Interest rate forecast for PostFinance Ltd mortgages

In brief: What the latest SNB decision from 18 June 2026 means

Data valid as of: 18.6.2026 | Editorial deadline: 18.6.2026

- The Swiss National Bank (SNB) is maintaining its zero interest rate for the time being. In the medium term, however, it could return to a positive policy rate in light of the improving economic outlook and the international monetary policy environment.
- That said, Saron mortgages remain very attractive.
- Fixed-rate mortgages also offer attractive conditions thanks to low capital market interest rates.

Current economic situation in Switzerland

After a difficult second half of 2025, the Swiss economy stabilized at the start of 2026, growing by 0.7 percent in the first quarter thanks to a moderate recovery in the industrial sector. Business sentiment has also improved in recent months, underscoring these recovery trends.

However, the economy remains fragile. Swiss consumers remain extremely cautious, which is reflected in subdued consumer confidence and sluggish consumer activity. The global economic environment also remains challenging. Although a framework agreement and an opening of the Strait of Hormuz appear to be on the horizon, a long-term solution remains uncertain. Persistently high energy prices are likely to keep inflation rates high for the time being.

Inflation has also moved slightly higher in Switzerland recently, but remains at a very low level of 0.6 percent compared to the significant rise in inflation worldwide. And, so far, the increase in energy prices has had little impact on other goods and services in Switzerland. In its monetary policy assessment, the Swiss National Bank (SNB) decided against this backdrop to leave its policy rate unchanged at zero percent for the time being.

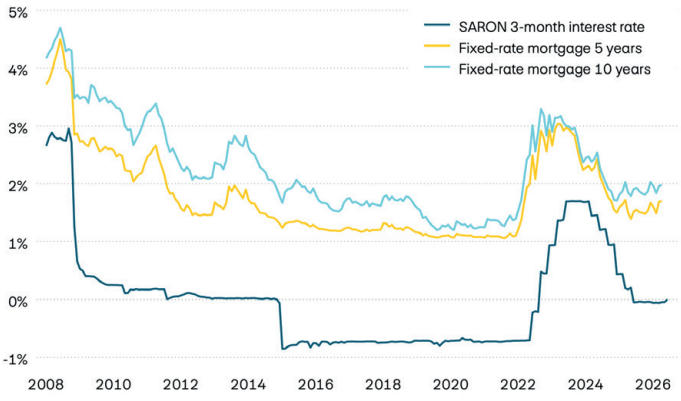
Our interest rate forecast at a glance

Forecast for	3 mths	6 mths	12 mths
Saron	→	→	↗
5-year fixed-rate mortgage	→	↗	↗
7-year fixed-rate mortgage	→	↗	↗
10-year fixed-rate mortgage	→	↗	↗

By international comparison, Switzerland remains one of the few currency areas with moderate inflation, which is why the SNB, unlike other major central banks, is not obliged to raise interest rates. As a result, the policy rate is likely to remain unchanged in the short term. In the medium term, however, this will give the SNB the flexibility to break away from the zero interest rate mark without reducing the interest differential to the major currency areas. Moderate rises in inflation are also likely to lead to a slight rise in capital market interest rates over the coming months, which is why fixed-rate mortgage interest rates are also likely to edge up gradually.

→ Interest rates moving less than 0.25%
↗ Interest rates rising between 0.25% and 0.49%
↑ Interest rates rising 0.50% or more
↘ Interest rates falling between 0.25% and 0.49%
↓ Interest rates falling 0.50% or more

How are mortgage rates developing in Switzerland?

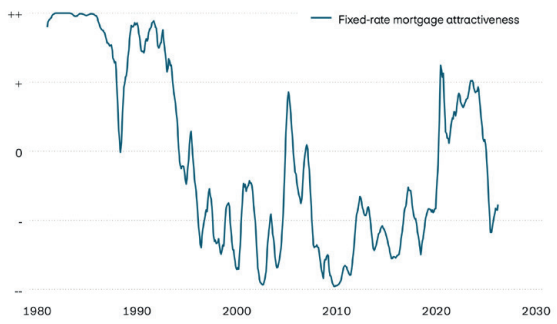


Source: SIX, figures up to and including December 2021 based on Libor and from January 2022 on Saron.

