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REAL ESTATE

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Ticino Real Estate Index

2026

Real Estate Market
Trends and Outlook

Canton Ticino

MDA GROUP /
via Zurigo 34
6900 Lugano (CH)

T. +41 (0) 91 210 47 58
welcome@mdagroup-re.ch
www.mdagroup-re.ch

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INTRODUCTION /
The State of the Real Estate Market in the First Half of 2026

2026 opens under the banner of continuity for the Ticino real estate market.

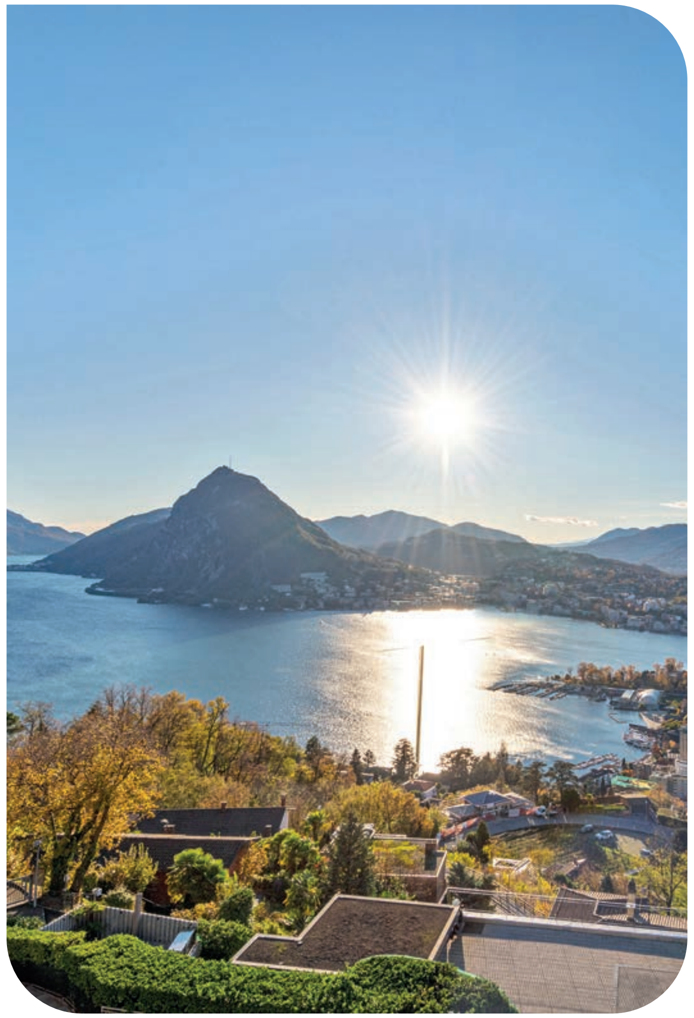
After a 2025 marked by a gradual normalisation of interest rates and greater caution in international financial markets, the real estate sector in Ticino confirms its **soundness**, once again proving itself a resilient and attractive segment.

The macroeconomic backdrop remains complex, with inflation contained but still closely monitored by central banks, and moderate economic growth across Europe.

Against this backdrop, property continues to be perceived as a **safe-haven asset**, particularly in regions offering political stability, high quality of life, and a competitive tax environment. Canton Ticino benefits especially from these dynamics.

Demand remains firm in the mid-to-upper residential segment, while interest from international buyers is consolidating — drawn by Ticino's unique blend of Swiss security, Mediterranean lifestyle, and geographic accessibility.

