Location Report Langenthal

Selected region

- Municipality of Langenthal (FSO 329), canton of Bern

Topic

- Condominiums and Single-Family Houses · Ownership market and location

16'141	+5.4 %	5'420	5'910
Residents 2024	Population 2014–2024	Median condominium CHF/m²	Median single-family house CHF/m²

Regions used

Level	Region
Selected municipality	Langenthal (FSO 329)
District	Verwaltungskreis Oberaargau
Canton	Canton of Bern
Country	Switzerland

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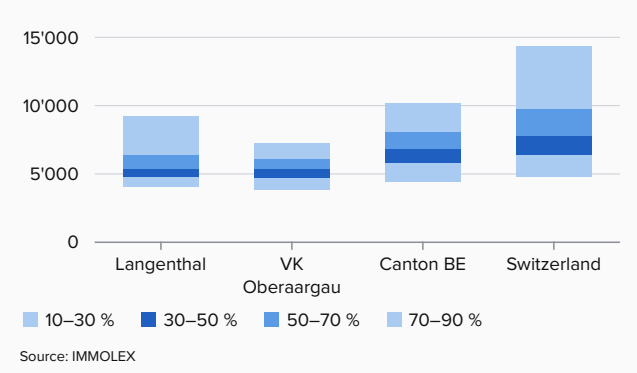
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Prices

Condominiums

The median for condominiums in Langenthal is 5'420 CHF per m² (–21 % compared with Canton BE, –31 % compared with Switzerland). The middle 40 % of the offers lie between 4'770 and 6'400 CHF per m². Since 2020, the median asking price has changed by +43.3 % (2026: 6'450 CHF per m²).

Condominiums: price ranges (asking price in CHF per m²), 2025–2026

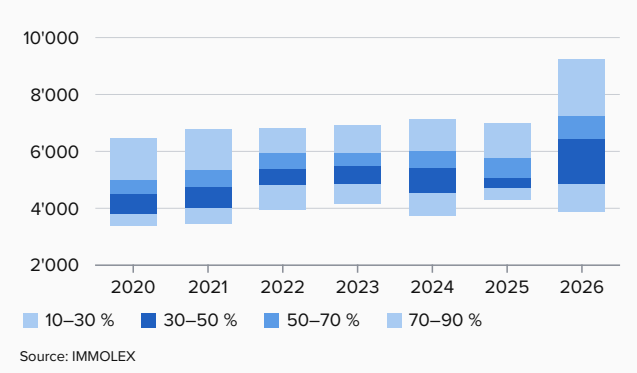


Source: IMMOLEX

	Langenthal	VK Oberaargau	Canton BE	Switzerland
90% quantile	9'220	7'250	10'210	14'340
70% quantile	6'400	6'150	8'110	9'800
50% quantile	5'420	5'410	6'860	7'800
30% quantile	4'770	4'680	5'820	6'390
10% quantile	4'070	3'870	4'430	4'830

Asking prices per m² of living area, all room categories. Canton and Switzerland based on a sample of 10 % of the listings.

Condominiums: trend in price ranges (asking price in CHF per m²), Langenthal



Source: IMMOLEX

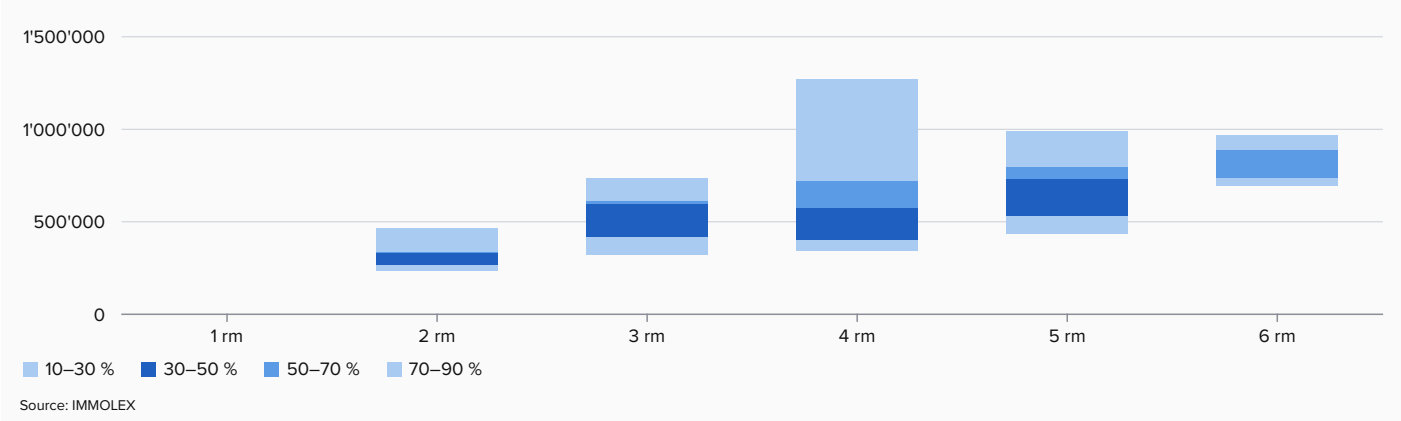
Year	10% quantile	30% quantile	50% quantile	70% quantile	90% quantile
2020	3'380	3'810	4'500	5'000	6'460
2021	3'450	4'040	4'750	5'350	6'790
2022	3'930	4'840	5'390	5'940	6'800
2023	4'150	4'880	5'480	5'950	6'920
2024	3'730	4'530	5'440	6'020	7'120
2025	4'300	4'720	5'070	5'790	6'990
2026	3'880	4'840	6'450	7'240	9'230

