

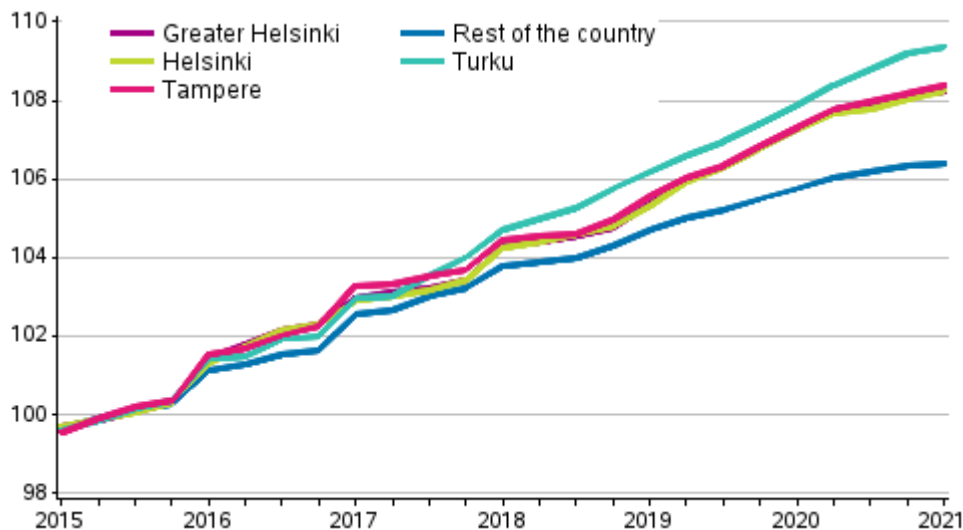
# Rents of dwellings

2021, 1st quarter

## Rise in non-subsidised rents slowed down year-on-year

Annual changes in rents of non-subsidised rental dwellings across the country have fallen compared to annual changes in 2020. Rents of non-subsidised rental dwellings increased by 0.9 per cent in Greater Helsinki and by 0.6 per cent in the rest of Finland in the first quarter of 2021 compared with one year ago. Rents of non-subsidised rental dwellings increased most in Turku (1.4%) and Porvoo (1.1%). By contrast, non-subsidised rents decreased most in Hämeenlinna (-0.5%) and Riihimäki (-0.4%).

**The development of rents in non-subsidised rental dwellings, index 2015=100**



Compared with 2015, non-subsidised rents have risen most in Turku (9.4%) and Kerava (9.3%). The rise in rents has been lowest in Seinäjoki (3.1%) and Hämeenlinna (3.4%). In Greater Helsinki, rents have risen by 8.2 per cent and in the rest of the country by 6.4 per cent from 2015.

## Rents for non-subsidised rental dwellings, 1st quarter 2021

Region	Index 2015=100	Quarterly change in index, %	Yearly change in index, %	Number*	Rent per square meter (euro/m <sup>2</sup> )	Rent for new tenancies (euro/m <sup>2</sup> )
Whole country	107.1	0.1	0.7	141 726	15.0	15.9
Greater Helsinki	108.2	0.1	0.9	47 566	20.1	21.0
Rest of the country (whole country - Greater Helsinki)	106.4	0.0	0.6	94 160	12.9	13.4
Helsinki	108.2	0.2	0.9	27 711	21.3	22.4
Helsinki 1	106.8	0.4	0.8	4 356	23.1	24.8
Helsinki 2	108.4	0.1	0.9	11 101	22.3	23.2
Helsinki 3	106.7	0.2	0.9	3 239	20.0	21.0
Helsinki 4	110.2	0.1	1.0	9 015	18.6	19.3
Espoo-Kauniainen	107.4	0.1	0.9	9 044	18.3	19.2
Vantaa	109.1	-0.1	0.7	10 811	18.0	18.2
Satellite municipalities	107.1	-0.1	0.4	6 025	14.9	15.5
Tampere	108.4	0.2	1.0	13 246	15.4	16.1
Turku	109.4	0.2	1.4	10 738	14.5	15.3
Lahti	103.9	-0.1	-0.1	4 896	13.4	13.5
Kuopio	107.1	-0.1	0.2	4 240	14.4	14.4
Jyväskylä	105.7	-0.2	-0.1	6 602	14.3	14.2
Oulu	107.5	0.1	0.8	8 054	13.4	13.6

1) \* Number of observations included in the index calculation

In non-subsidised rental dwellings, the highest average rent levels are found in Helsinki (EUR 21.3 per m<sup>2</sup>), Espoo (EUR 18.3 per m<sup>2</sup>) and Vantaa (EUR 18.0 per m<sup>2</sup>), while the lowest are in Kouvola (EUR 10.8 per m<sup>2</sup>), Rauma (EUR 11 per m<sup>2</sup>) and Pori (EUR 11.2 per m<sup>2</sup>).

