Location Report Langenthal

Selected region

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

Topic

- Multi-Family Buildings · Rental housing market and location

16'141	+5.4 %	188	36.8
Residents 2024	Population 2014–2024	Median net rent CHF/m² · year	Rental apartment supply rate ‰

Regions used

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

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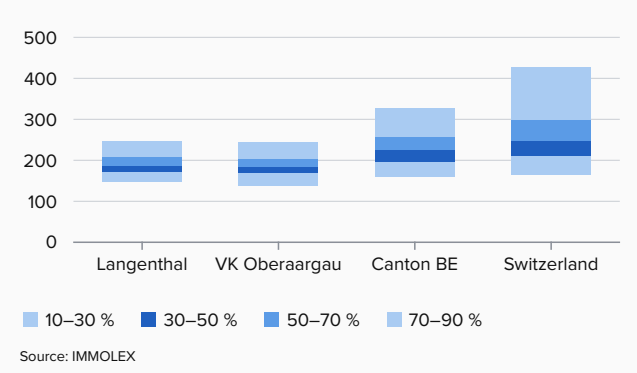
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Prices

Rental apartments

The median for rental apartments in Langenthal is 188 CHF per m² per year (–16 % compared with Canton BE, –24 % compared with Switzerland). The middle 40 % of the offers lie between 173 and 208 CHF per m² per year. Since 2017, the median net rent has changed by +3.9 % (2026: 188 CHF per m² per year).

Rental apartments: price ranges (net rent in CHF per m² per year), 2026

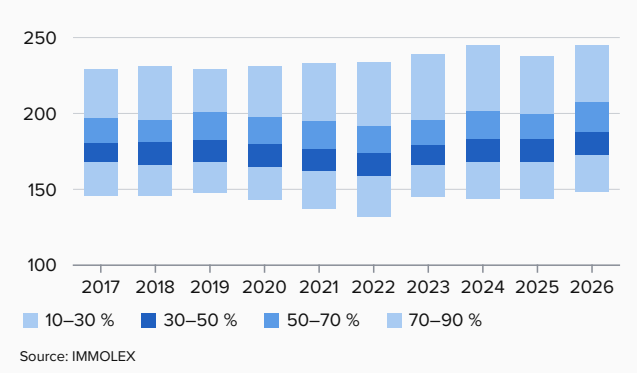


Source: IMMOLEX

	Langenthal	VK Oberaargau	Canton BE	Switzerland
90% quantile	245	244	328	427
70% quantile	208	204	258	298
50% quantile	188	185	224	247
30% quantile	173	168	197	211
10% quantile	148	137	160	165

Net rent excluding service charges, all room categories. Canton and Switzerland based on a sample of 10 % of the listings.

Rental apartments: trend in price ranges (net rent in CHF per m² per year), Langenthal

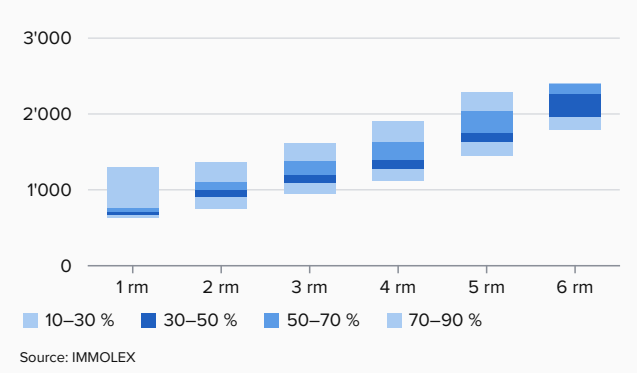


Source: IMMOLEX

Year	10% quantile	30% quantile	50% quantile	70% quantile	90% quantile
2017	146	168	181	197	229
2018	146	166	181	196	231
2019	148	168	183	201	229
2020	143	165	180	198	231
2021	137	162	177	195	233
2022	132	159	174	192	234
2023	145	166	179	196	239
2024	144	168	183	202	245
2025	144	168	183	200	238
2026	148	173	188	208	245

Net rent excluding service charges, all room categories.

Rental apartments: price ranges per property (net rent in CHF per month), Langenthal, 2024–2026



Source: IMMOLEX

	1 rm	2 rm	3 rm	4 rm	5 rm	6 rm
90% quantile	1'290	1'360	1'610	1'900	2'290	2'400
70% quantile	760	1'100	1'380	1'630	2'050	2'400
50% quantile	720	1'000	1'200	1'400	1'750	2'260
30% quantile	680	910	1'090	1'270	1'630	1'960
10% quantile	630	750	950	1'120	1'450	1'790
Ø area in m²	31	59	84	114	150	180

