

# The Swedish student housing market

*Martin Johansson*

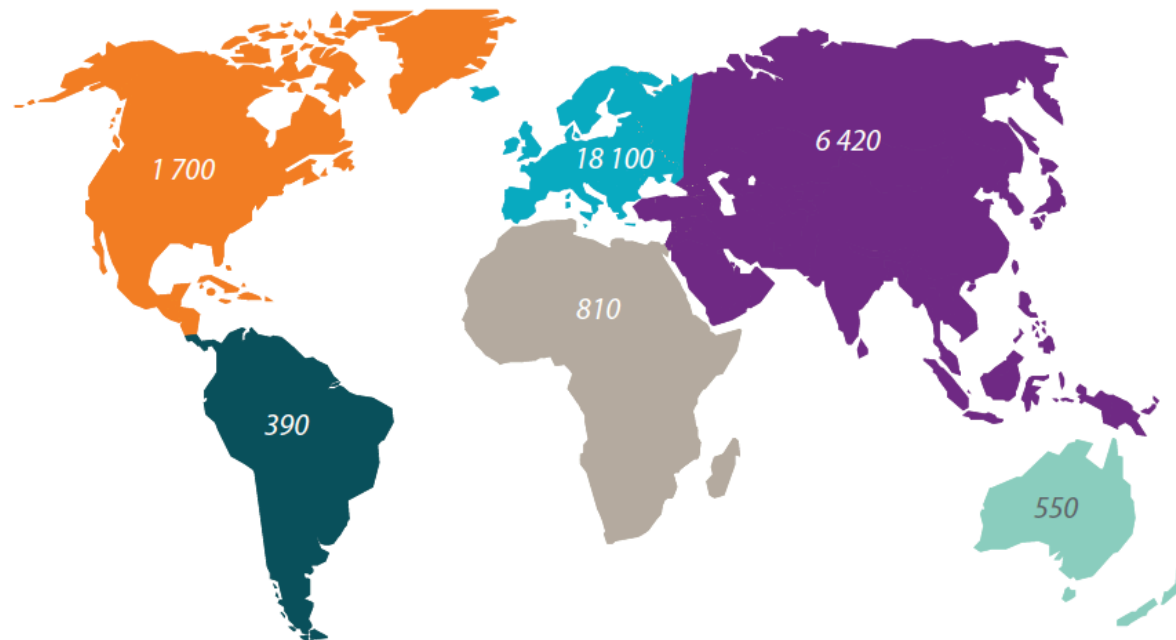
# The students



# The students

## International students

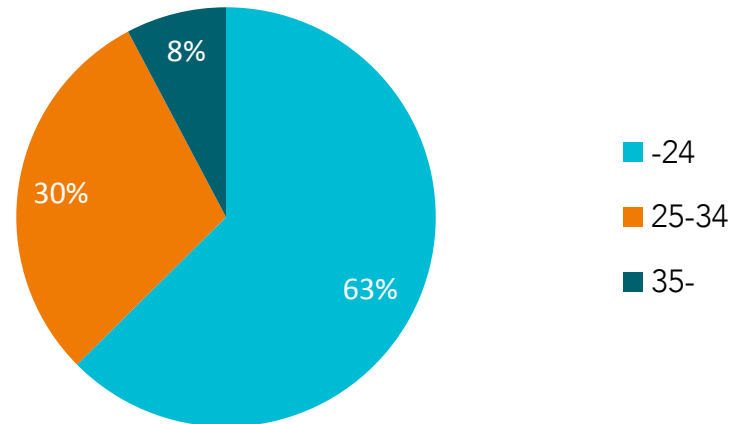
- ➔ 30 000 international students
- ➔ Tuition fees for non-EU students
- ➔ 3 500 - 30 000 EUR/semester – depending on the type of programme



