



Smart Relocation

Packimpex

HOUSING PRICES SWITZERLAND 2026

Smart Relocation

Housing prices 2026: Basel City

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'700	CHF 2'000	CHF 2'500
1 Bedroom	CHF 2'500	CHF 2'700	CHF 3'500
2 Bedrooms	CHF 2'800	CHF 3'500	CHF 4'500
3 Bedrooms	CHF 3'700	CHF 4'500	CHF 5'500
4-5 Bedrooms (Unusual, upon availability)	CHF 4'500	CHF 5'900	CHF 7'000

LOW: basic furniture, parking excluded
 AVERAGE: mid-range furniture and location, parking excluded
 HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 1'100	CHF 1'400	CHF 1'800
1 Bedroom	CHF 1'500	CHF 2'000	CHF 2'500
2 Bedrooms	CHF 2'000	CHF 2'600	CHF 3'500
3 Bedrooms	CHF 2'600	CHF 3'000	CHF 4'500
4 Bedrooms	CHF 3'500	CHF 4'200	CHF 5'500

LOW: smaller, not central or newly renovated, parking excluded
 AVERAGE: central location, modern but not new, parking excluded
 HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 3'800	CHF 4'200	CHF 5'000
4 Bedrooms	CHF 4'500	CHF 5'500	CHF 6'500
5 Bedrooms and above:	CHF 5'500	CHF 6'500	CHF 9'000

LOW: smaller, generally outside the city and not newly renovated, parking included
 AVERAGE: outside the city, but closer to facilities, renovated, parking included
 HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Bern

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'100	CHF 1'400	CHF 1'800
1 Bedroom	CHF 1'600	CHF 2'300	CHF 2'900
2 Bedrooms	CHF 2300	CHF 2'800	CHF 3'500
3 Bedrooms	CHF 3'000	CHF 3'500	CHF 4'500
4-5 Bedrooms (Unusual, upon availability)	CHF 3'500	CHF 4'500	CHF 7'000

LOW: basic furniture, parking excluded

AVERAGE: mid-range furniture and location, parking excluded

HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 800	CHF 1'300	CHF 1'600
1 Bedroom	CHF 1'300	CHF 1'600	CHF 2'200
2 Bedrooms	CHF 1'500	CHF 1'900	CHF 2'600
3 Bedrooms	CHF 1'700	CHF 2'500	CHF 3'200
4 Bedrooms	CHF 2'500	CHF 3'400	CHF 4'100

LOW: smaller, not central or newly renovated, parking excluded

AVERAGE: central location, modern but not new, parking excluded

HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 2'600	CHF 3'100	CHF 4'200
4 Bedrooms	CHF 3'000	CHF 3'600	CHF 5'000
5 Bedrooms and above:	upon availability	CHF 4'000	CHF 7'000

LOW: smaller, generally outside the city and not newly renovated, parking included

AVERAGE: outside the city, but closer to facilities, renovated, parking included

HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Geneva

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'800	CHF 2'700	CHF 4'000 +
1 Bedroom	CHF 2'100	CHF 3'200	CHF 4'500 +
2 Bedrooms	CHF 3'000	CHF 4'200	CHF 5'000 +
3 Bedrooms	CHF 4'100	CHF 7'000	CHF 8'000 +
4-5 Bedrooms (Unusual, upon availability)		unusual, upon availability	

LOW: basic furniture, parking excluded

AVERAGE: mid-range furniture and location, parking excluded

HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 1000	CHF 1'300	CHF 2'000 +
1 Bedroom	CHF 1'200	CHF 2'100	CHF 3'500 +
2 Bedrooms	CHF 1'800	CHF 3'000	CHF 4'200 +
3 Bedrooms	CHF 2'200	CHF 3'800	CHF 5'000 +
4 Bedrooms	CHF 3'800	CHF 5'000	CHF 8'000 +

LOW: smaller, not central or newly renovated, parking excluded

AVERAGE: central location, modern but not new, parking excluded

HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 3'750	CHF 5'200	CHF 7'000 +
4 Bedrooms	CHF 4'000	CHF 6'000	CHF 7'500 +
5 Bedrooms and above:	CHF 4'500	CHF 6'500	CHF 8'500 +

LOW: smaller, generally outside the city and not newly renovated, parking included

AVERAGE: outside the city, but closer to facilities, renovated, parking included

HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Lausanne

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'400	CHF 1'800	CHF 2'600
1 Bedroom	CHF 1'700	CHF 2'600	CHF 3'000
2 Bedrooms	CHF 2'600	CHF 3'600	CHF 4'600
3-4 Bedrooms	CHF 3'900	CHF 4'400	CHF 5'100

LOW: basic furniture, parking excluded

AVERAGE: mid-range furniture and location, parking excluded

HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 1000	CHF 1'300	CHF 1'700
1 Bedroom	CHF 1'400	CHF 1'900	CHF 2'700
2 Bedrooms	CHF 1'900	CHF 2'900	CHF 3'900
3 Bedrooms	CHF 2'700	CHF 3'700	CHF 4'700
4 Bedrooms	CHF 3'700	CHF 4'600	CHF 5'300

