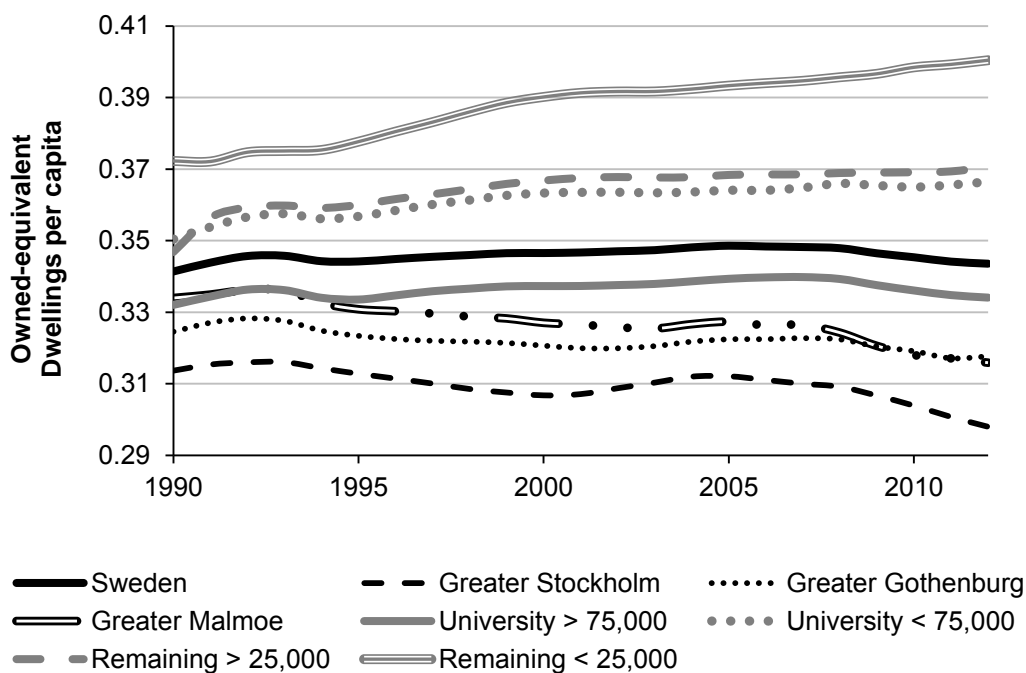


To illustrate how total housing consumption per capita has developed since the 1990s, we use data on the total number of dwellings and the average size within each tenure form to express the total living space (in square meters) into its correspondence measured as the number of “owned-equivalent (in terms of living space)” dwellings. This means that each form of tenure is weighted in accordance with the associated average living space⁷. Figure 2 illustrate how the number of “owned-equivalent” dwellings per capita developed between 1990 and 2012.

Figure 2. Housing (owned-equivalent) per capita (Source: Statistics Sweden)



Although housing per capita was almost constant on the national level, there are significant regional variations. In the metropolitan regions, housing per capita was lower in 2012 than in 1990, due to positive net internal migration, positive net international migration (from abroad) and

⁷ We used tenure average size for the period 2006-2012 and assigned the following weights. Owned dwellings=1. Cooperative housing=0.548. Rentals=0.513. Average size (in square metres) is not available back to the 1990 and available data is based on a random selection of dwellings. We therefore use average tenure size from the samples between 2006 and 2012 to determine the weights. (Source: Statistics Sweden , www.scb.se)

Williamson, J. G., 1965. Regional inequalities and the process of national development.

Economic Development and Cultural Change 13(4), 1–84.

WSP, 2013. Regionalekonomiska konsekvenser av ett lågt bostadsbyggande i Stockholm (Regional economic consequences of low housing construction in Stockholm). Report. WSP Analysis and Strategy on behalf of HSB Riksförbund and Riksbyggen.

