

Media Release

Zurich, 6 March 2025

Single-family homes are becoming cheaper, but condominiums are more expensive

Asking prices for single-family homes fell slightly in February, but anyone wanting to buy a condominium was confronted with rising prices. The trend towards a slowdown in price increases continues in all residential segments.

Note on our behalf: In order to provide you with our data expertise in an even more compact and informative way, in future, starting from March 2025, the Swiss Real Estate Offer Index will become the 'ImmoScout24 Purchase Index'. This will focus on purchase offers, now including developments in all regions. As usual, you will also find the development of asking rents in the HomeGate Rental Index.

Anyone who has not yet been able to find a single-family home can benefit from a minimal reduction in asking prices in February: The values published in advertisements have fallen by 0,1%. However, the asking prices of condominiums increased by 0,6% in the same period. This confirms that prices for owner-occupied homes have stabilised at a high level since the summer of 2024. This is shown by the current edition of the Swiss Real Estate Offer Index, which is compiled and published by ImmoScout24 in collaboration with the real estate consultancy IAZI.

A closer look shows that in terms of asking prices for single-family homes, the price spiral has been slowing down for some time now. "Compared to the end of April 2024, prices for newly advertised properties have risen by less than 1% - well below the long-term average of around 3%. This could be an indication that demand is stagnating due to the limited number of buyers," explains Martin Waeber, Managing Director Real Estate at SMG Swiss Marketplace Group.

However, this trend is less pronounced for condominiums. "With an increase of 2,4% in the same period, the price trend for condominiums is only slightly below the long-term average. One possible explanation for this could be the greater supply combined with slightly more moderate demand," continues Waeber.

Rents for flats on offer are falling in some regions

In February, rental flats were advertised at 0,5% lower prices on average across the country. However, this varied from region to region. Rental prices fell in Central Switzerland (-1,7%), followed by the greater Zurich region (-0,8%), the Lake Geneva region (-0,5%) and Ticino (-0,5%). In contrast, there were minimal increases in Northwestern Switzerland (+0,2%), Eastern Switzerland (+0,1%) and the Central Plateau (+0,1%).

There is also a potentially positive outlook for tenants without plans to move: As of 4 March 2025, the mortgage reference interest rate will be reduced by 0,25 percentage points to 1,5%. Depending on the initial situation - for example, if the landlord cannot claim any simultaneous cost increases due to higher inflation or generally increased property expenses - this may result in a possible reduction in existing rents. However, the individual situation must be examined carefully before submitting an application.

Date 28. February 2025

Purchase offers for single-family homes throughout Switzerland (CHF/m²)

	01.02.2025	28.02.2025	Change	in %
Month	7591.3	7583.6	-7.7	-0.1%
Year	7411.1	7583.6	+172.5	+2.3%

Purchase offers for condominiums throughout Switzerland (CHF/m²)

	01.02.2025	28.02.2025	Change	in %
Month	8834.2	8890.7	+56.5	+0.6%
Year	8746.2	8890.7	+144.6	+1.7%

Rental offers throughout Switzerland (CHF/m² pro Jahr)

	01.02.2025	28.02.2025	Change	in %
Month	282.7	281.3	-1.4	-0.5%
Year	280.1	281.3	+1.2	+0.4%

The values may contain rounding differences.

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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 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, moneyland.ch). The company was founded in November 2021 by TX Group AG, Ringier AG, La Mobilière and General Atlantic.