REPORT

August 2026

The Mortgage Market in Sweden

Svenska Bankföreningen
Finance Sweden

Contents

Introduction

Mortgages make up a significant percentage of the loan portfolio in Sweden and are an important component of the household budget for many individuals. *The Mortgage Market in Sweden* describes current mortgage and construction trends and how they have evolved over time.

A brief description of general economic trends in Sweden is followed by a discussion of developments in housing construction It is evident that the economy in 2025 has been characterized by recovery and growth, and that interest rates have fallen and levelled off. The lower interest rates have also led to a slight rise in housing prices during 2025 and in early 2026.

Next, the development of mortgage lending in Sweden is outlined, where the pace of lending has continued to rise slightly during 2025 and 2026. Finally, an overview is provided of household indebtedness, together with the measures implemented to counteract high indebtedness, as well as the main forms of borrowing for mortgage institutions.

1. The economic situation in Sweden

The Swedish economy performed strongly in 2025, while the start of 2026 was more subdued. According to Statistics Sweden (SCB), seasonally adjusted GDP rose by 2.0 percent in 2025, while GDP in the first quarter of 2026, compared with the fourth quarter of 2025, declined by -0.2 percent. Households, in particular, are driving the economic upturn, and their purchasing power has been strengthened by factors including low inflation, falling interest rates, and tax cuts in 2025 and 2026, as well as a reduction in the VAT on food in April 2026. Part of the economic upturn is also attributable to increased government investment, primarily linked to defence spending.

Housing investment has been weak for several years, but in 2025 construction output increased again, and this growth has continued through the first quarter of 2026. The construction sector has been supported by interest rates that began falling in 2024 and levelled off in 2025 and beyond.

Table 1.1. The NIER indicators for the Swedish economy, august 2026. Annual percentage change and percent, respectively

	2025	2026	2027
GDP, market price	1.5	2.4	2.8
Employment	0.4	0.7	1.3
Unemployment (1)	8.8	8.6	7.9
Commercial productivity (2)	2.0	1.7	1.0
CPI	0.7	0.7	2.7
Policy rate (3)	1.75	2.0	2.25
Ten-year government bond rate (3)	2.5	2.8	2.9

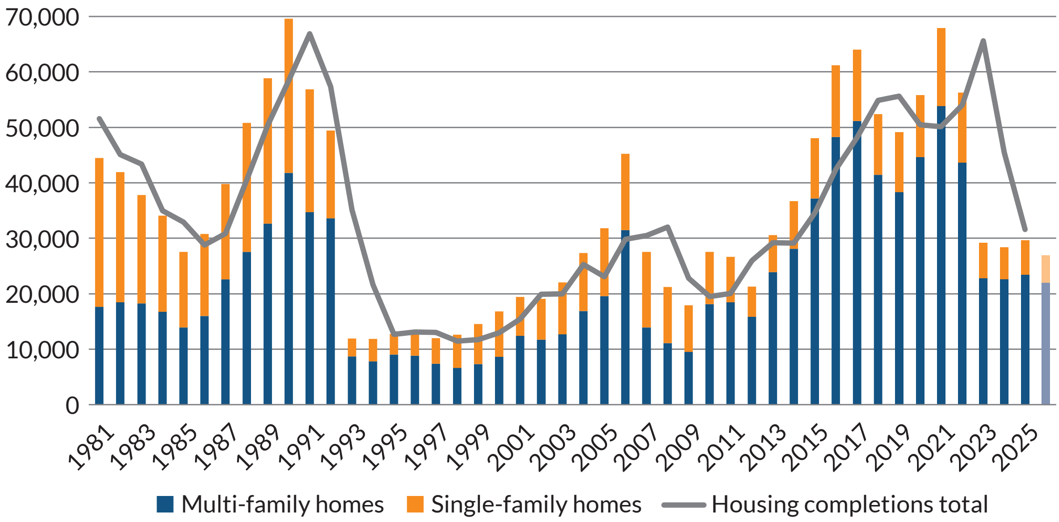
(1) As a percentage of labour force. (2) Working-day adjusted. (3) At year-end.

2. The housing and construction market

Rising inflation and increasing interest rates from 2022 led to a slowdown in construction the following years. In 2023, the number of housing starts fell by nearly 50 percent to just under 29,000, marking the largest fall since 1993. Since then, the number of housing starts has stabilised at a lower level of around 28,000 units and, according to projections by the National Board of Housing, Building and Planning (Boverket), is expected to decrease slightly to around 27,000 in 2026.

Housing construction is associated with long planning cycles before the dwellings are completed. From 2015 until 2022, housing construction was relatively high in Sweden. This period was characterized by low interest rates, strong economic growth, and high demand for housing. The completions of homes initiated during this period continued for several years after 2022, with the number of completed dwellings substantially exceeding the number of housing starts. During 2025, however, the number of completed dwellings declined and is now only slightly higher than the number of housing starts. See chart 2.1.

Chart 2.1. Housing starts and completions 1981–2025 and forecast of housing starts 2026



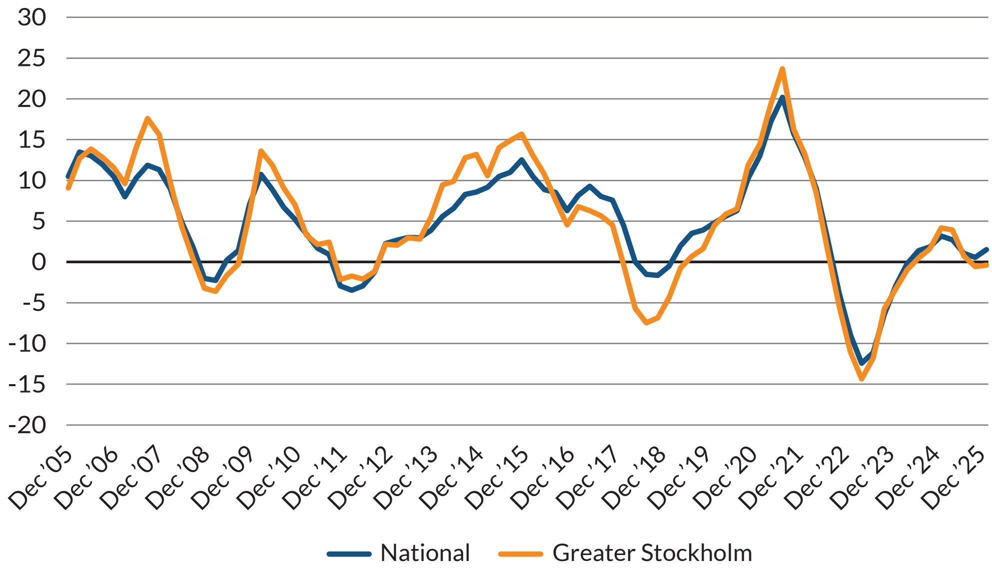
Source: Statistics Sweden and 2026 forecast from Swedish National Board of Housing

A significant percentage of new construction is taking place in metropolitan areas. In 2025, the Stockholm, Gothenburg and Malmö metropolitan areas accounted for 57 percent of housing starts in Sweden. The larger cities have accounted for 45 to 60 percent of new construction in Sweden since the mid-1990s. The change is significant compared with 1990, when 25 percent of housing starts were in the above three urban areas. With a few exceptions, Stockholm alone has for a longer period accounted for 30 percent of Swedish housing starts.

Another change in the home construction market is that multi-family dwellings account for a larger share of new construction. From 2010, the proportion of multi-family dwellings in relation to total housing starts has, on average, amounted to 77 percent. During the 1980s, multi-family dwellings accounted for almost 50 percent of new construction, and during the 1990s and 2000s they represented around 60 percent of new construction.

