



Swiss residential property price index

Description

The Swiss residential property price index (IMPI) measures every quarter the changes in the market prices for residential properties. The Federal Statistical Office (FSO) publishes one total index and sub-indices for single-family houses, for condominiums and for five types of municipalities. The time series start by the 1st quarter of 2017. The results are published approx. one month after the end of the quarter.

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).

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

Methodology

The FSO collects the necessary transaction data on a quarterly basis from the largest mortgage-lending institutions. These data cover a very large market share as the vast majority of real estate purchases are financed through a mortgage. Only purchase prices from the open market are recorded (preferential prices such as pre-inheritances are excluded).

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.

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 (object types and municipality types). The FSO uses the 'hedonic repricing' method for quality adjustment within the strata. The quality adjustment models are updated on a yearly basis.

Policy on revisions

No revision of results

Legal bases

Federal Statistics Act (SR 431.01)
Ordinance of 30 April 2025 on Federal Statistics
Participation: mandatory

Organisation

Federal Statistical Office (FSO)

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