



# The state of the housing market April 2021

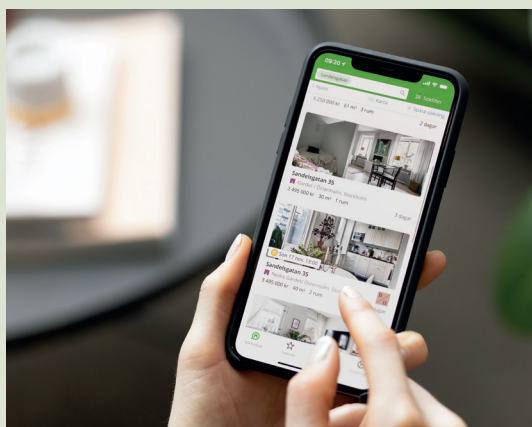


**Hemnet**

# Summary - April

- **Strong price expectations among home buyers**
- **High influx of new homes for sale**
- **Large sales volumes of apartments**

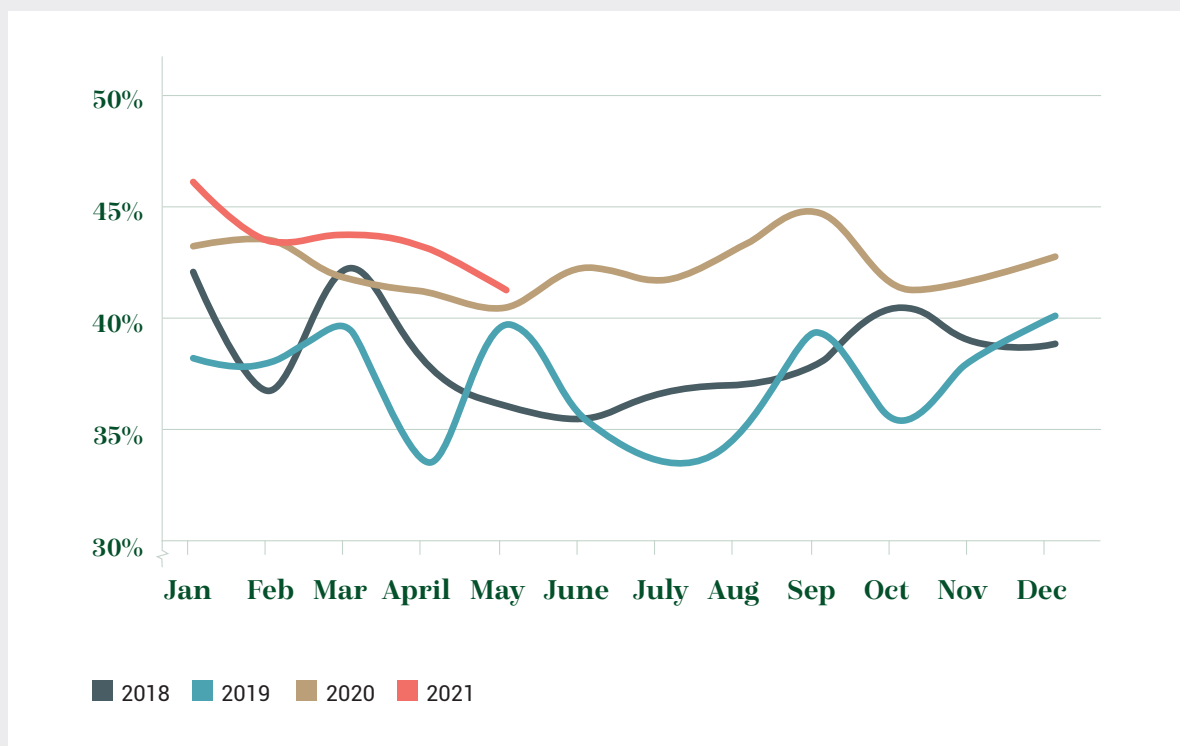
The housing market in April continues to be characterized by high activity and strong price expectations. The number of property listings was higher compared to the same month last year. The proportion of home buyers who believe in increasing prices is clearly rising from the previous month's survey and is at a historically high level. A figure that stands out in the April report is the number of apartments sold, which was as much as 31 percent higher compared with the corresponding month last year. However, the statistics for April on an annual basis are influenced by both Easter and Covid-19 effects, which can be assumed to have a particularly significant impact on the market.