House prices declined sharply in 2023 as a result of uncertainty in the housing market caused by rising inflation and increasing market interest rates, combined with a weakening economy. In early 2024, prices for single-family homes stabilised at a lower level and have begun to rise slightly again since the second half of 2024.

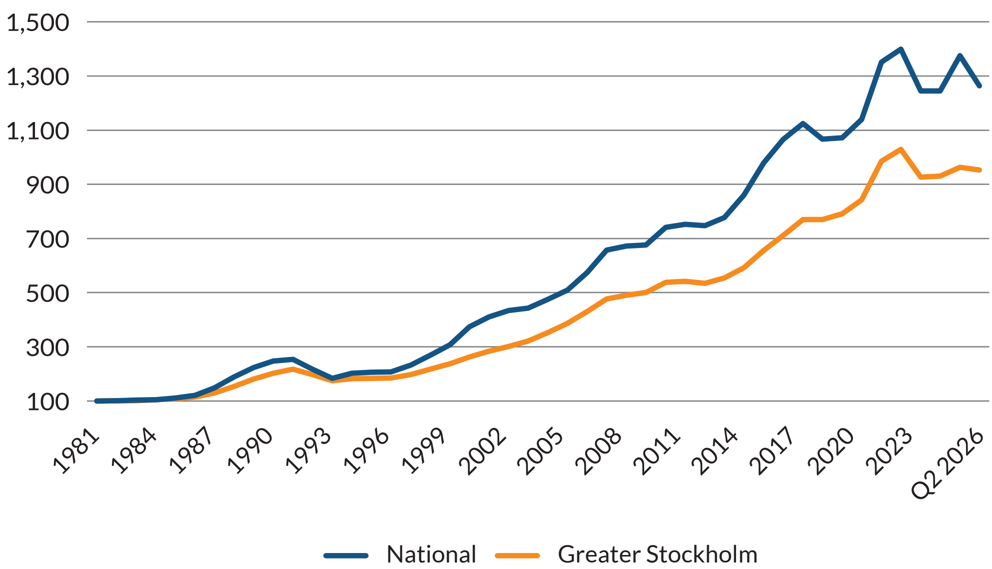
Chart 2.2. Housing prices single-family homes, annual percentage change, quarterly values



Source: Statistics Sweden

Although the decline in housing prices was comparatively large in 2023, there have been considerable increases in the values of housing in the longer term. From the end of the 1990s, housing prices in Sweden have increased almost continuously (see chart 2.3). There are a number of reasons for the price increases, including both low supply and increasing demand. Demand has risen as a result of several factors, such as relatively favourable economic growth in Sweden, increasing household incomes, low interest rates, good access to credit, changed tax rules, a growing population and rapid urbanisation.

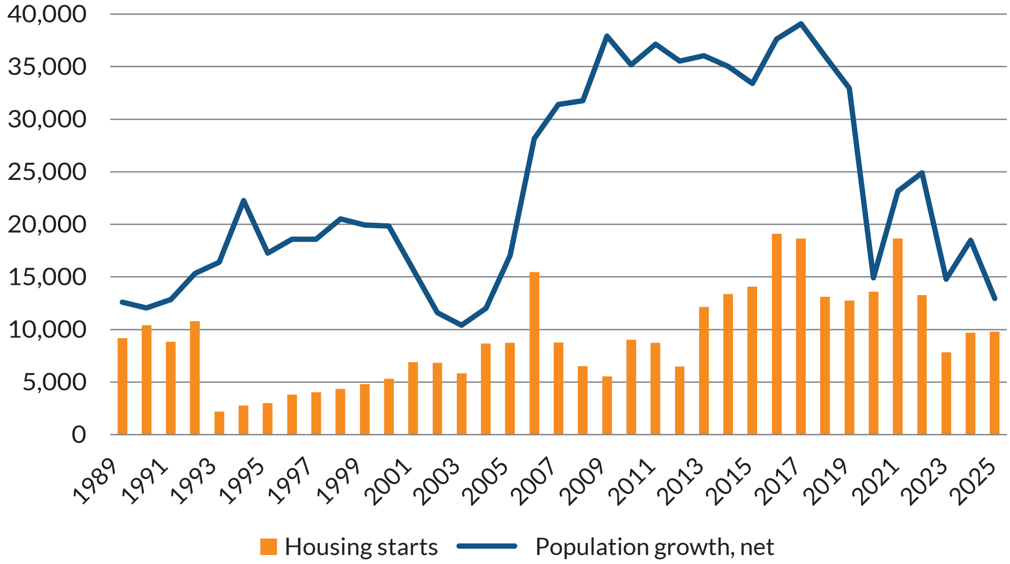
Chart 2.3. Price index single-family homes, 1981=100



Source: Statistics Sweden

On the supply side, the limited housing construction relative to population growth, especially in urban areas, has for many years been a fundamental reason for the rise in prices. One example is Stockholm County, where the annual net increase in population averaged 35,000 between the years 2007 to 2019. However, the number of housing starts far from matched the significant increase in population. Between 2007 and 2019, only 11,000 dwellings on average were started per year (see Chart 2.4).

Chart 2.4. Net population growth and housing starts in Stockholm County



Source: Statistics Sweden.

Between 2020 and 2025, the population growth in Stockholm averaged 18,200 people per year. This is a significant decrease in growth rate compared to the period from 2007 to 2019. Between 2020 and 2025, the number of housing starts averaged 12,100 per year.

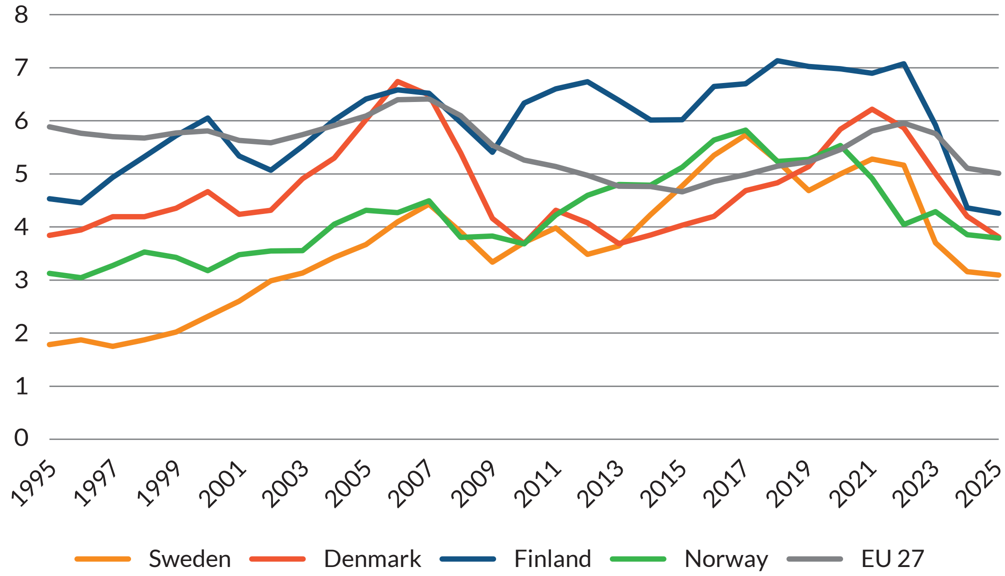
During the period from 2007 to 2019, the ratio of population growth per housing start averaged 3.6 people per apartment started. During the period from 2020 to 2025, the ratio has decreased to an average of 1.6. In Stockholm, the average household size is 2.2 people per household, slightly higher than the average in Sweden. If the average household size also applies to the housing starts, this suggests that the new production of apartments in Stockholm has met the needs of the rising population over the past six years, and the shortfall from previous years has not worsened. Additionally, over the past years there have been reports from metropolitan areas indicating that queuing times for newly built rental apartments have decreased and that in some outer areas it is possible to obtain a newly built rental apartment without any wating time.

