

14 December, 2016

Snabbkommentar

Små månadsförändringar på bostadspriserna

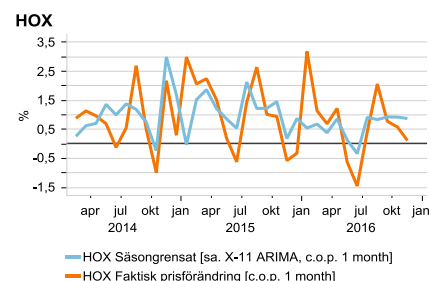
- Rikets bostadspriser stiger
- Bostadsrättspriserna stiger i Stockholm, Göteborg och Malmö
- I närtid väntas små prisförändringar men lågt utbud är en risk

Bostadspriserna fortsätter att öka. För riket som helhet steg bostadspriserna med 0,9 procent efter att hänsyn tagits till säsongseffekten. Därmed har månadstakten i princip varit oförändrad sedan juli i år och nedväxlingen i prisökningarna, som vi sett sedan 2015, tycks ha stannat av.

I november är prisutvecklingen vanligtvis svag. Valueguards data (icke-säsongjusterad) visar att priserna för bostadsrätter i Stockholm och Göteborg fallit mellan oktober och november, men tecknet vänds till plus efter att vi justerar för säsongseffekter. Den säsongrensade prisutvecklingen visar att ökningstakten för Göteborg och Stockholm mer eller mindre var densamma (0,1 procent) medan bostadsrätterna i Malmö steg med 2,3 procent. Sett över året visade Stockholm på svagast prisutveckling med en årstakt på 4,1 procent i november. Starkast årstakt uppvisade Malmö bostadsrätter med en ökningstakt på 16,3 procent.

Villapriserna i Stockholm och Göteborg steg under november jämfört med oktober medan de säsongrensade månadspriserna föll i Malmö (-0,3 procent). Årstakten för samtliga tre storstäder visade dock på fortsatt stigande priser med starkast utveckling i Göteborg.

Bostadsutbudet i november minskade jämfört med ifjol, enligt Svensk Mäklarstatistik och Hemnet. Julmånaden väntas även den bjuda på en något lugnare period med färre affärer, vilket nästa månads säsongrensning ska korrigera för. Framåtblickande indikatorer pekar på att prisutvecklingen i närtid väntas bjuda på små förändringar men är utbudet ovanligt lågt utgör det en riskfaktor. Boprisindikatorn backade med 1 indexenhet men ligger kvar på en fortsatt hög nivå. Enligt konjunkturbarometern förväntar sig hushållen att bostadspriserna, under kommande tolv månaders period, stiger med 4,6 procent vilket är samma uppskattning som i oktober. Det bör dock tilläggas att hushållen, både enligt Boprisindikatorn och konjunkturbarometern, har justerat upp sina förväntningar på den rörliga räntan. Den senaste tiden har de långa bostadsräntorna börjat stiga något. Reporäntan, som bland annat påverkar de korta räntorna, förväntar vi dock är oförändrad på -0,5 procent ända till våren 2018.



Source: Swedbank Research & Macrobond

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