

The Norwegian Housing Market

March 2024

Eiendomsverdi AS



Executive summary

- Nominal price change 0,9 %, seasonally adjusted 0,6 %
- 12 months price change 1,2 %
- 7 031 sold, 20 % less than same month last year
- 8 621 up for sale, 1 % more than same month last year

Nominal price change
0,9 %

Seasonally adjusted price change
0,6 %

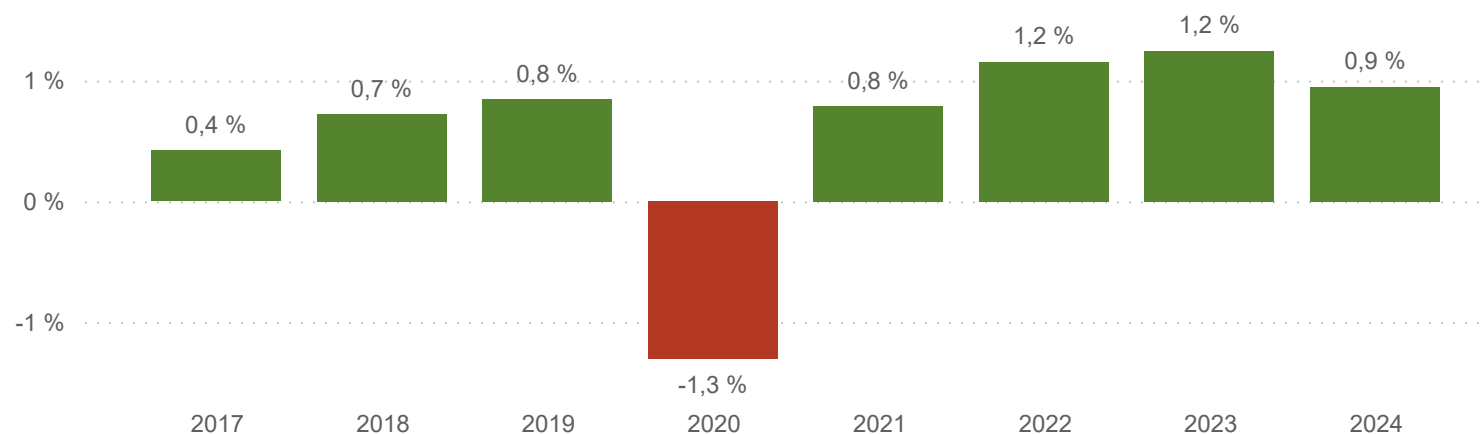
12 months price change
