

# Sweden Living Market Q1 2026

CBRE RESEARCH  
REAL ESTATE MARKET FIGURES

# Investment market

Residential transaction volume totalled SEK 7 billion in Q1, an increase of 26% year-on-year, representing approximately 18% of total investment across all sectors. The number of transactions also increased by 30% compared to Q1 2025, reflecting broad-based activity across deal sizes.

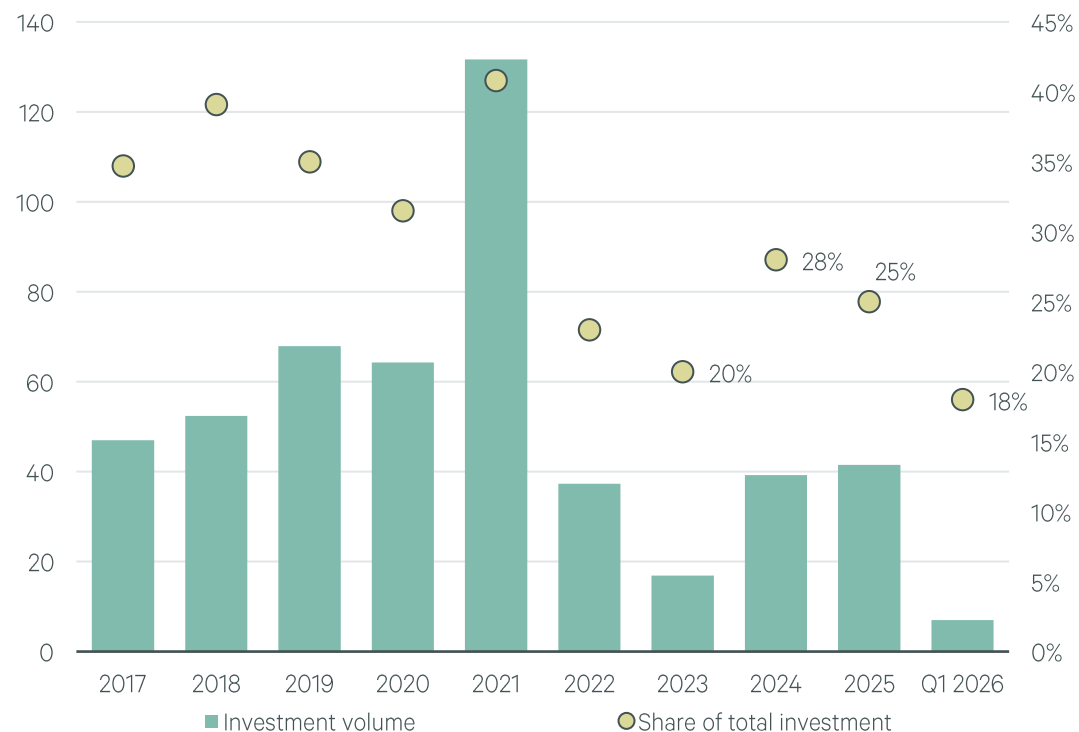
Underlying fundamentals remain broadly supportive, with inflation under control, though the geopolitical climate remains a factor to monitor. Should the financing costs continue to rise as a result, lower-yielding residential sub-segments may see reduced activity, though the sector's need-driven demand provides some resilience despite the current uncertainty.

- Episurf acquired a portfolio of primarily residential properties built between 1930-1970s in Bollnäs, Trelleborg, and Västervik from Klarabo, at an agreed property value of SEK 897 million.
- Slättö sold the newly completed Brokvarteret in Barkarby, Järfälla — comprising 409 rental apartments — to CapMan. The asset was nearly fully let upon completion, reflecting continued demand for residential assets in Stockholm's growing suburbs.
- Acer Bostad, backed by Canadian Ontario Teacher's Pension Plan, acquired 215 rental apartments in Botkyrka, from Reliwe and Derome. Acer Bostad also entered into a forward purchase agreement for 104 apartments in Solberga.