Asking prices per m² of living area.

Prices

Condominiums

Condominiums: price ranges per property (asking price in CHF), Langenthal, 2024–2026



Source: IMMOLEX

	1 rm	2 rm	3 rm	4 rm	5 rm	6 rm
90% quantile	–	465'000	735'000	1'270'000	988'000	968'000
70% quantile	–	340'000	615'000	720'000	795'000	888'000
50% quantile	–	330'000	595'000	578'000	735'000	740'000
30% quantile	–	270'000	420'000	405'000	530'000	740'000
10% quantile	–	235'000	320'000	345'000	437'000	695'000
Ø area in m²	31	59	84	114	150	180

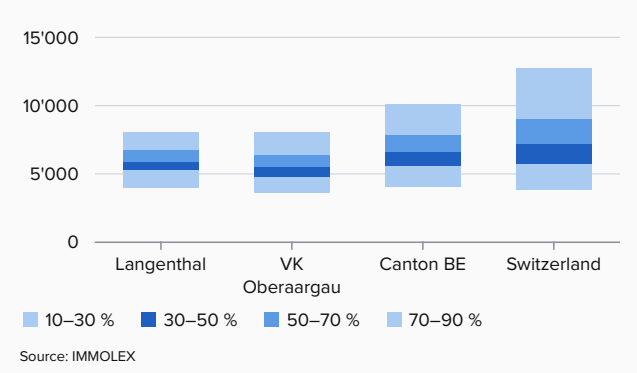
Asking prices per apartment. Ø area: median of the advertised living areas per room category, Switzerland-wide.

Prices

Single-family houses

The median for single-family houses in Langenthal is 5'910 CHF per m² (–11 % compared with Canton BE, –18 % compared with Switzerland). The middle 40 % of the offers lie between 5'310 and 6'760 CHF per m². Since 2020, the median asking price has changed by +6.6 % (2026: 5'830 CHF per m²).

Single-family houses: price ranges (asking price in CHF per m² of living area), 2025–2026

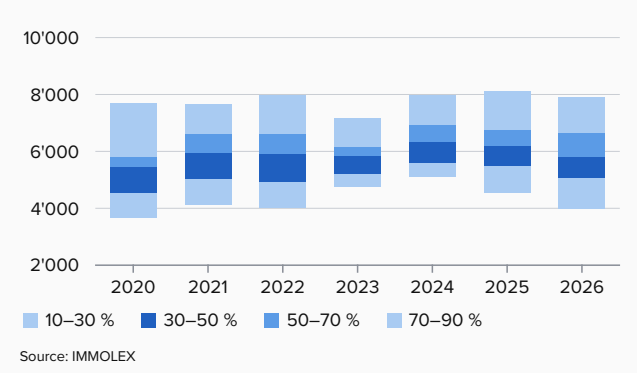


Source: IMMOLEX

	Langenthal	VK Oberaargau	Canton BE	Switzerland
90% quantile	8'070	8'060	10'070	12'760
70% quantile	6'760	6'410	7'860	9'030
50% quantile	5'910	5'540	6'650	7'200
30% quantile	5'310	4'750	5'560	5'740
10% quantile	4'020	3'580	4'030	3'870

Asking prices of detached and terraced single-family houses per m² of living area. Canton and Switzerland based on a sample of 10 % of the listings.