1,2 %

Up for sale
8 621

Sold
7 031

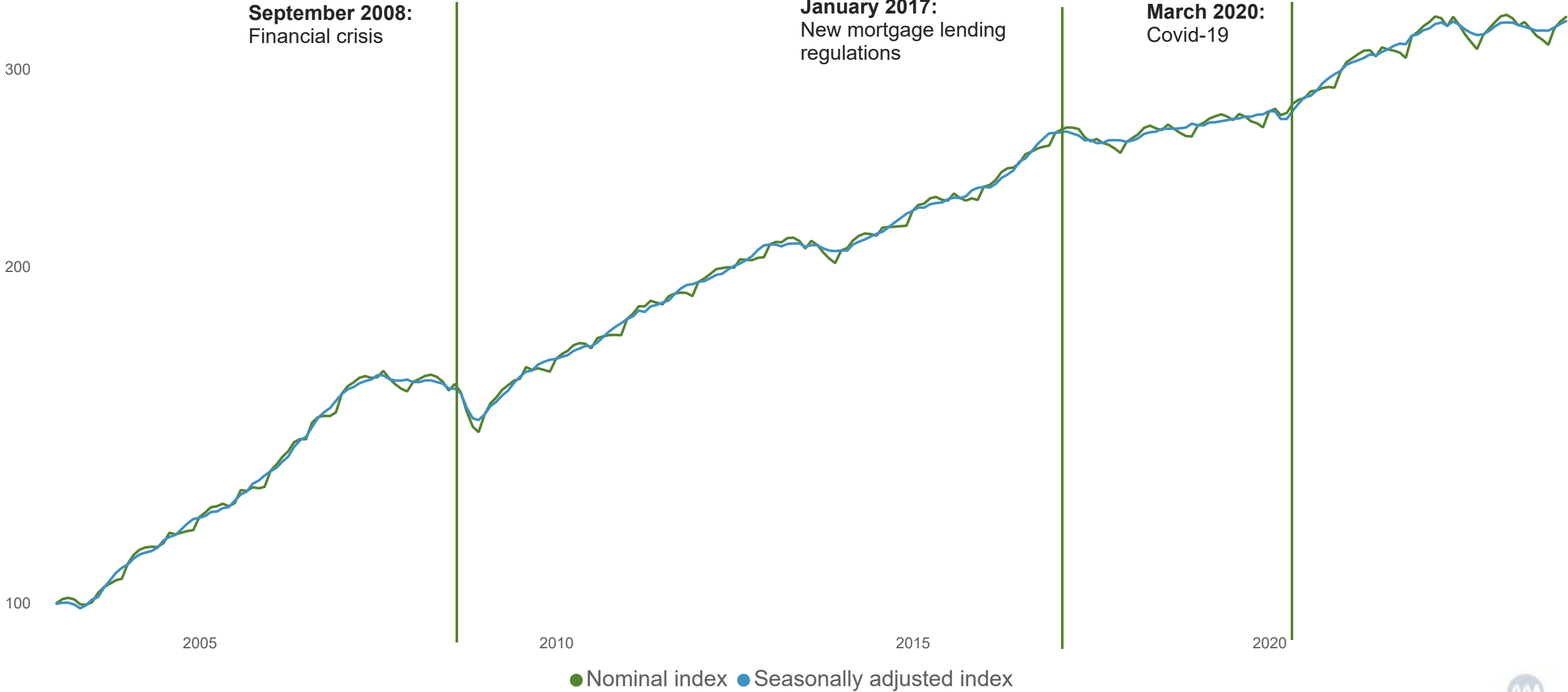
Average time on market (days)
56

Price change same month historically

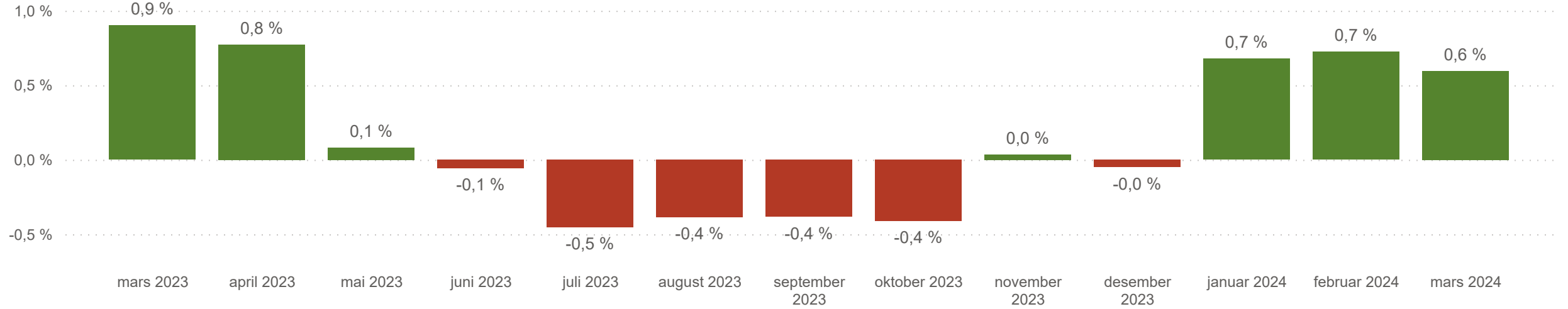


Nominal and seasonally adjusted price change

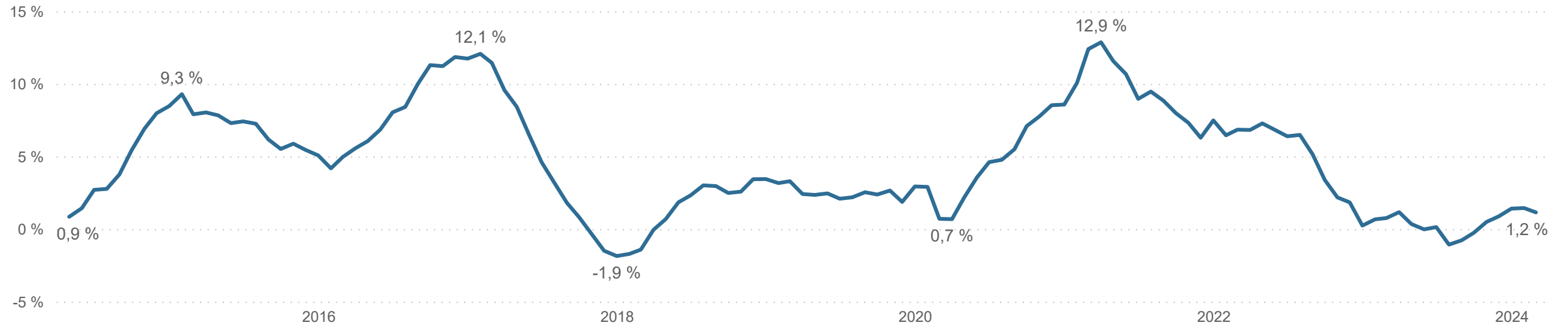
Norway



Seasonally adjusted monthly price change

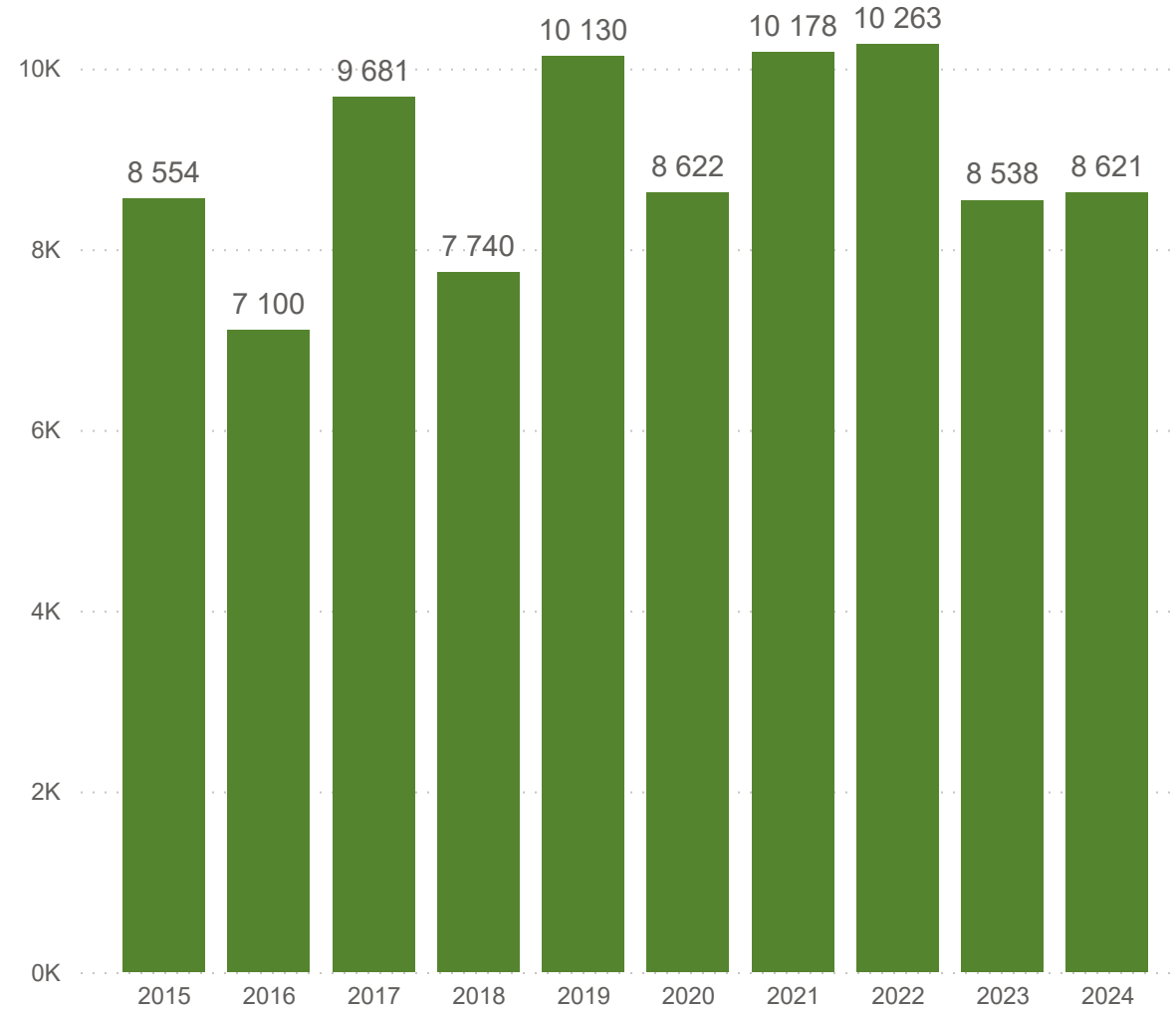


12 months price change

