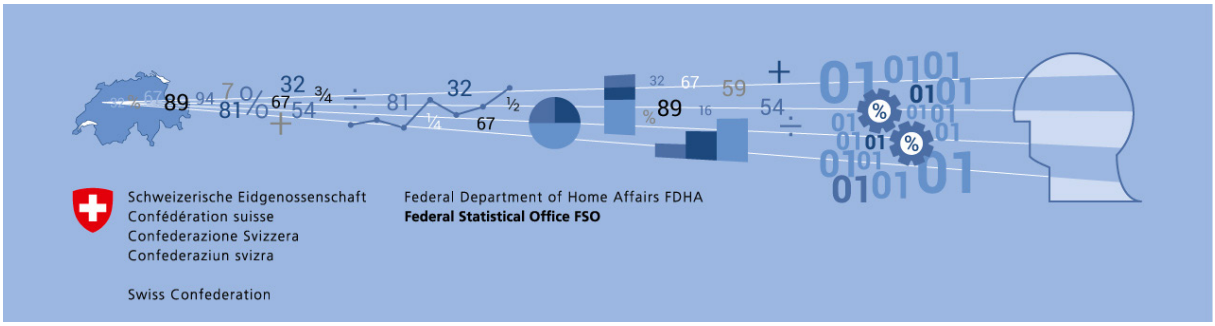


Press release

Embargo: 4.11.2024, 8:30

05 Prices

Swiss residential property price index in 3rd quarter 2024

Residential property prices increased by 0.5% in 3rd quarter 2024

The Swiss residential property price index (IMPI) rose in the 3rd quarter 2024 compared with the previous quarter by 0.5% and reached 118.2 points (4th quarter 2019 = 100). Compared with the same quarter of the previous year, inflation was 1.7%. These are some of the results from the Federal Statistical Office (FSO).

In the 3rd quarter 2024, in comparison with the previous quarter across Switzerland, the prices of both single-family houses (+0.3%) and those of condominiums increased (+0.7%). For single-family houses, prices rose the most in urban municipalities of a large agglomeration and urban municipalities of a medium-sized agglomeration (+0.7%), while prices fell in intermediary municipalities only (−0.1%). For condominiums, the greatest price increase was seen in the category of urban municipalities of a medium-sized agglomeration (+2.0%). A decline in prices for condominiums was only recorded in rural municipalities (−1.9%).

IMPI main results	Index level	Change as a % compared with	
3rd quarter 2024	base Q4 2019 = 100	previous quarter	3rd quarter 2023
Total residential property	**118.2**	**+0.5**	**+1.7**
- Single-family houses	119.0	+0.3	+1.5
- Condominiums	117.4	+0.7	+2.0

IMPI - the FSO's residential property price index

The Federal Statistical Office (FSO) publishes the Swiss residential property price index IMPI on a quarterly basis starting from 3rd quarter 2020. It calculates the IMPI from an average of around 7000 transactions from all regions of Switzerland. The FSO obtains the data from Switzerland's 28 largest mortgage institutions. They cover a very large market share as the vast majority of real estate purchases are financed through a mortgage. In a first step, the data collected enabled the FSO to show price changes since the beginning of 2019. By mid-2023, it was possible to extend the time series and trace it back to the 1st quarter of 2017. Price trends are published for single-family houses and condominiums with sub-indices for five municipality types (see below).

The IMPI is an economic indicator that measures the development of market prices for residential property (single-family houses and condominiums) in Switzerland. The index completes Switzerland's price statistics system. These include the Swiss Consumer Price Index (CPI), the harmonised consumer price index (HCPI), the rental index (RPI), the producer and import price index (PPI), the construction price index (BAP) and the measurement of international purchasing power parities.

Publication of the results and documentation

The survey for the IMPI takes place immediately after the end of each calendar quarter. The results are published approx. one month after the end of the quarter in a press release and on the internet: www.impi.bfs.admin.ch.

More detailed information on the survey and methodology is also available on the website.

Municipality types

The five municipality types for which the IMPI shows individual price developments are based on the FSO's urban/rural typology and municipality typology. They are derived from the municipality typology with nine categories. The differentiation is based on density, size and accessibility criteria (e.g. commuter movements). Of the 2131 municipalities in Switzerland, (municipality status as of 1.9.2024), 24% are urban, 49% rural and 27% intermediate. For the IMPI, three types of urban municipalities were retained, while the three types of intermediate and the three types of rural municipalities were further aggregated into two categories:

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.	Intermediary municipality
5.	Rural municipality

An interactive Swiss map with the IMPI change rates by municipality type can be found at: www.impi.bfs.admin.ch

Information

IMPI information, FSO, Prices Section, tel.: +41 58 463 60 69, email: IMPI@bfs.admin.ch
FSO Media Office, tel.: +41 58 463 60 13, email: media@bfs.admin.ch

Online

Further information and publications: www.impi.bfs.admin.ch
Statistics counts for you: www.statistics-counts.ch
NewsMail subscription in German, French and Italian: www.news-stat.admin.ch
FSO website: www.statistics.admin.ch

Access to results

This press release has been established on the basis of the European Statistics Code of Practice, which ensures the independence, integrity and accountability of national and community statistical offices. Privileged access is supervised and under embargo.

In compliance with current legislation and the exercise of its monetary mandate, the Swiss National Bank received the results of the IMPI three working days before its release. The press agencies received this press release with an embargo of 15 minutes.

Statistical key figures, 3rd quarter 2024

Swiss Residential Property Price Index, IMPI

Total index and sub-indices	Weight in %	Index (Base: Q4 2019 = 100)	Change (in %) compared to		Contribution to the change compared to previous quarter
			previous quarter	Q3 2023	
Total	**100.000**	**118.2**	**0.5**	**1.7**	**0.537**
Type of municipality 1	28.871	119.6	1.0	0.7	0.295
Type of municipality 2	18.977	117.5	1.5	2.5	0.280
Type of municipality 3	9.606	118.5	0.2	4.1	0.021
Type of municipality 4	26.335	117.2	0.1	2.0	0.020
Type of municipality 5	16.211	117.3	-0.5	1.3	-0.079
SFH	48.179	119.0	0.3	1.5	0.167
Type of municipality 1	12.183	120.7	0.7	2.1	0.085
Type of municipality 2	8.195	118.4	0.7	0.1	0.061
Type of municipality 3	4.039	121.0	0.0	3.4	0.000
Type of municipality 4	13.771	117.8	-0.1	1.3	-0.020
Type of municipality 5	9.991	117.3	0.4	0.8	0.041
CONDO	51.821	117.4	0.7	2.0	0.370
Type of municipality 1	16.688	118.7	1.3	-0.3	0.210
Type of municipality 2	10.782	116.7	2.0	4.4	0.219
Type of municipality 3	5.567	116.4	0.4	4.5	0.021
Type of municipality 4	12.564	116.7	0.3	2.8	0.040
Type of municipality 5	6.220	117.4	-1.9	1.9	-0.120

Legend:

Total - Residential property (SFH and CONDO)
SFH - Single-family houses
CONDO - Condominiums
Type of municipality 1 - Urban municipality of a large agglomeration
Type of municipality 2 - Urban municipality of a medium-sized agglomeration
Type of municipality 3 - Urban municipality of a small or outside agglomeration
Type of municipality 4 - Intermediate municipality
Type of municipality 5 - Rural municipality

Sources: FSO - Swiss Residential Property Price Index, IMPI

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