LOW: smaller, not central or newly renovated, parking excluded

AVERAGE: central location, modern but not new, parking excluded

HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 3'600	CHF 4'100	CHF 4'600
4 Bedrooms	CHF 4'600	CHF 5'100	CHF 5'600
5 Bedrooms and above:	CHF 5'100	CHF 6'100	CHF 7'100

LOW: smaller, generally outside the city and not newly renovated, parking included

AVERAGE: outside the city, but closer to facilities, renovated, parking included

HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Lucerne

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'800	CHF 2'500	CHF 3'200
1 Bedroom	CHF 2'500	CHF 3'200	CHF 3'800
2 Bedrooms	CHF 2'900	CHF 4'200	CHF 6'000
3-4 Bedrooms	CHF 3'400	CHF 4'800	CHF 8'000

LOW: basic furniture, parking excluded

AVERAGE: mid-range furniture and location, parking excluded

HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 1'200	CHF 1'550	CHF 2'200
1 Bedroom	CHF 1'650	CHF 2'500	CHF 3'400
2 Bedrooms	CHF 1'800	CHF 2'700	CHF 4'400
3 Bedrooms	CHF 2'500	CHF 3'500	CHF 5'600
4 Bedrooms	CHF 3'700	CHF 4'900	CHF 6'000

LOW: smaller, not central or newly renovated, parking excluded

AVERAGE: central location, modern but not new, parking excluded

HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 3'700	CHF 4'500	CHF 6'500
4 Bedrooms	CHF 4'500	CHF 6'500	CHF 10'000
5 Bedrooms and above:	CHF 5'500	CHF 8'500	CHF 12'000

LOW: smaller, generally outside the city and not newly renovated, parking included

AVERAGE: outside the city, but closer to facilities, renovated, parking included

HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Schaffhausen

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'300	CHF 1'650	CHF 2'000
1 Bedroom	CHF 2'400	CHF 3'200	CHF 4'700
2 Bedrooms	CHF 3'000	CHF 3'600	CHF 4'600
3-4 Bedrooms(Unusual, upon availability)	very rare	very rare	very rare

LOW: basic furniture, parking excluded

AVERAGE: mid-range furniture and location, parking excluded

HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 950	CHF 1'200	CHF 1'400
1 Bedroom	CHF 1'200	CHF 1'600	CHF 1'900
2 Bedrooms	CHF 1'400	CHF 1'800	CHF 2'300
3 Bedrooms	CHF 1'700	CHF 2'300	CHF 3'100
4 Bedrooms	CHF 2'200	CHF 2'800	CHF 3'500

LOW: smaller, not central or newly renovated, parking excluded

AVERAGE: central location, modern but not new, parking excluded

HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 2'700	CHF 3'400	CHF 3'700
4 Bedrooms	CHF 3'100	CHF 3'900	CHF 4'500
5 Bedrooms and above:	CHF 3'900	CHF 4'700	CHF 5'200

LOW: smaller, generally outside the city and not newly renovated, parking included

AVERAGE: outside the city, but closer to facilities, renovated, parking included

HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Vevey

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'300	CHF 1'750	CHF 2'450
1 Bedroom	CHF 1'600	CHF 2'000	CHF 2'900
2 Bedrooms	CHF 1'900	CHF 2'600	CHF 3'300
3-4 Bedrooms	CHF 2'600	CHF 3'600	CHF 4'300

LOW: basic furniture, parking excluded
 AVERAGE: mid-range furniture and location, parking excluded
 HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 950	CHF 1'200	CHF 1'400
1 Bedroom	CHF 1'300	CHF 1'800	CHF 2'400
2 Bedrooms	CHF 1'880	CHF 2'780	CHF 3'080
3 Bedrooms	CHF 2'400	CHF 3'500	CHF 4'100
4 Bedrooms	CHF 3'520	CHF 4'220	CHF 4'420

LOW: smaller, not central or newly renovated, parking excluded
 AVERAGE: central location, modern but not new, parking excluded
 HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 3'300	CHF 3'700	CHF 4'100
4 Bedrooms	CHF 4'300	CHF 4'700	CHF 5'100
5 Bedrooms and above:	CHF 4'900	CHF 5'500	CHF 6'100

LOW: smaller, generally outside the city and not newly renovated, parking included
 AVERAGE: outside the city, but closer to facilities, renovated, parking included
 HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Wallis

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 1'100	CHF 1'400	CHF 1'800
1 Bedroom	CHF 1'600	CHF 2'300	CHF 2'900
2 Bedrooms	CHF 2300	CHF 2'800	CHF 3'500
3 Bedrooms	CHF 3'000	CHF 3'500	CHF 4'500
4-5 Bedrooms (Unusual, upon availability)	CHF 3'500	CHF 4'500	CHF 7'000

LOW: basic furniture, parking excluded
 AVERAGE: mid-range furniture and location, parking excluded
 HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 800	CHF 1'000	CHF 1'500
1 Bedroom	CHF 1'100	CHF 1'500	CHF 2'400
2 Bedrooms	CHF 1'500	CHF 1'800	CHF 2'500
3 Bedrooms	CHF 1'700	CHF 2'100	CHF 3'500
4 Bedrooms	CHF 2'000	CHF 2'500	CHF 4'000