Just over three years ago, mortgage interest rates in Switzerland were still well above the current level and briefly exceeded the 3 percent mark. This was triggered by the Swiss National Bank's (SNB) monetary policy with higher interest rates, which pushed its policy rate up to 1.75 percent due to high inflation after the coronavirus pandemic. Once inflation rates had fallen steadily again, the SNB gradually eased its monetary policy. This led to noticeably lower mortgage rates, even though they have not fallen to the same extent since the end of 2024, despite further policy rate cuts.

With the recent rise in inflation rates, major central banks worldwide are likely to adopt a more restrictive monetary policy again. This also gives the SNB leeway to move away from zero interest rates. However, we don't expect it to take this step at the next monetary policy assessment on 24 September 2026, but only in spring 2027. With mortgage interest rates, on the other hand, we expect capital market interest rates to react earlier to moderately higher inflation in Switzerland and to rise slightly accordingly. Further interest rate developments therefore remain a key factor for mortgage interest rates in Switzerland.

Fixed-rate mortgage or Saron mortgage?

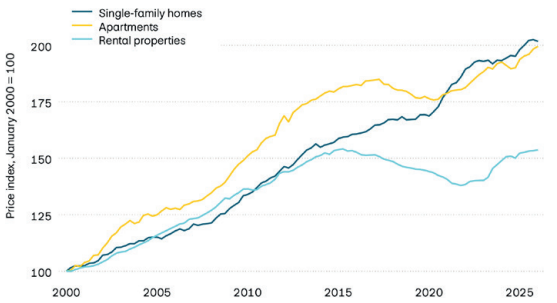


Attractiveness of fixed-rate mortgages 1980 – 2026.
Source: PostFinance Ltd, SNB, SIX, Web Financial Group, SECO, KOF

Attractiveness of fixed-rate mortgages

Saron mortgages remain more attractive than fixed-rate mortgages. This is also reflected in the persistently low level of PostFinance's fixed-rate mortgage attractiveness index. Inflation rates have risen recently in Switzerland and abroad, increasing pressure on central banks to raise policy rates. However, the Swiss National Bank (SNB) remains in a comparatively comfortable position and is likely to leave its policy rate unchanged in the short term. We don't expect to see an initial interest rate hike until sometime within the next 12 months. At the same time, increased inflationary pressure is likely to lead to moderately higher long-term capital market interest rates. We therefore expect financing costs for both Saron and fixed-rate mortgages to rise slightly. The attractiveness ratio is likely to change only moderately and to remain clearly in favour of Saron mortgages.

How are property prices developing in Switzerland?



Source: SFSO

Single-family homes and condominiums

Prices for owner-occupied apartments rose again in the first quarter of 2026, albeit less sharply than during the previous quarter. By contrast, the prices of single-family homes fell compared to the previous quarter, after having previously stagnated. The last time prices of single-family homes fell was in the fourth quarter of 2024. In addition to the currently high prices of single-family homes, which makes owner-occupied apartments a more affordable alternative for many prospective buyers, the persistently subdued consumer confidence and weaker economy are also expected to have an impact. In contrast, price dynamics are once again subdued for rental apartments. The reduction in the reference interest rate in September 2025 is increasingly being felt here. Its effects will only become visible in asking rents and existing rents with a time lag due to contractual adjustment periods.

Swiss economic data

Indicators	Q2 2025	Q3 2025	Q4 2025	2024	2025	2026
GDP growth	0.7%	1.0%	0.5%	1.3%	1.0%	1.0%
Inflation	0.2%	0.0%	0.2%	1.1%	0.2%	0.6%
Unemployment	2.8%	3.0%	3.2%	2.5%	2.8%	3.2%
Net immigration (number of people)	17 000	27 000	21 000	83 000	75 000	70 000
EUR/CHF exchange rate	0.94	0.93	0.90	0.95	0.94	0.90

Source: Bloomberg, Allfunds Tech Solutions, BfS

Terms

Inflation/inflation rates: Inflation is the sustained rise in the general price level for goods and services in an economy over a particular period of time. When the price level rises, the purchasing power of money falls, i.e. fewer goods and services can be bought with the same amount of money as before.