# The Buyers' Barometer

Of the visitors surveyed at Hemnet in early May, 41 percent stated that they plan to buy a home in the next six months. This is 1 percentage point higher than the corresponding month in 2020, but a decrease of 2 percentage points compared with the corresponding measurement in April. The fact that the proportion falls in May can be seen as a normal seasonal pattern.

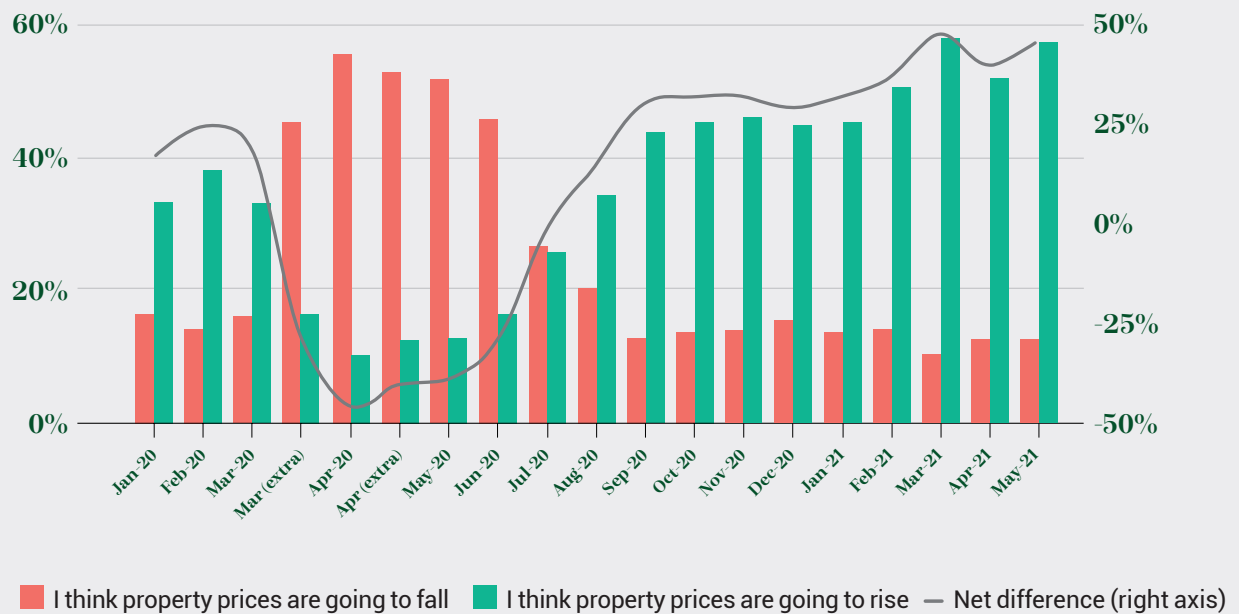
## Proportion of those planning to buy a home in the next six months



In the Buyers' Barometer for the month of May, the proportion of buyers who believe in rising prices increased from 52 to 57 percent. At the same time, the proportion of

those who believe in falling prices was unchanged. In total, the net figure thus increases by 5 percentage points up to the second highest level on record historically.