The reason why newly built apartments are particularly difficult to rent out lies in the design of the rent regulation system. Rent levels for newly built apartments are largely unregulated, while older apartments have artificially low rents due to regulation. The regulation takes little account of the location of rental units, which means that the willingness to pay often differs significantly from the regulated rent—especially in areas perceived as attractive.

Housing construction fell dramatically after the crisis in Sweden in the beginning of the 1990s, as illustrated by Chart 2.1. From the middle of the 1990s, residential housing investments have, for long periods, represented a lower percentage of GDP in Sweden than in other Nordic countries and the EU average (see Chart 2.5). However, Swedish housing investments, as a percentage of GDP, increased for a number of years until 2021. In 2023 and 2024, housing investments (gross fixed capital formation) fell by 25 and 13 percent, respectively. The decline was even deeper in the segment of housing investments that constitutes new construction, with a drop of 41 percent in 2023 and 27 percent in 2024. During 2025, the decline levelled off, amounting to 3 percent for residential investment overall and 6 percent for new housing construction.

The significant drop in housing construction in 2023 and 2024 has resulted in housing investments as a share of GDP falling to 3.0 percent, which is the lowest among the Nordic countries. The EU average for housing investments as a share of GDP amounted to 5.0 percent in 2025. This can be compared with the 2025 figures for Cyprus and Germany, which had the highest rates of residential investment in the EU at 8.2 and 6.1 percent of GDP, respectively. The lowest rate of housing investments was found in Poland, at 2.2 percent of GDP.

Chart 2.5. Residential housing investments as percentage of GDP



Source: Eurostat

The Swedish residential mortgage market is characterised by a number of conditions that reduce the risk of more widespread problems. One factor is that banks' lending processes are stringent and governed by a since long established and well-functioning legislation. Banks have long based their credit decisions on the borrower's repayment capacity rather than the value of the collateral. There is also an efficient infrastructure, for example in the form of a property register and good access to credit information about borrowers to secure safe lending. The high employment rate means that it is common for households to have two incomes that can be used to repay the loan. Another significant factor is the welfare systems and collective agreement insurances, which ensure that households can maintain an acceptable financial position even in the event of unemployment or illness.

The Swedish market is also characterised by very limited speculation. The market share of buy-to-let among housing is limited. Most Swedes regard their homes primarily as a residence and not as an investment opportunity.

3. Competition on the mortgage market

Property lending in Sweden is, to a great extent, offered by specialised housing finance institutions (mortgage institutions), although it is also offered by banks and in recent years by mortgage credit companies. As of June 2026, total lending to the public (both households and companies) in Sweden secured by housing amounted to SEK 5,562 billion. Mortgage deeds serve as the primary security for home loans and tenant-owned apartment loans from banks and housing finance institutions.

The three largest housing finance institutions are owned by Swedbank (Swedbank Hypotek), Handelsbanken (Stadshypotek) and Nordea (Nordea Hypotek). SEB has no separate housing finance institution and residential lending is offered directly by the bank. SBAB Bank was originally a state-owned mortgage institution that was restructured into a bank in 2010, still fully owned by the state. Home loans are also offered by Länsförsäkringar Hypotek, Danske Hypotek, Skandiabanken, Avanza Bank, Landshypotek Bank, Bluestep Bank (Enity Bank), Nordnet Bank and a number of savings banks. ICA Banken, Ålandsbanken, Ikano Bank, Sparbanken Syd and Söderberg & Partners offer home loans through the mortgage company Borgo. In some cases, the smaller institutions may be significant participants on the mortgage market by virtue of relatively large market shares with respect to new mortgages.

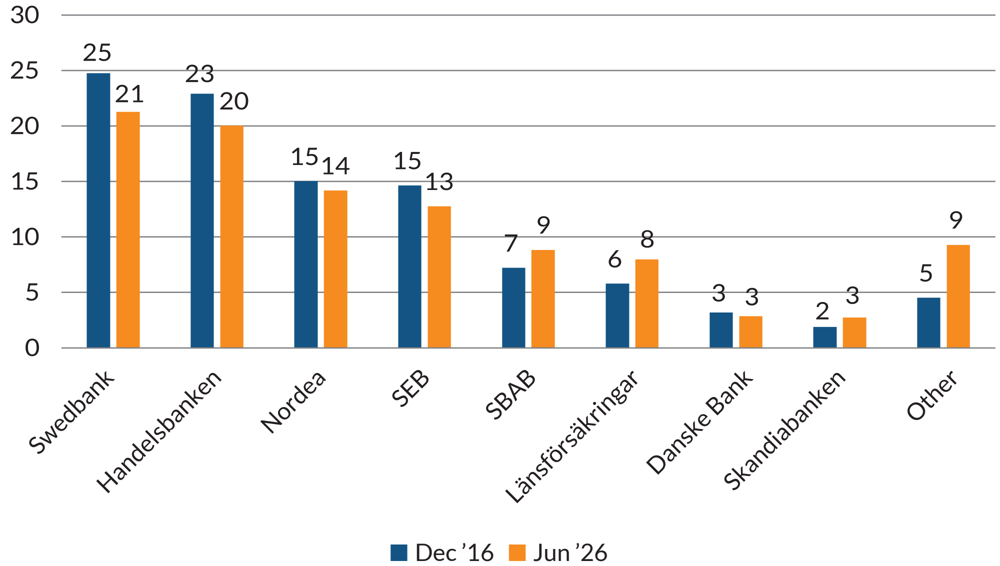
Over the course of several years, a number of mortgage credit companies, which fund their lending by structures of alternative investment funds (AIF), have established themselves on the market. Two such institutions on the Swedish market is Stabelo, which cooperates with Avanza Bank and Nordnet Bank, and Hypoteket. Since mid-2025, Stabelo has been owned by Swedbank. During 2025, it was also announced that Borgo would acquire Hypoteket's technical platform and be granted an option to purchase its mortgage portfolio.

Mortgage credit companies may conduct mortgage lending without a banking or credit-market company licence, which means that they are not subject to the same regulations as banks. The new companies instead operate on the Swedish market with a different form of licence from Finansinspektionen than banks and credit-market companies. The new companies fund their mortgage lending by creating and managing investment products on behalf of institutional investors within the framework of an AIF. AIFs are managed by companies connected to mortgage credit companies, which in turn administer the mortgage process vis-à-vis the mortgage borrowers.

Mortgage credit companies' outstanding loans are small in relation to total outstanding housing loans, representing 0.8 percent of the total stock in June 2026. However, the new companies were for a number of years significant competitors on the mortgage market and their market shares increased as their yearly new lending to households accounted for around 5 percent of total until the beginning of 2023. The changed interest rate conditions resulted in a relatively less favourable competitive position for mortgage credit companies that rely exclusively on capital market funding, compared to banks that utilize a diversified funding structure comprising both deposits and capital market borrowing. During 2023, this development led to a decline in new lending activity among these institutions, and their total outstanding mortgage volumes decreased throughout most of the period until 2025. During the first half of 2026 the mortgage credit companies' lending stock began to stabilise.

The market share of total lending to Swedish households secured by housing in June 2026 compared with December 2016 is illustrated in Chart 3.1. The group "Other" includes savings banks and other institutions (including mortgage credit companies and alternative investment funds, AIFs). During the last ten-year period, the market shares of the larger institutions have decreased somewhat, while the market shares of the smaller institutions have generally increased.

