

LUDVIG & CO

Forest land sales statistics, Ludvig & Co

Estate agent Ludvig & Co supplies SCA with data regarding forest land transactions. The data is based on transfers of properties brokered by Ludvig & Co. The material only includes transfers that have been made on the open market and in which forest land forms a component of the purchase price.

Statutory transfers and transfers in the form of property regulation, (in which ownership of an entire property or plots of forest land are transferred), are included in the data. So-called generational shifts, in which an owner's relative takes over a property and the transferred purchase price is often below the market value, are not included in material provided by Ludvig & Co, nor are transfers in the form of property division etc.

The material is primarily based on transactions between natural persons. In 2023, 97% of sellers and 91% of buyers were natural persons according to national data as shown in Ludvig & Co's most recent report on forest land prices.

The market

From 2022 to November 30, 2023, Ludvig & Co brokered 364 forest properties on the open market in Sweden's four northernmost counties. This corresponds to approximately 34,500 hectares (ha.) of productive forest land and a total purchase price of approximately SEK 1,400,000,000.

Properties brokered by county from 2022 up to and including November 30, 2023

County	No. of transactions	Area productive forest land (ha.)	Purchase price, forest land (SEK)	SEK/ha
Norrbottnen	54	6,856	150,331,500	21,929
Västerbotten	128	10,295	338,585,300	32,887
Jämtland	123	11,579	590,024,950	50,956
Västernorrland	59	5,745	320,471,000	55,779
	364	34,475	1,399,412,750	

SCA's share as a purchaser or seller of such data in these counties constitutes 4% of the total purchase price of forest land and approximately 2% of the number of transactions. Ludvig & Co uses volume-weighted average values to calculate the average price of forest land.

Download the latest forest land sales report here (in Swedish):

<https://ludvig.se/rapport-kategorier/skog/>