

Switzerland's single-family homes shifted older in all 26 cantons

New Federal Statistical Office data show a nationwide change in who lives in occupied single-family homes.

+6'573	-5'085
Occupied single-family homes with at least one resident aged 65 or older	Occupied single-family homes with no resident aged 65 or older

The same split appeared in all 26 cantons, for the first time in the available 2014-2025 comparisons.

Author

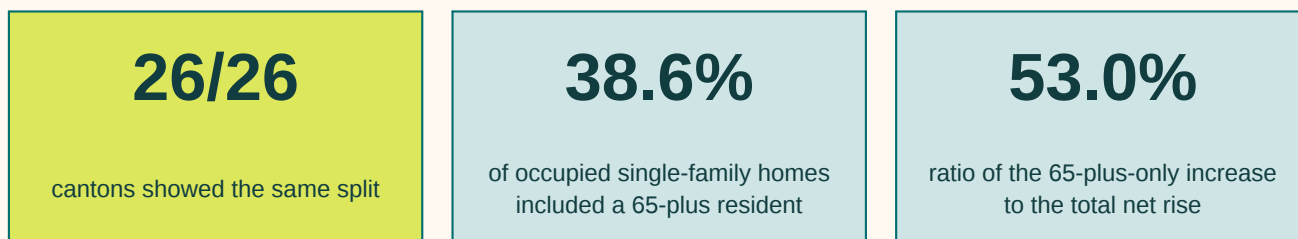
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The finding in one page

Between 31 December 2024 and 31 December 2025, occupied dwellings in single-family houses with at least one registered resident aged 65 or older increased by 6,573. Those with no registered resident aged 65 or older decreased by 5,085.

This was not an isolated regional result. Every canton moved in the same direction. It was the first 26-of-26 result in the available annual comparisons from 2014 to 2025.



A broader shift beyond single-family homes

Across all building categories, the number of occupied dwellings in which every registered household member was aged 65 or older rose by 22'407. That was 53.0% of the total net increase of 42'291 occupied dwellings. It was the second consecutive majority year and the highest share in the 2014-2025 comparisons.

The stock reached 959,382 occupied dwellings, or 23.2% of the national total. Since 2013, this category has grown 30.8%, almost twice the 15.8% growth in occupied dwellings overall.

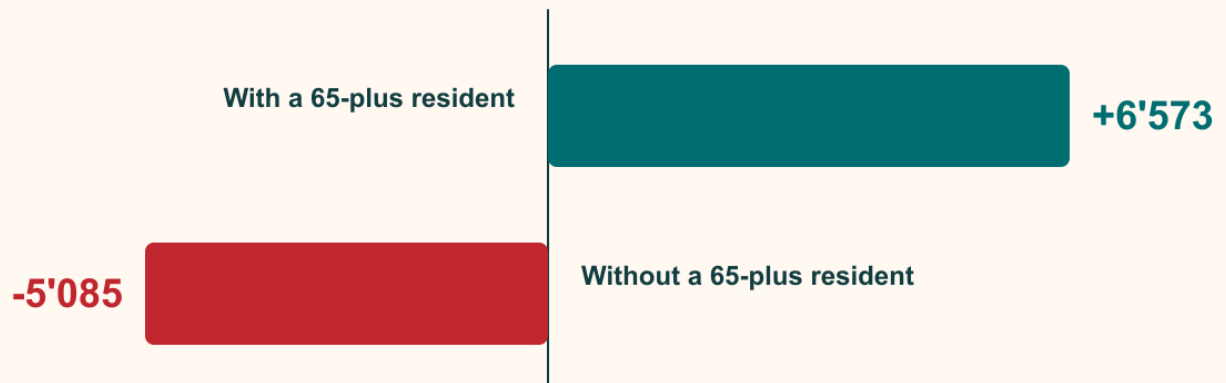
Why it belongs in the household-help conversation

The figures do not count care or household-help needs. They do show that Switzerland's occupied housing footprint is shifting toward households and homes that include older residents. That makes practical services delivered at home increasingly relevant to the public debate about living independently, maintaining a home and supporting daily routines.

The single-family-home shift

Single-family homes: 2024-2025

Same direction in every canton



Occupied homes with a 65-plus resident rose everywhere. Those without one fell everywhere.

Source: Federal Statistical Office. Helpore calculations.

The two groups are exhaustive and non-overlapping. Helpore grouped the BFS age-composition columns into homes with at least one registered resident aged 65 or older and homes with none. Each occupied dwelling is counted once.

Occupied single-family homes	2013	2024	2025	Change 2024-2025	Change 2013-2025
With at least one 65-plus resident	271'923	330'625	337'198	+6'573 (+2.0%)	+65'275 (+24.0%)
With no 65-plus resident	568'235	540'387	535'302	-5'085 (-0.9%)	-32'933 (-5.8%)

More than half of the net rise

The rise in 65-plus-only homes equalled 53% of the net rise in occupied dwellings



Total net increase **42'291**

65-plus-only increase **22'407**

2024: 50.0% | 2025: 53.0%

Source: Federal Statistical Office. Helpore calculations.