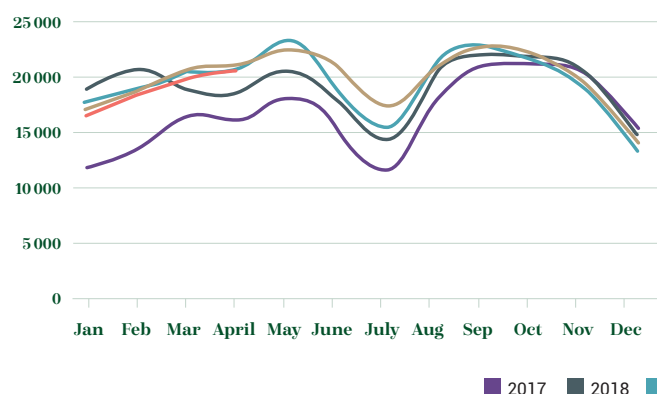
## Hemnet's Buyers' Barometer



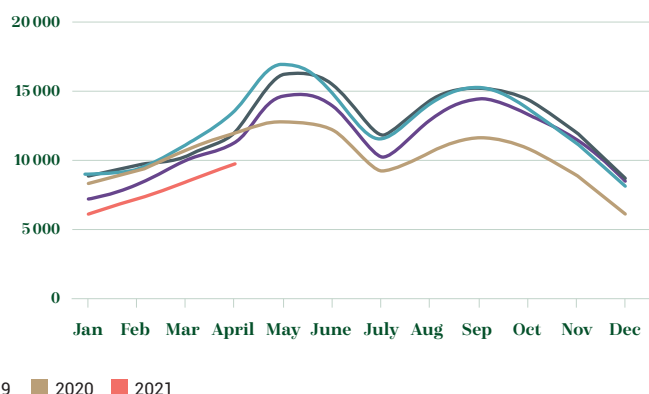
**“It is clear that the belief in rising prices continues to be strong among buyers and this is probably a contributing factor to the high activity we see on the market”, says Hemnet’s market analyst, Erik Holmberg.**

# Supply

## Supply of apartments on the succession market - Sweden



## Supply of houses - Sweden



In April, there were 20,579 apartments for sale on Hemnet. That is 3 percent lower than it was in April 2020. Of the apartments for sale in April 2021, 11,850 were listed in the same month. That is 24 percent more than in the corresponding month 2020 and the month with the highest number of listed apartments since September 2017. However, it must be taken into account that the statistics for 2020 were greatly affected by the concerns about the corona pandemic with a clear reduction in the number of listed homes and a slower market.

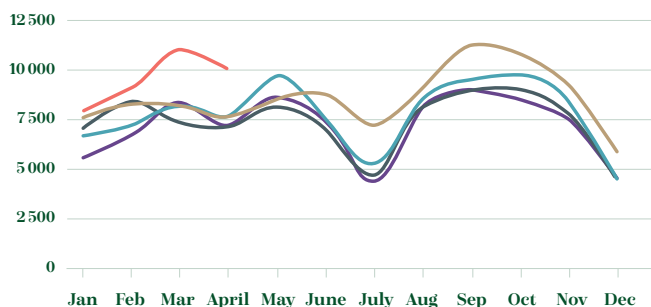
On the house market, supply continues to be seasonally low. In April, there were a total of 9,701 houses for sale on Hemnet, which is 19 percent lower than in April 2020. The number of listed houses was 6 percent higher in April than in April 2020. This is the first time since December 2020 that the annual rate for listed houses is positive. This is probably a combination of the fact that April 2020 was affected by the corona pandemic, but possibly the number of listed houses is now starting to return to more normal levels as the pandemic situation seems to improve during the rest of the year.

**“There is probably a certain Easter effect in the April figures, while comparisons with last year are greatly affected by the corona pandemic. However, it is beginning to look as if the number of listed houses is now starting to recover to more normal levels after being unusually low during virtually the entire pandemic year. However, the supply of houses is still kept down as a result of a rapid sales rate”, says Erik Holmberg.**

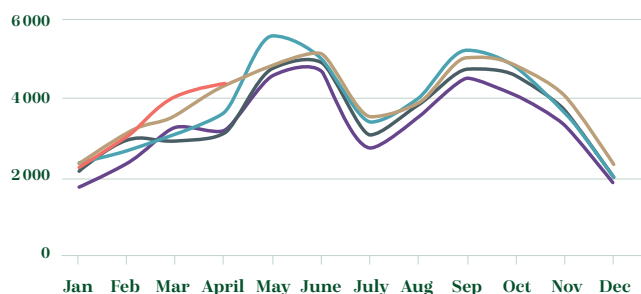
Area (county)	Supply	Annual rate, supply	Number of listed	Annual rate, listed
<b>SWEDEN</b>				
Houses	9,701	-19%	6,368	+6%
Apartments	20,579	-3%	11,850	+24%
Holiday homes	1,949	-5%	1,149	+29%
<b>STOCKHOLM</b>				
Houses	1,453	-12%	961	+32%
Apartments	8,487	+5%	5,202	+45%
<b>VÄSTRA GÖTALAND</b>				
Houses	1,525	-18%	838	+/-0%
Apartments	2,777	-2%	1,554	+15%
<b>SKÅNE</b>				
Houses	1,356	-24%	812	-1%
Apartments	2,439	-15%	1,528	+7%