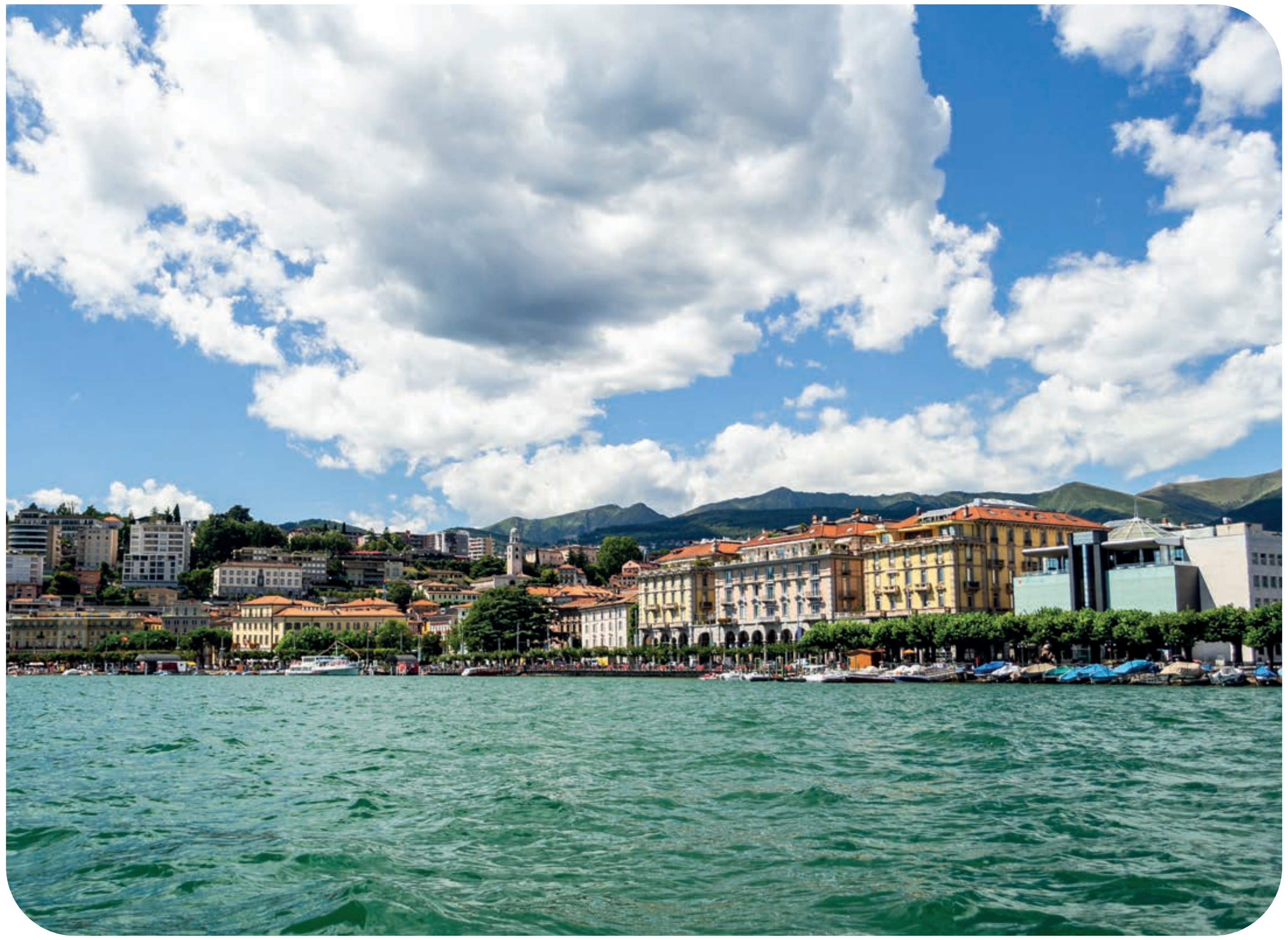
Lugano in particular continues to represent the region's primary market hub, attracting both owner-occupiers and medium-to-long-term investors alike.



PROPERTY PRICE OVERVIEW IN CANTON TICINO /
Average price per square metre by property type

In 2025, real estate prices across Canton Ticino demonstrated broadly stable performance.

Modest but meaningful price movements were observed in areas of higher demand. **Growth** was **selective** rather than broad-based, rewarding above all premium locations and properties with strong build quality, views, and amenities.



	Apartments	VIllas	Offices
LUGANO City Centre	10.500 – 13.000	12.000 – 15.500	6.500 – 8.500
LUGANO Paradiso	9.500 – 12.500	11.000 – 14.500	6.000 – 8.000
LUGANO Castagnola	11.500 – 14.500	13.500 – 17.000	6.500 – 8.500
LUGANO Montagnola / Collina d'Oro	9.000 – 11.500	10.500 – 14.000	5.500 – 7.500
LUGANO Pregassona / Viganello	7.500 – 9.500	8.500 – 11.000	5.000 – 6.800
MENDRISIO	6.000 – 7.800	7.000 – 9.500	4.500 – 6.000
BELLINZONA	5.500 – 7.200	6.500 – 8.800	4.000 – 5.800