LIVING TRANSACTION VOLUME, bn SEK

**SEK 7 bn** (Q1 2026)

▲ 26% compared to Q1 2025



Source: CBRE Research

## KEY PERFORMANCE INDICATORS - RESIDENTIAL MARKET

### NUMBER OF TRANSACTIONS Q1

**30**  
▲ + 30% Y-o-Y

### LARGEST SINGLE TRANSACTION Q1

**Conf.**

### SHARE OF TOTAL VOLUME Q1 2026

**18%**

### CROSS BORDER INVESTMENTS 2026

**32%**

### PRIME YIELD\*

**3.85%**  
▼ -30 bps Y-o-Y

### TRANSACTION VOLUME ALL SECTORS 2026

**SEK 40 bn**  
▲ +0% Y-o-Y

\* New Production in Greater Stockholm

KEY PERFORMANCE INDICATORS

Prime Annual Rent\*, SEK

▶ **3,000** (Q1)  
per sq m, pa  
Change YoY: 5%

Average Rent\*\*, SEK

▲ **1,693** (2025)  
per sq m, pa  
+6,5% increase vs 2024

Multifamily Completions\*\*\*, 2023

▲ **53,383**  
Apartments

Multifamily Completions\*\*\*, 2024

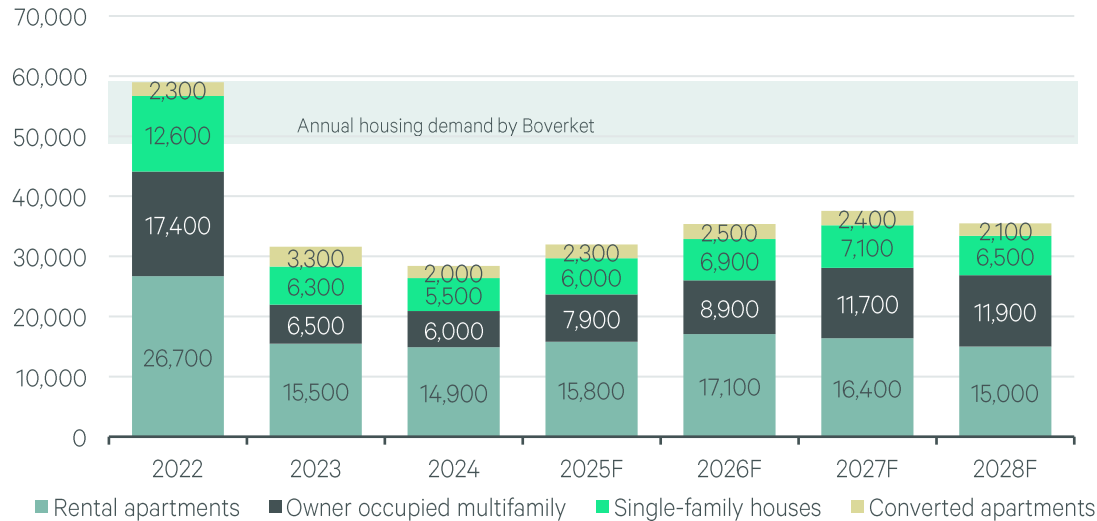
▼ **38,851**  
Apartments

Multifamily New Started\*\*\*, p2027

▲ **28,200**  
Apartments

Source: Boverket, Statistics Sweden, Q1 2025

Construction starts per residential type 2022 – 2027F



Source: Boverket, Statistics Sweden, Riksbanken, Svensk mäklarstatistik, CBRE

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# Rental market

The Swedish residential rental market continued to demonstrate resilience in Q1 2026. Prime annual rents remained stable at SEK 3,000 per sq m, supported by steady occupier demand.

Looking ahead, development activity is showing signs of recovery. Boverket's March 2026 forecast was revised upwards its projections for multifamily new builds to 26,100 starts in 2026 and 28,200 in 2027, compared to 24,300 and 25,900 respectively in the December forecast. Whilst this points to a gradual easing of supply constraints, the Riksbank has flagged that slower population growth may lead to housing surplus and rising vacancies in smaller municipalities over the coming decade — suggesting the supply outlook varies considerably by geography.

In the ownership market, condominium prices rose 1.9% in March and 3.1% year-on-year, whilst single-family house prices increased 1.0% during the month, up 0.8% annually, according to Svensk Mäklarstatistik. Sales activity was broadly stable, with 39,700 homes sold in Q1 2026 compared to 40,600 in the same period last year. New mortgage regulations came into effect on 1 April 2026, with the loan-to-value ceiling raised from 85% to 90%, reducing the required deposit from 15% to 10%, while the tightened amortisation requirement introduced in 2018 was abolished. Although these changes fall outside the Q1 reporting period, they are expected to provide further support to the ownership market, particularly for first-time buyers.

The Riksbank held its policy rate unchanged at 1.75%, following cumulative reductions of 2.25 percentage points since May 2024. Whilst lower mortgage rates over the past year have gradually supported household purchasing power, interest rates have begun to edge upwards in the recent month, and the geopolitical landscape may prompt some buyers to adopt a more cautious approach in the near term.

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