# Sales

## Apartments sold - Sweden



## Houses sold - Sweden



■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021

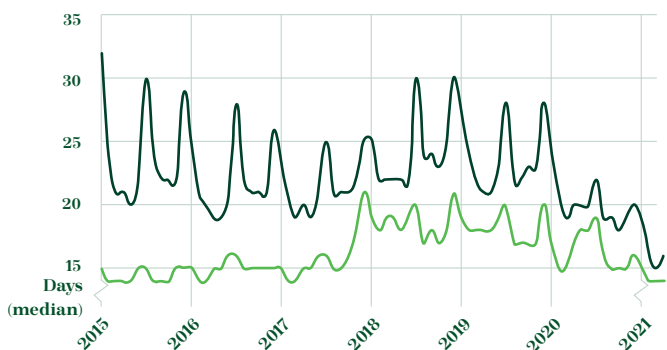
In April, 10,057 apartments were sold, which is 31 percent more than in April 2020 and the corresponding month the year before.

On the house market, 4,368 sales were reported during the same period, which is 1 percent more than in the corresponding month 2020 and 20 percent more than in the corresponding month the year before.

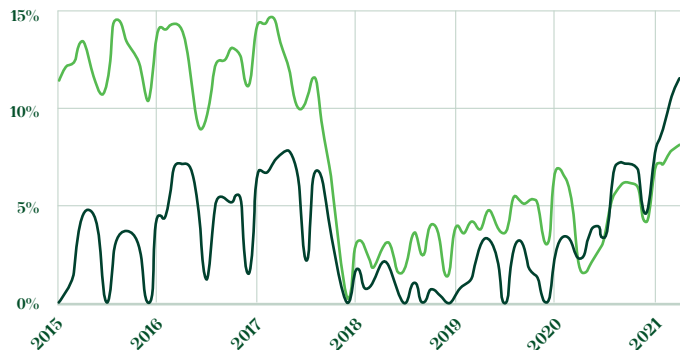
Area (county)	Number sold	Annual rate, sold
<b>SWEDEN</b>		
Houses	4,368	+1%
Apartments	10,057	+31%
Holiday homes	713	+4%
<b>STOCKHOLM</b>		
Houses	739	+11%
Apartments	4,221	+44%
<b>VÄSTRA GÖTALAND</b>		
Houses	695	+1%
Apartments	1,414	+23%
<b>SKÅNE</b>		
Houses	660	-3%
Apartments	1,343	+22%

# Sales time, starting and closing price

## Sales time



## Difference between starting price and closing price



■ Houses ■ Apartments

In April, the average sales time for apartments was 14 days in Sweden. This is a decrease of 3 days compared to April 2020. On the house market, the average sales time in April was 16 days, which is 4 days lower than in the corresponding period last year.

The value of an average apartment sold on Hemnet in April increased by 8.1 percent from the starting price to the closing price. This is

6 percentage points higher than in April 2020. The corresponding increase for house sales during the same period was 11.5 percent. An increase of 9 percentage points since April 2020.

Since April 2020, the average increase from the starting price to the closing price has been higher for houses than for apartments, which was also the case in April 2021.