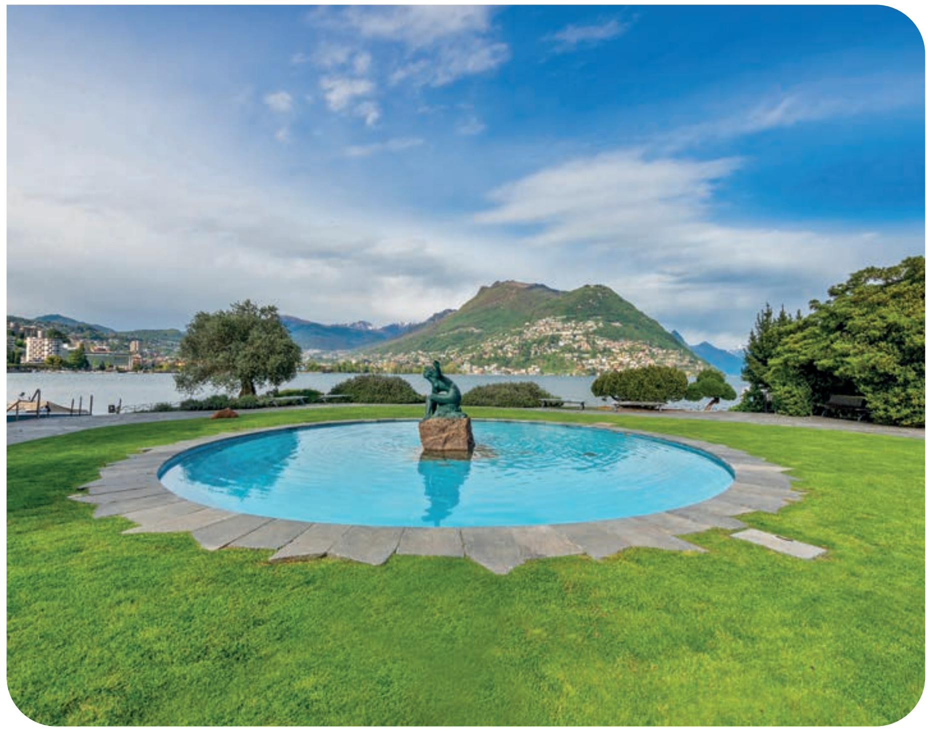
Methodological note: All figures represent estimates derived from completed transactions, market enquiries, listed asking prices, and comparative analyses conducted throughout 2025.

FOCUS ON LUGANO AND PREMIUM AREAS /
Resilience, residential quality, and intrinsic value

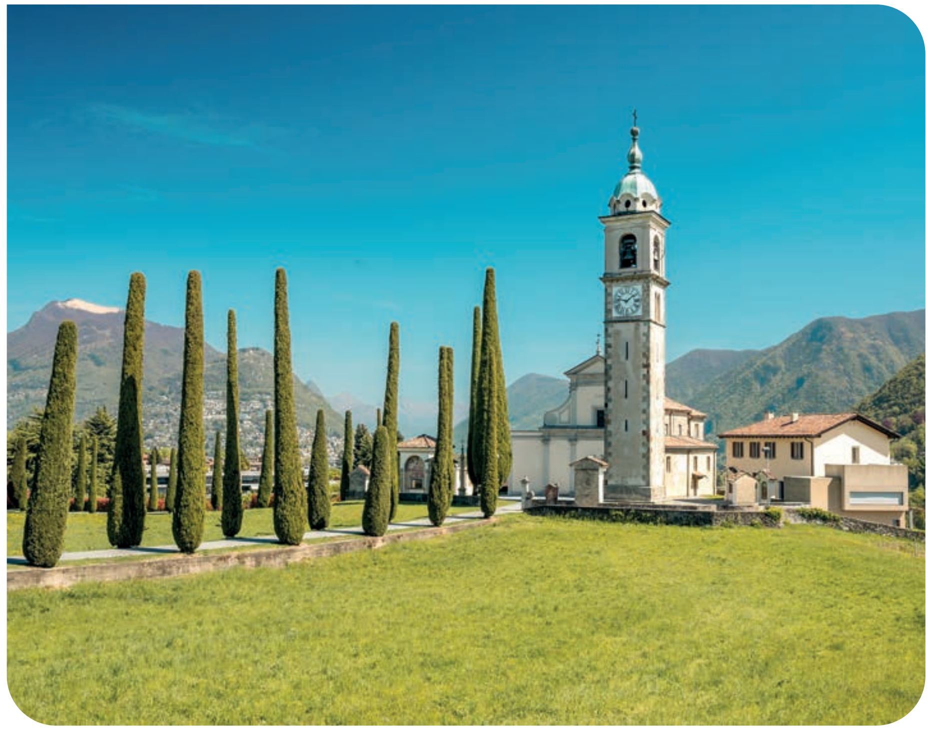
Throughout 2025 and into the first half of 2026, Lugano has further consolidated its role as the beating heart of the Ticino real estate market.

