

## Stockholms bopriser

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Sett till samhällets samlade kapital var jord den dominerande delen i alla jordbrukssamhällen före den industriella revolutionen. Prisets utveckling på jordbruksmark som en lång struktur sedan 1200-talet till idag är någorlunda kartlagd för flera länder, däribland Sverige. Däremot saknas motsvarande långa studier av fastighetspriset för städerna. I detta program söker vi fylla denna urbana lucka genom att rekonstruera den långa reala vågen för åtminstone en stad: Stockholm 1420-2020. Vi har dock i princip lyckats ta oss tillbaka ända till 1283. Veterligt har inte någon så lång urban prisserie för den fasta egendomen ännu tagits fram för någon stad på denna planet.

Källmaterialet varierar i kvalitet, bevarandegrad och tillgänglighet via tryckta utgåvor – allt förutsättningar som måste beaktas och övervinnas. Också externa kriser, med andra ord icke-ekonomiska händelser, såsom epidemier och krig sätter tydliga spår i priserna. Att över tid studera prisrörelser kräver även att hänsyn tas till förändrat substansvärde i mynten och övergångar till nya monetära system. Annorlunda uttryckt, för att prisindex ska bli meningsfulla måste de nominella beloppen deflateras. Annan källkritisk problematik lyfter vi fram såsom olika typer av bostäder (av trä, av sten eller bådadera) eller att den långsamma förindustriella tillväxten (på ca 1 promille per år) på sikt möjliggjorde mer kostbara bostäder. Vi fokuserar också på kvinnans varierande ställning som fastighetsägare, påverkad av att hon sedan senast tidigt 1300-tal åtnjöt jämställd arvsrätt (men först från 1846 i Sverige som helhet).

Vårt program består i mycket av delundersökningar med det yttersta syftet att de sammantaget ska möjliggöra studier av förändringar över lång tid. Ett provisoriskt resultat är att marknaden för Stockholm bostäder ursprungligen utgjordes av att en tämligen fri marknad där köpare och säljare gjorde upp om priserna, men som successivt kom att bli mer och mer reglerad. Trenden av reglering är dock långt ifrån entydig, utan kan påminna om Polanyis långa pendelrörelser mellan marknad och inbäddning. Industrialiseringen tycks generellt sett lett till mer generella upp- och nedgångar än de förindustriella prisförändringarna som skönjes oss som mer volatila.

### *House prices in Stockholm 1600-1730: From rise to stagnation*

Lili-Anné Aldman; Emelie Carlsson; Rodney Edvinsson; Bo Franzén

This article discusses the evolution of property prices in Stockholm 1600-1730, and present the method to calculate a housing price index before 1730. This was period of rapid urbanization in Stockholm, ending with a partial deurbanization due to the Great Nordic Wars and the plague of 1709, which heavily impacted on property prices. Since the same regression is applied for the periods before and after 1600, the method applied 1283-1730 is presented in this chapter.

The longest real estate price index is for Paris 1200-1800 (d'Avenel, 1894-1912). However, that index only estimates the average price of homes for 25-year periods, which therefore does not control for quality changes. If there is a qualitative improvement in buildings over time, then such index would tend to overestimate the secular change in the price index.

*Women in Stockholm's real estate market, 1730 – 1850*

Gustav Ingman

This paper investigates women's participation in buying and selling real estate in Stockholm between 1730 and 1850. The time period precedes the major legal changes in the mid 1850s, when a more equal owner's rights legislation was enforced. By utilizing transaction records of around 3000 real estate transactions, involving more than 7000 individuals, real estate dealers' gender, marital status and, often, occupational status can be derived and studied over the time period. The paper looks into the gender distribution in Stockholm's early modern real estate market, and how it intersects with its participants class alignments. It also investigates if non-married women became increasingly more active on the real estate market towards the end of the period studied. A tendency that has been noted in previous studies on other markets and regions.

*Rent Control and the Organisations 1942–1978*

Hannes Rolf, Uppsala University

This working paper is the first product of the postdoc project that I am currently undertaking at IBF, Uppsala University. During WWII, Sweden, like many other countries, imposed rent control in order to avert rising costs of living. While the rent control was supposed to be a temporary measure, the post-war housing crisis and the rising strength of the tenant's movement made it politically impossible to deregulate the rental market. Instead, tenement construction by municipally owned housing companies, often working together with private or cooperative companies, was seen as the preferred way of solving the rental crisis. Thus, the old setting with one organisation representing private property owners (SFÄF) and one organisation representing the tenants (HRF) was now expanded with a third organisation (SABO) representing the municipal housing companies. During the relatively large rental conflicts of the 1930s the tenant's unions and the property owner's associations had set up systems for collective bargaining, but the rent control of 1942 had moved the rent setting to local and national rent tribunals. This differed from the labour market, where the organisations had gotten mandate to collectively bargain on most issues without too much interference of the state. The organisations of the rental market seem to also have strived for a similar system, and collective bargaining was set up between the HRF and SABO in 1957. It would take another decade for such a system to be implemented on the private market, and not without much dissent in especially the tenant's movement. This working paper, drawing on original source material from the State Rent Tribunal as well as the organisations, is an attempt to outline how the organisations acted on a national level during the rent control period, how this affected the rental market but also how the organisations themselves were affected by the changing institutional settings and economic conditions of the rental market. The result, a unique system with collectively bargained rents is still in place today.

*Preparing the ground for a market-centered housing regime in Sweden: the housing question in Dagens Nyheter 1945-2014*

Jonathan Metzger, KTH Royal Institute of Technology

Previous studies of the organization of the Swedish housing sector have highlighted the 1990's as a turning point in Swedish housing policy. In less than a decade's time, Sweden went from a welfare-centered, highly regulated housing production regime to a more market-based model.

This paper presents preliminary results from an ongoing study of the development over time in how housing questions are discussed in the leading Swedish daily newspaper *Dagens Nyheter*.

The argumentation in the paper proceeds from existing research on the role of mass media in contributing to setting the political agenda for action and forming popular understandings of which problems currently need solving, how these problems can be comprehended, and what are their possible solutions. Exposure to such messages in mass media can thus be understood to be of crucial importance for how the political agenda and societal debate regarding a specific issue or problem takes shape.

The research is based on a qualitative and quantitative analysis of all 2459 articles that mentioned "bostadspolitik" ("housing policy") in *Dagens Nyheter* during the period 1945-2014. In the paper source critical as well as methodological challenges in the research are discussed. Preliminary results are presented from analyses of a selection of the collected material, limited to editorials and debate articles. Possible future directions for the research are the presented.