Chart 3.1. Lending secured by housing, Swedish households, market shares, December 2016 and June 2026, percent



Source: Statistics Sweden

As described above, there are a significant number of mortgage institutions in Sweden and, in addition, a couple of mortgage credit companies. This implies that there are favourable conditions for home buyers to apply for mortgages from multiple institutions and a market with high competition for mortgage customers. There are also no significant barriers for foreign actors to establish themselves in the Swedish mortgage market.

4. Residential mortgage lending

According to Statistics Sweden's Financial Market Statistics, total lending secured by single-family homes, tenant-owned apartments and apartment buildings amounted to SEK 5,562 billion at the end of June 2026. The growth rate of mortgage lending declined significantly until early 2024 but has since recovered. In June 2026, the annual growth rate was 2.8 percent. Three years ago, in June 2023, the total housing loans amounted to SEK 5.260 billion, which means that lending has increased by SEK 302 billion or 5.7 percent in three years.

Table 4.1. Total lending secured by single-family homes, tenant-owned apartments and multi-family homes, SEK billion, June 2026

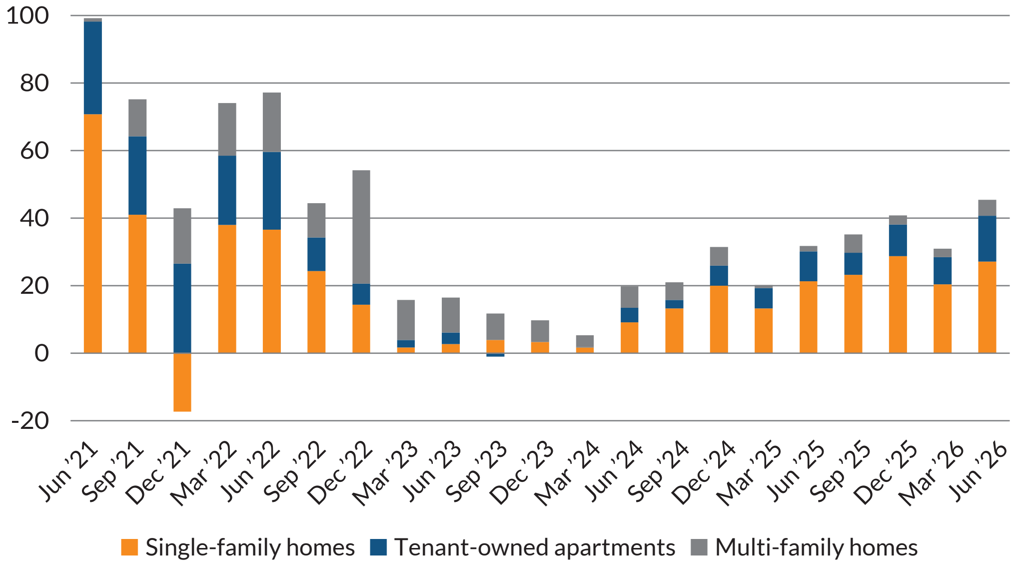
	Single-family homes	Tenant-owned apartments	Multi-family homes	Total
Households	2,895	1,469	54	4,418
Companies	61	8	1,075	1,144
Total	**2,956**	**1,477**	**1,129**	**5,562**

Source: Statistics Sweden

Chart 4.1 illustrates the quarterly growth in net new lending (new lending less amortisation) for housing, broken down into single-family homes, tenant-owned apartments and multi-family buildings. In the years 2021 to 2022, net new lending stood at between SEK 26 and 99 billion quarterly. The large quarterly net increases during parts of 2020 and 2021coincide to a great extent with the pandemic and the high demand for single-family homes that occurred. The quarterly net new lending for single-family homes was higher during this period than before, and during the second quarter of 2021 alone, net new lending for single-family homes increased by SEK 71 billion. Net new lending during the second quarter of 2021 was also high for tenant-owned apartments. The overall net increase during the second quarter of 2021 was SEK 99 billion, the largest increase ever for a single quarter.

Throughout 2023, housing prices declined and the number of property transactions decreased. From 2024 onwards, housing prices have started to increase again and transaction volumes have recovered. Similarly, demand for mortgage loans has begun to pick up again. During 2025 and the first half of 2026, net new lending for housing has averaged SEK 34 billion per quarter.

Chart 4.1. Quarterly change (net new lending) in lending secured by single-family homes, tenant-owned apartments and multi-family homes, SEK billion



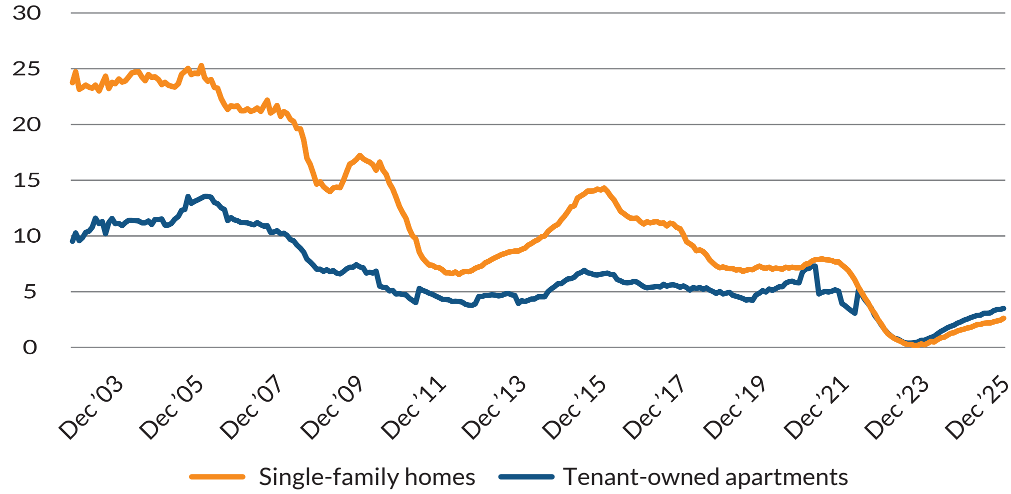
Note: The drop in lending to single-family homes in the 4th quarter of 2021 is explained by that a part of the lending to single-family homes in the quarter has been reclassified as lending to other real estate.
Source: Statistics Sweden

The decreased demand for housing loans during 2023 and the first half of 2024 was primarily due to reduced demand for loans for single-family homes and tenant-owned apartments, while lending for multi-family homes did not decline as sharply. From the second half of 2024, lending to these property types has begun to increase again (see chart 4.2).

In the middle of 2016, the rate of growth for Swedish home loans was almost 8 percent annually, subsequently slowing down more or less continuously until the beginning of 2020. The slowdown in the home loan growth rate from 2016 coincided with the introduction by Finansinspektionen of the amortisation requirements for new housing loans (see part 5), which is an important explanation for the slower growth rate.

The home loan growth rate started to increase again from spring 2020. The increase in lending during the outbreak of the pandemic in Sweden in the spring of 2020 may be explained in part by the temporary exemption from the amortisation requirements on mortgage loans that was introduced between April 2020 and August 2021. Another explanation for the increase is that demand for single-family homes increased during the pandemic.