In new tenancies signed during the past six months, the average price of a rented square metre of a one-room flat was EUR 27.5 per m<sup>2</sup> in Helsinki, EUR 19.7 per m<sup>2</sup> in Tampere and EUR 18.5 per m<sup>2</sup> in Turku, the average price of a rented square metre of a two-room flat was EUR 20.6 per m<sup>2</sup> in Helsinki, EUR 14.8 per m<sup>2</sup> in Tampere, and EUR 14.2 per m<sup>2</sup> in Turku, while the average price of a rented square metre of a three-room or larger flat was EUR 19.1 per m<sup>2</sup> in Helsinki, EUR 13.4 per m<sup>2</sup> in Tampere and EUR 12.5 per m<sup>2</sup> in Turku.

The median rent for a non-subsidised one-room flat was EUR 808 in the centre of Helsinki, EUR 580 in the centre of Tampere and EUR 514 in the centre of Oulu. The median rent for a family dwelling, i.e. a three-room or larger flat, was EUR 1,626 in the centre of Helsinki, EUR 1,057 in the centre of Tampere and EUR 916 in the centre of Oulu.

These data derive from Statistics Finland's quarterly statistics on rents of dwellings, which are based on data from the Social Insurance Institution's housing aid register and private rental housing companies.

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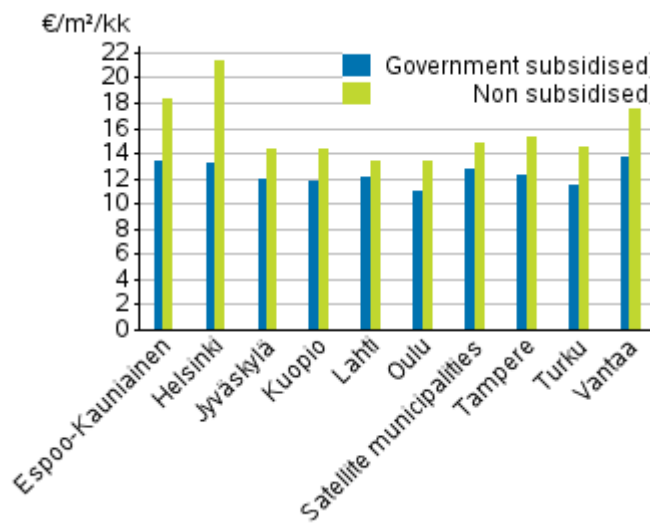
## Rents for government subsidised rental dwellings, 1st quarter 2021

Region	Index 2015=100	Quarterly change in index, %	Yearly change in index, %	Number*	Rent per square meter (euro/m <sup>2</sup> )
Whole country	107.0	0.2	0.9	85 063	11.9
Greater Helsinki	108.4	0.3	1.1	28 909	13.3
Rest of the country (whole country - Greater Helsinki)	106.2	0.2	0.9	56 154	11.1
Helsinki	108.7	0.3	1.2	17 647	13.2
Helsinki 1	107.7	0.5	1.8	588	16.0
Helsinki 2	110.7	0.4	1.7	3 673	14.2
Helsinki 3	108.2	0.4	1.3	2 985	13.4
Helsinki 4	108.2	0.3	0.9	10 401	12.5
Espoo-Kauniainen	108.7	0.2	0.8	6 032	13.4
Vantaa	106.8	0.1	0.8	5 230	13.7
Satellite municipalities	106.5	0.1	0.9	4 704	12.7
Tampere	106.0	0.2	1.2	5 059	12.3
Turku	104.5	0.1	0.6	4 593	11.5
Lahti	109.7	0.2	1.4	2 520	12.2
Kuopio	110.5	0.5	1.0	2 434	11.8
Jyväskylä	107.2	0.1	0.4	3 282	11.9
Oulu	106.4	0.2	1.4	4 099	11.1

1) \* Number of observations included in the index calculation

# Appendix figures

**Appendix figure 1. Average rent levels for non-subsidised and government subsidised rental dwellings, 1st quarter 2021**



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Source: Rents of dwellings, Statistics Finland