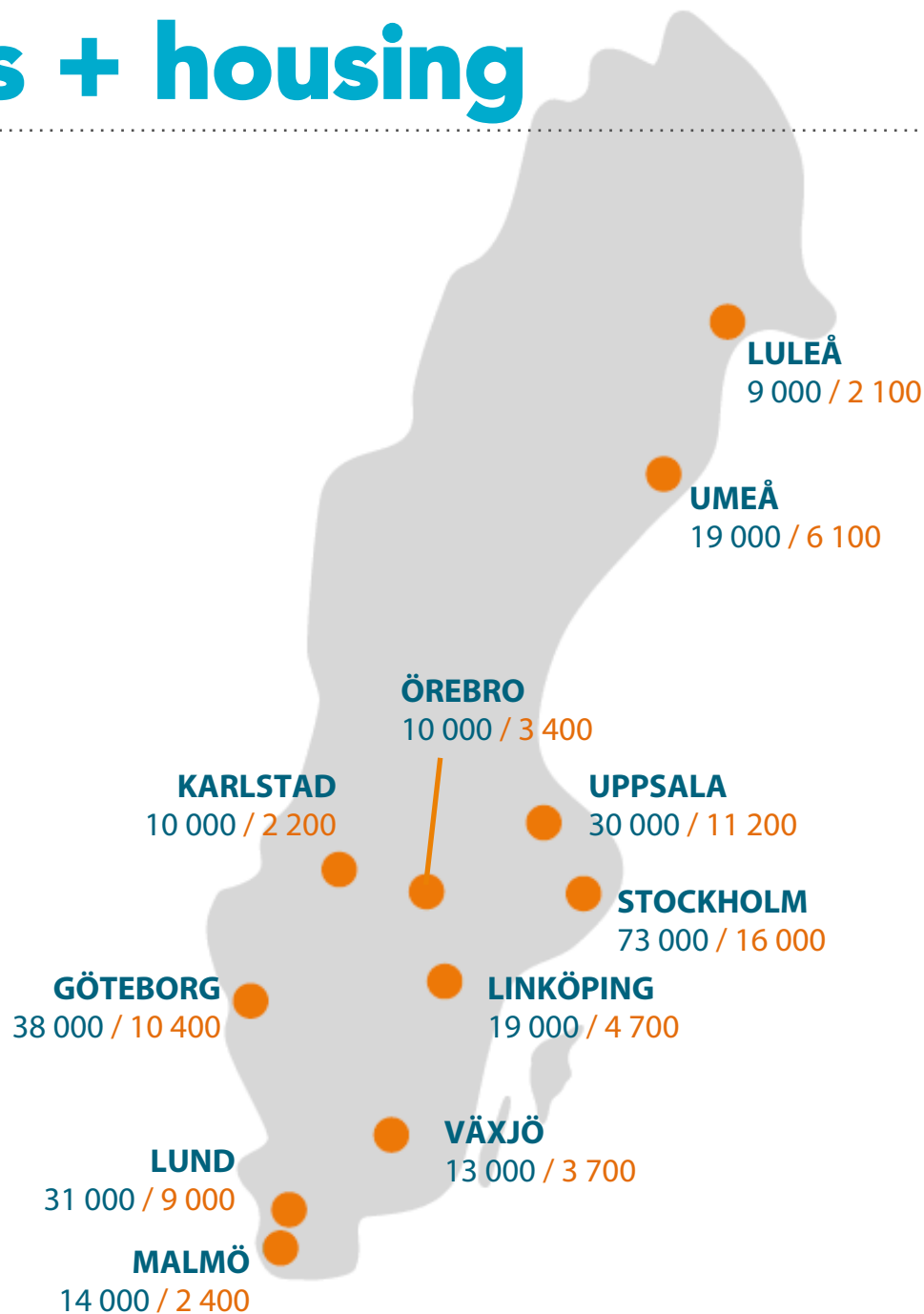
# The students

- ⇒ The median age for Swedish students is 21 years
- ⇒ Student aid – grants and loans from the government
- ⇒ 1 000 EUR/month (10 months) where 70 per cent is loan and 30 per cent subsidies
- ⇒ Many students work in the summer and/or on the weekends
- ⇒ Total average income: 1 000 EUR/month (12 months)

**Age of fulltime students**



# Students + housing



**CITY**  
Students / PBSA  
(Purpose built student  
accommodation)

# Students + housing

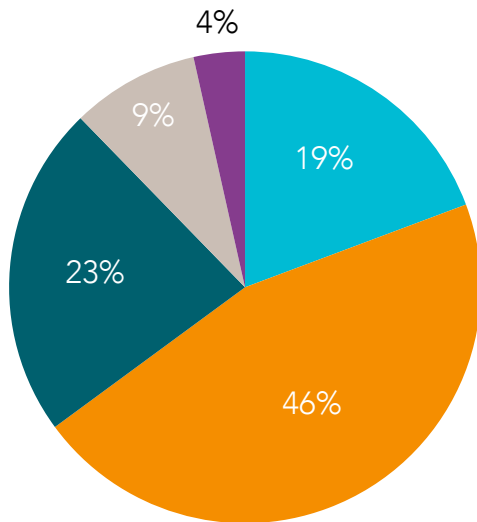
## Nordic overview

Country	Students	PBSA	Percentage PBSA
Sweden	400 000	90 000	23%
Finland	260 000	40 000	15%
Denmark	275 000	55 000	20%
Norway	255 000	34 800	14%
Iceland	20 000	2 850	14%

# Student housing

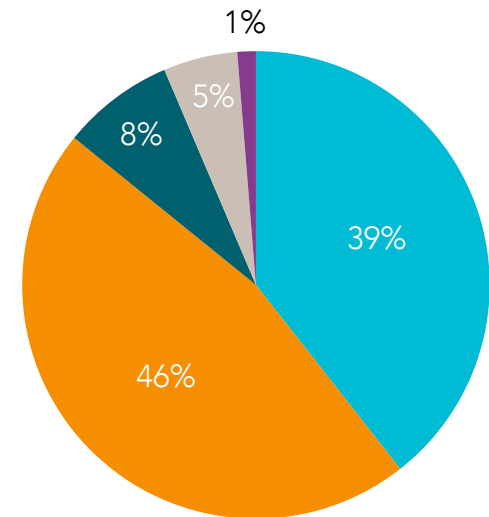
## Providers

### Organizational form of student housing providers



- Foundations
- Municipality owned companies
- Private companies
- Universities
- Others