Chart 4.2. The home loan portfolio, annual percentage change, monthly values



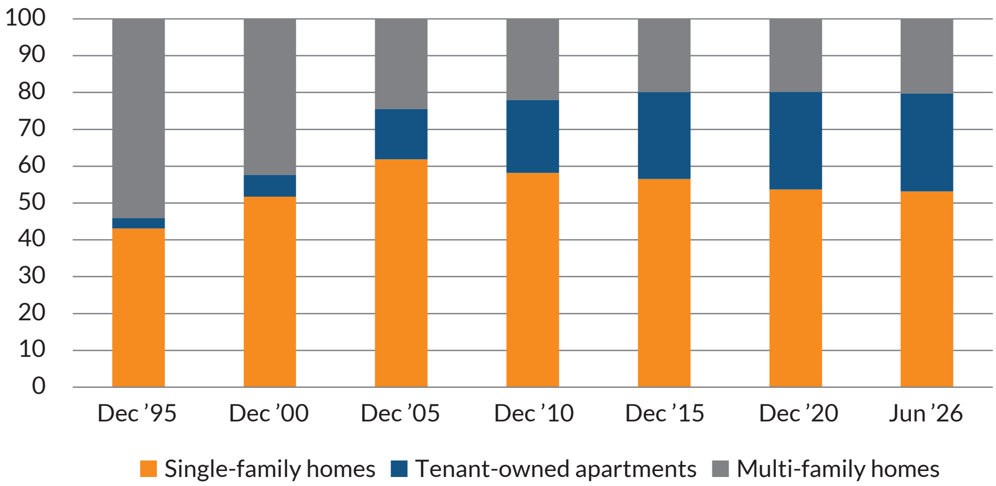
Source: Statistics Sweden

The growth rate for loans secured for single-family homes has generally been slower and more stable than for tenant-owned apartments. Since 2016, the difference in growth rates of lending between single-family homes and tenant-owned apartments has gradually diminished. From the end of 2022 and onwards the difference in the rate of lending has been negligible.

There are a several explanations why, for a great many years until 2022, the growth rate of loans for tenant-owned apartments has been higher than for single-family homes. One explanation is the conversion of rental apartments into tenant-owned apartments, primarily in the metropolitan regions, which took place early in the period. Another is the fact that the high rate of housing construction over the ten-year period until 2022 has been largely focused on multi-family buildings with tenant-owned apartments rather than single-family homes. Additionally, prices of tenant-owned apartments have increased more than prices of single-family homes for long periods. Chart 4.3 illustrates how the percentage of home loans secured by tenant-owned apartments has increased since 1995, but stabilised the last five years.

The proportion of tenant-owned apartments in the new construction of apartment buildings has also been high for many years. From 2007 and until 2019 the share amounted to around 50 percent. Since 2020, the new construction of rental apartments has exceeded that of new tenant-owned apartments. In 2025, the share of newly constructed tenant-owned apartments in multi-family buildings accounted for 29 percent, the lowest proportion since 1997.

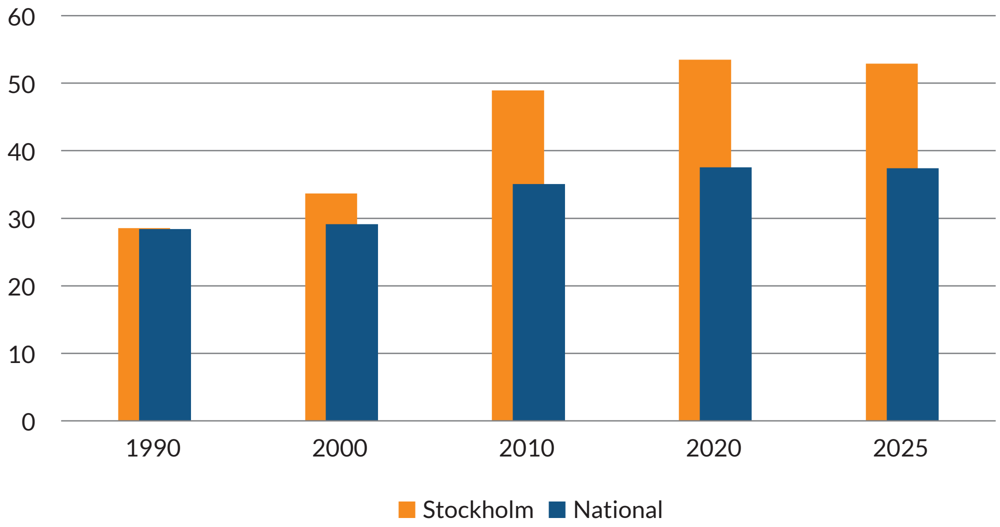
Chart 4.3. Outstanding mortgage loan portfolio broken down by type of security, percent of total



Source: Statistics Sweden

Chart 4.4 illustrates the change, from 1990 until 2025, in the percentage of tenant-owned apartments as a proportion of the total multi-family housing stock. Between 1990 and 2000, the percentage of tenant-owned apartments in the multi-family housing stock increased marginally from 28 percent to 29 percent. Between 2000 and 2010, the percentage of tenant-owned apartments increased to 35 percent. The past ten-year period the share of tenant-owned apartments has levelled out and the share stood at 37 percent in 2025.

Chart 4.4. Share of tenant-owned apartments in multi-family homes



Source: Statistics Sweden

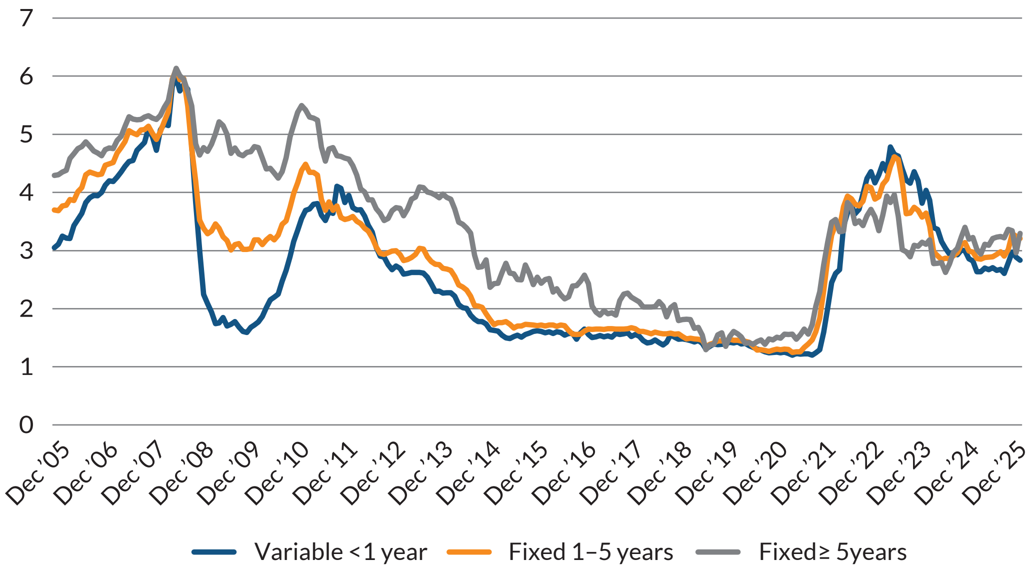
The percentage of tenant-owned apartments in Stockholm is higher than the rest of the country, and in 2025 the percentage of tenant-owned apartments in the multi-family housing stock in Stockholm stood at 53 percent. In the 1990s, the share of tenant-owned apartments in the multi-family housing stock was largely the same in Stockholm and nationally. The share of tenant-owned apartments in Stockholm increased much faster in the 2000s than in many other places in the country, from 34 percent in 2000 to 49 percent in 2010. Also, in Stockholm the share of tenant-owned apartments in the multi-family housing stock has stabilised the last years.

The properties in which tenant-owned apartments are located are formally owned by tenant-owners' associations. A resident in a tenant-owned apartment is entitled to live in one of the tenant-owners' associations' apartments. Since the tenant-owners' association owns the property, any loans secured by the property constitute debt for the tenant-owners' association. Tenant-owners' associations are significant borrowers in Sweden and, in June 2026, loans to tenant-owners' associations amounted to SEK 583 billion. By comparison, household loans secured by tenant-owned apartments amounted to SEK 1,469 billion.

