

Media Release

Zurich, 4 July 2024

Broad price increase for residential property and rents in June

Potential home buyers were confronted with higher market prices for both detached houses and condominiums in June. This is not least due to the improved conditions in the property market. However, advertised rents have also risen again.

After the asking prices for single-family homes, which are as sought-after as they are scarce, had settled at a high level since the beginning of the year, there was now a noticeable increase again in June. Specifically, prices for advertised houses rose by 1,2% last month. The increase for condominiums was also 1,0% in June. These are the findings of the Swiss Real Estate Offer Index, which is compiled by ImmoScout24 in collaboration with the property consultancy IAZI.

As can be deduced from these figures, home sellers are once again more confident about the potential proceeds from their properties on the Swiss market. The fact that this is entirely justified is supported by numerous improvements, as Martin Waeber, Managing Director Real Estate at SMG Swiss Marketplace Group, summarises: "The Swiss National Bank's further reduction in key interest rates on 20 June and the prospect of a further reduction in September will result in lower financing costs for mortgages. This increases both the attractiveness of owning your own four walls and their affordability". In addition, demand for residential property will continue to be supported by a sustained high level of immigration coupled with low inflation and unemployment, according to Waeber.

Asking rents are also rising, with two exceptions

Last month also brought higher asking prices for the vast majority of tenants looking for accommodation. The asking rents published in advertisements increased by 0,4% on a national average. Regionally, the strongest increases were seen in Ticino (+3,3%) and Central Switzerland (+1,8%), followed by Eastern Switzerland (+1,2%). The increase was lower in the Central Plateau region (+0,9%), while there was hardly any visible change in the Lake Geneva region in June (+0,1%). Meanwhile, asking rents developed in the opposite direction in the Greater Zurich Region (-0,6%) and in Northwestern Switzerland (-0,2%).

This means that advertised rents have not increased on average across Switzerland since the start of the year, but they have risen by 4,0% compared to June 2023. This dynamic upward trend in advertised rents is likely to continue for the rest of the year due to strong demand, particularly in city centres.

As at 30 June 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](#).

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

	01.06.2024	30.06.2024	Change	in %
Month	7416.4	7508.1	+91.7	+1.2%
	30.06.2023	30.06.2024	Change	in %
Year	7439.4	7508.1	+68.7	+0.9%

Condominiums for sale throughout Switzerland (CHF/m²)

	01.06.2024	30.06.2024	Change	in %
Month	8702.2	8786.5	+84.3	+1.0%
	30.06.2023	30.06.2024	Change	in %
Year	8599.4	8786.5	+187.0	+2.2%

Rental offers throughout Switzerland (CHF/m² per year)

	01.06.2024	30.06.2024	Change	in %
Month	280.0	281.2	+1.2	+0.4%
	30.06.2023	30.06.2024	Change	in %
Year	270.4	281.2	+10.8	+4.0%

The values may contain rounding differences.

Media Contact



Fabian Korn

Communications Manager & Media Spokesperson

media@swissmarketplace.group

+41 44 711 86 29

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.ch, acheter-louer.ch, casasoft.ch, iazi.ch), Automotive (AutoScout24, MotoScout24), General Marketplaces (anibis.ch, tutti.ch, ricardo.ch) and Finance and Insurance (finance-scout24.ch). The company was founded in November 2021 by TX Group AG, Ringier AG, La Mobilière and General Atlantic.