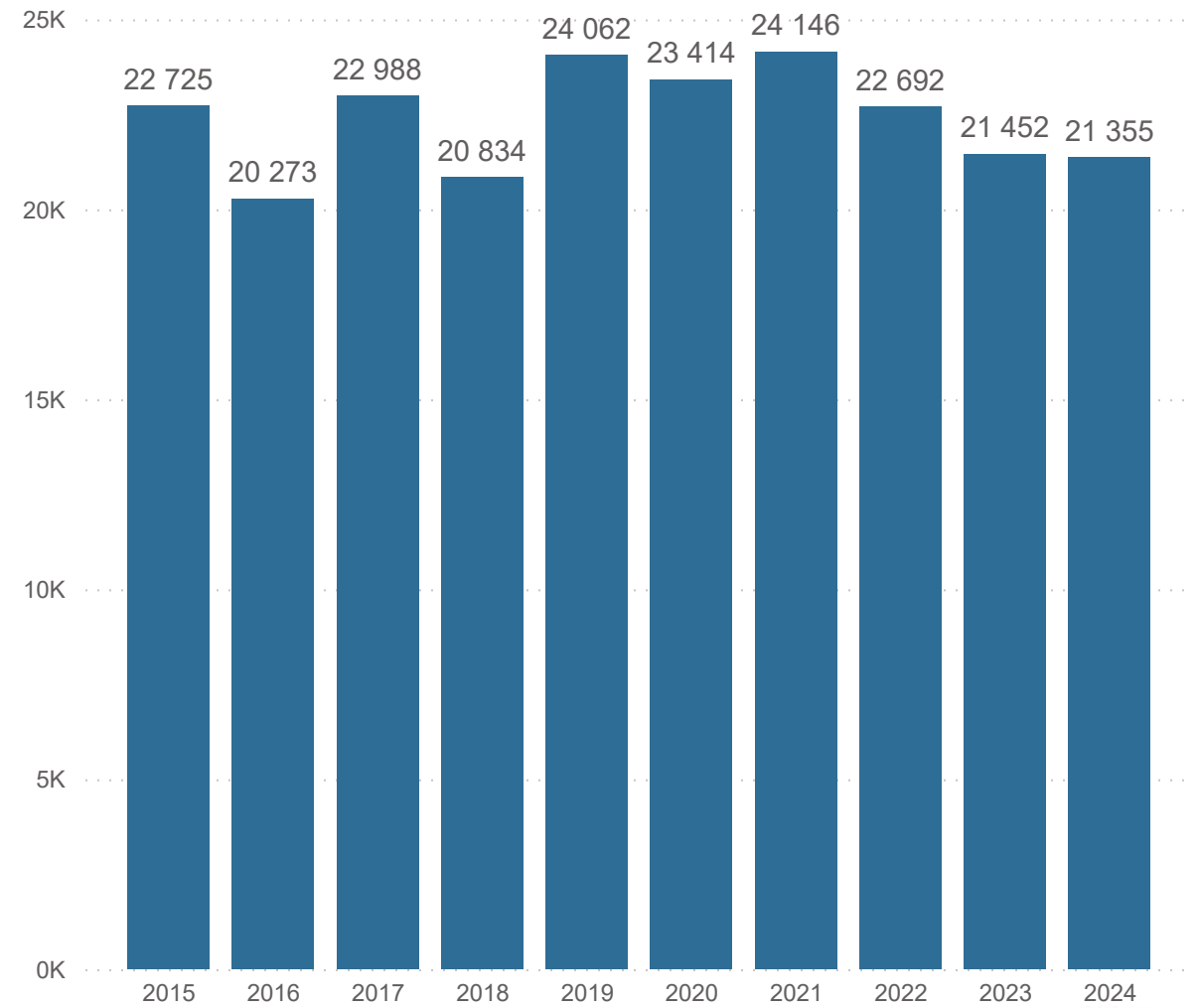


Up for sale Norway

Month

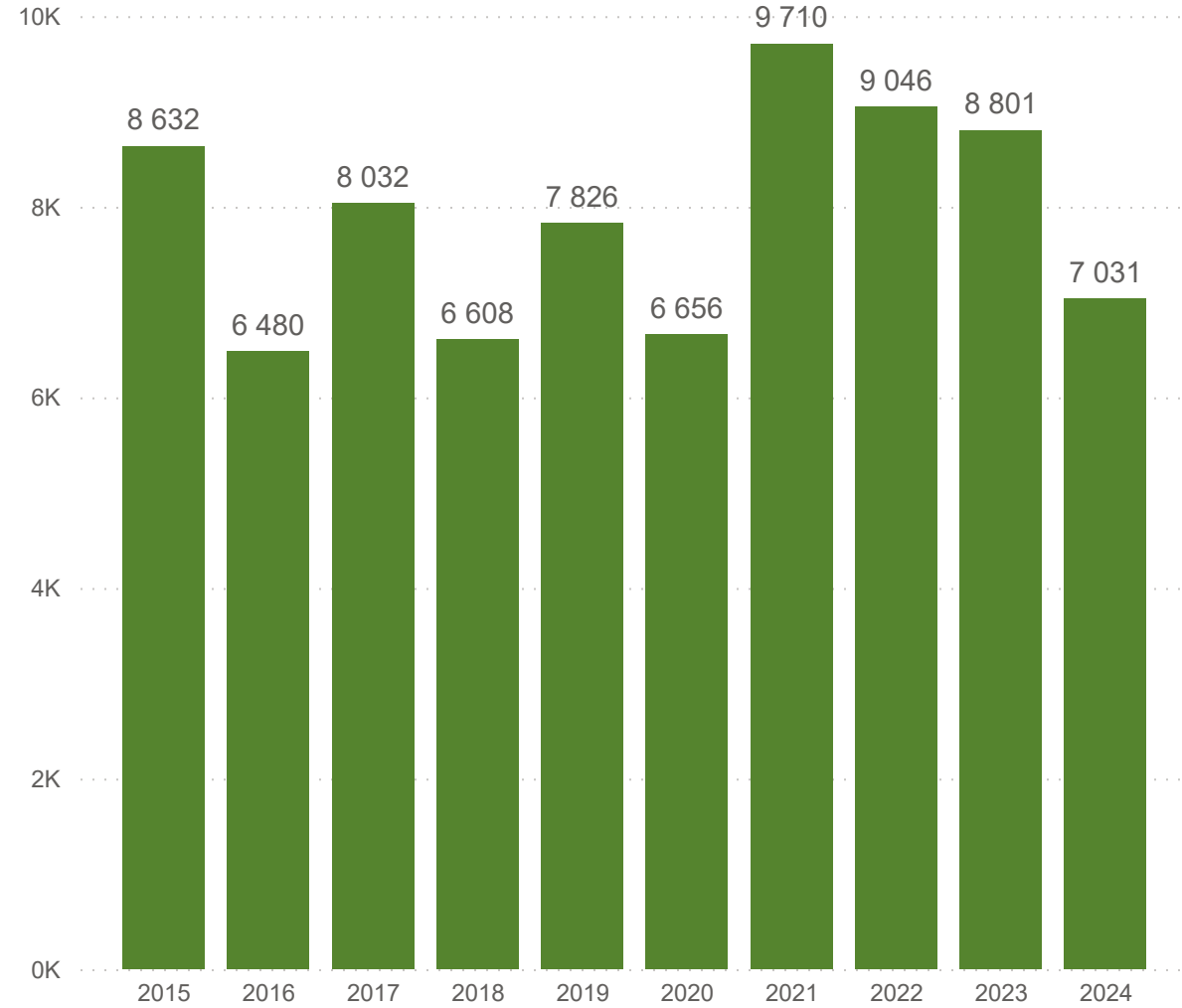


YTD

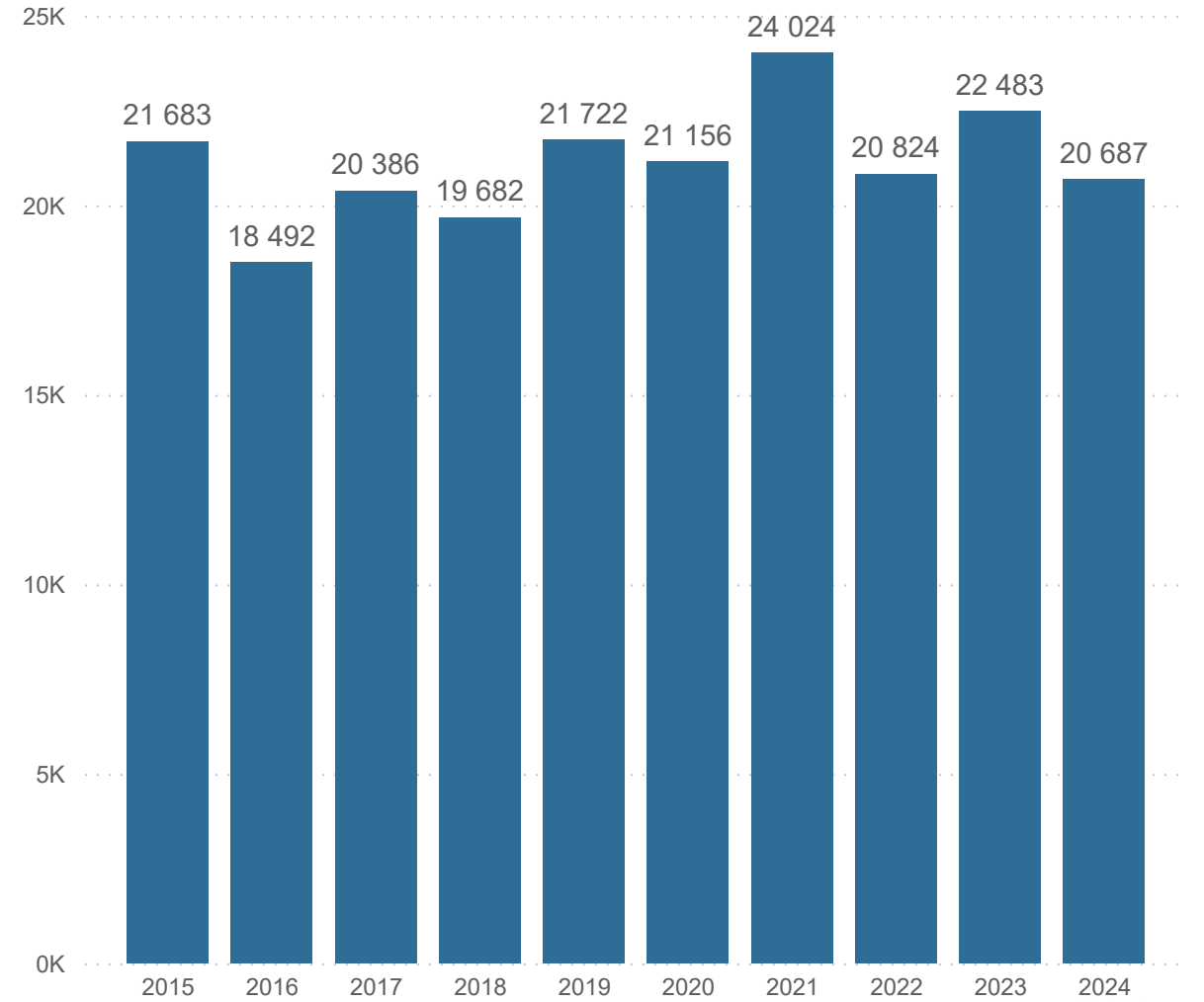


Sold Norway

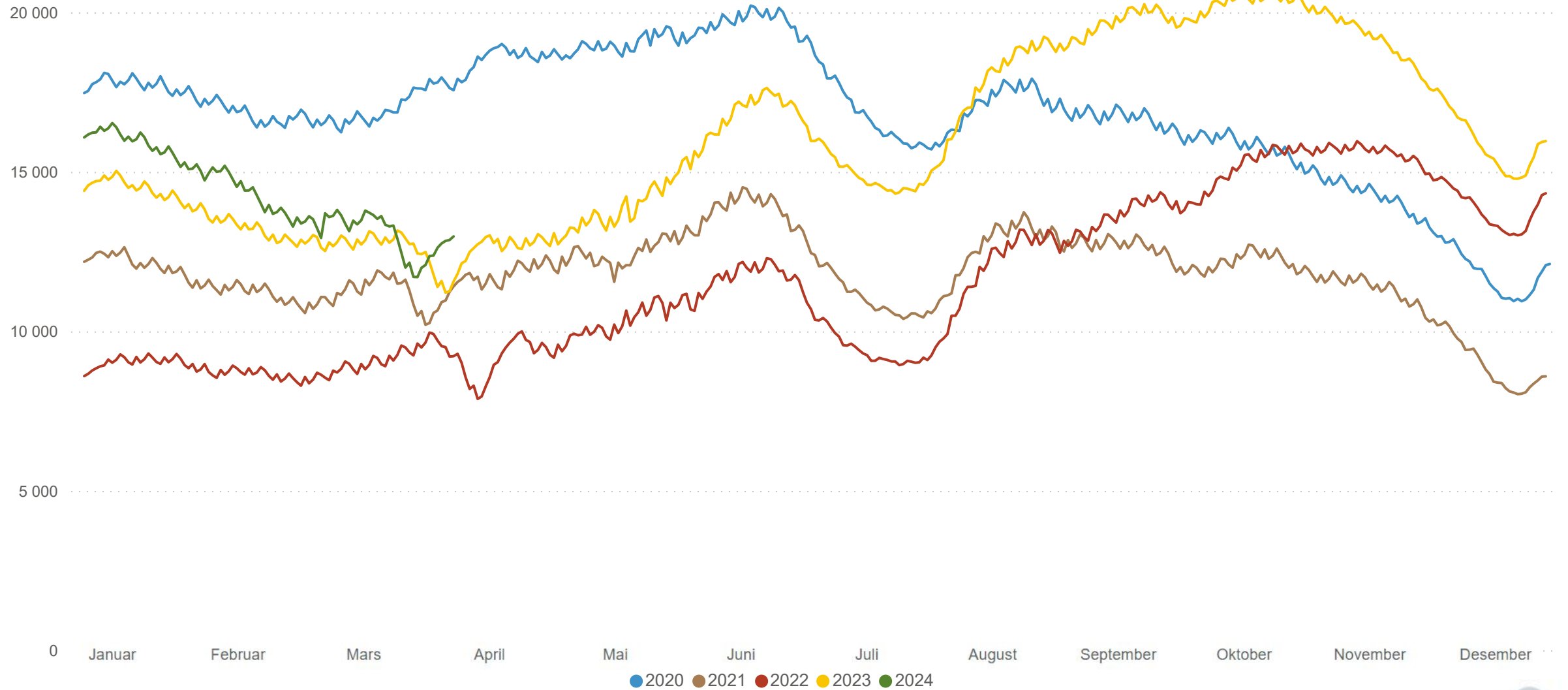
Month



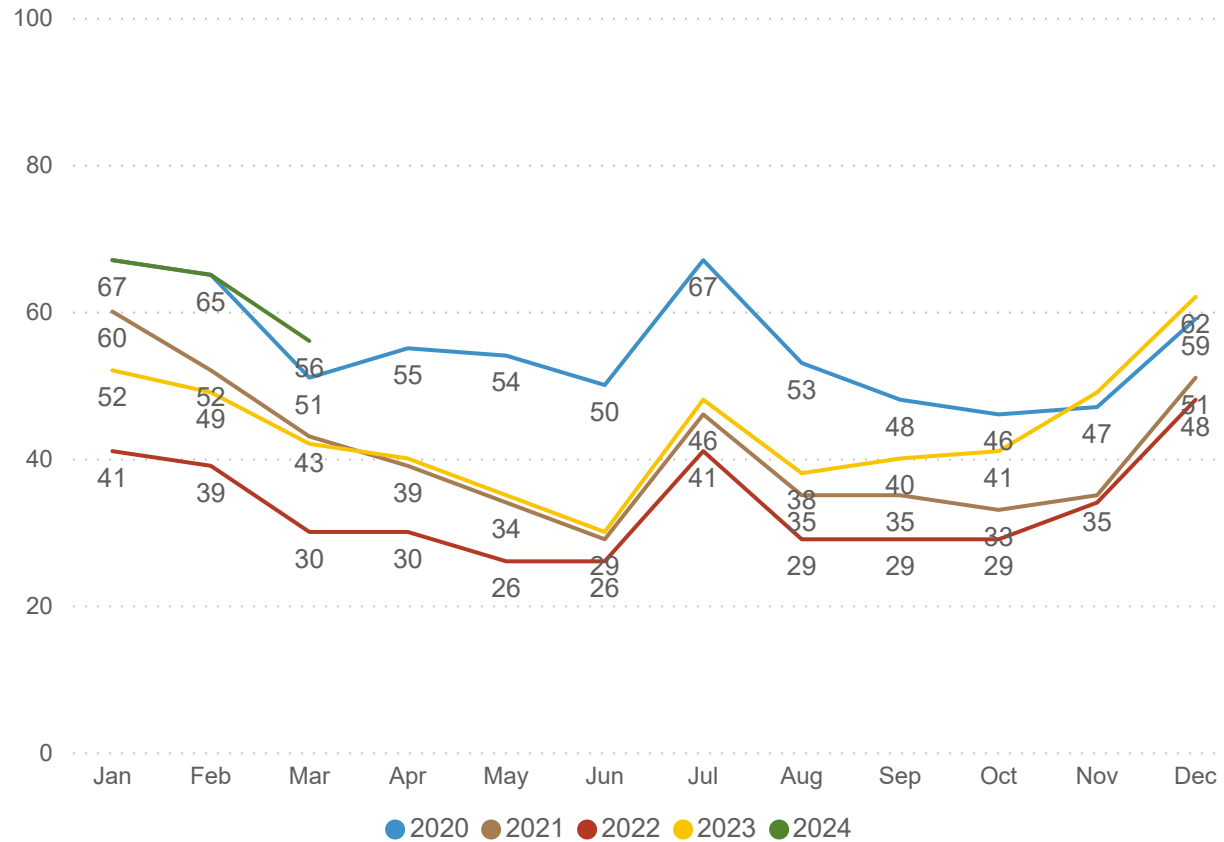
YTD



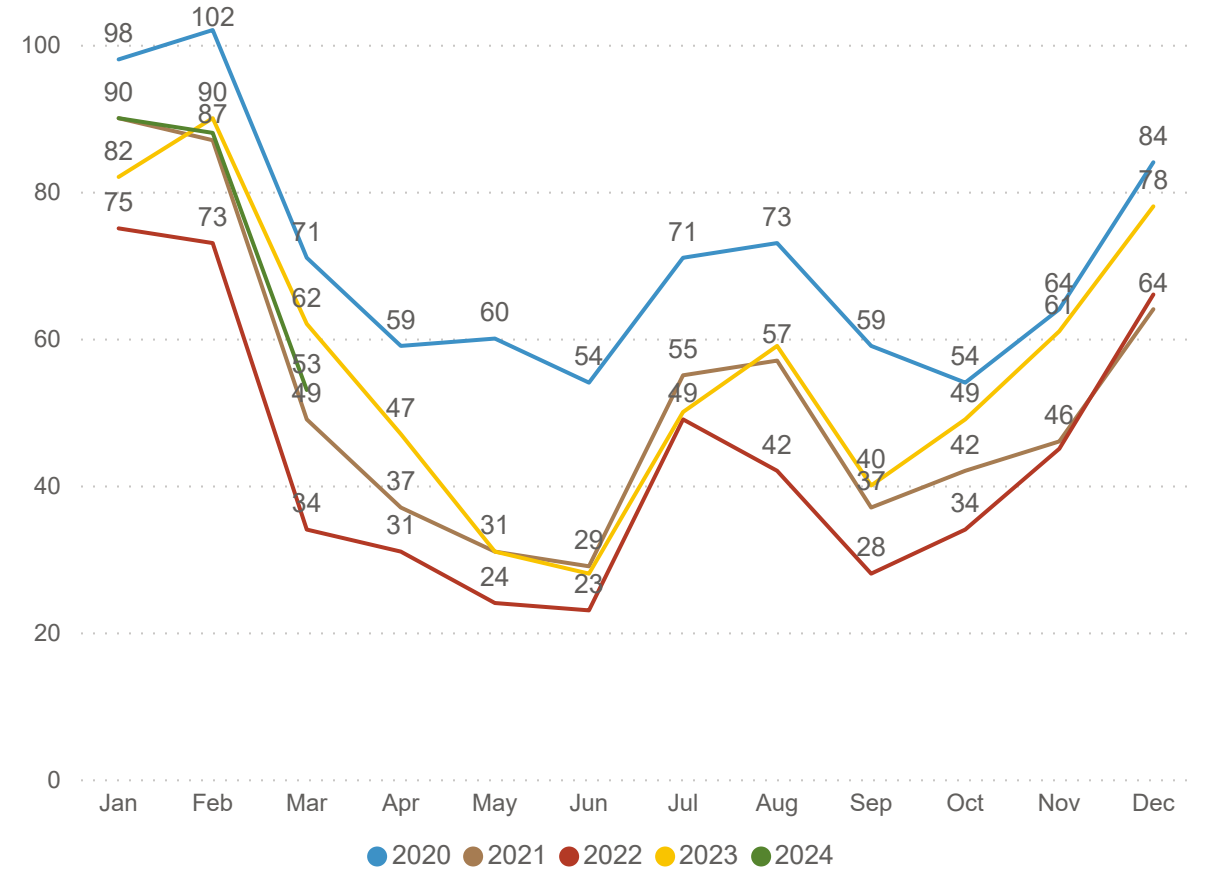
Unsold Norway



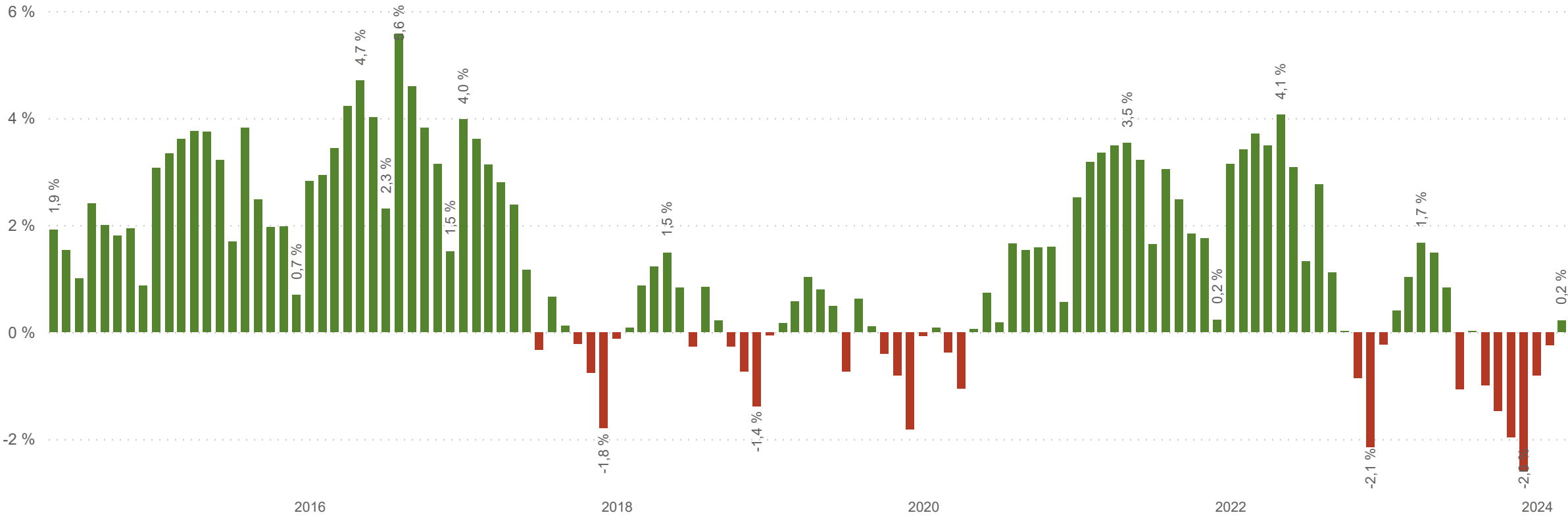
Time on market Norway