By the end of 2021, mortgage interest rates had been declining for a long time, reaching record-low levels (see Figure 4.5). As an example, the initial fixed rates had dropped to the lowest levels since at least 1985. Variable interest rates were also at historically low levels. The low interest rates were an important factor behind the relatively high growth rate in mortgages over the last several years. The difference between variable and initial fixed mortgage rates was also historically narrow.

Russia's war of aggression against Ukraine and the aftermath of the pandemic are main reasons behind the problems that arose in the global economy in 2022. Sweden was significantly affected by sharply increased inflation and rising market interest rates in 2022. The Riksbank initiated a series of interest rate hikes during 2022 and 2023 to combat inflation. As a result, mortgage interest rates started to increase during the spring 2022, and in 2023 mortgage rates with shorter duration continued to increase. During the first half of 2024, mortgage rates started to decline, especially after the Riksbank initiated a series of policy rate cuts in May 2024. Over the past year, variable mortgage rates (<1 year) have levelled off, averaging 2.8 percent in June 2026. Mortgage rates with longer fixed-rate periods have also remained relatively stable over the past year, with rates fixed for more than five years averaging 3.3 percent in June 2026.

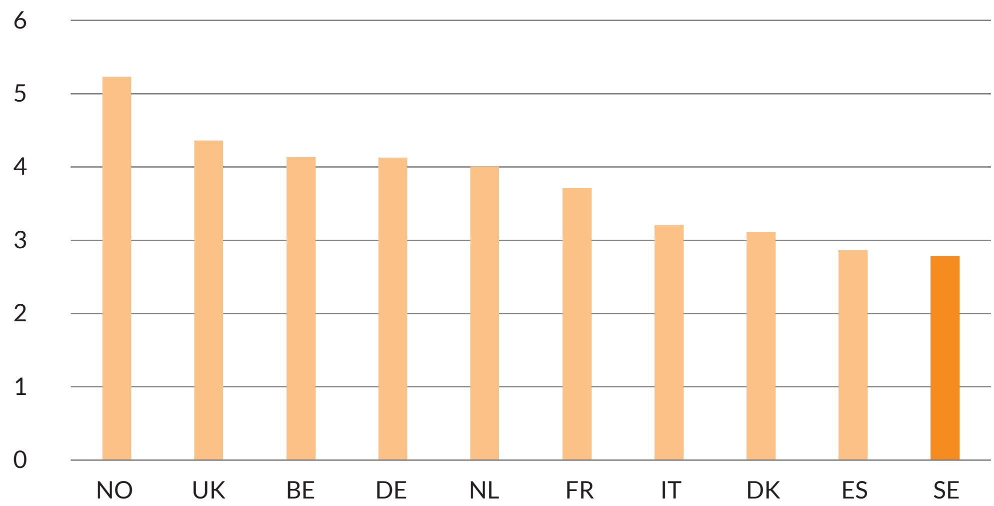
Chart 4.5. Lending rates to households for housing loans, new loans. December 2005 – June 2026, broken down by interest term, percent



Source: Statistics Sweden

Like Swedish mortgage interest rates, European mortgage interest rates have generally levelled out during 2025 and the beginning of 2026. Chart 4.6 shows variable mortgage interest rates (fixed for up to one year) in some comparable European countries, revealing that the interest rates range between 2.8 and 5.2 percent in these countries. Within this group, Sweden has the lowest variable mortgage interest rates. It should also be noted that there is a significant difference between countries in the prevalence of variable-rate mortgage loans, which will be discussed further in this section.

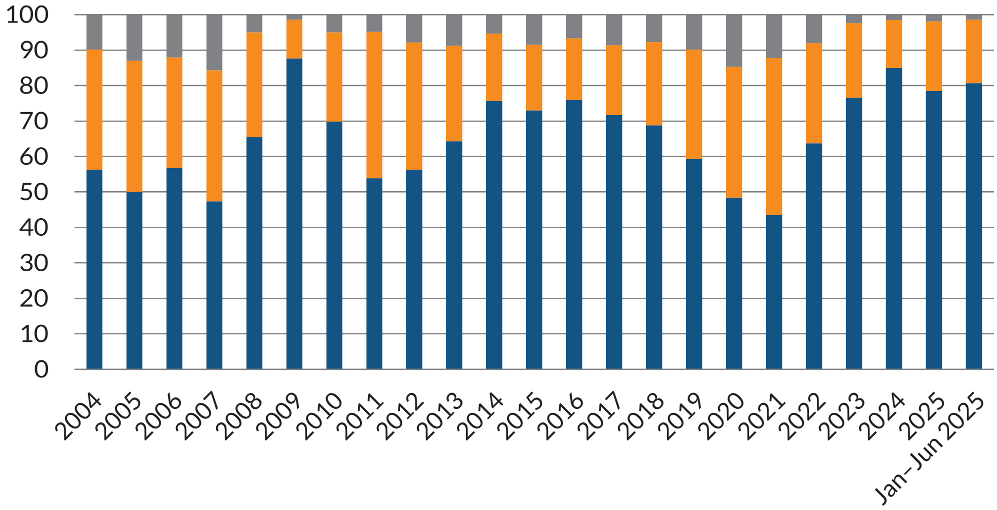
Chart 4.6. Variable mortgage interest rates (variable and initial fixed period rate up to 1 year), first quarter of 2026, percent



Source: European Mortgage Federation

During the period from January to June 2026, 81 percent of new home loans taken out by households had variable interest rates (see Chart 4.7). The share of households' new mortgages with variable interest rates started to increase in 2022 and has continued to increase throughout 2024. The increasing share of new mortgages with variable interest rates has coincided with mortgage interest rates starting to rise in 2022. Previously, the difference between variable and initial fixed interest rates was comparatively small, but as the interest rates started to increase during the spring of 2022, the difference between variable and initial fixed mortgage interest rates also increased. As the initial fixed mortgage interest rates increased more than the variable mortgage interest rates in 2022, demand for the variable interest rates increased. During 2023 and 2024, fixed mortgage interest rates have generally been lower than variable mortgage interest rates, whereas the opposite was true in 2025 and during the first half of 2026. Demand for mortgages with variable rates has remained strong in recent years.

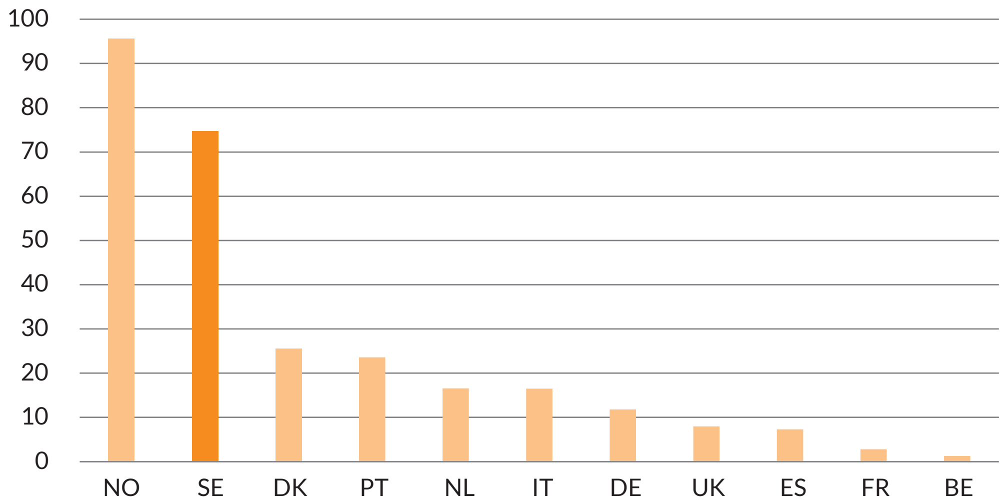
Chart 4.7. New loans to households, housing finance institutions, percentage breakdown by interest term, percent



Source: Statistics Sweden

Although the demand for housing loans with variable interest in Sweden varies from year to year, the share of variable interest rates here is higher than in many other comparable European countries. Chart 4.8 illustrates the share of variable interest loans among new housing loans in the first quarter of 2026 in a number of European countries. The highest proportions of variable rates for new mortgages during the quarter are found in Norway (96 percent) and in Sweden (75 percent), while in Belgium, for example, housing loans with variable interest rates are rare. At the same time, variable mortgage rates are lowest in Sweden (see Figure 4.6).

