



Press release

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Household wealth in 2013

Higher share and real estate prices result in a further significant increase in wealth

In 2013, the net worth¹ of households rose by CHF 157 billion to CHF 3,186 billion, a 5.2% increase compared to the end of 2012. This was largely due to higher share and real estate prices. Financial assets held by households grew by CHF 105 billion to CHF 2,213 billion (5.0%), while the market value of real estate owned by households climbed by CHF 77 billion to CHF 1,739 billion (4.6%). Total assets therefore increased by CHF 182 billion, to CHF 3,952 billion (4.8%). Household liabilities – mainly mortgage loans – advanced by CHF 25 billion to CHF 766 billion (3.3%). As a result, net worth per capita increased by around CHF 15,000 to CHF 391,000 (3.9%).

More than half of the rise in financial assets (CHF 59 billion) was made up of capital gains on shares and on units in collective investment schemes. Deposits with banks continued to grow, advancing by CHF 35 billion to CHF 706 billion. Households invested part of their current savings in bank deposits, and transferred a portion of their assets from securities to bank deposits. Debt securities and shares were sold. Stocks of debt securities thereby declined by CHF 13 billion to CHF 103 billion. Regarding the market value of shares held by households, capital gains of CHF 45 billion and sales amounting to CHF 5 billion resulted in a net rise of CHF 40 billion, to CHF 267 billion. Units in collective investment schemes increased owing to capital gains by CHF 14 billion to CHF 194 billion. The insurance and pension schemes position advanced by CHF 29 billion to CHF 919 billion, mainly due to pension fund contributions and interest credited to retirement assets in occupational pension schemes.

¹ Net worth corresponds to financial assets and real estate assets less liabilities.



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The value of real estate owned by households² went up by CHF 77 billion to CHF 1,739 billion. The advance was essentially attributable to higher prices in all three property categories, namely single-family homes, owner-occupied apartments and apartment buildings with rental apartments.

Household liabilities overall rose by CHF 25 billion to CHF 766 billion. This mainly comprised higher mortgage loans, which rose by CHF 24 billion to CHF 712 billion. Mortgage loans account for about 90% of total household liabilities. Consumer loans remained stable at CHF 15 billion, while other loans increased by CHF 1 billion to CHF 29 billion.

The data on the financial assets and liabilities of households form part of the Swiss financial accounts. Data on real estate assets are estimated by the Swiss National Bank (SNB). More detailed information on the data sources and estimation methods can be found in annex 2 of this press release. The report titled Swiss Financial Accounts (with data up to 2012) is available at www.snb.ch, Statistics, Statistical publications, Swiss Financial Accounts.

This year, for the first time, the Swiss financial accounts have used the European System of Accounts 2010 as a methodological basis. The most important change in the data for households concerns the insurance and pension schemes position. Essentially, this position comprises life insurance and occupational pension entitlements. The calculation of occupational pension entitlements now includes only the individual claims of insured persons (life insurance company reserves for occupational pensions and pension capital of pension funds). Previously, claims by households recorded in the Swiss Financial Accounts also included the overfunding and underfunding of pension funds, which are strongly influenced by share price and exchange rate movements. The new time series on insurance and pension schemes is therefore considerably smoother than the previous one. By contrast, the level of this position for 2012 and 2013 is not significantly affected by the change to the calculation methodology.

² The real estate assets reported comprise residential property located in Switzerland, including the land belonging to the buildings. No data are available on commercial real estate, undeveloped land and real estate abroad.

Statistical annexes to the press release
Household wealth in 2013

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Annex 1: Charts and tables

Information on methods used, conventions and notes

INFORMATION ON METHODS USED

The assets side of the balance sheet comprises financial assets and real estate assets. The liabilities side contains liabilities and net worth. The net worth per capita is calculated on the basis of the permanent resident population of Switzerland at the end of the year as provided by the Swiss Federal Statistical Office.