### Share of accommodations by organizational form



## NOTE:

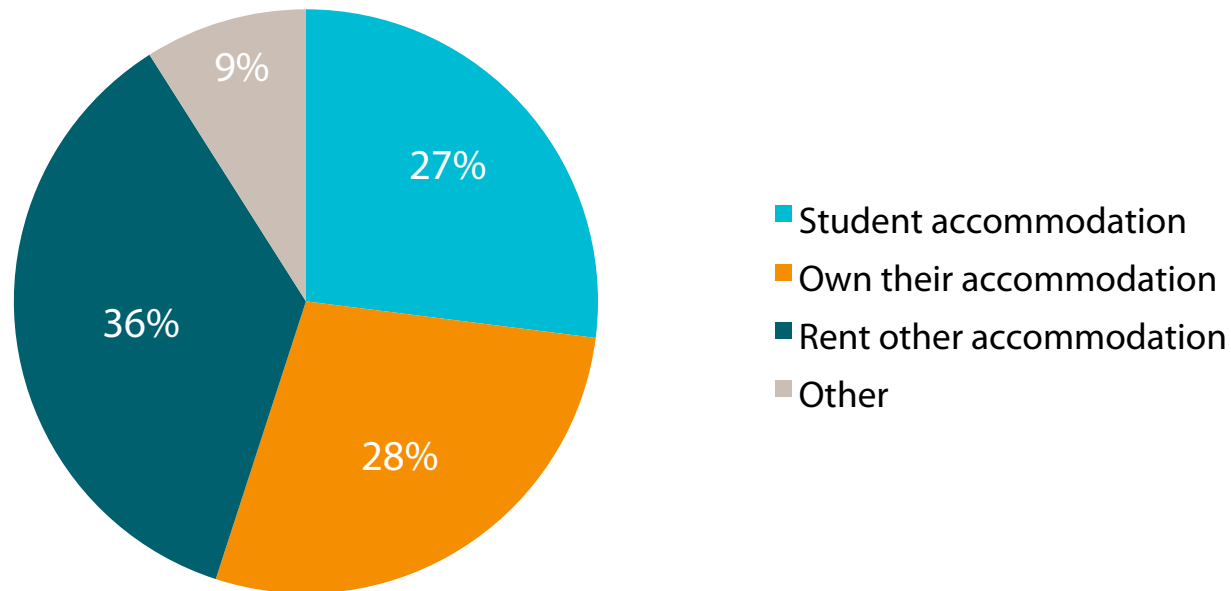
- All universities are funded by the state
- The universities are not allowed to own any property
- No social housing – market driven housing market



# Student housing

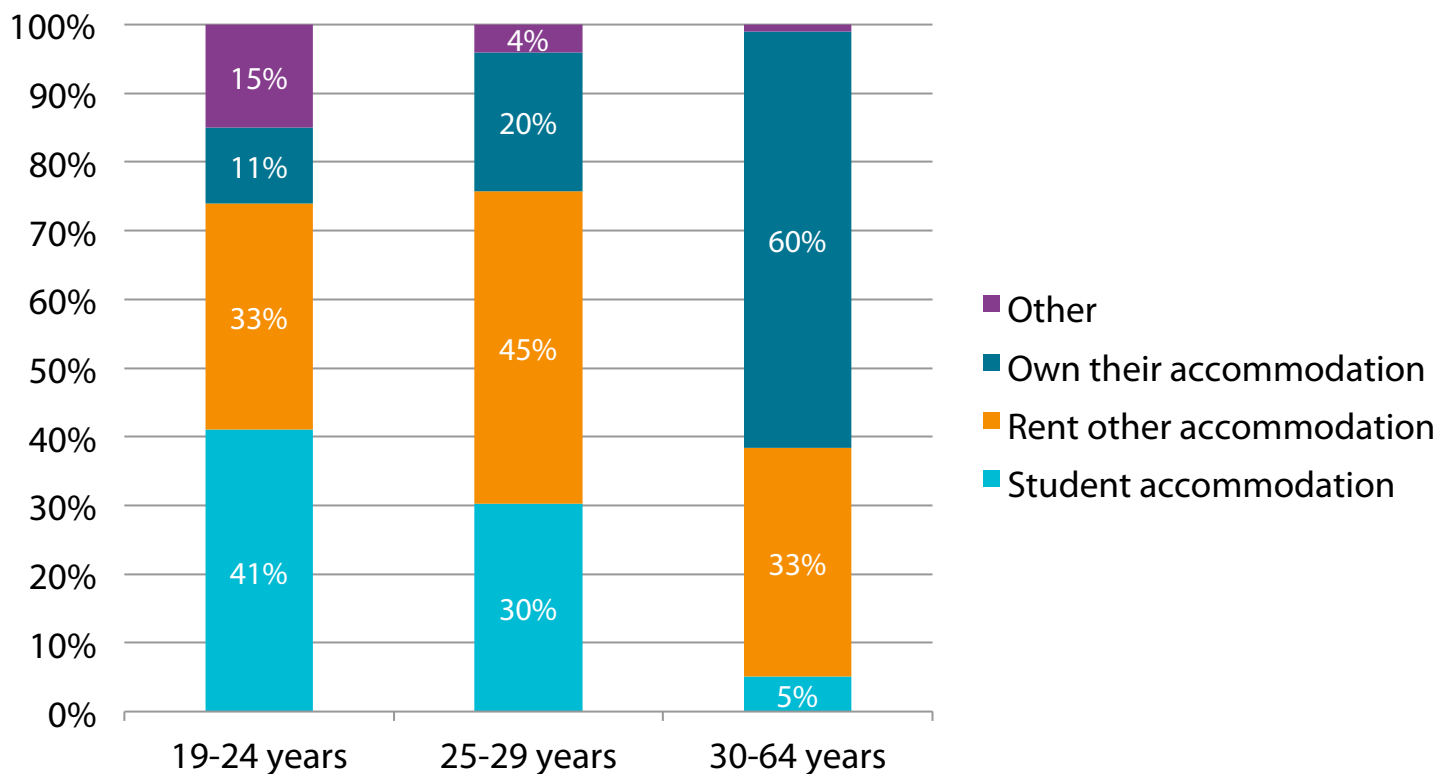
- ⇒ 94 000 student accommodations - 120 000 tenants
- ⇒ Student accommodation is not the most common alternative