Chart 4.8. New housing loans with variable interest rates (fixed up to one year) during the first quarter of 2026. Share of total, percent



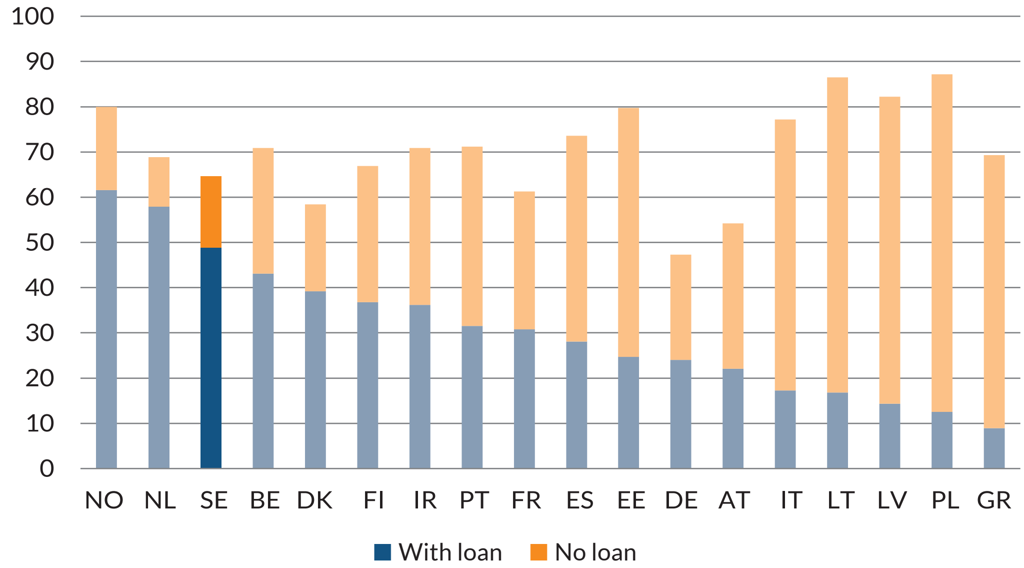
Source: European Mortgage Federation

5. Household indebtedness

In Sweden, 65 percent of households own their homes, see Chart 5.1. Of these households, 76 percent have a mortgage. The relatively high percentage of households (who own their own home) with a mortgage is a sign of a mature mortgage market, as well as of a tradition of taking out loans to finance homes. The percentage of homeowners (households) with home loans is also relatively high in the other Nordic countries. A high percentage of households (who own their own home) with home loans is also found in countries such as the Netherlands and Belgium.

In many markets in Eastern Europe, as well as in Italy and Greece, the percentage of households with mortgages is relatively low. This may be due in part to the fact that the mortgage market is comparably new, and in part to a tradition of financing housing in other ways, for example in Italy and Greece. Although the percentage of households with mortgages is low in these countries, the percentage of households that own their homes is high and customarily exceeds 70 percent.

Chart 5.1. Share of households who own their home, with or without a housing loan, 2025, percent

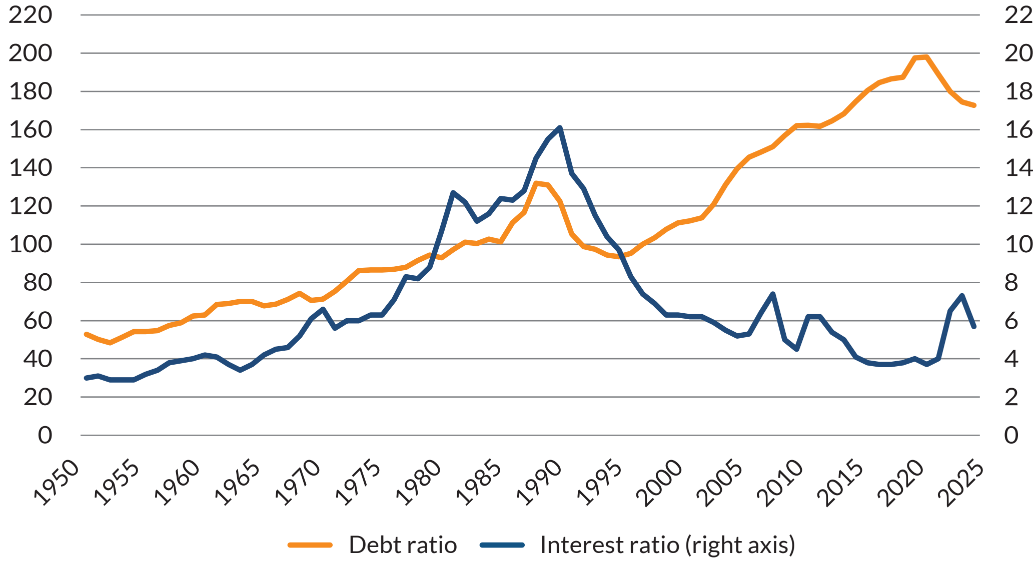


Source: Eurostat

Swedish household indebtedness has risen continuously since the mid-1990s and up until 2021, both in absolute figures and relative to disposable income. The debt ratio (loans in relation to disposable income) for Swedish households reached its highest level in 2021, on average 198 percent. Thereafter, the household debt ratio has decreased and amounted in 2025 to 173 percent of disposable income. This is partly because household mortgage growth has, on average, declined over the past four years, while households' disposable incomes have increased in nominal terms.

With the exception of a marked decrease in the debt ratio over the course of several years following the financial crisis in the beginning of the 1990s and the last three years, the household debt ratio has increased almost continuously since at least the 1950s (see Chart 5.2). The household interest payments in relation to their disposable income, the interest ratio, rose sharply during the 1980s and up to the financial crisis of the early 1990s, when it reached around 15 percent. The ratio subsequently declined considerably. During 2023 and 2024, households' interest burden ratio increased as a result of increasing interest rates, but it fell again in 2025 as interest rates declined, reaching 5.7 percent in that year.

Chart 5.2. Household debt ratio and interest ratio (debt and interest payments, gross, as a percentage of disposable income, net) 1950–2025



Source: Statistics Sweden

A number of measures have previously been taken with the aim of counteracting high indebtedness. In 2010, Finansinspektionen introduced a mortgage cap, whereby home loans may not exceed 85 percent of the value of the home. Finansinspektionen has also introduced a risk weight floor for Swedish mortgages in order to tie up more capital in relation to banks' mortgage lending. The risk weight floor for mortgages is currently 25 percent.

Another measure to tackle high indebtedness is the introduction of amortisation requirement. In June 2016, Finansinspektionen's regulation on amortisation requirement entered into force. The regulation provided that new mortgage loans from June 2016 with a loan-to-value (LTV) above 50 percent must be amortised. From March 2018, the amortisation requirement was tightened through the introduction of an additional amortisation requirement for borrowers whose housing debts exceeded 4.5 times their gross income.