LOW: smaller, not central or newly renovated, parking excluded
 AVERAGE: central location, modern but not new, parking excluded
 HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 2'000	CHF 3'100	CHF 4'200
4 Bedrooms	CHF 3'500	CHF 4'000	CHF 5'000
5 Bedrooms and above:	upon availability	CHF 4'500	CHF 7'000

LOW: smaller, generally outside the city and not newly renovated, parking included
 AVERAGE: outside the city, but closer to facilities, renovated, parking included
 HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Winterthur

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 2'200	CHF 2'600	CHF 2'900
1 Bedroom	CHF 2'500	CHF 3'300	NA
2 Bedrooms	CHF 3'100	CHF 3'900	NA
4-5 Bedrooms (Unusual, upon availability)	very rare	very rare	very rare

LOW: basic furniture, parking excluded

AVERAGE: mid-range furniture and location, parking excluded

HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 1200	CHF 1'500	CHF 2'400
1 Bedroom	CHF 1'700	CHF 2'000	CHF 2'900
2 Bedrooms	CHF 1'900	CHF 2'500	CHF 3'100
3 Bedrooms	CHF 2'200	CHF 2'900	CHF 3'500
4 Bedrooms	CHF 2'800	CHF 3'200	CHF 3'900

LOW: smaller, not central or newly renovated, parking excluded

AVERAGE: central location, modern but not new, parking excluded

HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 2'800	CHF 3'500	CHF 4'200
4 Bedrooms	CHF 3'900	CHF 4'200	CHF 5'000
5 Bedrooms and above:	CHF 4'300	CHF 5'500	CHF 6'000

LOW: smaller, generally outside the city and not newly renovated, parking included

AVERAGE: outside the city, but closer to facilities, renovated, parking included

HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Zug

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 2'500	CHF 3'500	CHF 3'800
1 Bedroom	CHF 3'000	CHF 3'800	CHF 6'300
2 Bedrooms	CHF 4'200	CHF 5'000	CHF 8'000
3-4 Bedrooms	CHF 4'800	CHF 6'000	CHF 9'000

LOW: basic furniture, parking excluded

AVERAGE: mid-range furniture and location, parking excluded

HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 1'800	CHF 2'500	CHF 2'800
1 Bedroom	CHF 2'800	CHF 3'800	CHF 4'500
2 Bedrooms	CHF 3'200	CHF 3'800	CHF 6'000
3 Bedrooms	CHF 3'900	CHF 5'700	CHF 7'800
4 Bedrooms	CHF 4'500	CHF 6'500	CHF 10'000+

LOW: smaller, not central or newly renovated, parking excluded

AVERAGE: central location, modern but not new, parking excluded

HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 4'500	CHF 6'000	CHF 10'000
4 Bedrooms	CHF 6'500	CHF 8'000	CHF 12'000
5 Bedrooms and above:	CHF 7'100	CHF 10'000	CHF 15'000

LOW: smaller, generally outside the city and not newly renovated, parking included

AVERAGE: outside the city, but closer to facilities, renovated, parking included

HIGH: larger renovated, potential views, close to facilities, parking included

Housing prices 2026: Zurich

Apartments: furnished (inclusive utilities), limited inventory

Bedrooms	Low	Average	High
Studio	CHF 2'400	CHF 3'200	CHF 3'800+
1 Bedroom	CHF 3'500	CHF 3'800	CHF 5'800+
2 Bedrooms	CHF 4'600	CHF 5'500	CHF 9'000+
3 Bedrooms	CHF 6'500	CHF 8'000	CHF 9'500+

LOW: basic furniture, parking excluded
 AVERAGE: mid-range furniture and location, parking excluded
 HIGH: luxury/high standard furniture, parking excluded

Apartment: unfurnished (inclusive utilities, excl. electricity, TV and internet)

Bedrooms	Low	Average	High
Studio	CHF 1700	CHF 2'200	CHF 2'900+
1 Bedroom	CHF 2'200	CHF 2'700	CHF 3'500+
2 Bedrooms	CHF 2'900	CHF 3'700	CHF 5'800+
3 Bedrooms	CHF 3'900	CHF 4'700	CHF 8'000+
4 Bedrooms	CHF 4'700	CHF 5'900	CHF 10'000+

LOW: smaller, not central or newly renovated, parking excluded
 AVERAGE: central location, modern but not new, parking excluded
 HIGH: central location, new/recently modernized, parking excluded

Houses: semi-detached/individual (exclusive utilities), limited inventory

Bedrooms	Low	Average	High
3 Bedrooms	CHF 4'600	CHF 6'500	CHF 8'000+
4 Bedrooms	CHF 4'900	CHF 7'500	CHF 9'500+
5 Bedrooms and above:	CHF 6'500	CHF 8'700	CHF 12'000+

LOW: smaller, generally outside the city and not newly renovated, parking included
 AVERAGE: outside the city, but closer to facilities, renovated, parking included
 HIGH: larger renovated, potential views, close to facilities, parking included

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