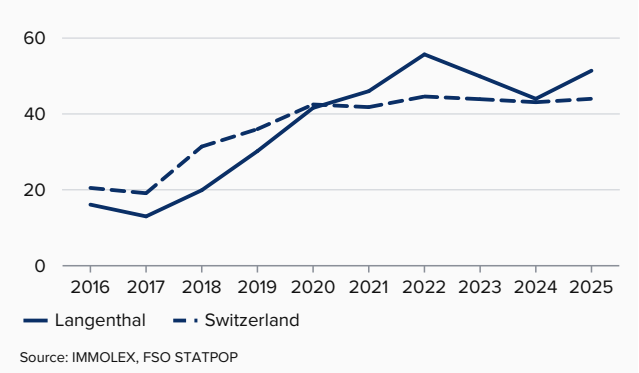
Net rent excluding service charges per apartment and month. Ø area: median of the advertised living areas per room category, Switzerland-wide.

Supply and demand

Rental apartments

On average over the years 2016–2025, 36.8 rental apartments per 1'000 residents were advertised each year (Switzerland: 36.7). A listing for rental apartments stays online for a median of 23 days, compared with 18 days across Switzerland.

Rental apartments: supply rate (advertised apartments per 1'000 residents)

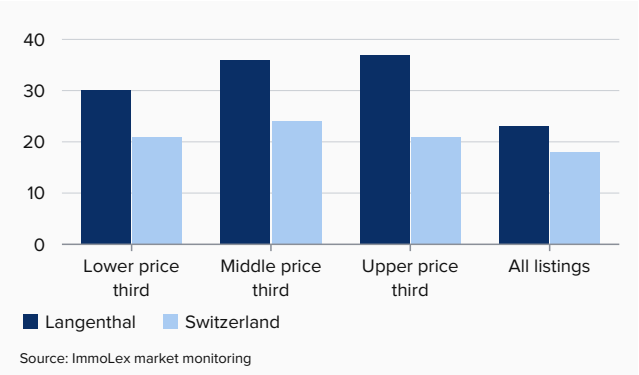


Source: IMMOLEX, FSO STATPOP

Year	Langenthal	Switzerland
2016	16.1	20.5
2017	13.0	19.1
2018	19.9	31.4
2019	30.2	36.0
2020	41.6	42.5
2021	46.0	41.8
2022	55.7	44.6
2023	49.9	43.9
2024	44.0	43.1
2025	51.4	44.0

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

Rental apartments: listing duration by price segment (median in days)



Source: ImmoLex market monitoring

Price segment	Langenthal	Switzerland
Lower price third	30	21
Middle price third	36	24
Upper price third	37	21
All listings	23	18

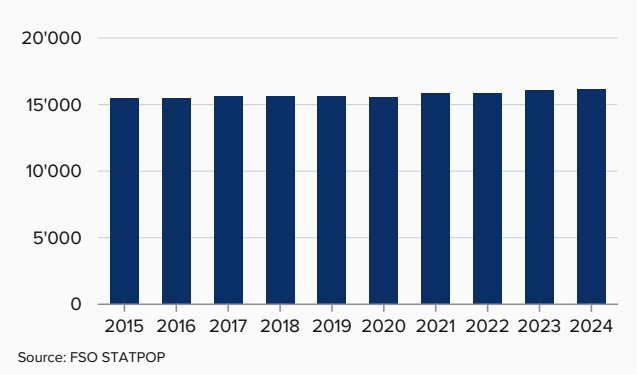
Time between the first and the last listing of a property, median over 2016–2025. Price thirds within the municipality.

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

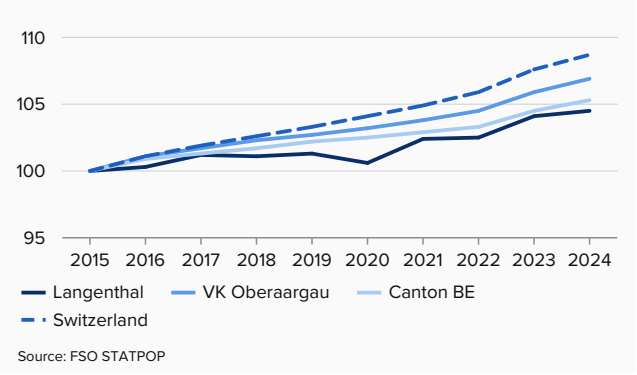


Source: FSO STATPOP

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)