Age of inventory (unsold stock) Norway



Sell/ask spread Norway



Counties

County	Price change last month	Price change 12 months	Price change 5 years	Up for sale	Sold	Time on market (days)	Ave. sqm.price (last 6 months)	Median price (last 6 months)
Østfold	0,3 %	-1,4 %	21 %	481	372	75	37 485	3 300 000
Akershus	1,7 %	0,5 %	19 %	1 130	958	63	56 495	4 586 661
Oslo	0,9 %	2,3 %	27 %	1 728	1 518	30	90 831	5 141 853
Innlandet	1,2 %	-0,8 %	17 %	379	319	98	29 330	2 637 990
Buskerud	2,7 %	-0,0 %	21 %	334	299	69	41 884	3 432 392
Vestfold	1,1 %	0,6 %	29 %	409	318	78	39 521	3 450 000
Telemark	1,0 %	-0,3 %	24 %	218	161	89	27 016	2 550 000
Agder	0,4 %	1,9 %	30 %	456	349	52	33 213	2 900 000
Rogaland	0,1 %	4,1 %	23 %	804	663	39	38 082	3 490 000
Vestland	2,4 %	3,2 %	23 %	917	732	41	44 588	3 400 000
Møre og Romsdal	-0,7 %	1,3 %	21 %	337	251	72	29 778	2 850 000
Trøndelag	-0,2 %	-0,7 %	19 %	901	653	58	44 286	3 344 353
Nordland	0,4 %	-2,7 %	24 %	267	198	85	34 231	2 903 749
Troms	1,3 %	-0,6 %	16 %	205	184	92	42 935	3 425 043
Finnmark	-1,8 %	-0,6 %	18 %	55	56	127	27 575	2 700 000
Norge	0,9 %	1,2 %	23 %	8 621	7 031	56	51 381	3 774 145

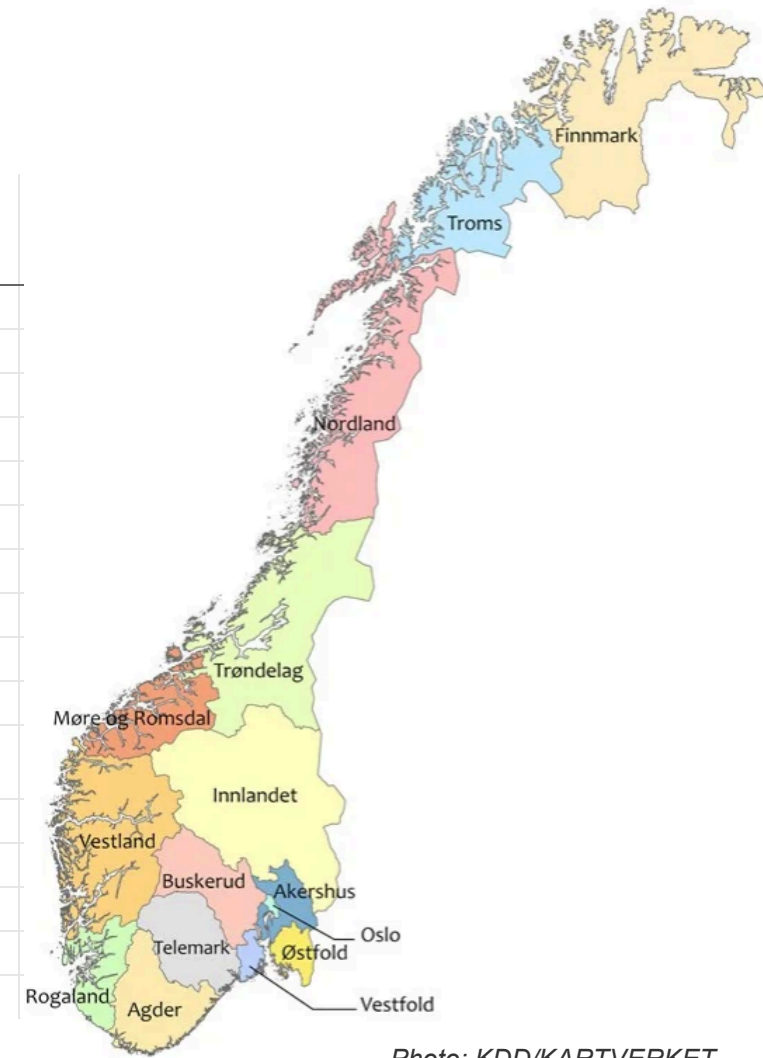
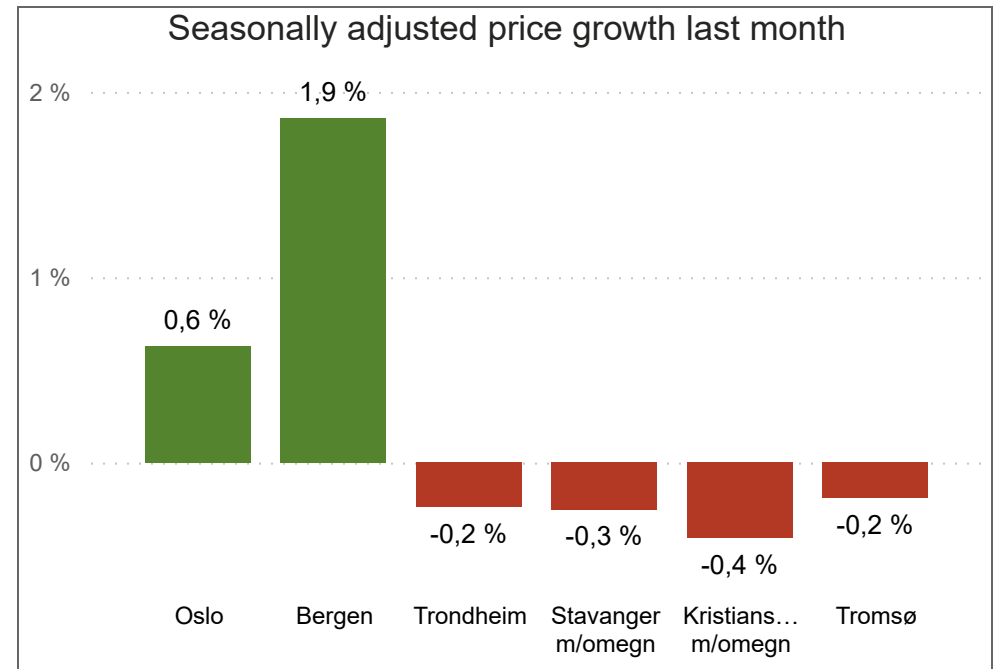