Single-family houses: trend in price ranges (asking price in CHF per m²), Langenthal

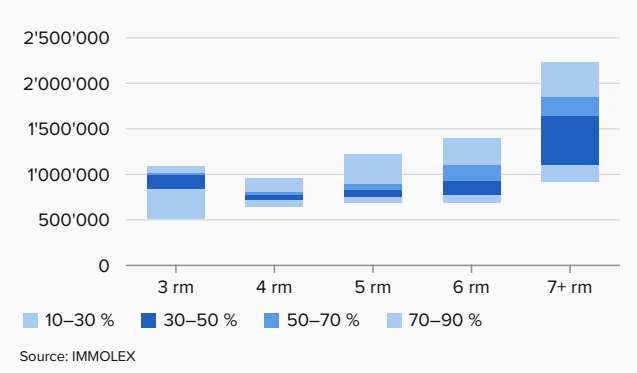


Source: IMMOLEX

Year	10% quantile	30% quantile	50% quantile	70% quantile	90% quantile
2020	3'670	4'550	5'470	5'790	7'680
2021	4'120	5'040	5'950	6'630	7'680
2022	4'020	4'930	5'900	6'600	7'970
2023	4'760	5'200	5'850	6'170	7'160
2024	5'100	5'610	6'340	6'960	7'980
2025	4'550	5'490	6'190	6'760	8'110
2026	3'990	5'070	5'830	6'640	7'890

Asking prices per m² of living area.

Single-family houses: price ranges per property (asking price in CHF), Langenthal, 2024–2026



Source: IMMOLEX

	3 rm	4 rm	5 rm	6 rm	7+ rm
90% quantile	1'094'000	952'000	1'220'000	1'397'000	2'226'000
70% quantile	1'019'000	804'000	893'000	1'103'000	1'850'000
50% quantile	998'000	780'000	835'000	931'000	1'650'000
30% quantile	838'000	725'000	750'000	770'000	1'108'000
10% quantile	510'000	638'000	685'000	693'000	912'000

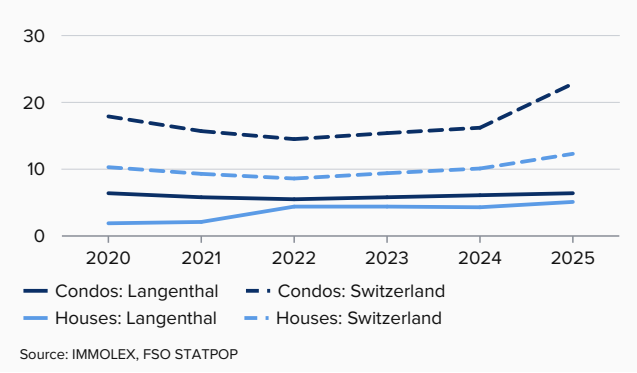
Asking prices per house.

Supply and demand

Home ownership

On average over the years 2020–2025, 6.0 condominiums per 1'000 residents were advertised each year (Switzerland: 17.1). A listing for condominiums stays online for a median of 30 days, compared with 33 days across Switzerland. On average over the years 2020–2025, 3.7 houses per 1'000 residents were advertised each year (Switzerland: 10.0). A listing for houses stays online for a median of 30 days, compared with 30 days across Switzerland.

Home ownership: supply rate (advertised properties per 1'000 residents)

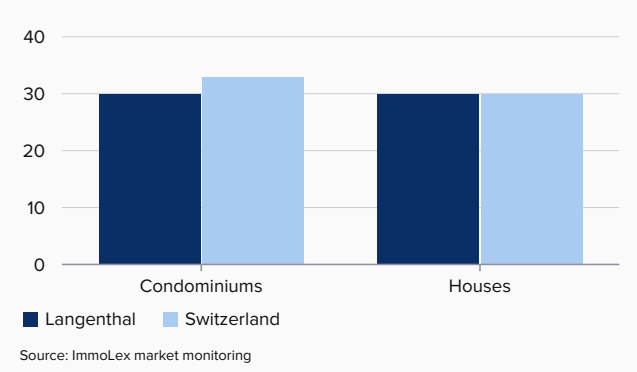


Source: IMMOLEX, FSO STATPOP

Year	Condos: Langenthal	Condos: Switzerland	Houses: Langenthal	Houses: Switzerland
2020	6.4	17.9	1.9	10.3
2021	5.8	15.7	2.1	9.3
2022	5.5	14.5	4.4	8.6
2023	5.8	15.4	4.4	9.4
2024	6.1	16.2	4.3	10.1
2025	6.4	22.8	5.1	12.3

Properties advertised during the year relative to the permanent resident population; multiple listings of the same property count once.