Changes in these stocks of financial assets and liabilities correspond to the sum of the transactions (chart 4 and table 2), the capital gains and losses (chart 5 and table 3) and the statistical changes and reclassifications (table 4). A breakdown of the changes in stocks of real estate assets is not yet included..

CONVENTIONS

0	Value negligible
—	Absolute zero
..	Data not yet available

NOTES

Rounding differences

Deviations between the totals and the sums of components are due to rounding.

Editorial deadline

The cut-off date for the tables was 30 October 2014.

Internet

The tables in this press release cover the years 2009 to 2013. On the SNB website (www.snb.ch, *Statistics*, *Statistical publications*, *Household Wealth*) data may be found covering the period from 1999 (for financial assets and liabilities), and from 2000 (for real estate assets).

Chart 1

BALANCE SHEET OF HOUSEHOLDS

In CHF billions

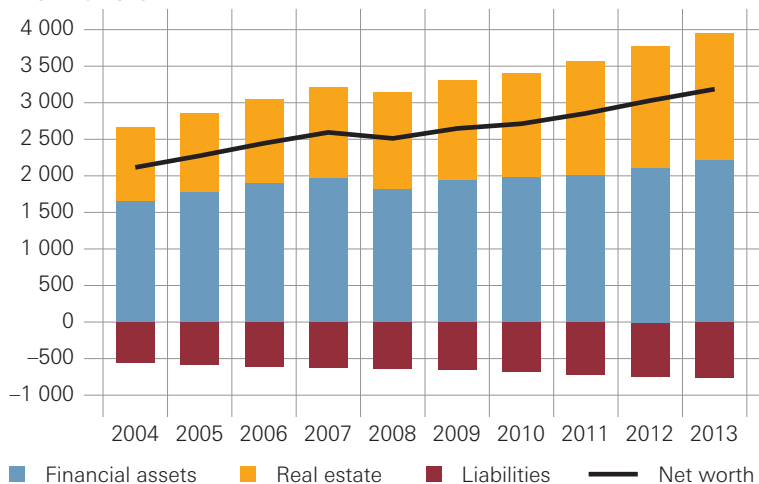


Chart 2

STOCKS OF HOUSEHOLD ASSETS

In CHF billions

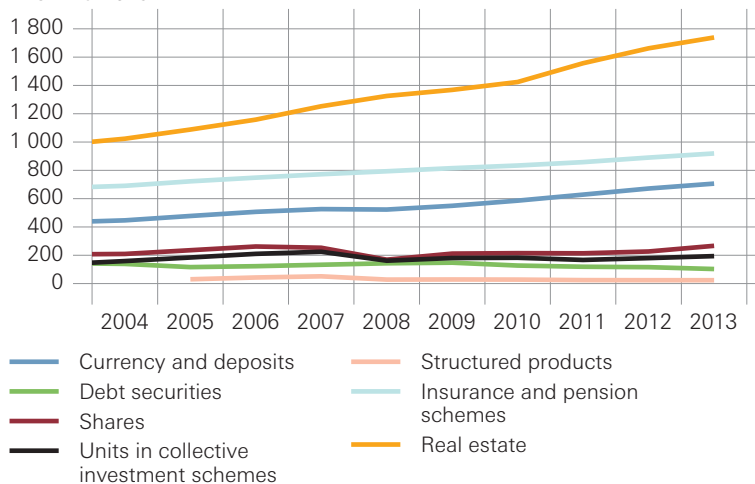
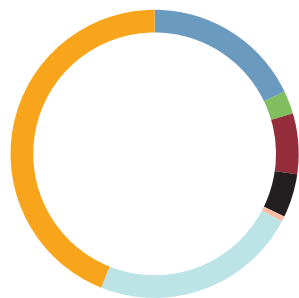


Chart 3

BREAKDOWN OF HOUSEHOLD ASSETS

At year-end 2013, in %



- Currency and deposits, **17.9**
- Debt securities, **2.6**
- Shares, **6.8**
- Units in collective investment schemes, **4.9**
- Structured products, **0.6**
- Insurance and pension schemes, **23.3**
- Real estate, **44.0**

