



# The state of the housing market June 2021

# Summary - June

- Fewer buyers believe in rising property prices
- Monthly record for the number of listed houses and apartments in June
- Highest number of house sales in a single month

The share of visitors that believe in rising prices decreased significantly in The Buyers' Barometer for July and the share believing in falling prices increased moderately. At the same time, the high level of activity in the housing market that we have seen during the spring continued, particularly in the house market. Throughout much of the pandemic, the number of listed houses has been low, but now there has been a clear break in the trend with a high influx of new houses for sale. This, combined with continued strong demand, led to a record number of sales in June, but with the average difference between the starting price and the closing price narrowing slightly.

The apartment market was also very active in June. Overall, there is much to suggest that this trend will continue and that we will have a high level of activity this summer as well, similar to the summer of 2020.

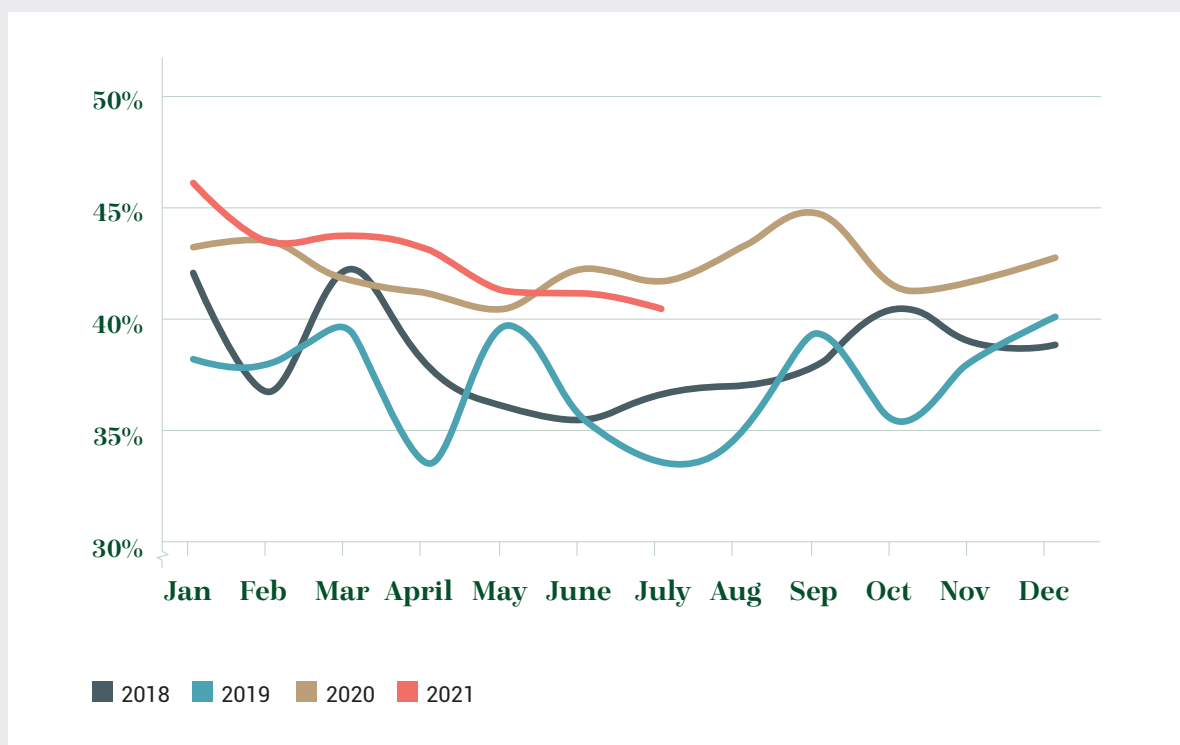


# The Buyers' Barometer - fewer buyers believe in rising property prices

Of the visitors surveyed at Hemnet in early July, 40% stated that they plan to buy a home in the next 6 months. This is a decrease of 1 percentage point since the June survey. For the second month in a row, the propensity to buy is now lower than in the corresponding month last year. However, the propensity to buy remains at high levels compared to the years before 2020.

The survey on which the Buyers' Barometer is based is carried out at the beginning of each new month, which means that the results in this June report refer to figures from the beginning of July.

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



In July's Buyers' Barometer, price expectations fell sharply. Of the buyers surveyed, 44 percent expect prices to rise over the next six months. This is a decrease of 9 percentage point since the June survey.

At the same time, the share of buyers believing in falling prices increased by 2 percentage points, resulting in an overall difference of 30 percentage points between those believing in rising and falling prices, respectively. This net figure thus fell by 12 percentage points compared with June and is the lowest recorded so far this year.