## Type of accommodation for university students



# Student housing

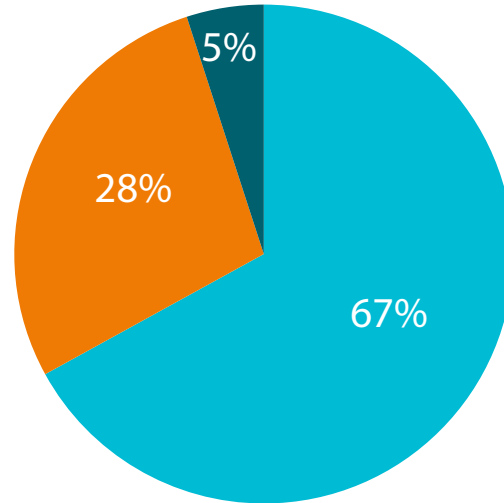
- ➔ 94 000 student accommodations - 120 000 tenants
- ➔ Student accommodation is not the most common alternative
- ➔ Differs with age and how long you studied



# Student housing

- ⇒ 94 000 student accommodations - 120 000 tenants
- ⇒ Student accommodation is not the most common alternative
- ⇒ Differs with age and how long you studied

## Age of residents in student housing



■ 19-24 ■ 25-29 ■ 30-

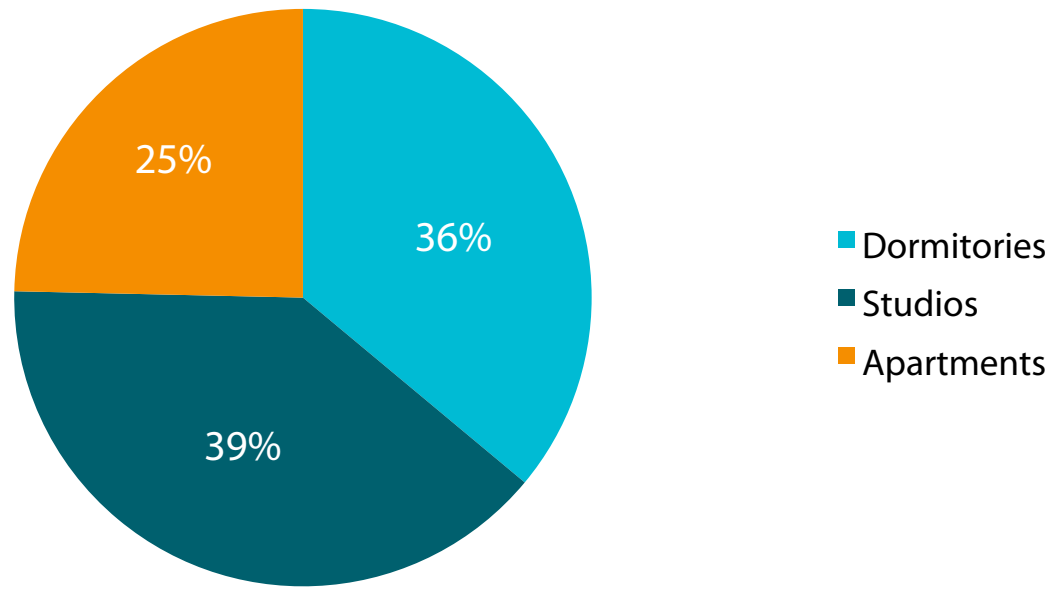
**“Why do you live in a student accommodation?”**

**“It was the only accommodation available”**

**“I want to live with other students”**

## Accommodations

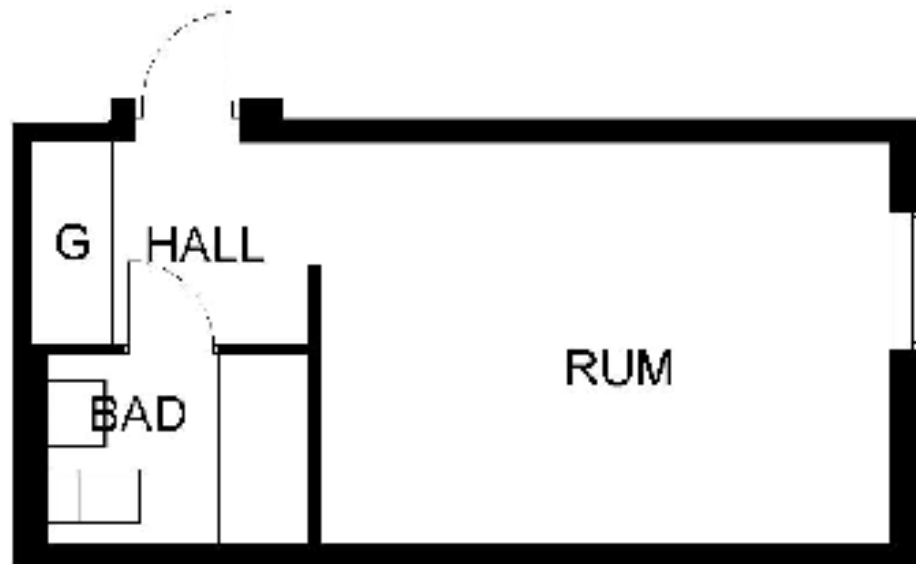
- ⇒ Three main types; dormitories/corridor rooms, studios, apartments
- ⇒ Studios can be built with special student regulations which e.g. allows smaller kitchen