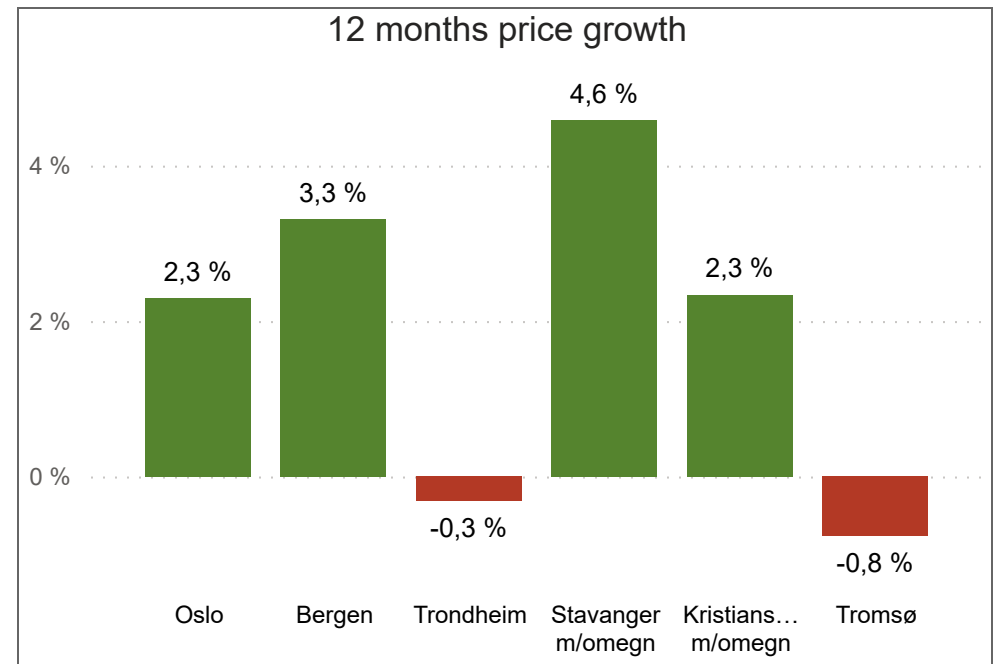
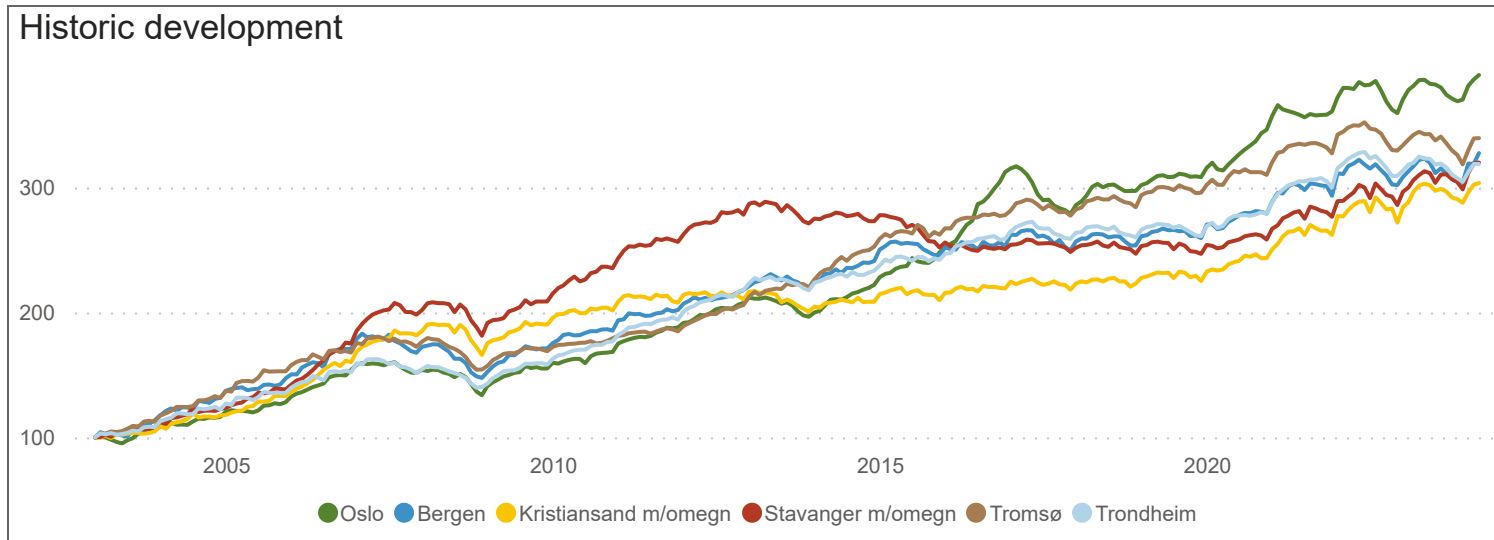
Photo: KDD/KARTVERKET

Largest cities

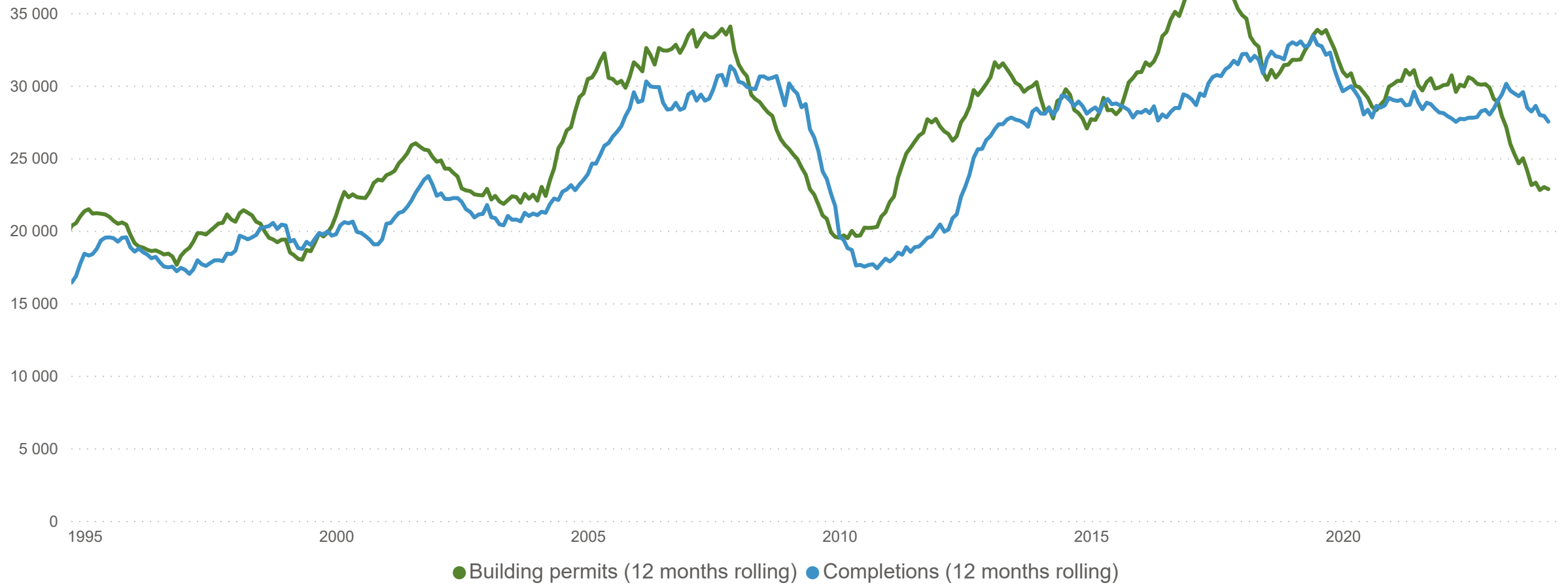
Område	Price change last month	Price change 12 months	Price change 5 years	Time on market (days)	Up for sale	Sold	Ave. sqm.price (last 6 months)	Median price (last 6 months)
Norge	0,9 %	1,2 %	23 %	56	8 621	7 031	51 381	3 774 145
Oslo	0,9 %	2,3 %	27 %	30	1 728	1 518	90 831	5 141 853
Bergen	2,7 %	3,3 %	24 %	29	626	505	51 715	3 526 000
Trondheim	-0,0 %	-0,3 %	19 %	45	582	435	54 043	3 683 824
Stavanger m/omegn	0,2 %	4,6 %	25 %	31	502	411	44 298	3 900 000
Kristiansand m/omegn	0,4 %	2,3 %	32 %	42	267	198	38 262	3 150 000
Tromsø	0,1 %	-0,8 %	14 %	97	125	103	54 048	3 950 000



