

14 November, 2016

# Snabbkommentar

## Bostadspriserna fortsätter upp

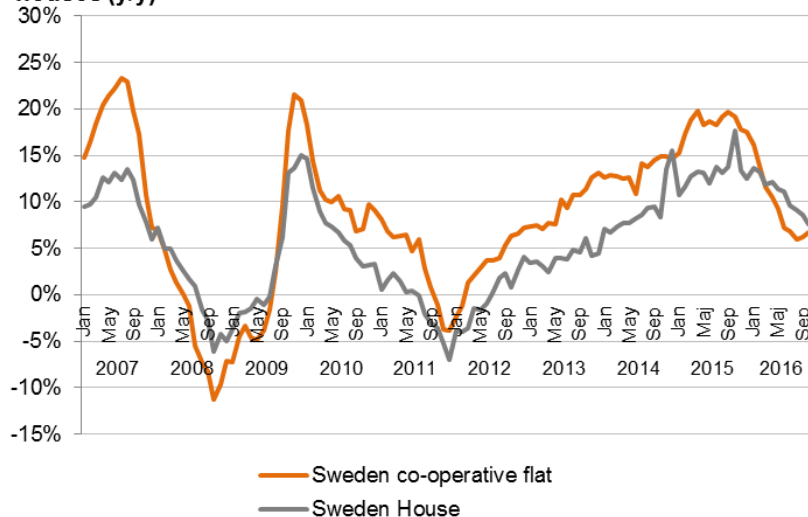
- Stigande bostadspriser men i långsammare takt
- Priserna stiger för samtliga områden jämfört med ifjol
- Stabilisering på marknaden ligger i korten

Svenska bostadspriser fortsätter att stiga. För oktober månad var prisuppgången i Sverige 7,2 procent jämfört med motsvarande period i fjol. Priserna för både villor och bostadsrätter steg i samtliga storstäder sett till årstakt. Värt att notera är dock att årstakterna för Stockholm kommit ned jämfört med de övriga två storstäderna.

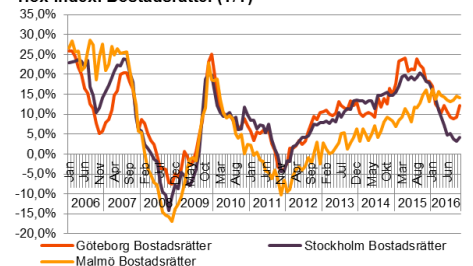
Pristrenden för svenska bostäder har sedan andra halvåret 2015 varit avtagande enligt ett 6 månaders glidande medelvärde. Mer specifikt innebär det att bostadsprisindex för riket fortfarande visar på stigande priser men i ett långsammare tempo. Denna bild står sig även om man jämför den genomsnittliga prisutvecklingen för juli till oktober (7,8 procent) mot prisutvecklingen under första halvåret (11,9 procent). Ser man till stigande disponibelinkomst så tycks dock tillväxttakterna alltmer närma sig varandra.

Demografiska förändringar, utbudsbrist, låga räntor och en fortsatt god disponibelinkomstutveckling talar fortsatt för stigande priser. Boprisindikatorn, som senast steg till 63, visar att hushållen fortsatt är optimistiska. Amorteringskravet tycks dock ha dämpat prisuppgången under senare tid. Vi förväntar oss en stabilisering på sikt.

### HOX-Index Valueguard: Sweden co-operative flats and houses (y/y)

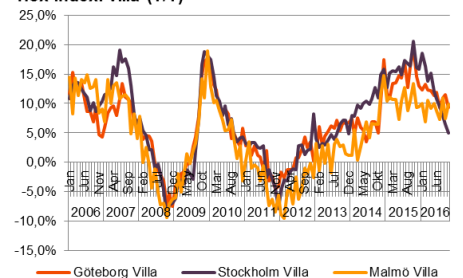


### Hox-Index: Bostadsrätter (Y/Y)



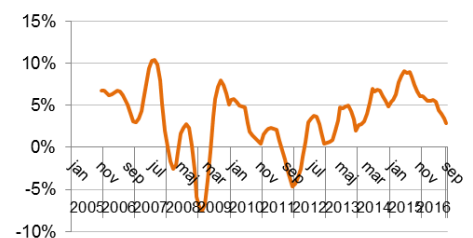
Source: Valueguard

### Hox-Index: Villa (Y/Y)



Source: Valueguard

### HOX-Index: Valueguard Sweden (MA 6m/6m, %-change)



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