



Swiss residential property price index

Description

The Swiss residential property price index (IMPI) measures changes in the market prices for residential properties in Switzerland. The Federal Statistical Office (FSO) calculates the index every quarter on the basis of some 7000 real estate transactions from all regions of Switzerland. Only purchase prices from the open market are recorded (preferential prices such as pre-inheritances are excluded).

Stratification:

The FSO publishes one total index and several sub-indices:

- Residential property price index for the whole of Switzerland
- Price index for single-family houses
- Price index for condominiums
- Price indices for five types of municipality

Degree of regionalisation:

- Switzerland
- Five municipality types in accordance with the FSO classification ("Urban/rural typology and typology of municipalities 2012"):
 1. urban municipality of a large agglomeration
 2. urban municipality of a medium-sized agglomeration
 3. urban municipality of a small or outside agglomeration
 4. intermediate municipality
 5. rural municipality

Periodicity:

Quarterly (publication in the middle of the following quarter)

Available since:

2020

Methodology

Survey:

The FSO collects data on a quarterly basis from the 25 largest mortgage-lending institutions. These have structural details on the properties they have financed. They also differentiate for the FSO the open market transactions concluded in the previous quarter. Collection of data is done electronically, lessening the burden on data suppliers. To this end, the FSO has developed an IT module, which it supplies to the institutions together with a geodatabank updated on a quarterly basis (for more details: <https://github.com/bfs-preis/impi/wiki>). On behalf of the FSO, the institutions enhance their data with the location information and send the data to the FSO in anonymous form and without address details via a secure channel.

Calculation:

The IMPI is an annually reweighted Laspeyres type chain index. To aggregate the sub-indices into the total index, they are weighted in each stratum according to the transaction volume. The FSO uses the 'hedonic repricing' method for quality adjustment within the strata.

Policy on revisions

No revision of results

Legal bases

Federal Statistics Act (SR 431.01)
Ordinance on the Conduct of Federal Statistical Surveys (SR 431.012.1 Annex to the Ordinance, Survey No. 200)

Participation: mandatory

Organization

Federal Statistical Office(BFS), Prices Section

IMPI information:

- Tel.: +41 58 463 60 69

- E-Mail : IMPI@bfs.admin.ch