Unlike other Swiss urban markets that have shown more pronounced signs of cooling, **Lugano** has benefited from sustained, high-quality demand.

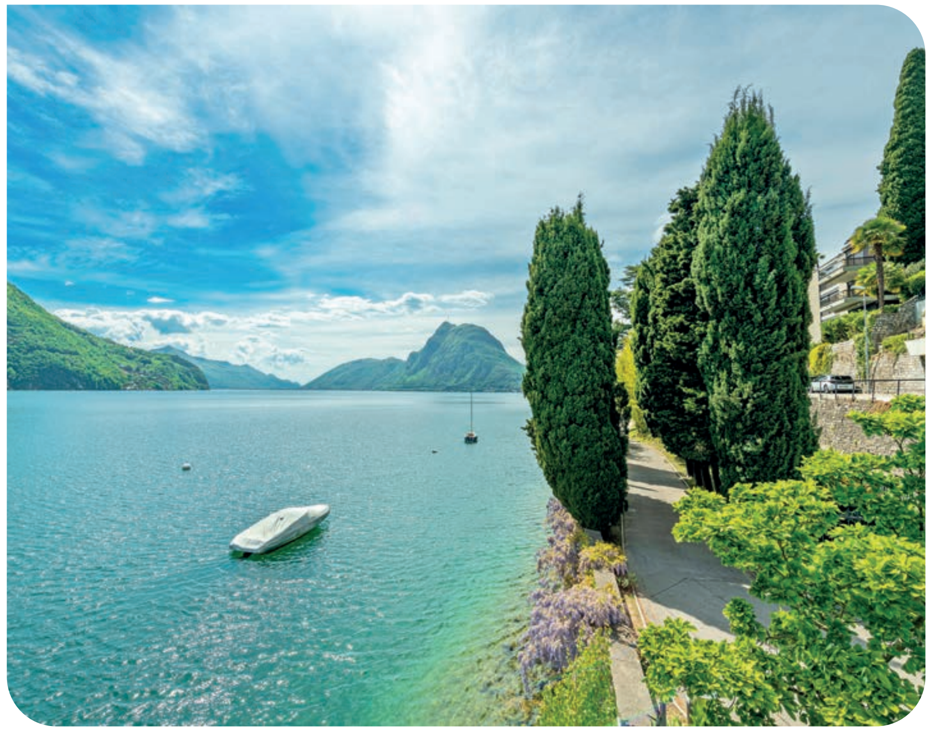
The **Paradiso district** continued to distinguish itself through strong market liquidity, driven by modern properties, new-build developments, and its strategic location immediately adjacent to the city centre. Average time-to-sale remained low, particularly for well-oriented properties with lake views.



Montagnola and Collina d'Oro have once again established themselves as the benchmark neighbourhoods for the upper residential segment. The market here remained particularly steady throughout 2025, underpinned by demand from international families attracted by privacy, green surroundings, and proximity to internationally renowned schools.



Castagnola maintained its status as an exclusive enclave, characterised by a structurally limited supply. The scarcity of lake-view properties has continued to support values, making the neighbourhood one of the most resilient even in a climate of greater buyer caution.