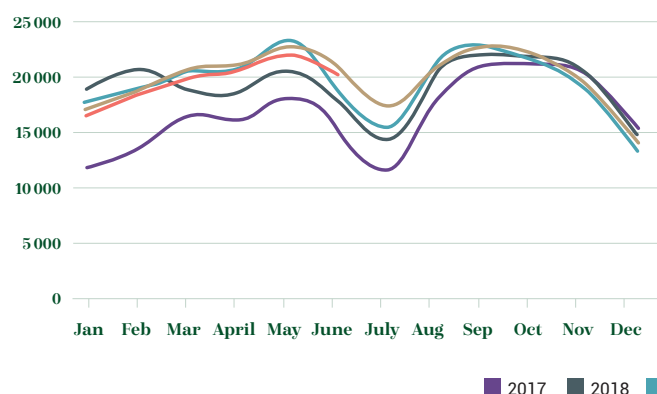
## Hemnet's Buyers' Barometer



**”The decline in price expectations is likely an effect of the slowdown in the sharp price increases we have seen this spring. In particular, there was an increase in the share of those who believe that prices will remain stable in the future, which could suggest a slowdown in the price rises we have seen. At the same time, it can be noted that the share of those who believe in rising prices is almost three times as high as the share who believe in falling prices”, says Erik Holmberg market analyst at Hemnet.**

# Supply - high influx of houses for sale

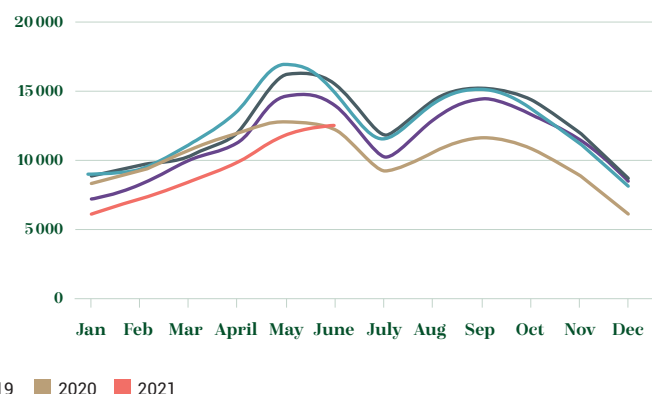
Supply of apartments on the succession market - Sweden



In June, there were 20,300 apartments for sale on Hemnet. This is 4 percent lower than in the same month of 2020 but higher than in the corresponding month of previous years. Of the apartments for sale, 9,265 had been listed in June. This is the highest recorded listing figure for a month of June as far back as Hemnet has data and 16 percent more than in the corresponding month last year.

In the house market, supply is now increasing due to a high influx of new houses for sale. In June, there were a total of 12,501 houses for

Supply of houses - Sweden



sale on Hemnet. This is 2 percent higher than in June 2020, which means a positive annual rate for the supply of houses for the first time since February 2020, i.e., the month before the pandemic clearly began to affect the housing market in Sweden. However, supply is still lower than has been normal for a month of June in recent years.

The number of listed houses in June was 34 percent higher than in the corresponding month of 2020 and by far the highest number in a month of June as far back as Hemnet has a continuous time series.

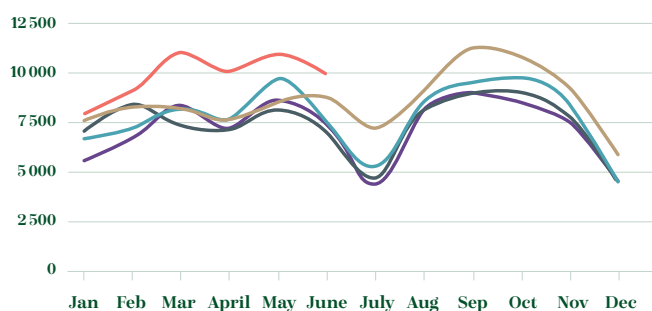
**“What we have seen in June suggests that we will have a summer similar to the summer of 2020 with a large influx of homes for sale and a high level of activity. This is probably mainly due to the pandemic and the situation where more people are spending their holidays within the country’s borders”, says Erik Holmberg.**

Area (county)	Supply	Annual rate, supply	Number of listed	Annual rate, listed
<b>SWEDEN</b>				
Houses	12,501	+2%	6,152	+34%
Apartments	20,300	-4%	9,265	+16%
Holiday homes	3,243	+9%	1,604	+13%
<b>STOCKHOLM</b>				
Houses	1,624	+8%	779	+49%
Apartments	8,012	-2%	3,482	+17%
<b>VÄSTRA GÖTALAND</b>				
Houses	1,979	+4%	942	+41%
Apartments	2,827	+1%	1,292	+14%
<b>SKÅNE</b>				
Houses	1,863	+4%	1,007	+40%
Apartments	2,459	-13%	1,354	+13%

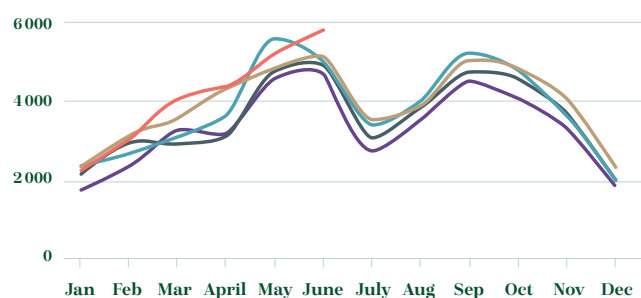


# Sales - record number of houses sold

Apartments sold - Sweden



Houses sold - Sweden



■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021

In June, 9,978 apartment sales were reported in the whole country, which is 13 percent more than in June 2020 and 36 percent more than in the corresponding month of 2019. In the apartment market, June is normally a less active month than May, but the drop in sales this year is not as pronounced.