Chart 4

TRANSACTIONS IN FINANCIAL ASSETS

In CHF billions

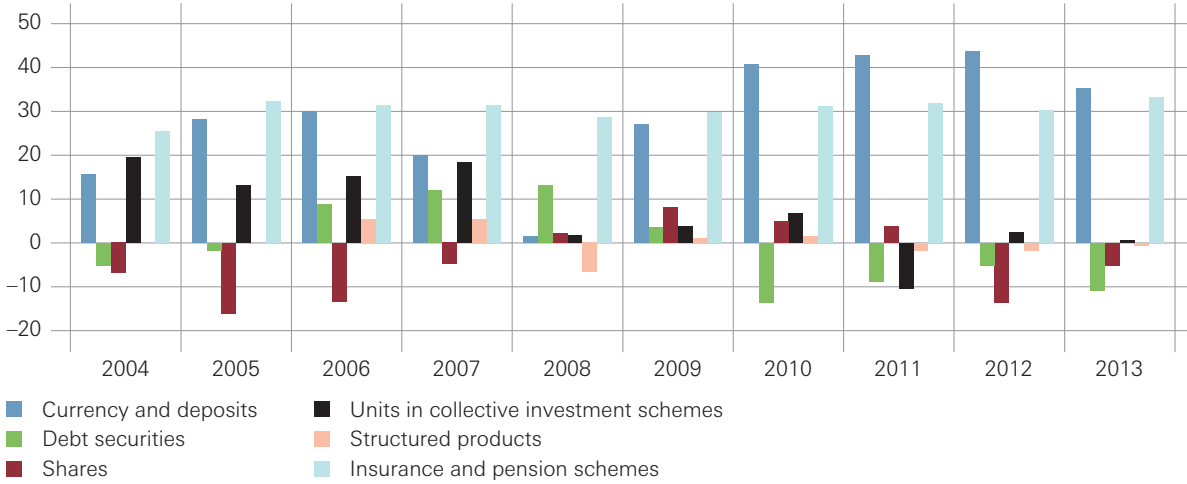


Chart 5

CAPITAL GAINS AND LOSSES IN FINANCIAL ASSETS

In CHF billions

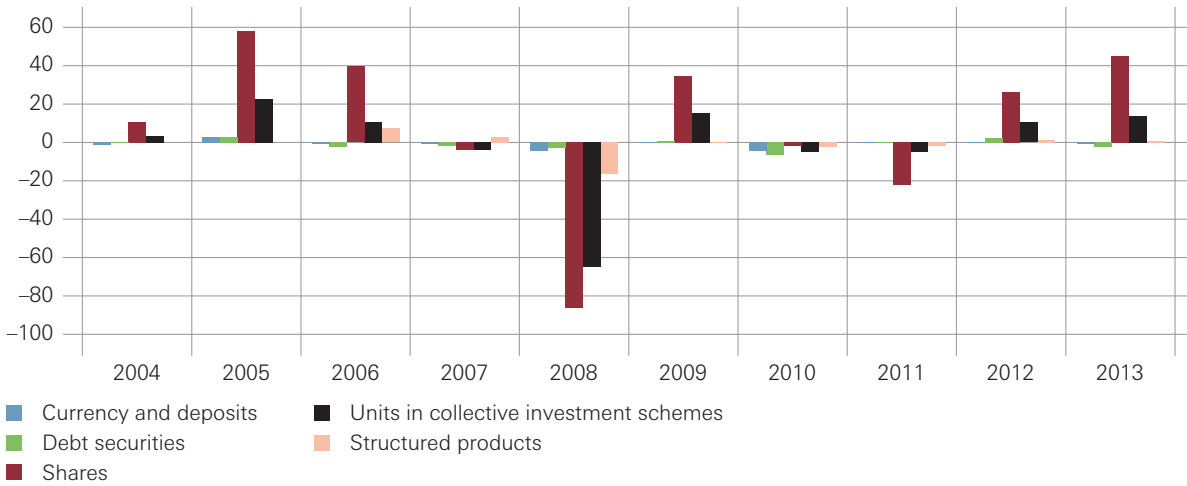


Table 1

Balance sheet of households

In CHF millions

Item	2009	2010	2011	2012	2013
Assets					
Financial assets	1 933 587	1 972 444	2 010 606	2 107 858	2 212 840
Currency and deposits	549 569	585 915	628 473	671 532	706 204
Debt securities	147 553	127 276	118 835	115 884	102 825
Shares	211 740	214 815	213 922	226 647	266 781
Units in collective investment schemes	180 425	182 286	166 999	179 860	194 004
Structured products	28 872	28 042	24 342	23 712	23 655
Insurance and pension schemes	815 428	834 110	858 035	890 223	919 371
Real estate	1 368 533	1 424 213	1 556 845	1 662 210	1 738 890
Total	3 302 120	3 396 657	3 567 451	3 770 068	3 951 730
Liabilities and net worth					
Liabilities	654 154	683 713	712 852	740 846	765 603
Loans	644 933	675 156	704 130	731 298	756 055
Mortgages	604 435	632 259	660 496	687 531	711 603
Consumer loans	15 388	15 303	15 598	15 636	15 470
Other loans	25 110	27 594	28 036	28 131	28 982
Other accounts payable	9 221	8 557	8 722	9 548	9 548
Net worth	2 647 966	2 712 944	2 854 599	3 029 222	3 186 127
Total	3 302 120	3 396 657	3 567 451	3 770 068	3 951 730
Net worth per capita (in CHF)	340 102	344 714	358 859	376 813	391 434

Table 2

Transactions in financial assets and liabilities

In CHF millions

Item	2009	2010	2011	2012	2013
Financial assets	73 164	71 279	57 611	55 821	52 345
Currency and deposits	26 948	40 605	42 852	43 570	35 263
Debt securities	3 640	- 13 580	- 8 695	- 5 160	- 10 923
Shares	8 199	4 988	3 866	- 13 678	- 5 108
