

Media Release

Zurich, 15 May 2025

Continuity in the rental market means rising rents

In April, asking rents increased by 0,3 points, or 0,2%, on a national average. This means that continuity in the rental market continues to mean slightly rising prices for advertised rental offers. However, regional differences with partial declines are recognisable, including in the canton and city of Zurich. This is shown by the current figures from the Homegate Rent Index.

The Homegate Rent Index for asking rents is compiled by the property marketplace Homegate in collaboration with Zürcher Kantonalbank (ZKB). It measures the monthly, quality-adjusted change in rental prices for new and re-let flats based on current market offers. Compared to the previous month, the index increased by 0,3 points in April and now stands at 130,4 points (up 0,2%). Compared to the previous year, asking rents have risen by 2,0% across Switzerland.

Change in the cantons

Looking at the cantons, the majority of asking rents also rose in April. The largest increase by far was recorded in the combined cantons of Appenzell (up 1,4%), albeit after a downward trend over the last three months and a continuing negative trend compared to the previous year (minus 0,4%). Compared to April 2024, advertised rents fell even more sharply in Graubünden (minus 1,5%) and Schaffhausen (minus 0,8%). It is quite unusual for advertised rents to fall in several cantons compared to the previous year. Compared to the previous month, however, such fluctuations are entirely plausible given the dynamic development of the rental market, and in April this was particularly the case in the cantons of Uri (minus 0,9%) and Schaffhausen (minus 0,8%) as well as in Zurich (minus 0,1%), among others.

Change in the cities

The rents on offer in the cities analysed also varied from region to region, but without exception they increased compared to the previous year, particularly in Lucerne (up 5,8%) and Lugano (up 4,6%). These are also the same cities whose advertised rents increased most significantly in April compared to the previous month (Lugano up 3,1%, Lucerne up 1,8%), although both cities have tended to have lower asking rents in recent months than before. In the city of Zurich (minus 0,4%), values also fell in April, marking the second consecutive month this has happened.

Method of quality adjustment

The development of asking rents in Switzerland is adjusted for the different quality, location and size of the flats. The advantage of this so-called hedonic method is that the real rental price development for new and re-let flats is reflected on Homegate. The Homegate Rent Index is the oldest quality-adjusted rent index in Switzerland and is considered a reference source for real estate professionals to determine the price of rental properties.

The data for all cantons and cities since the start of the survey can be found in the latest release in the [news section of SMG Swiss Marketplace Group Ltd.](#)

Media Contact



Fabian Korn
Senior Communications Manager
media@swissmarketplace.group
+41 44 711 86 29

About SMG Swiss Marketplace Group Ltd.

SMG Swiss Marketplace Group Ltd. ([swissmarketplace.group](https://www.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](https://www.alle-immobilien.ch), [immostreet.ch](https://www.immostreet.ch), [home.ch](https://www.home.ch), Publimmo, Acheter-Louer.ch, CASASOFT, IAZI), Automotive (AutoScout24, MotoScout24), General Marketplaces ([anibis.ch](https://www.anibis.ch), [tutti.ch](https://www.tutti.ch), Ricardo) and Finance and Insurance (FinanceScout24, [moneyland.ch](https://www.moneyland.ch)). The company was founded in November 2021 by TX Group AG, Ringier AG, La Mobilière and General Atlantic.