

Media Release

Zurich, 6 June 2025

Residential property prices rise again in May, but with marked regional differences

Home ownership continues to be a trend: Owners of condominiums and single-family homes responded again in May with price increases. However, there are significant differences, both between regions and property types, as shown by the latest figures from the ImmoScout24 Purchase Index.

According to the ImmoScout24 Purchase Index, compiled in collaboration with the real estate consulting firm IAZI, the increase in asking prices in May was particularly significant for condominiums, recording an increase of 0,8% compared to the previous month. Single-family homes are also being advertised at higher prices, with a moderate increase of 0,3%. These developments show that sellers are still optimistic about the Swiss housing market and assume that the willingness to pay is still not exhausted despite the very high price level.

Regional differences in the number of purchase offers

Anyone looking to buy a home in Switzerland will find conditions vary greatly depending on the region. "The selection is currently particularly large in the Lake Geneva region. What's particularly striking is that it has by far the largest number of condominium listings in Switzerland," explains Martin Waeber, Managing Director Real Estate of the SMG Swiss Marketplace Group. Prospective buyers will also find a wide selection in the Mittelland region. The opportunities there are also promising for those looking for a single-family home: Around half of the advertised properties belong to this sought-after housing type. "Supply, however, is most scarce in the Greater Zurich region, one of the three most populous regions in Switzerland: Only about one in twenty properties on the market is located in this region," Waeber continues.

Single-family homes: Significant price increase in Zurich

Although asking prices for single-family homes rose only moderately nationally in May, this was not the case across the various regions. The Greater Zurich region led the way, with advertised prices increasing particularly sharply last month, rising by 3,9%. Ticino (plus 1,2%) and the Swiss Plateau (plus 1,0%) also recorded above-average increases. In contrast, price reductions, particularly in Eastern Switzerland (minus 2,1%), give prospective buyers renewed hope of realising their dream of owning their own home.

Condominiums: Eastern Switzerland and Central Switzerland in focus

The opposite is true for condominiums: Here, providers significantly raised their price expectations in May, particularly in Eastern Switzerland (plus 2,7%) and Central Switzerland (plus 2,3%). Price expectations are also slightly above the national average in the Greater Zurich region (plus 1,1%) and Ticino (plus 1,0%). In contrast, price reductions for condominiums can be seen in the Central Plateau (minus 0,7%) and Northwestern Switzerland (minus 0,4%).

Date 31 May 2025

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

	01.05.2025	31.05.2025	Change	in %
Month	7688.6	7710.3	+21.7	+0.3%
	31.05.2024	31.05.2025	Change	in %
Year	7430.9	7710.3	+279.4	+3.8%

Purchase offers for condominiums throughout Switzerland (CHF/m²)

	01.05.2025	31.05.2025	Change	in %
Month	9028.7	9097.6	+68.9	+0.8%
	31.05.2024	31.05.2025	Change	in %
Year	8624.9	9097.6	+472.7	+5.8%

The values may contain rounding differences.

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About the ImmoScout24 Purchase Index

The ImmoScout24 Purchase Index is a hedonic index that monitors the price development of single-family homes and condominiums advertised for sale. It is compiled in collaboration between the online real estate marketplace ImmoScout24 and the real estate consulting firm IAZI AG (Zurich). Thanks to its methodology, the index allows for monthly monitoring of the development of asking prices for residential properties. Its advantage: As a leading indicator of market developments, the ImmoScout24 Purchase Index offers new perspectives in risk management. While other indices serve as decision-making aids with a time lag of at least three months, this index provides more timely information. Combined with the company's own assumptions for the near future of the real estate sector, this results in a management tool with a high informative value.

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](https://www.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.