The 53.0% figure compares two differences between year-end stocks: the increase in 65-plus-only homes and the total net increase in occupied dwellings. It is not a share of newly built homes. In 2024 the ratio was 50.03%, making 2025 the second consecutive majority year.

Year	All occupied	65-plus-only	Annual change: all	Annual change: 65-plus-only	Share of net change
2013	3'563'968	733'595			
2014	3'605'389	750'934	41'421	17'339	41.9%
2015	3'649'145	767'941	43'756	17'007	38.9%
2016	3'703'419	786'932	54'274	18'991	35.0%
2017	3'743'570	803'836	40'151	16'904	42.1%
2018	3'784'230	821'115	40'660	17'279	42.5%
2019	3'833'594	840'474	49'364	19'359	39.2%
2020	3'888'575	860'109	54'981	19'635	35.7%
2021	3'938'475	880'028	49'900	19'919	39.9%
2022	3'993'886	897'079	55'411	17'051	30.8%
2023	4'042'791	915'903	48'905	18'824	38.5%
2024	4'084'910	936'975	42'119	21'072	50.0%
2025	4'127'201	959'382	42'291	22'407	53.0%

The pattern reached every canton

The national split was not produced by a handful of large cantons. Each of the 26 cantons recorded an increase in occupied single-family homes with a 65-plus resident and a decrease in the corresponding group without one.

Canton	With 65-plus	Without 65-plus	65-plus-only share	Same split
Aargau	+807	-799	23.0%	Yes
Appenzell A.Rh.	+90	-35	25.7%	Yes
Appenzell I.Rh.	+11	-28	25.7%	Yes
Basel-Landschaft	+292	-165	27.8%	Yes
Basel-Stadt	+34	-23	22.1%	Yes
Bern	+718	-554	26.5%	Yes
Freiburg	+390	-102	20.8%	Yes
Genf	+127	-123	19.5%	Yes
Glarus	+47	-33	25.1%	Yes
Graubünden	+148	-191	26.6%	Yes
Jura	+109	-76	27.8%	Yes
Luzern	+260	-263	22.7%	Yes
Neuenburg	+84	-64	24.6%	Yes
Nidwalden	+31	-31	26.8%	Yes
Obwalden	+34	-41	25.3%	Yes
Schaffhausen	+100	-51	25.8%	Yes
Schwyz	+85	-142	22.8%	Yes
Solothurn	+303	-182	24.9%	Yes
St.Gallen	+452	-335	23.2%	Yes
Tessin	+329	-349	26.8%	Yes
Thurgau	+356	-273	23.4%	Yes
Uri	+21	-33	26.6%	Yes
Waadt	+618	-365	21.0%	Yes
Wallis	+487	-63	24.3%	Yes
Zug	+38	-43	21.9%	Yes
Zürich	+602	-721	20.8%	Yes

Ticino had the highest share of occupied single-family homes with at least one 65-plus resident, at 43.7%. For the separate 65-plus-only category across all building types, the highest shares were in Jura and Basel-Landschaft, both at 27.8%.

Almost one million 65-plus-only homes

Where 65-plus-only households have the largest housing footprint



Source: Federal Statistical Office. Helpore calculations.

In 2025, 959,382 occupied dwellings had no registered private-household member below age 65. This category includes people living alone as well as couples and larger households in which every person is at least 65.

The cantonal shares vary from 19.5% in Geneva to 27.8% in Jura. Those differences describe household age composition, not service use, health or care status.

Method, definitions and sources

Unit of analysis	The source counts occupied dwellings to which at least one person registered in a private household could be unambiguously assigned. It does not count people, owners, transactions or newly built homes.
Single-family-home groups	Helpore grouped the seven mutually exclusive BFS household-age combinations into two exhaustive categories. 'With at least one 65-plus resident' is columns E + G + H + I. 'Without a 65-plus resident' is columns C + D + F.
65-plus-only category	BFS column E includes occupied dwellings in which all registered private-household members are aged 65 or older. It can include one or several people.
Annual comparisons	Results subtract the stock at 31 December 2024 from the stock at 31 December 2025. A dwelling can change category because a resident turns 65, household composition changes, people move, or the dwelling stock or register changes.
Cantonal comparison	The direction test is strictly positive for the group with a 65-plus resident and strictly negative for the group without one in all 26 cantons. The 2025 source assigns Moutier to Bern; the transfer to Jura took effect on 1 January 2026, so it does not break the 2024-2025 comparison.
Interpretation	The results describe a nationwide shift in occupied housing by household age composition. They do not establish household-help demand, care need, ownership, downsizing decisions or a cause of housing scarcity.
Official sources	Federal Statistical Office, Buildings and Dwellings Statistics, 'Occupied dwellings by age classes of household members and building category, by canton', table T 09.03.02.15, 2013-2025. Published 15 September 2026. Table: https://www.bfs.admin.ch/asset/de/je-d-09.03.02.15 Release: https://www.bfs.admin.ch/news/de/2026-0601
Reproducibility	The publication CSV reproduces the source values and cell references used in the analysis. The evidence workbook contains the national and canton calculations as formulas linked to those values.
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