## Dormitories

- ➔ The average size is 18,8 m<sup>2</sup>
- ➔ En suite bathroom, single bedroom – shared kitchen
- ➔ 86 per cent were built before 1980 - none after 2000
- ➔ Average rent 3 000 EUR/year or 250 EUR/month (2015)

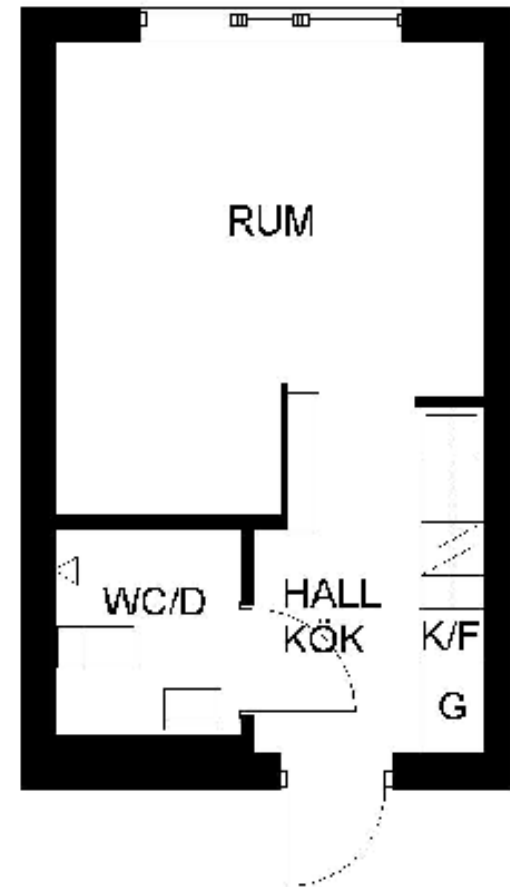
The prices do not include internet, electricity, furniture or other services



## Studios

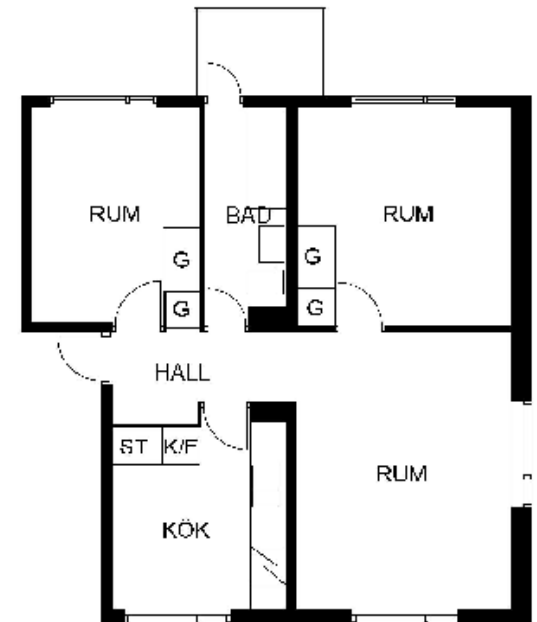
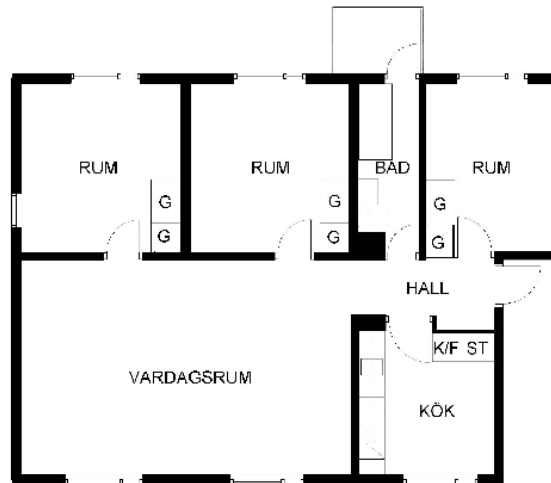
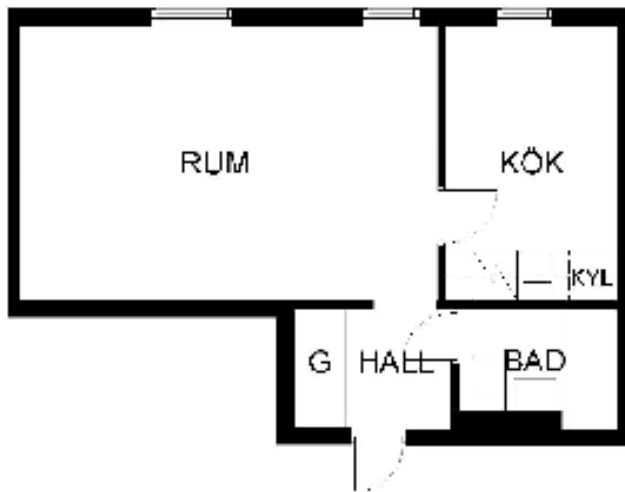
- ➔ Between 20-35 m<sup>2</sup>, the average size is 25 m<sup>2</sup>
- ➔ En suite bathroom and (usually) fully equipped kitchen
- ➔ 60 per cent were built after 1990
- ➔ Average rent 4 355 EUR/year or 363 EUR/month (2015)