Units in collective investment schemes	3 685	6 651	- 10 349	2 466	534
Structured products	1 027	1 451	- 1 766	- 1 677	- 579
Insurance and pension schemes	29 665	31 164	31 703	30 300	33 158
Liabilities	22 692	29 559	29 139	27 994	24 757
Loans	22 501	30 223	28 974	27 168	24 757
Mortgages	24 454	27 824	28 237	27 035	24 072
Consumer loans	205	- 85	295	38	- 166
Other loans	- 2 158	2 484	442	95	851
Other accounts payable	191	- 664	165	826	0

Table 3

Capital gains and losses in financial assets and liabilities

In CHF millions

Item	2009	2010	2011	2012	2013
Financial assets	49 981	- 19 940	- 29 106	39 543	56 647
Currency and deposits	- 331	- 4 259	- 294	- 511	- 591
Debt securities	744	- 6 697	254	2 209	- 2 136
Shares	34 627	- 1 913	- 22 194	26 403	45 242
Units in collective investment schemes	15 194	- 4 790	- 4 938	10 395	13 610
Structured products	- 253	- 2 281	- 1 934	1 047	522
Insurance and pension schemes	0	0	0	0	0
Liabilities	0	0	0	0	0
Loans	0	0	0	0	0
Mortgages	0	0	0	0	0
Consumer loans	0	0	0	0	0
Other loans	0	0	0	0	0
Other accounts payable	0	0	0	0	0

Table 4

Statistical changes and reclassifications

In CHF millions

Item	2009	2010	2011	2012	2013
Financial assets	- 7 757	- 12 482	9 657	1 888	- 4 010
Currency and deposits	—	—	—	—	—
Debt securities ¹	—	—	—	—	—
Shares ^{1,2}	—	—	17 435	—	—
Units in collective investment schemes ¹	—	—	—	—	—
Structured products ¹	—	—	—	—	—
Insurance and pension schemes ³	- 7 757	- 12 482	- 7 778	1 888	- 4 010
Liabilities	—	—	—	—	—
Loans ⁴	—	—	—	—	—
Mortgages	—	—	—	—	—
Consumer loans	—	—	—	—	—
Other loans	—	—	—	—	—
Other accounts payable ⁵	—	—	—	—	—

¹ 2005 (data on SNB website): Revisions to securities survey statistics.

