



**SWEDEN**  
**MULTIFAMILY MARKET**  
Q2 2021

CBRE RESEARCH

**NORDICS REAL ESTATE**  
**MARKET SNAPSHOT**

**CBRE**

# MULTIFAMILY MARKET KEY FIGURES

## STRONG MARKET

The international investors' share of the total investment volumes continue to be stronger in the first part of 2021 than during 2020.

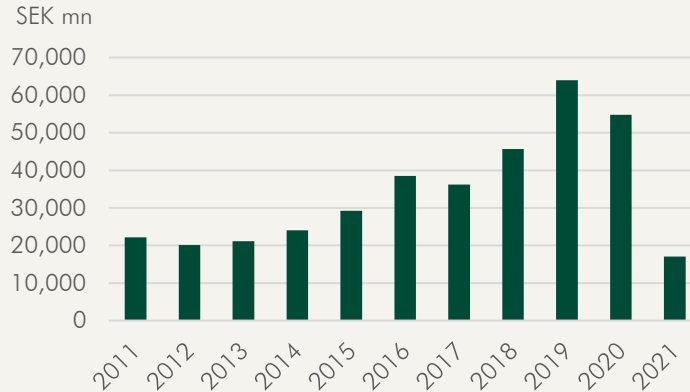
The sector continued to see yield compression also in the second quarter. As there's still a discrepancy compared to some of the other European markets, and interest for the sector remains strong, we expect yield compression to continue also in the second half of 2021.

There is also a strong likelihood that M&A activity will pick up and reach record levels in the second half of the year.

## Investment volume LTM

# SEK 52.8 bn

▼ -4 % (Y-o-Y %)



Cross-border investments (LTM)  
**SEK 5 bn**



Share of total investment volume (LTM)  
**30%**



Number of transactions (LTM)  
**149**  
▲ +7%



Largest single transaction (Q2)  
**SEK 2.5 bn**



Prime yield Q2<sup>1)</sup>  
**3.40%**

Source: CBRE Research

# THE INVESTMENT MARKET DURING THE QUARTER

## MARKET ACTIVITY

A strong activity in the sector has continued through the 2<sup>nd</sup> quarter. The allocated capital towards the sector remains high, and the potential for a strong investment year remains high.

A large deal during the quarter was Heimstaden's acquisition of 1,118 rental apartments in Linköping from Stångåstaden. The apartments had a total area of 78,000 sqm and are situated in Lambohov, Haninge, Ljungsbro and Vasastaden. The total price was roughly SEK 2,500 mn.

SPP acquired 2 properties with 320 apartments in Täby and Järfälla from JM. The total price was roughly SEK 1,315 mn.

## LARGEST DEALS DURING THE QUARTER

Properties	Total Price (SEK mn)	Price (SEK/m <sup>2</sup> )	Buyer	Seller
1,118 rental units in Linköping	2,500	29,440	Heimstaden	Stångåstaden
2 properties in Täby and Järfälla	1,315	63,440	SPP	JM
8 properties in Sollentuna	867	22,700	John Mattsson	Sollentuna kommun
29 properties, Sweden nationwide (Götene, Skövde, Tibro, Vara)	506	12,400	Fortinova	Jättadalen
26 properties in Skåne	500*	17,000	SBB	Landskrona kommun

# THE SWEDISH MULTIFAMILY MARKET

## CONSTRUCTION STARTS CONTINUE TO INCREASE

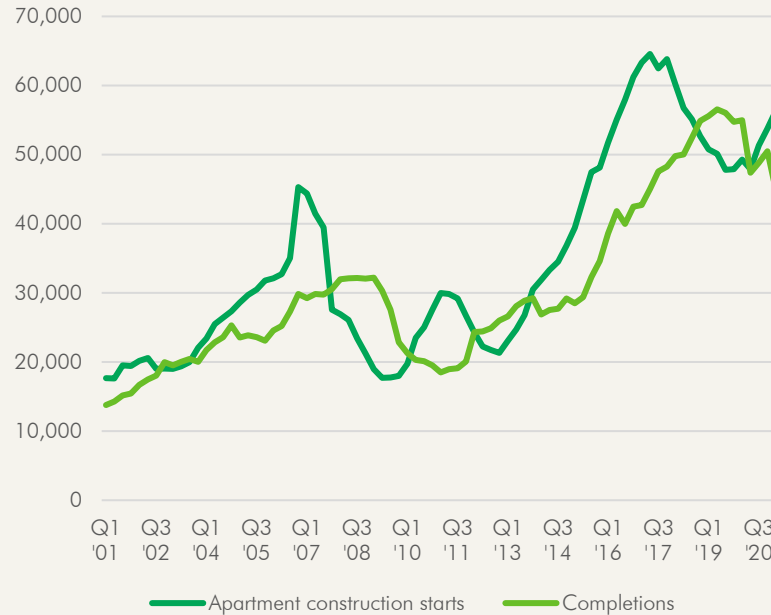
On the back of increasing housing prices both in the owner-occupied market and the rental market, construction starts continue to increase nationwide. We expect the current optimism in the construction market to continue throughout 2021.

A suggested change for rental apartments has caused political uncertainty. The proposal was that market rent would be allowed for new production (but not in the current stock). It resulted in the Swedish left-wing party voting to overthrow the current government, which has now happened in the parliament.

It remains unclear whether Sweden will hold a new election in the autumn or not.

## APARTMENT CONSTRUCTION STARTS AND COMPLETIONS (TOTAL, ALL KINDS)

Last 4 quarters until Q1 '21, thousands



2021 Q1/Q2  
Sweden Nationwide  
Key Figures  
Y-o-Y Change



Construction Starts, Q1  
**15,411 units**  
▲ +20% (quarterly, y-o-y)



New Completions, Q1  
**8,139 units**  
▼ -38% (quarterly, y-o-y)



Prime Annual Rent, Q2<sup>1)</sup>  
**2,550 SEK/m<sup>2</sup>**



Average Sale Price, Q2<sup>2)</sup>  
**40,940 SEK/m<sup>2</sup>**  
▼ -14% (quarterly, y-o-y)



## THANK YOU!

PLEASE DON'T HESITATE TO CONTACT US



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