In the house market, 5,797 sales were reported in the same period. It is the highest number for a single month as far back as Hemnet has data. Compared with June 2020, 13 percent more houses were sold in June. This development can be seen as the result of a continued high demand combined with the clear increase in the number of listed houses.

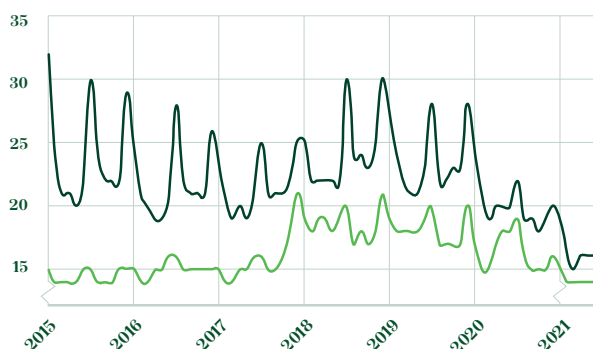
**"We have had a high demand for houses over the past year, but the number of sales, which have been at high levels, has been held down by low supply. In recent weeks, however, the number of listed houses has risen sharply and we are seeing this unusually high level of activity with a record number of house sales," says Erik Holmberg**

Area (county)	Number sold	Annual rate, sold
<b>SWEDEN</b>		
Houses	5,797	+13%
Apartments	9,978	+13%
Holiday homes	1,360	+12%
<b>STOCKHOLM</b>		
Houses	825	+22%
Apartments	4,062	+19%
<b>VÄSTRA GÖTALAND</b>		
Houses	979	+20%
Apartments	1,492	+13%
<b>SKÅNE</b>		
Houses	854	+13%
Apartments	1,303	+11%

# Selling time, starting price and closing price - continued short selling times

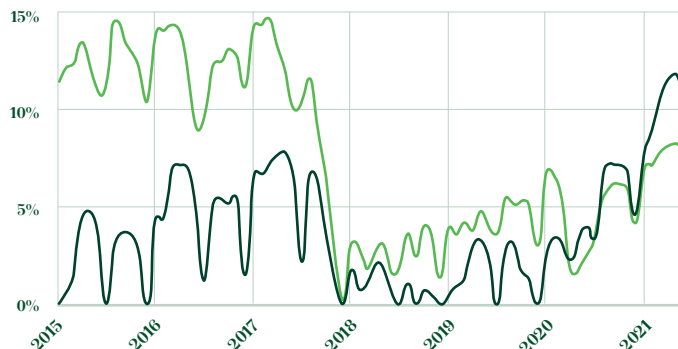
## Sales time (median days)

- Sweden



## Difference between starting price and closing price

- Sweden



■ Houses ■ Apartments

The average apartment sold in June increased by 7.6 percent from the starting price to the closing price. This is 5 percentage points more than the corresponding month in 2020. At the same time, this increase decreased slightly in June compared to May, following the normal seasonal pattern.

On the house market, the average difference between the starting price and the closing price also decreased in June compared to May. From 11.8 to 10.4 percent. This is the historically normal seasonal

pattern, but it is also likely to be influenced by the high inflow of new houses for sale, which evens out the balance between supply and demand. Compared to June 2020, the average difference between the starting price and the closing price increased by 6 percentage points.

In both the house and apartment markets, average sales times remained low. On average, apartments sold in June had been on sale for 14 days, 4 days less than in June 2020. For houses, the year-on-year reduction was also 4 days. From 20 days in June 2020 to 16 days in June this year.

Area (county)	Median difference, starting price and closing price	Annual rate, difference between starting price and closing price	Median sales time (days)	Annual rate, sales time
<b>SWEDEN</b>				
Houses	+10.4%	+6 pp	16 days	-4 days
Apartments	+7.6%	+5 pp	14 days	-4 days
Holiday homes	+13.1%	+1 pp	18 days	+/-0 days
<b>STOCKHOLM</b>				
Houses	+9.0%	+7 pp	14 days	-3 days
Apartments	+10.5%	+5 pp	13 days	-3 days
<b>VÄSTRA GÖTALAND</b>				
Houses	+8.9%	+5 pp	17 days	-4 days
Apartments	+6.3%	+4 pp	15 days	-2 days
<b>SKÅNE</b>				
Houses	+10.4%	+7 pp	14 days	-4 days
Apartments	+5.2%	+5 pp	12 days	-5 days

# About the statistics

- Hemnet's Buyers' Barometer is based on a survey that is sent out to visitors to hemnet.se 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.



# Contact

For further information please contact:  
Erik Holmberg, Market analyst  
[erik.holmberg@hemnet.se](mailto:erik.holmberg@hemnet.se), +46 072-55 88 050



---

Klarabergsgatan 60 · 111 21 Stockholm