The prices do not include internet, electricity, furniture or other services



## Apartments

- Between 1-5 bedrooms, average size is 52,5 m<sup>2</sup>
- No special student regulations
- 70 per cent were built before 1970
- Average rent 6 800 EUR/year or 567 EUR/month (2015)





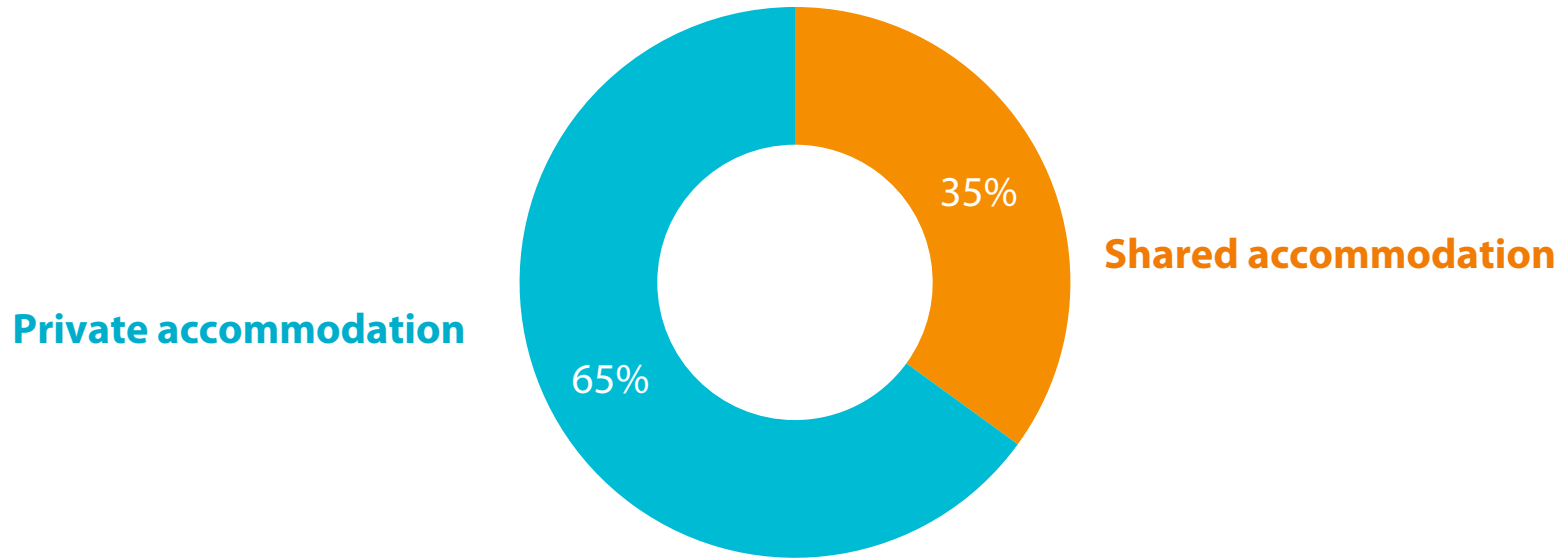
# Student housing

## Rent

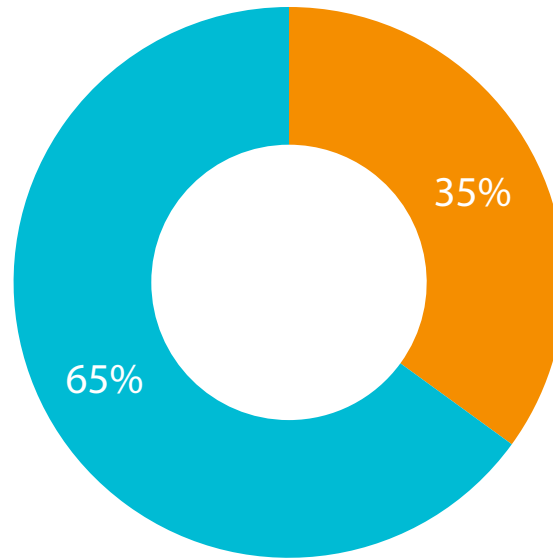
- ⇒ Rent regulation – negotiation between owner and tenants organisations
- ⇒ Identical apartments should have the same rent – regardless of location
- ⇒ Possible to set freer rent in new projects

Type of accommodation	Average rent/sqm	Average rent/unit	Average size
Studio	2 209	5 109	24
Studio (sthlm)	2 805	6 484	28
2 room apartment	2 100	7 688	38
2 room apartments (sthlm)	2 343	7 953	41
3 room apartment	2 216	8 905	46
3 room apartment (sthlm)	2 390	9 153	46

