-104.7	-1.2%
	30.04.2023	30.04.2024	Change	in %
Year	8589.3	8679.9	+90.7	+1.1%

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 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, Flatfox, alle-immobilien.ch, Immostreet.ch, home.ch, Publimmo, Acheter-Louer.ch, CASASOFT, IAZI), Automotive (AutoScout24, MotoScout24), 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.