Home ownership: listing duration (median in days)



Source: ImmoLex market monitoring

Segment	Langenthal	Switzerland
Condominiu...	30	33
Houses	30	30

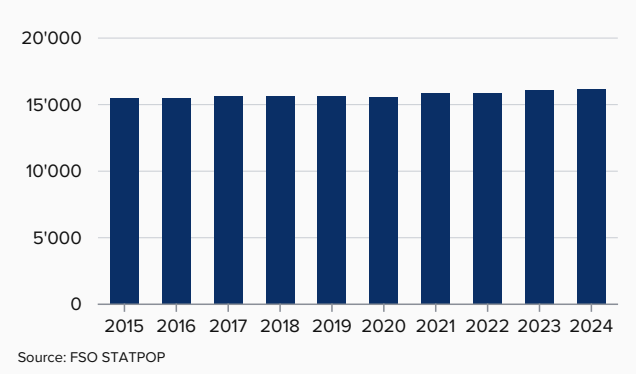
Time between the first and the last listing of a property, median over 2016–2025.

Population

Trend and age structure

At the end of 2024, Langenthal had 16'141 residents. Since 2015, the population has changed by +4.5 % (Canton BE +5.3 %, Switzerland +8.7 %). The share of people over 64 is 22.7 % (Switzerland: 19.5 %).

Total population trend, Langenthal

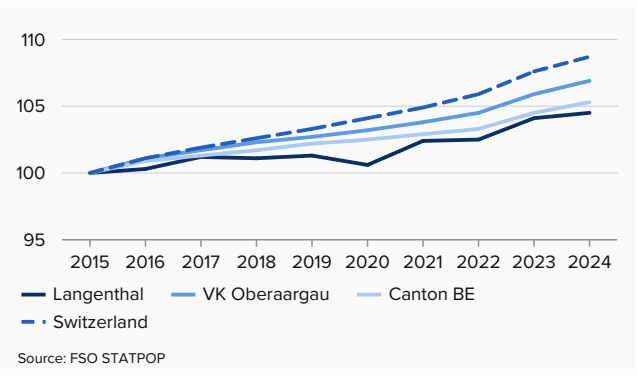


Source: FSO STATPOP

Year	Langenthal	VK Oberaargau	Canton BE	Switzerland
2015	15'447	79'928	1'017'483	8'327'126
2016	15'501	80'843	1'026'513	8'419'550
2017	15'639	81'326	1'031'126	8'484'130
2018	15'624	81'759	1'034'977	8'544'527
2019	15'644	82'061	1'039'474	8'606'033
2020	15'544	82'472	1'043'132	8'670'300
2021	15'823	83'002	1'047'473	8'738'791
2022	15'838	83'504	1'051'437	8'815'385
2023	16'077	84'643	1'063'533	8'962'258
2024	16'141	85'482	1'071'216	9'051'029

Permanent resident population at year-end. The chart shows the municipality, the table also the higher levels.

Total population trend (indexed, 2015 = 100)

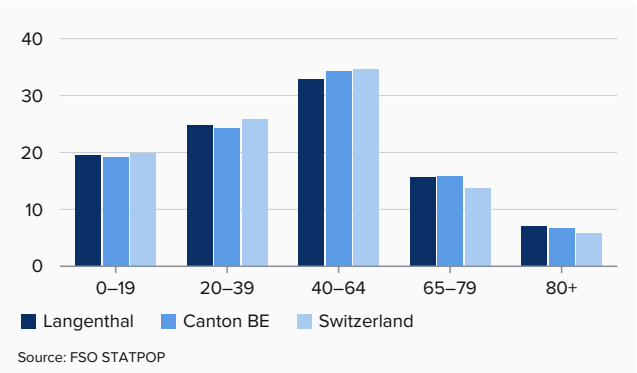


Source: FSO STATPOP

Year	Langenthal	VK Oberaargau	Canton BE	Switzerland
2015	100.0	100.0	100.0	100.0
2016	100.3	101.1	100.9	101.1
2017	101.2	101.7	101.3	101.9
2018	101.1	102.3	101.7	102.6
2019	101.3	102.7	102.2	103.3
2020	100.6	103.2	102.5	104.1
2021	102.4	103.8	102.9	104.9
2022	102.5	104.5	103.3	105.9
2023	104.1	105.9	104.5	107.6
2024	104.5	106.9	105.3	108.7

Permanent resident population, indexed to the first year of the series.

