

Sweden Retail Market Q3 2024

CBRE RESEARCH
REAL ESTATE MARKET FIGURES

KEY PERFORMANCE INDICATORS

HIGH STREET

STOCKHOLM

Prime Rent

▶ **SEK 21,000**

Yearly, per sq m
Change YoY: +7.69%

Vacancy rate, % (Q3)

▶ **0.0%**

GOTHENBURG

Prime Rent

▶ **SEK 8,400**

Yearly, per sq m
Change YoY: -1.18%

Vacancy rate, % (Q2)

▼ **0.0%**

MALMÖ

Prime Rent

▶ **SEK 4,300**

Yearly per sq m
Change YoY: -2.27%

Occupier Market

High street prime rent remain stable in Stockholm at SEK 21,000 per sqm in Q3, with additional stable rents in both Gothenburg and Malmö. Retail park and big box rents also remain stable in Q3. Shopping centre prime rent have increased slightly in 2024 for Stockholm (8,150 in Q1) and remained stable for both Gothenburg and Malmö.

Vacancy rate for high street retail in Stockholm remain at 0% in Q3 and so did shopping centre vacancy at 7.5% in Stockholm. CBRE track vacancy rates on a bi-annual basis for Gothenburg and Malmö.

Swedish disposable income is expected to improve ahead due to interest rate cuts and normalized inflation, which could improve consumption and ease the pressure on many retail occupiers.

SHOPPING CENTRES

STOCKHOLM

Prime Rent

▶ **SEK 8,250**

Yearly, per sq m
Change YoY: 0%

Vacancy rate, % (Q3)

▶ **7.5%**

GOTHENBURG

Prime Rent

▶ **SEK 4,900**

Yearly, per sq m
Change YoY: -2.00%

Vacancy rate, % (Q2)

▶ **7.5%**

MALMÖ

Prime Rent

▶ **SEK 4,000**

Yearly, per sq m
Change YoY: 0%

Vacancy rate, % (Q2)

▲ **6.5%**

RETAIL PARK / BIG BOX

INCL GROCERIES

Prime Rent

▶ **SEK 2,600**

Yearly, per sq m
Change YoY: 4%

EXCL GROCERIES

Prime Rent

▶ **SEK 2,300**

Yearly, per sq m
Change YoY: 0%

Looking for the underlying data? If you are an active subscriber, log in to the CBRE ERIX platform and access the underlying CBRE proprietary data. If you are interested in becoming a subscriber, please contact us for more information.

Investment market

The retail investment market comprised of only 3 deals in the third quarter of 2024 and totalled SEK 0.255 bn, a -35.4% decrease compared to the same period in 2023. Investment locations are in a regional city, Sundsvall, and Rest of Sweden locations through two big box and one supermarket deal.

The repricing of the retail segment has stabilized in the three major cities with no difference in yield levels. Demand for good quality big box and grocery anchored assets remain strong.

A notable deal during Q3 was the 9,600 sqm big box asset in Oskarshamn, which ABG Fastena acquired from Famera in July for SEK 165m.

HIGH STREET		
STOCKHOLM Prime Yield	GOTHENBURG Prime Yield	MALMÖ Prime Yield
▶ 4.75% Change YoY: 0 bps	▶ 5.45% Change YoY: +10 bps	▶ 7.25% Change YoY: +50 bps
SHOPPING CENTRES		
STOCKHOLM Prime Yield	GOTHENBURG Prime Yield	MALMÖ Prime Yield
▶ 6.50% Change YoY: +25 bps	▶ 6.85% Change YoY: +10 bps	▶ 7.25% Change YoY: +50 bps
RETAIL PARK / BIG BOX		
INCL GROCERIES Prime Yield	EXCL GROCERIES Prime Yield	
▶ 6.50% Change YoY: +75 bps	▶ 7.50% Change YoY: +100 bps	

KEY PERFORMANCE INDICATORS

RETAIL TRANSACTION VOLUME

SEK 0.255 bn (Q3)

▼ -35.4% Y-o-Y

ALL RETAIL INVESTMENT VOLUME (2023)

SEK 10.1 bn

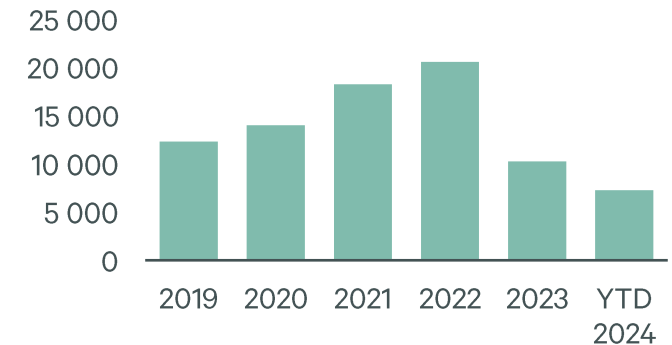
▼ -51% Y-o-Y 2022

NUMBER OF TRANSACTIONS (Q3)

3

▼ -25% Y-o-Y

TOTAL ANNUAL RETAIL INVESTMENT VOLUMES (MSEK)



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