INVESTMENT SEGMENT AND SECOND HOMES /
International demand and selective yields

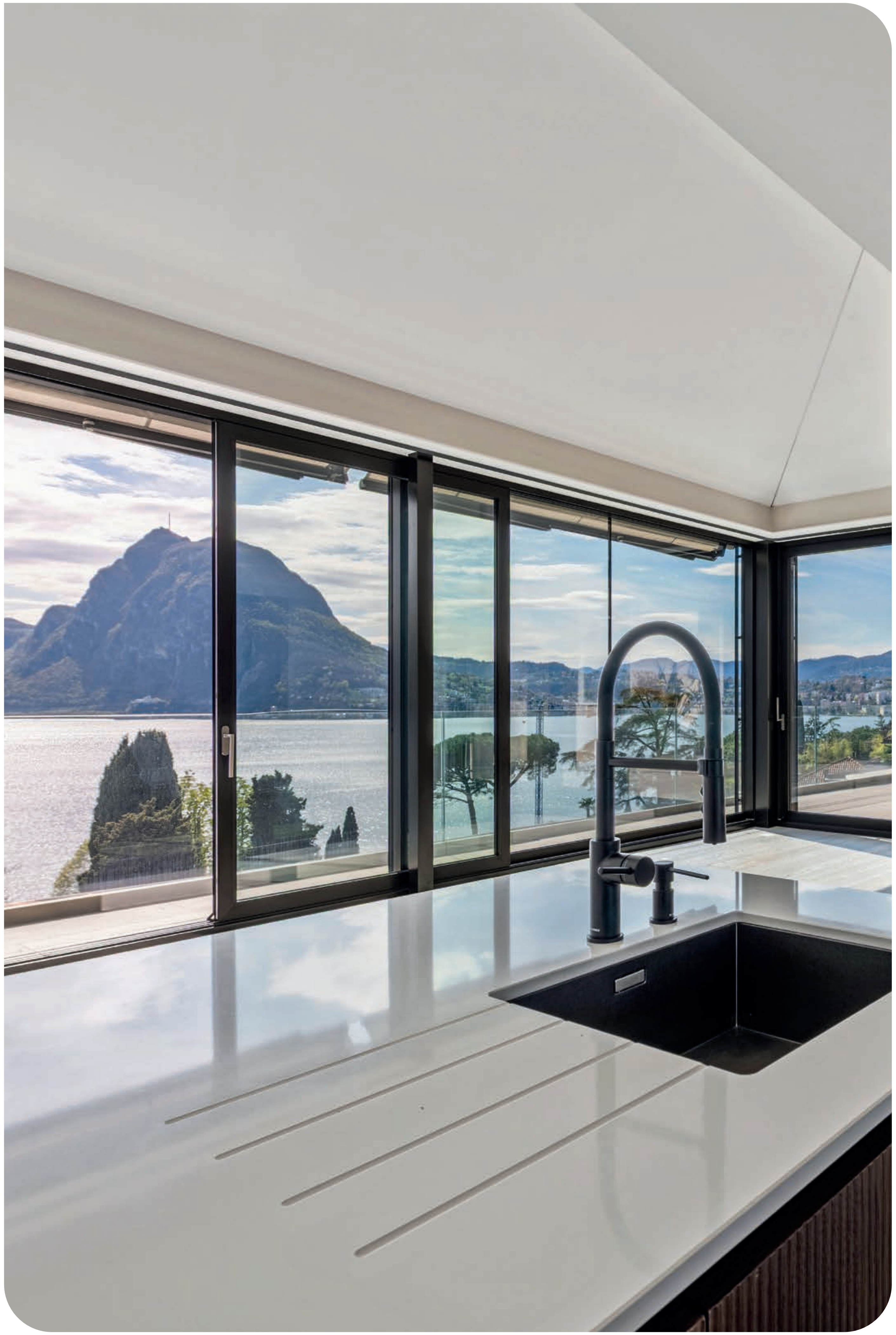
The investment and second-home segment remains one of the most dynamic in the Ticino market.

Buyers from **Italy, Germany, and German-speaking Switzerland** continue to view Ticino as a strategic destination for diversifying their real estate portfolios.

Holiday homes and **lake-view apartments** are among the most sought-after property types, particularly in well-connected locations with quality services. Alongside this, growing interest is being observed in income-generating properties — especially mid-sized apartments in the urban areas of Lugano and Mendrisio.

In the first half of 2026, estimated **net yields** for selected properties average between 3% and 5%, with higher returns achievable for well-positioned, efficiently managed assets. The short-term rental market is showing signs of consolidation, with demand increasingly shifting towards quality and sustainability.