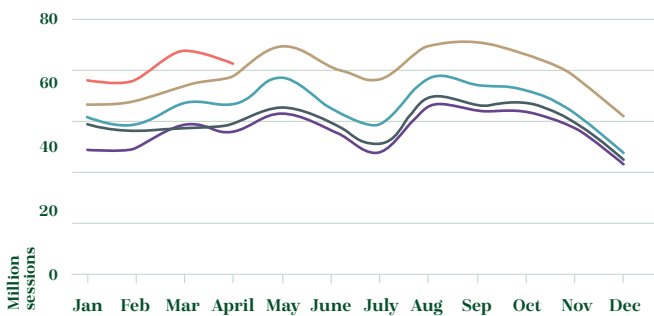
**“We do not yet see a slowdown in demand. Above all, this is particularly evident in houses and holiday homes with a sharp increase in the difference between the starting price and the closing price, while the sales times decrease”, says Erik Holmberg**

Area (county)	Average difference, starting price and closing price	Annual rate, difference between starting price and closing price	Average sales time (days)	Annual rate, sales time
<b>SWEDEN</b>				
Houses	+11.5%	+9 pp	16 days	-4 days
Apartments	+8.1%	+6 pp	14 days	-3 days
Holiday homes	+19.7%	+15 pp	16 days	-4 days
<b>STOCKHOLM</b>				
Houses	+11.1%	+10 pp	14 days	-3 days
Apartments	+10.5%	+6 pp	13 days	-3 days
<b>VÄSTRA GÖTALAND</b>				
Houses	+11.1%	+8 pp	16 days	-4 days
Apartments	+7.2%	+5 pp	14 days	-2 days
<b>SKÅNE</b>				
Houses	+11.8%	+9 pp	14 days	-2 days
Apartments	+6.9%	+7 pp	12 days	-4 days

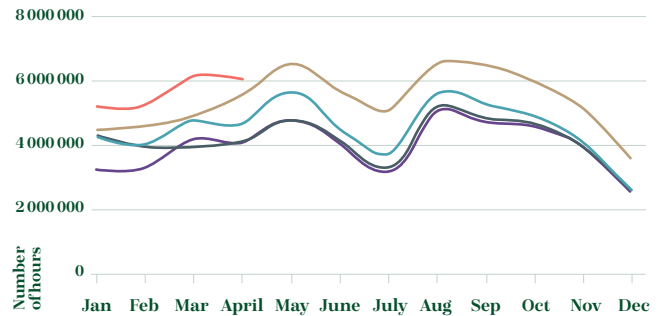
# Traffic

During the month of April, Hemnet had 65.5 million visits. That was 5 percent more than the corresponding month last year. The total number of hours spent on Hemnet was 6 million, which is an increase of 9 percent compared to the same period last year.

Number of visits on Hemnet



Time on the site



2017 2018 2019 2020 2021

## About the statistics

- Hemnet's Buyers' Barometer is based on a survey that is sent out to visitors to Hemnet's property search at the beginning of each month. The respondents who state that they plan to buy a home within six months are asked: "How do you think housing prices will develop in your area over the next six months?" In total, the survey is answered by between 2,000 and 3,000 people each month. (During March and April 2020, an additional survey was also conducted in the middle of each month.)
- In May 2021, a change was made in how we calculate sales time. The change means that we now do not count the days that a property has been "upcoming" on Hemnet. This means that the average sales time will be slightly shorter than with the previous way of calculating. Historical data has also been corrected, which means that there will be no break in series.
- In May 2021, a review and change in methodology was carried out regarding how we calculate supply. This implies that statistics that have been communicated previously may differ somewhat from the figures we have been communicating since then. Historical data has also been corrected, which means that there will be no break in series.
- All property data in the report is based on property on the succession market.
- The supply on Hemnet is defined as the number of active property listings during a given time period. In this case during one month.
- Published listings are property listings that are published for the first time during the given period.
- Sales means property that have a reported sale date to Hemnet. The statistics are based on the data available at the beginning of each month covered by the report. This means that sales reported later are not included but may have some impact on the statistics retrospectively.
- The median difference between the starting price and the closing price is the middle percentage value that a property increases with from the starting price to the closing price during a given period.
- The sale time is the average (median) number of days that a property sold has been for sale on Hemnet. The reason why the median is used as an average is because the number of days a property is for sale on Hemnet is not normally distributed and that individual extreme values otherwise have an unreasonably large impact.
- The number of visits and time spent on the site is based on data from Google Analytics and includes visits from mobile, desktop and apps.



# Contact

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