² 2011: One-off effect in connection with the stock market flotation of a company.

³ Reclassification of claims against occupational pension schemes from the domestic households sector to the rest of the world due to employees and pensioners whose domicile has transferred to the rest of the world as well as differences between the transactions according to the financial accounts and the changes in the stocks of occupational pension entitlements according to the pension fund statistics.

⁴ 2005 (data on SNB website): New source of data for consumer loans.

⁵ 2007 (data on SNB website): Change in a statistical source for the financial accounts.

Annex 2: Notes on methodology and data sources

Household assets can be broken down into two parts – financial assets and real estate assets.

FINANCIAL ASSETS

The data on the financial assets and liabilities of households are derived from the Swiss financial accounts. The Swiss financial accounts form part of the national accounts for Switzerland and are drawn up, commented on and published by the Swiss National Bank (SNB) (www.snb.ch, *Statistics, Statistical publications, Swiss Financial Accounts*).

The financial assets of households consist of currency and deposits, investment in securities, and insurance and pension schemes. The deposits consist mainly of deposits with banks in the form of savings and transaction accounts as well as time deposits. Investment in securities comprises debt securities (medium-term bank-issued notes, short-term securities, long-term securities), shares, units in collective investment schemes and structured products. Insurance and pension schemes are essentially made up of life insurance and occupational pension entitlements. Alongside the financial assets, liabilities are held in the form of loans. Most of these are bank loans (e.g. mortgages, Lombard loans, consumer loans, leasing liabilities) as well as mortgage loans granted by insurance corporations and pension funds. The other accounts payable item is a technical parameter for which there is no economic interpretation.

In addition to stocks, the two most important components explaining changes in asset holdings are also reported. These are transactions as well as capital gains and losses. Transactions comprise effective payment flows and certain imputed transactions. For instance, in the case of insurance and pension schemes, investment income is taken into account in addition to paid premiums and pension fund contributions as well as policyholders' pension payments and capital withdrawn. Capital gains and losses are valuation changes arising from movements in market prices and exchange rates.

The data used to calculate the financial assets and liabilities are mainly taken from bank balance sheets, the survey on securities holdings in bank custody accounts and insurance company and pension fund balance sheets. Some individual items, such as currency holdings, are estimated.

REAL ESTATE ASSETS

Data on real estate assets are estimated by the SNB. This estimate is based on an evaluation of the dwellings recorded in the National Register of Buildings and Dwellings (RBD) issued by the Swiss Federal Statistical Office.

The real estate assets reported comprise single-family homes, owner-occupied apartments and apartment buildings with rental apartments located in Switzerland – including the land belonging to the buildings. Commercial real estate, undeveloped land and real estate in the rest of the world are not covered.

The estimate is based on a standard property for each of the three property types – a single-family home, an owner-occupied apartment and an apartment building with rental apartments. These three standard properties are evaluated by real estate consulting companies using hedonic pricing models. This is done for each municipality in Switzerland. The prices obtained in this manner are multiplied by the number of properties in each municipality. Adding the totals for all municipalities provides an estimate of the market value of all single-family homes, all owner-occupied apartments and all apartment buildings with rental apartments in Switzerland. Finally, the share of the households sector in the overall stock of each of the three property types is estimated, using a reference value taken from the Swiss Housing Census of 2000. The same data source is used to divide up the residential stock into owner-occupied and rental dwellings. The Housing Census has to be used because the requisite information is not available in the RBD.