First Half 2026	Estimated Net Yields
+3%	+5%



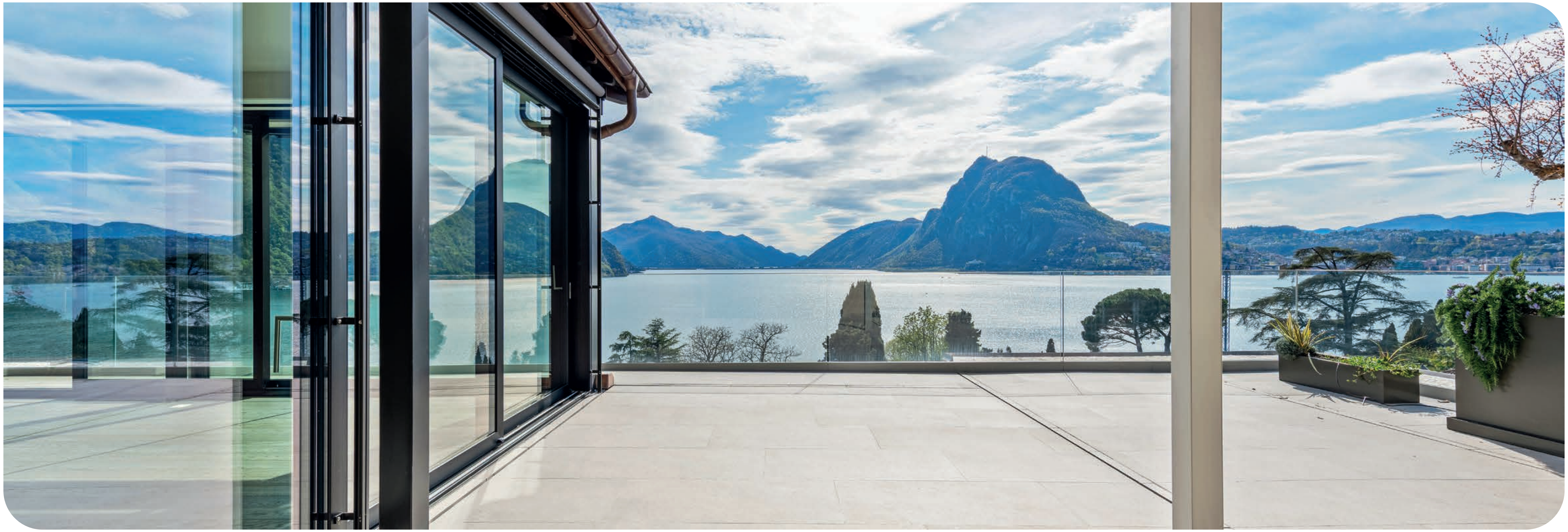
MARKET DRIVERS /
Economy, taxation, and quality of life

Several key factors continue to underpin the Ticino real estate market.

Interest rates, while remaining higher than pre-2022 levels, have become more predictable, enabling buyers and investors to plan with greater confidence.

The cantonal tax framework, combined with a stable legal framework, makes **Ticino highly competitive** relative to other European regions.

Add to this **modern infrastructure**, **efficient rail connections**, and an exceptional **quality of life** — all of which represent genuine demand drivers, particularly for internationally mobile families and professionals.



OUTLOOK AND FORECASTS /
What to expect in the months ahead

Looking ahead, the trends observed throughout 2025 point to a scenario of measured continuity.

No abrupt price movements are anticipated. Instead, the market is expected to continue along a path of **moderate, selective growth.**
Key forecasts include:

1.
Sustained demand in the mid-to-upper residential segment;

2.
Heightened buyer focus on property quality, location, and energy efficiency;

3.
Value stability in Lugano's premium areas, with potential modest appreciation of +1% to +2%.*

The neighbourhoods of **Castagnola**, **Montagnola**, and **Paradiso** are set to retain their central market position throughout 2026, supported by selective **international demand** and a structurally limited supply.

* These forecasts are based on current macroeconomic and market conditions as observed and do not account for any potential impact arising from shifts in the international geopolitical landscape.

