

16 January, 2017

# Snabbkommentar

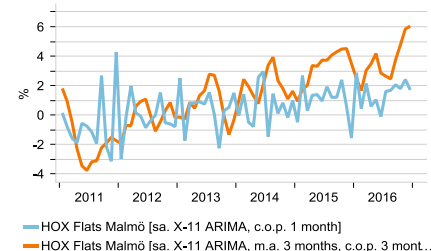
## Bostadsrätterna steg mer än villapriserna

- Bostadsrättspriser tycks trendmässigt öka, i långsammare takt, i Göteborg och Malmö
- Stockholms villapriser trendar uppåt
- Små prisförändringar väntas på sikt men lågt utbud är en risk

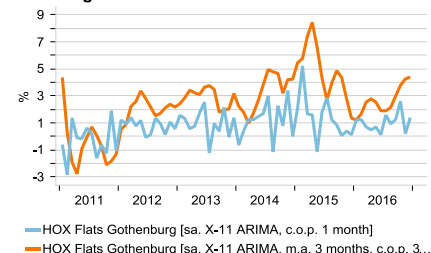
Valueguards bostadsstatistik för december visar en försiktig ökningstakt för riket med 1,3 procent efter att hänsyn tagits till säsongsmönster. Starkast prisökningstakt uppvisades i Malmö där bostadsrätternas priser steg med 1,7 procent<sup>1</sup>, vilket ändå är en nedväxling från november. Såväl i Malmö som i Göteborg tycks ökningstakterna trendmässigt ha sakta in något. I Stockholm steg bostadsrätternas priser, justerat för säsongseffekter, med 1,1 procent i december vilket är en uppgång från novemberprisökningstakt. Stockholmspriserna tycks ha toppa ur enligt en 3-månadersutveckling. Framtida månader får dock visa ifall bostadsrättspriserna kommer att öka i långsammare takt i Stockholm.

I samtliga av de tre storstäderna steg villapriserna i december när data är säsongrensad. Den högsta ökningstakten noteras i Göteborg med en månadstakt på 1,2 procent medan Malmös villapriser, som steg minst, ökade med 0,5 procent jämfört med november. Således var de månatliga prisförändringarna för villor mer begränsad än för bostadsrätter i de tre städerna. Detta är enligt Valueguard normalt för månaden. Endast i Stockholm syns en tydlig uppåtriktad trend för villorna när en tremånadersperiod jämförs.

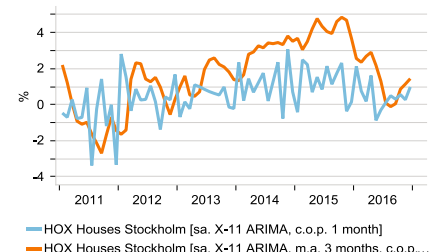
Morgonens Boprisindikator för januari pekar på att bostadsmarknaden som helhet ska bromsa in även om indikatorn ligger kvar på en mycket hög nivå. Samtidigt fortsätter utbudet att vara lågt och i år kommer befolkningens mängden att nå 10 miljoner, enligt SCBs senaste prognos. Reporäntan är fortsatt låg och bostadräntorna tycks ha bottnat ur. Det talar för att bostadsmarknaden fortsatt kommer att visa på stigande priser men i avtagande takt. Det vill säga en stabilisering på bostadsmarknaden ligger i korten.

**Malmö bostadsrätter**

Source: Swedbank Research &amp; Macrobond

**Göteborg bostadsrätter**

Source: Swedbank Research &amp; Macrobond

**Stockholm Villor**

Source: Swedbank Research &amp; Macrobond

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<sup>1</sup> Delindex är säsongrensad med ARIMA X-11.

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