Policy rates: Policy rates are interest rates set by central banks and are key monetary policy instruments. Policy rates determine the interest rate at which commercial banks can borrow liquidity from central banks. As a result, most short-term interest rates in an economy fluctuate with policy rates.

Capital market interest rates: Capital market interest rates have a term of over one year. They play a decisive role in the cost of long-term financing.

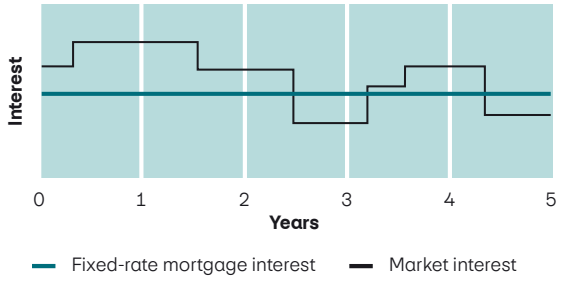
Reference interest rate: The mortgage reference interest rate is published quarterly by the Federal Office for Housing (FOH) and serves as the basis for rent adjustments in existing tenancies. The reference interest rate is adjusted in line with the development of the mortgage interest rate. It is based on the average mortgage interest rate offered by banks and is rounded to the nearest quarter percent.

Which mortgage is best suited to which interest rate situation?

At PostFinance, you'll find the ideal financing solution for your property.
A mortgage with a fixed rate or one where you can decide on the level of risk and security for yourself?
We offer individual solutions to finance the purchase of your own home.

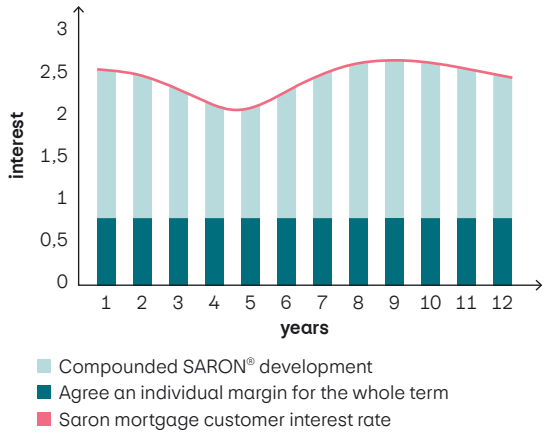
Fixed-rate mortgage
Perfect when interest rates are low and expected to rise. You're protected against interest rate rises and can plan your costs precisely.

Term and interest rate



Saron mortgage
A Saron mortgage is ideal when interest rates are high to average and when declining rates are expected. The interest rate can fluctuate significantly during the term, depending on the market situation. However, the option of switching to a PostFinance fixed-rate mortgage during the term means you remain flexible.

Term and interest rate



Interested in real estate as an investment opportunity? In our investment compass under "Market overview", you will find an analysis of the current situation on the Swiss real estate market.

→ Create a mortgage quotation now

Do you have any questions?
Our specialists will be happy to help you.
You can also reach us by telephone on +41 58 448 14 14 or online at postfinance.ch/mortgage.

Legal information

This document and the information and statements it contains are for information purposes only and do not constitute either an invitation to tender, a solicitation, an offer or a recommendation to buy the related products. The customer or third parties are responsible for their own actions and bear sole responsibility for compliance with legal and regulatory provisions and guidelines. PostFinance has used sources considered reliable and credible. However, PostFinance cannot guarantee that this information is correct, accurate, reliable, up to date or complete and excludes any liability to the extent permitted by law. Information on interest rates and prices is up to date, but the actual development may deviate from these forecasts at any time. The content of this document is based on various assumptions. This means that the information and opinions are not a fixed basis for your financing decision. We recommend consulting an expert before making decisions.
Full or partial reproduction is not permitted without the prior written consent of PostFinance.

PostFinance Ltd
Mingerstrasse 20
3030 Bern

www.postfinance.ch

Sign up for the interest rate forecast
We keep you up to date about interest trends and what's happening on the mortgage and real estate market.
→ Sign up now in e-finance or at postfinance.ch

460.369 en (pf.ch/dok.pf) 06.2026 | Advertising from PostFinance Ltd