MARKET PERSPECTIVE /
From MDA Group Real Estate

*"In a market evolving with increasing sophistication, our role at MDA Group Real Estate is to **help clients and investors** look beyond the numbers.*

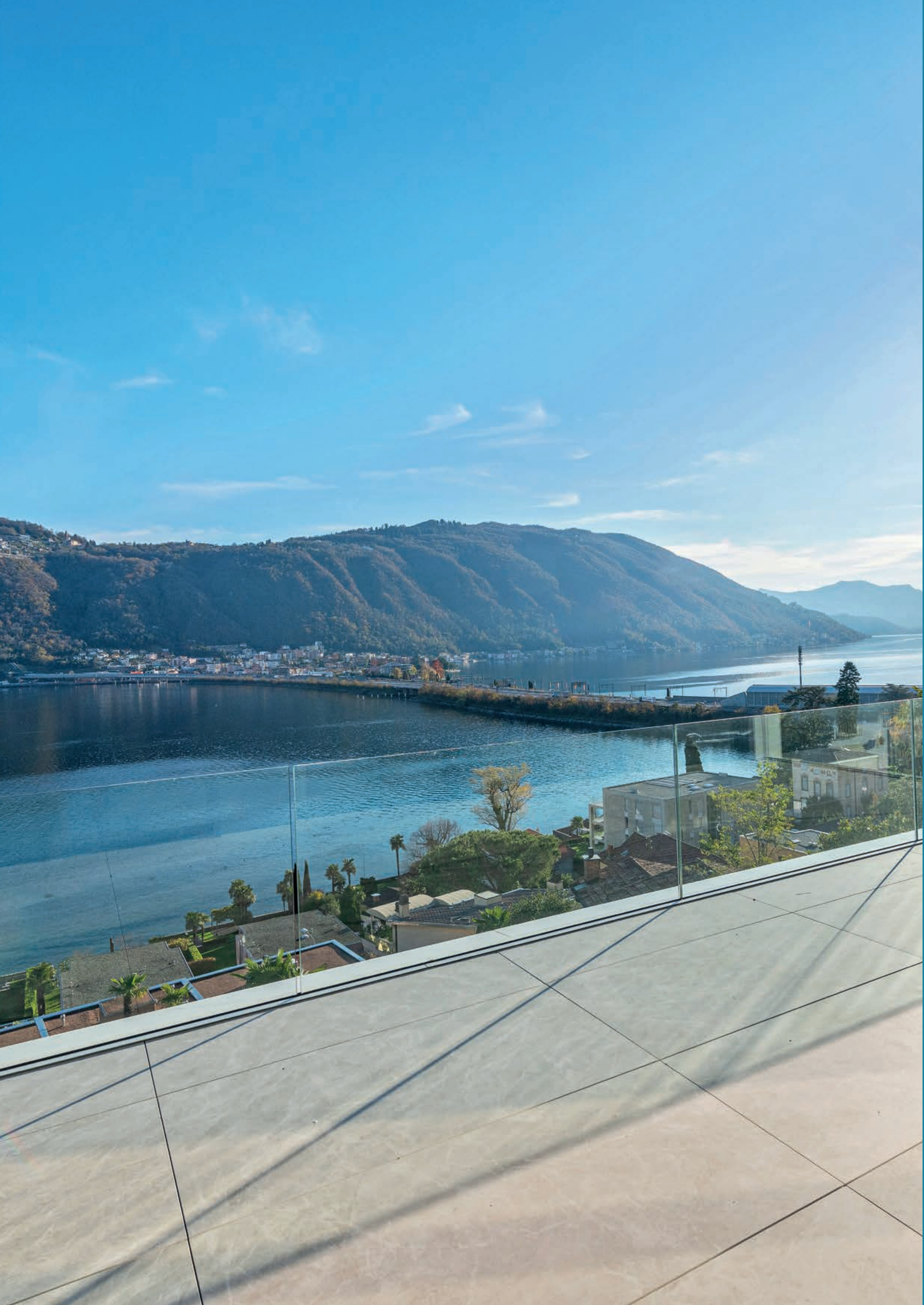
Ticino remains a solid, attractive destination that offers tangible opportunities for those who approach it with a medium-to-long-term vision.

*Our objective is to continue **supporting those who wish to buy, sell, or invest** — providing in-depth local knowledge, market intelligence, and personalised advisory services capable of turning every real estate decision into an informed, strategic choice."*

MDA was founded in 2015 by **Matteo Degli Agli**, who identified a significant client base and a rapidly expanding property offering within the Swiss real estate market.

MDA delivers **intelligent, results-driven brokerage services**. Market analyses are strictly objective, grounded in the genuine value of each property within its local and temporal context at the time of appraisal.

To support its strategies, MDA leverages high-level **marketing and technological capabilities** — ensuring proven, effective visibility both offline and online.



Graphic project: Luca Bossi

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