



Price Increases in February – New Price Record in Stockholm

The year has started strong in the housing market, with clear price increases for apartments. In February, seasonally adjusted apartment prices rose by 0.4 percent. Furthermore, a new record level was recorded in Stockholm's city center – prices have never been higher.

In inner-city Stockholm, the average price in February surpassed 120,000 SEK per square meter for the first time, marking a new all-time high. On an annual basis, this represents an increase of 5.9 percent. Prices also rose significantly in Greater Stockholm, with a seasonally adjusted increase of 0.8 percent, reaching an average price of 72,000 SEK per square meter.

Gothenburg was the strongest performing major city in February, seeing a seasonally adjusted price increase of 4.2 percent. At the same time, Gothenburg remains the city where prices have declined the most compared to other major cities since the price peak in early 2022.

In the housing market for single-family homes (villas), price movements were more cautious. Seasonally adjusted prices fell by 0.5 percent in February, while the annual growth rate amounted to 3.5 percent.

Erik Holmberg, Market Analyst at Hemnet, comments:

"The fact that expected price increases are appearing even before potential eases in credit restrictions is in line with what we anticipated for the apartment market. Many sellers are awaiting regulatory changes, while buyers who will be affected by them are choosing to act now. This creates a market with low supply and high demand – which is currently driving prices up sharply. For those planning to sell later, it may therefore be wise to start preparing and act already."

Price Levels and Price Development, February 2026

Property Type and Area	Average Price	Price Change (Seasonally Adj.)	Price Change (Annual)
Apartments, Sweden	48,500 SEK/sqm	+0.4%	+5.1%
Apartments, Greater Gothenburg	48,100 SEK/sqm	+4.2%	+4.4%
Apartments, Greater Malmö	36,300 SEK/sqm	+1.0%	+4.6%
Apartments, Greater Stockholm	72,800 SEK/sqm	+0.8%	+5.2%
Apartments, Stockholm City Center	120,400 SEK/sqm	+2.6%	+5.9%
Houses, Sweden	4.04 MSEK	-0.5%	+3.5%

Price statistics are based on sales reported to Hemnet. Prices per square meter are rounded to the nearest hundred.

For more information please contact:



Erik Holmberg, Market Analyst, Hemnet

M: +46 72-55 88 050

E: erik.holmberg@hemnet.se

About Hemnet

Hemnet operates the leading property platform in Sweden. The company emerged as an industry initiative in 1998 and has since transformed into a "win-win" value proposition for the housing market. By offering a unique combination of relevant products, insights and inspiration, Hemnet has built lasting relationships with buyers, sellers, and agents for more than 25 years. Hemnet shares a mutual passion for homes with its stakeholders and is driven by being an independent go-to-place for people to turn to for the various housing needs that arise through life. This is mirrored in the company's vision to be the key to your property journey, supplying products and services to improve efficiency, transparency and mobility on the housing market. Hemnet is listed on Nasdaq Stockholm ('HEM').

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