Age structure of the population 2024 (shares in %)



Source: FSO STATPOP

Age	Langenthal	Canton BE	Switzerland
0–19	19.6	19.1	19.9
20–39	24.8	24.3	25.9
40–64	32.8	34.3	34.7
65–79	15.6	15.8	13.8
80+	7.1	6.6	5.8

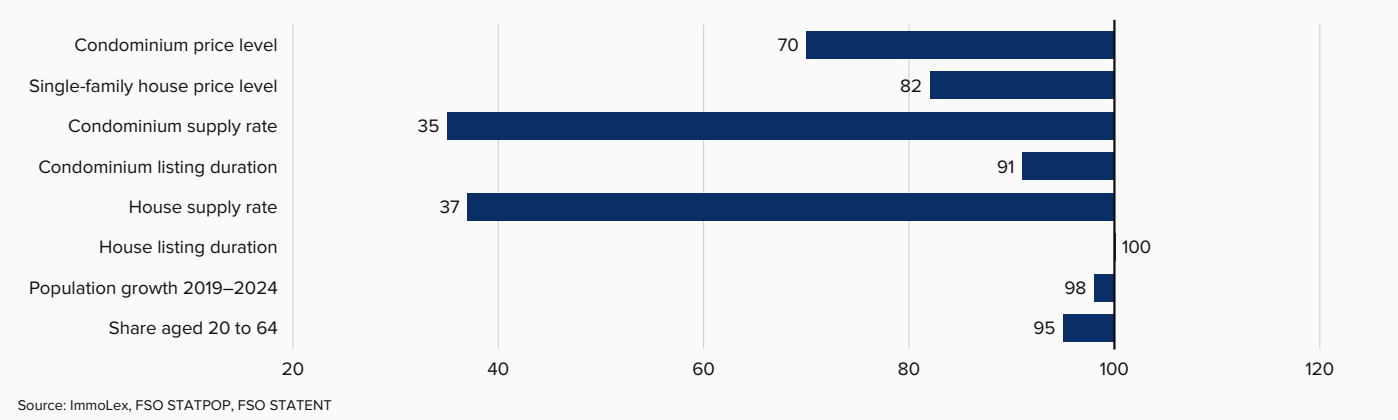
Share of the age group in the permanent resident population.

Location profile

The municipality compared with Switzerland

The profile compares the key indicators of Langenthal with the Swiss value (Switzerland = 100). Well below: condominium price level, single-family house price level, condominium supply rate, house supply rate.

Location profile of Langenthal (Switzerland = 100)



Source: ImmoLex, FSO STATPOP, FSO STATENT

Indicator	Index
Condominium price level	70
Single-family house price level	82
Condominium supply rate	35
Condominium listing duration	91
House supply rate	37
House listing duration	100
Population growth 2019–2024	98
Share aged 20 to 64	95

Ratio of the municipal value to the Swiss value, times 100. Values above 100 mean higher prices, more supply, longer listing duration or stronger growth than the national average — not necessarily “better”.

Appendix

Data sources

Topic	Data source	As of	Updated
Prices	ImmoLex listings database, asking prices per property	02.11.2026	ongoing
Supply and demand	ImmoLex listings (properties per year) and market monitoring (listing history)	15.08.2026	nightly
Population	FSO, Population and Households Statistics (STATPOP)	31.12.2024	annual
Spatial units	FSO, Official Index of Swiss Municipalities; municipal boundaries swisstopo	2026	ongoing

Glossary

Price range (quantiles)
The 10% quantile is the value below which the cheapest 10 % of the offers lie; 90 % lie above it. The same applies to the 30%, 70% and 90% quantiles. The 50% quantile is the median: half of the offers lie above it and half below. The bands between 30 % and 70 % cover the middle 40 % of the market.

Asking prices
The prices are based on advertised offers, not on concluded contracts. Rents are net, excluding service charges. Multiple listings of the same property on different portals are merged.

Prices per property
Price ranges per room category over three years, so that smaller municipalities also obtain robust values. The average living area per room category serves as a reference.

Supply rate
Number of properties advertised during the year per 1'000 residents; multiple listings of the same property count once. It measures how much comes onto the market relative to the size of the municipality.

Listing duration
Time between the first and the last listing of a property. A short duration points to rapid marketing; price thirds divide the municipality's offers by price into three groups of equal size.

Location profile
Ratio of the municipal value to the Swiss value, times 100. The profile classifies, it does not judge: a high value means "more than the national average".

Methodology

The price ranges are calculated directly from the listings in the ImmoLex database. Multiple listings of the same property count as one property; figures outside a plausible range (e.g. rents below 60 or above 1'200 CHF per m^2 per year) are treated as data-entry errors and disregarded. Municipality and district are evaluated in full, canton and Switzerland on the basis of a sample of 10 % of the listings. Room categories and uses with fewer than four properties are not shown. Population and employment figures come from the official statistics of the Federal Statistical Office; workplaces are clipped from the hectare grid along the municipal boundary.

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