**"If you were able to choose student accommodation freely, what would you choose?"**



**"If you were able to choose student accommodation freely, what would you choose?"**



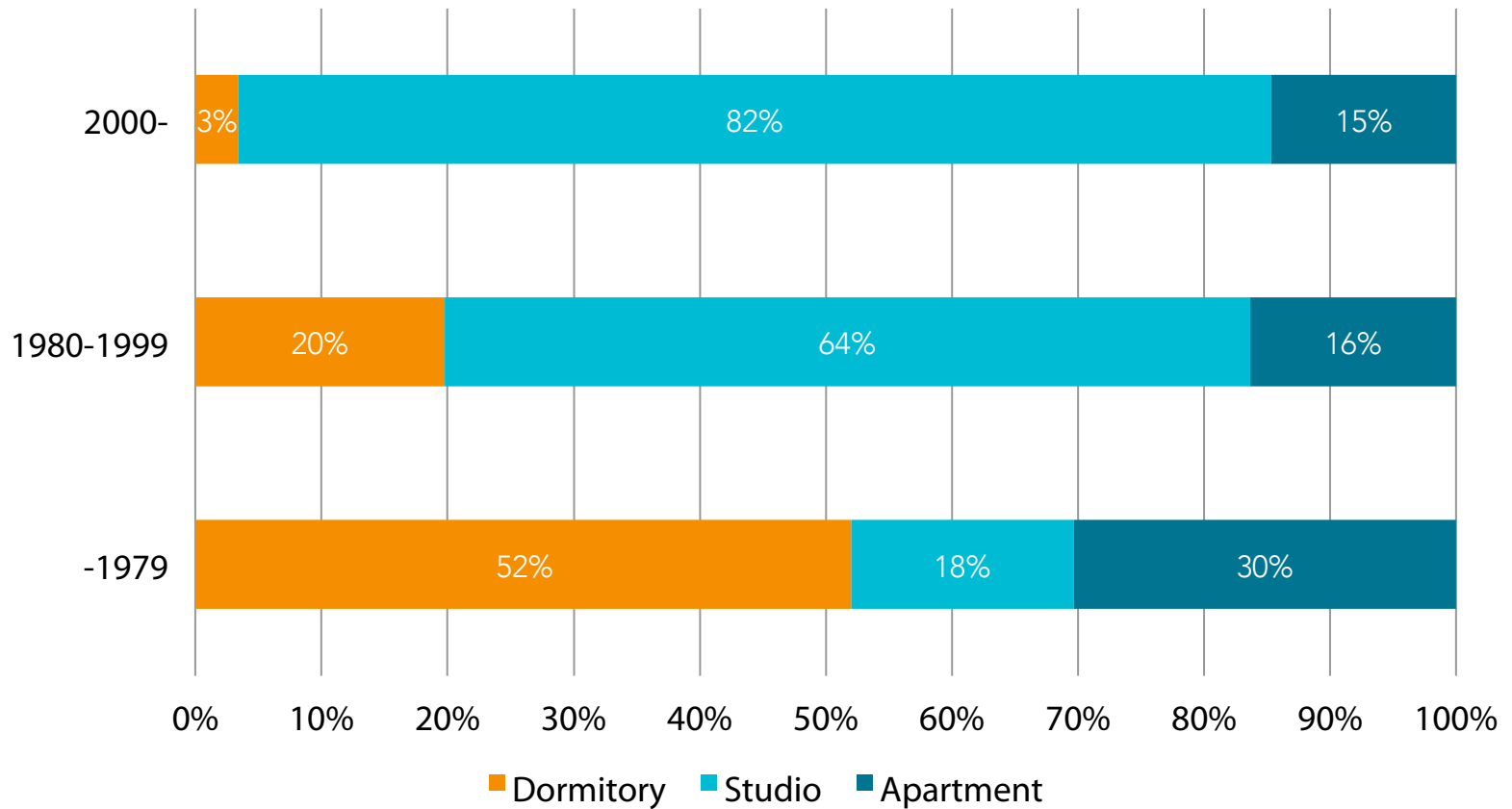
1. One room: 25 sqm 4 200 SEK **25%**
2. One room: 30 sqm 4 700 SEK **17%**
3. One room: 20 sqm 3 600 SEK **17%**
4. Other options **41%**

1. Flat, 2-3 pers. 3 400 SEK/pers. **37%**
2. Flat, 4-5 pers. 2 900 SEK/pers. **17%**
3. Dorm, 6-8 pers. 3 000 SEK/pers. **14%**
4. Other options **32%**