In April 2026, a new Act on the Limitation of Residential Mortgage Lending (lag om begränsning av bostadskrediter 2026:226) came into force, replacing Finansinspektionen's previous amortisation regulations. Under the new legislation, mortgages with a loan-to-value ratio above 50 percent must continue to be amortised by at least 1 percent per year, while mortgages with a loan-to-value ratio exceeding 70 percent must be amortised by at least 2 percent annually. However, the maximum loan-to-value ratio for new mortgages has been increased from 85 percent to 90 percent. Where an existing mortgage loan is extended, the loan-to-value ratio may not exceed 80 percent.

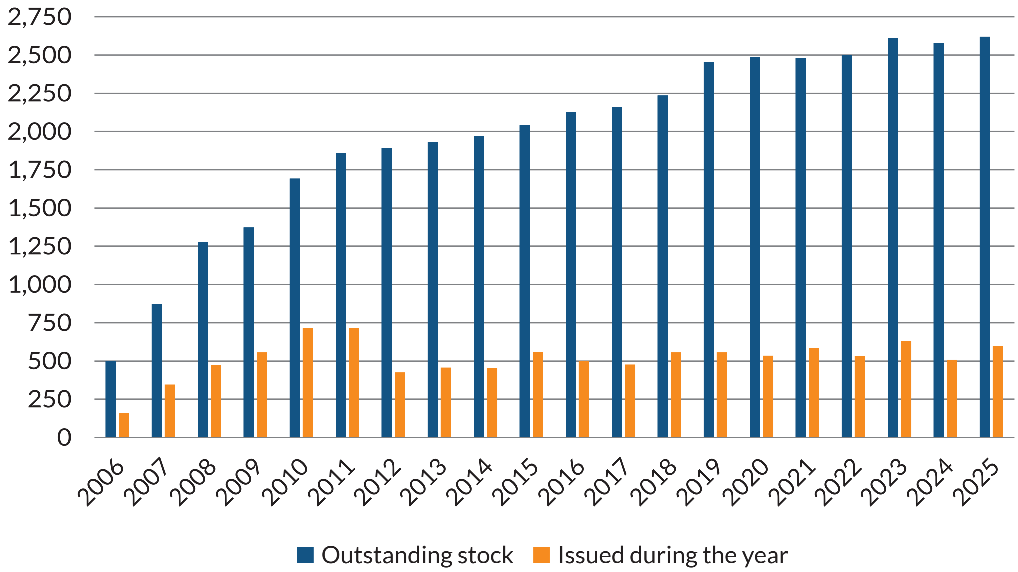
If the borrower's financial situation has deteriorated, for example, due to illness or unemployment, the Act on the Limitation of Residential Mortgage Lending allow banks and mortgage institutions to grant temporary exemption from the amortisation requirement, following an individual assessment based on these specific reasons.

6. Funding

Currently, all of the important participants on the Swedish mortgage market have covered bonds as a funding instrument. Following new legislation which came into force in 2004, former housing bonds were all converted into covered bonds in the subsequent years. Chart 6.1 illustrates the growth in the outstanding stock of covered bonds and the amounts that have been issued. The increase in the outstanding stock between the years 2006-2008 is to a large extent due to housing bonds being converted into covered bonds. In the summer of 2022, significant changes were made to the Swedish law on covered bonds following an EU decision to harmonise national regulations through a directive.

Issues of covered bonds to finance mortgage lending take place in both banks and mortgage institutions. In tandem with the covered bonds, housing finance institutions' lending is also funded by borrowing in the form of loans from the parent bank. Loans from the parent bank amounted to an average of 48 percent of the housing institutions' total balance. Other forms of financing in mortgage institutions are in principle negligible.

Chart 6.1. Covered bonds – outstanding and issued during each year, SEK billion

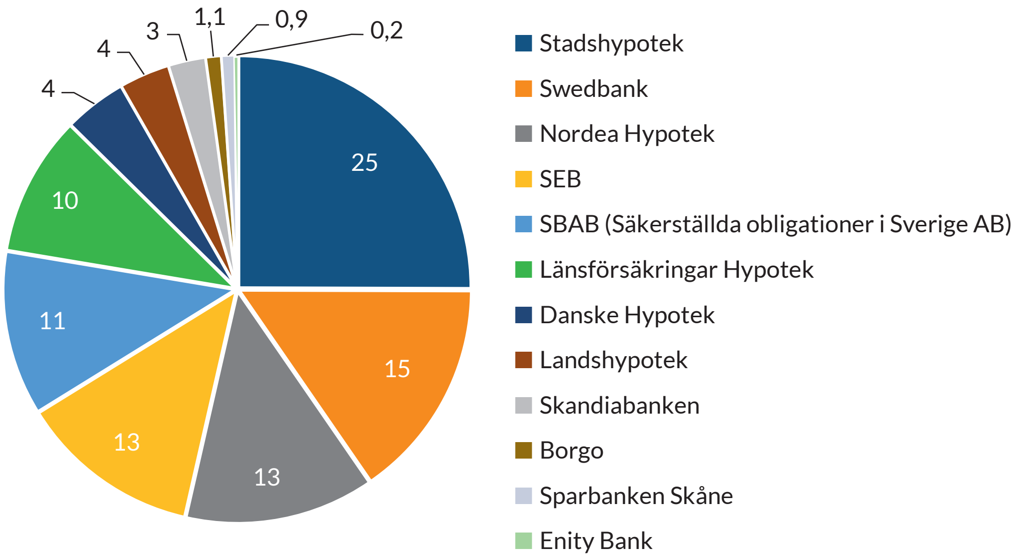


Source: Finance Sweden

Since their introduction in 2004, Swedish covered bonds have proven to be a well-functioning form of financing. One of several explanations is the high credit quality of the stock of mortgages that make up the majority of the collateral for the bonds. Unlike in many other countries, the Swedish market worked well during the recent financial crisis as well during the pandemic. Foreign investors own 38 percent of Swedish banks' covered bonds. In addition, 20 percent of Swedish covered bonds are held by Swedish insurance companies and pension institutions. Covered bonds fulfil an important function as an investment for insurance companies and pension institutions at the same time that these actors are important for the market for covered bonds.

During the period 2020 to 2022, the Riksbank has purchased covered bonds as a part of the Swedish monetary policy. The Riksbank's holdings of covered bonds increased continuously up until the first quarter of 2022, when the Riksbank's holdings amounted to SEK 418 billion, or the equivalent of 16 percent of the outstanding stock of covered bonds. After this time, the Riksbank's holdings of covered bonds have decreased and, at the end of the fourth quarter 2025, the stock of covered bonds held by the Riksbank amounted to SEK 93 billion, which corresponds to approximately 3.5 percent of the total stock of covered bonds in Sweden.

Chart 6.2. Covered bonds (under Swedish law) – outstanding stock per institution on 31 December 2025, percent



Source: Finance Sweden

In recent times, a new kind of institutions, mortgage credit companies, has been established on the Swedish market. Stabelo and Hypoteket are two examples mentioned in Chapter 3. The new companies are funded through selling shares of mortgage funds, by which they create and manage investment products on behalf of institutional investors within the framework of an alternative investment fund. Stabelo and Hypoteket are mentioned as examples of mortgage credit institutions in Section 3. As previously noted, Stabelo has been owned by Swedbank since mid-2025. It also emerged during 2025 that Borgo would acquire Hypoteket's technology platform and obtain an option to purchase its mortgage portfolio.

7. Other events in 2025–2026

The new legislation establishing a register for tenant-owned apartments was enacted during the spring of 2026. Once the new register is ready to be brought into operation, the government will announce the date from which it is to be used.

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