8 Appendix

Table 13. Estimation results equation (1) including all explanatory variables

Dependent Variable	INTERNAL MIGRATION	
	FULL MODEL 1	FULL MODEL 2
<i>SPATIAL INTERNAL MIGRATION</i>	0.204***	0.204
<i>TAX</i>	-0.000205***	-0,00024***
<i>OR_TAX</i>	-0.000084	-0,0000002
<i>ΔEMPLOYMENT</i>	0.0000021	0.000001
<i>OR_ΔEMPLOYMENT</i>	-0.0000045	-0.000009
<i>RDI</i>	-0.0000038*	-0.0000045**
<i>OR_RDI</i>	0.0000006	0.0000009
<i>DEATHS</i>	0.00042*	0.00039*
<i>OR_DEATHS</i>	-0.00046***	-0.00049***
<i>ΔRESEARCH*LAGGED INCOME</i>	0.0000016	-0.0000006
<i>OR_ΔRESEARCH*LAGGED INCOME</i>	-0.000024**	-0.00002*
<i>NATURAL_POPGROWTH</i>	0.00049***	0.00051***
<i>OR_NATURAL_POPGROWTH</i>	-0.000087	-0.00008
<i>ΔECPOT</i>	0.00017**	0.0002**
<i>OR_ΔECPOT</i>	-0.00007	-0.00009
<i>LAGGED_INCOME</i>	-0.000044***	-0.00004***
<i>OR_LAGGED_INCOME</i>	-0.000096*	-0.000088*
<i>NET_INTERNATIONAL_MIGRATION</i>	-0.000038	-0.00004
<i>OR_NET_INTERNATIONAL_MIGRATION</i>	0.00038***	0.00041***
<i>UNI</i>	-0.00033***	-0.00037***
<i>OR_UNI</i>	0.00084***	0.0009***
<i>ORPOP/POP</i>	0.00000084**	0.000005**
<i>POP2034</i>	0.0003***	0.00032****
<i>OR_POP2034</i>	0.00065***	0.00062****
<i>HOUSING</i>	0.022***	-
<i>HOUSING*EXPANDING</i>	-	-0.059***
<i>HOUSING*DECLINING</i>	-	0.016***
<i>OR_HOUSING</i>	-0.022***	-
<i>OR_HOUSING*OR_EXPANDING</i>	-	-0.068***

Dependent Variable	INTERNAL MIGRATION	
	FULL MODEL1	FULL MODEL 2
<i>OR_HOUSING*OR_DECLINING</i>	-	-0.017***
<i>NEW_CONSTRUCTION</i>	0.19***	-
<i>NEW_CONSTRUCTION* EXPANDING</i>	-	0.23***
<i>NEW_CONSTRUCTION* DECLINING</i>	-	0.12**
<i>OR_NEW_CONSTRUCTION</i>	0.0007	-
<i>OR_NEW_CONSTRUCTION*OR_EXPANDING</i>	-	0.00088
<i>OR_NEW_CONSTRUCTION*OR_DECLINING</i>	-	-0.028
<i>RENTALS</i>	-0.000032	-
<i>RENTALS* EXPANDING</i>	-	-0.00005**
<i>RENTALS* DECLINING</i>	-	-0.000019
<i>OR_RENTALS</i>	0.000064**	-
<i>OR_RENTALS*OR_EXPANDING</i>	-	0.00013***
<i>OR_RENTALS*OR_DECLINING</i>	-	-0.0000046*
<i>RENTALS_NEW_CONSTRUCTION</i>	-0.0000007	-
<i>RENTALS_NEW_CONSTRUCTION* EXPANDING</i>	-	0.0000034*
<i>RENTALS_NEW_CONSTRUCTION* DECLINING</i>	-	-0.00000054
<i>OR_RENTALS_NEW_CONSTRUCTION</i>	-0.00000008	-
<i>OR_RENTALS_NEW_CONSTRUCTION* OR_EXPANDING</i>	-	-0.0000146***
<i>OR_RENTALS_NEW_CONSTRUCTION* OR_DECLINING</i>	-	0.0000015
Adjusted R²	0.959	0.959
No. of Observations	1 6320 200	1 6320 200

Individual and period fixed effects are not reported.

Table 14 Descriptive statistics for variables in the analysis

	Mean	Std. error.
<i>INTERNAL MIGRATION_{zw}</i>	0.01774	0.04973
<i>SPATIAL INTERNAL MIGRATION</i>	0.0151	0.151
<i>TAX (%)</i>	31.86337	1.19746
<i>ΔEMPLOYMENT</i>	-0.155	3.73
<i>RDI</i>	34.84114	91.1923
<i>DEATHS</i>	1.15036	.29028
<i>ΔRESEARCH*LAGGED INCOME</i>	-.0172272	.0366359
<i>NATURAL_POPGROWTH</i>	-0.13461	0.42786
<i>ΔECPOT</i>	1.60271	1.60589
<i>LAGGED_INCOME</i>	-1.916853	1455227
<i>NET_INTERNATIONAL_MIGRATION</i>	0.34902	0.50039
<i>UNI</i>	6.70014	3.62642
<i>ORPOP/POP</i>	280.257	228.2926
<i>POP2034</i>	16.5268	3.05582
<i>HOUSING</i>	.372955	.0356657
<i>NEW_CONSTRUCTION</i>	0.0013376	0.0019786
<i>RENTALS</i>	20.8257	8.35414
<i>RENTALS_NEW_CONSTRUCTION</i>	18.00267	28.98917
<i>INMIG (%)</i>	4.09847	1.30754
<i>OUTMIG (%)</i>	4.41059	1.16806
Annual growth of earned income per capita (%)	1.59539	1.64254

Note: Values are unweighted averages between 1993 and 2012 for all 290 municipalities. Hence, that *ΔEMPLOYMENT* is negative on average does not mean that employment decreased at the national level for during the period. 8 municipalities were merged into 4 (Knivsta+Uppsala, Örebro+Lekeberg, Bollebygd+Borås, Södertälje+Nykvarn).



Box 534, 371 23 Karlskrona
Telefon: 0455-35 30 00
Webbplats: www.boverket.se