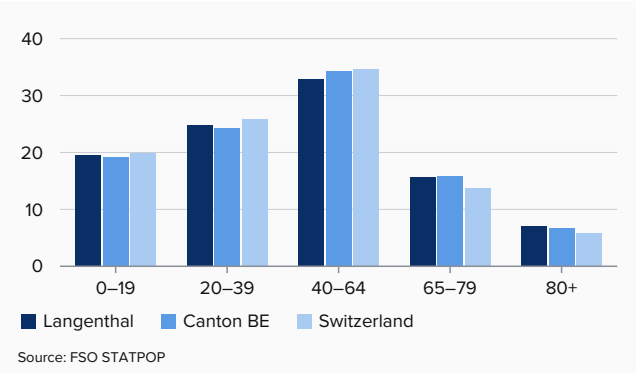


Source: FSO STATPOP

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

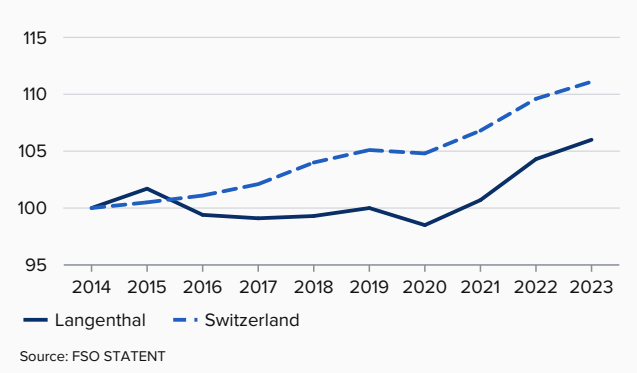
Share of the age group in the permanent resident population.

Jobs

Workplaces and employees

In 2023, Langenthal had 2'042 workplaces with 13'866 employees (10'903 full-time equivalents). Since 2014, the number of full-time equivalents has changed by +6.0 %, compared with +11.1 % across Switzerland. The largest industry group is “Industry, energy” with 18.7 % of full-time equivalents; typical office-based industries account for 23.3 %.

Employment trend (full-time equivalents, indexed, 2014 = 100)



Source: FSO STATENT

Year	Langenthal	Switzerland	FTE Langenthal
2014	100.0	100.0	10'281
2015	101.7	100.5	10'458
2016	99.4	101.1	10'222
2017	99.1	102.1	10'194
2018	99.3	104.0	10'213
2019	100.0	105.1	10'286
2020	98.5	104.8	10'124
2021	100.7	106.8	10'348
2022	104.3	109.6	10'725
2023	106.0	111.1	10'903

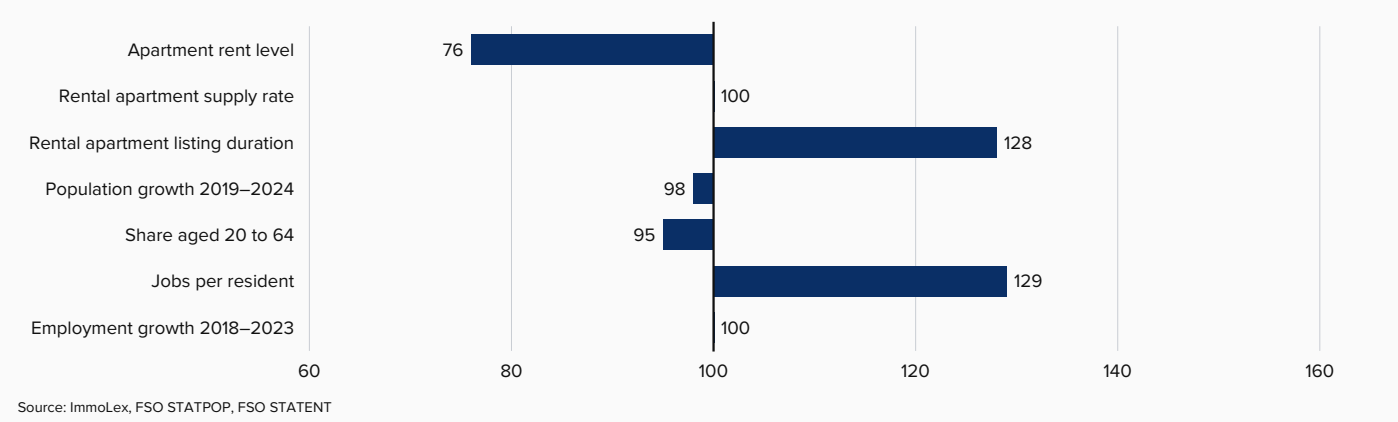
Full-time equivalents, indexed to the first year of the series.

Location profile

The municipality compared with Switzerland

The profile compares the key indicators of Langenthal with the Swiss value (Switzerland = 100). Well above the national average: rental apartment listing duration, jobs per resident. Well below: apartment rent level.

Location profile of Langenthal (Switzerland = 100)



Source: ImmoLex, FSO STATPOP, FSO STATENT

Indicator	Index
Apartment rent level	76
Rental apartment supply rate	100
Rental apartment listing duration	128
Population growth 2019–2024	98
Share aged 20 to 64	95
Jobs per resident	129
Employment growth 2018–2023	100

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
Jobs	FSO, Statistics on Enterprise Structure (STATENT), hectare grid	2023	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.

Disclaimer

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