# Student housing

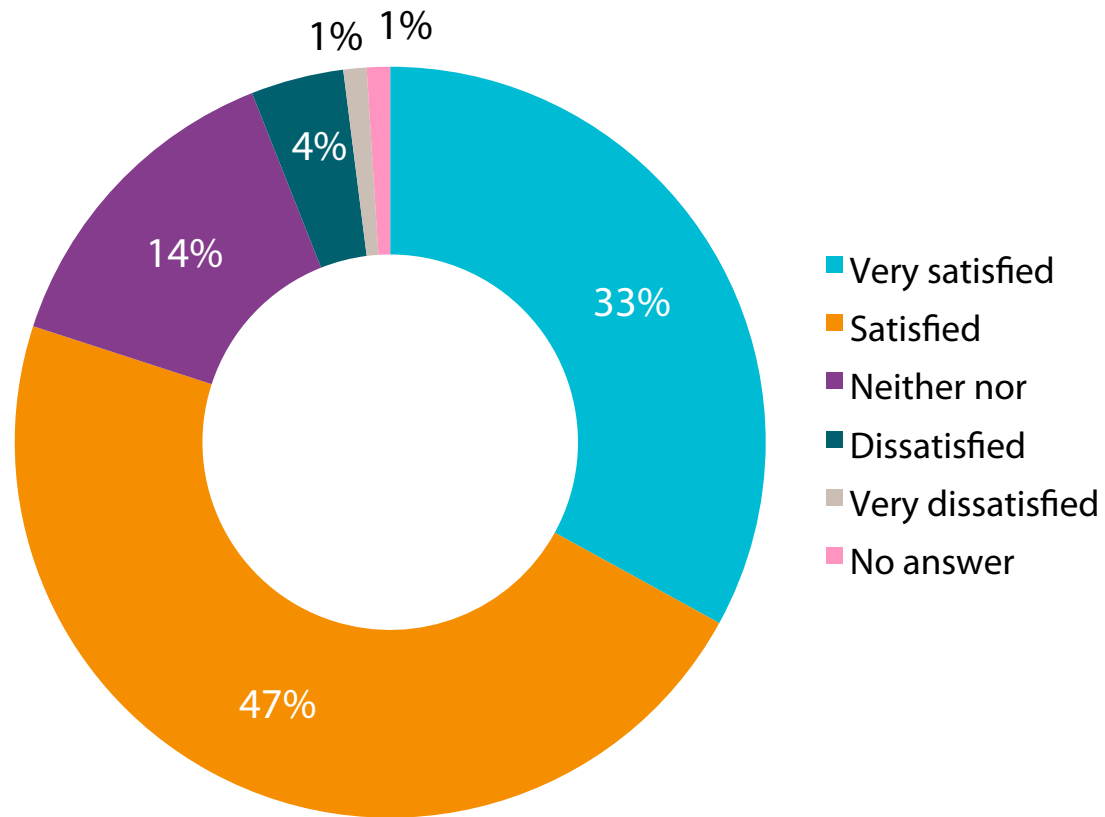
## History

### Construction during different time periods



# Student housing

## Satisfaction



# Student housing

What is good



central

the rent

the size

clean

the location

the design

the kitchen

cheap

the community

# Student housing

What is not so good



the location

dirty

the kitchen

the rent/expensive

noisy

cold

the laundry room

old

small

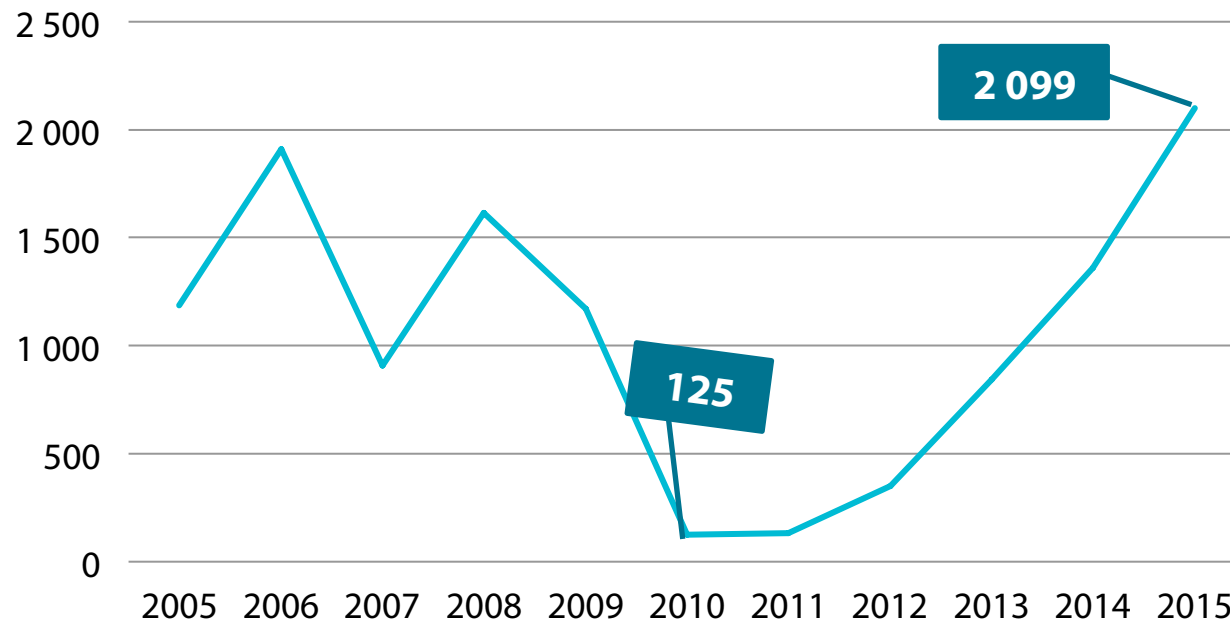




# Student housing

## Construction

Number of completed student accommodations 2005-2015



# Student housing

## Queues

CITY	AUG 2015	AUG 2014	AUG 2013
Borlänge	8	8	4
Gävle	16	33	-
Göteborg	60	64	80
Linköping	37	27	47
Luleå	78	65	98
Lund	0-52	54	47
Malmö	90	26	-
Norrköping	0	1	1
Norrtälje	0	-	-
Stockholm	52	100	117
Umeå	52	56	40
Uppsala	102	142	81
Varberg	-	8	5
Visby	-	6	6
Växjö	52	52	-
Örebro	40	25	4

## Obstacles

Top three reasons that hinder student housing development

1. Finding suitable land
2. High construction costs
3. Long planning process

# Thank you!

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