Historic development



New dwellings Norway



Oslo

Executive summary

- Nominal price change 0,9 %, seasonally adjusted 0,6 %
- 12 months price change 2,3 %
- 1 518 sold, 19 % less than same month last year
- 1 728 up for sale, 2 % more than same month last year

Nominal price change
0,9 %

Seasonally adjusted price change
0,6 %

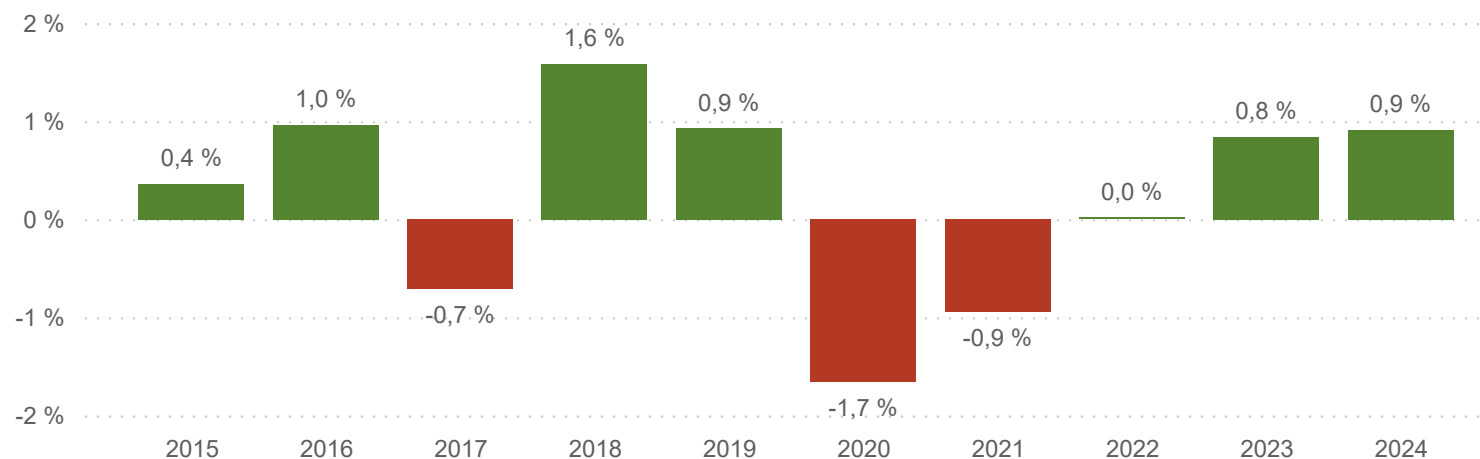
12 months price change
2,3 %

Up for sale
1 728

Sold
1 518

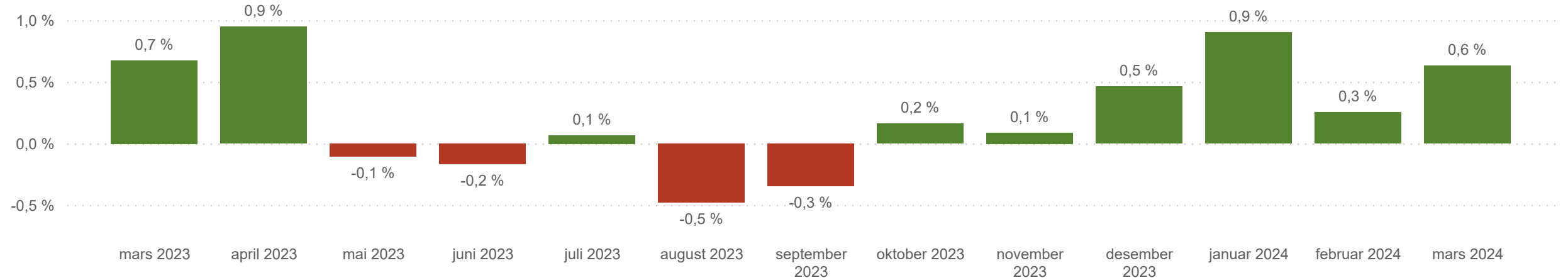
Average time on market (days)
30

Price change same month historically



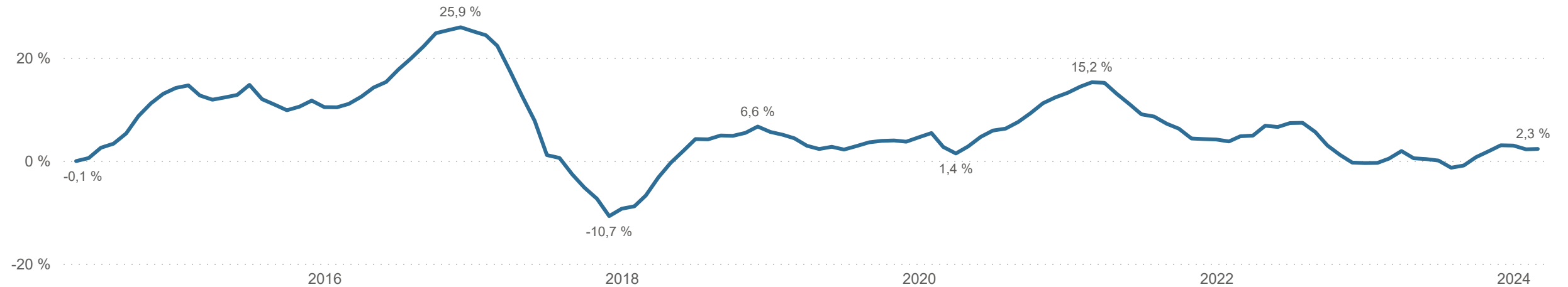
Seasonally adjusted monthly price change

Oslo



12 months price change

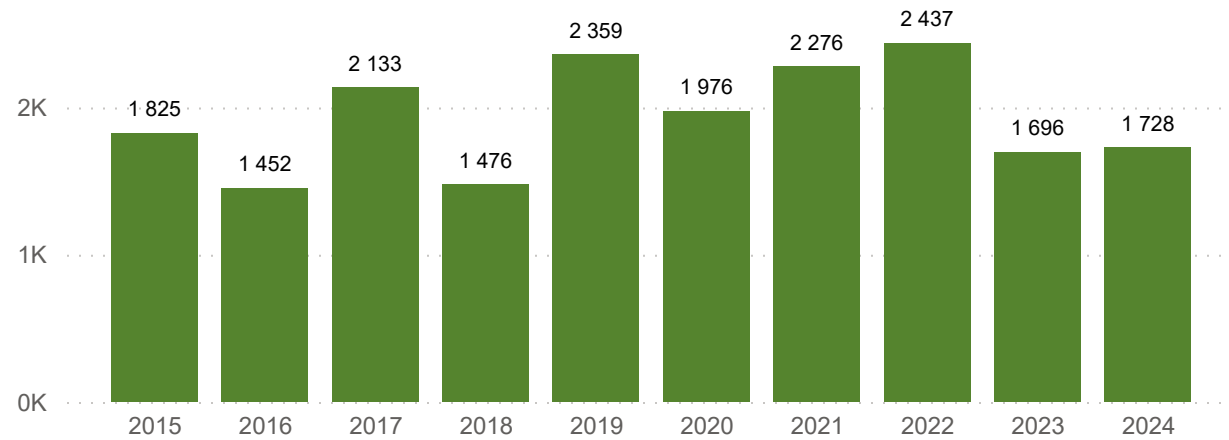
Oslo



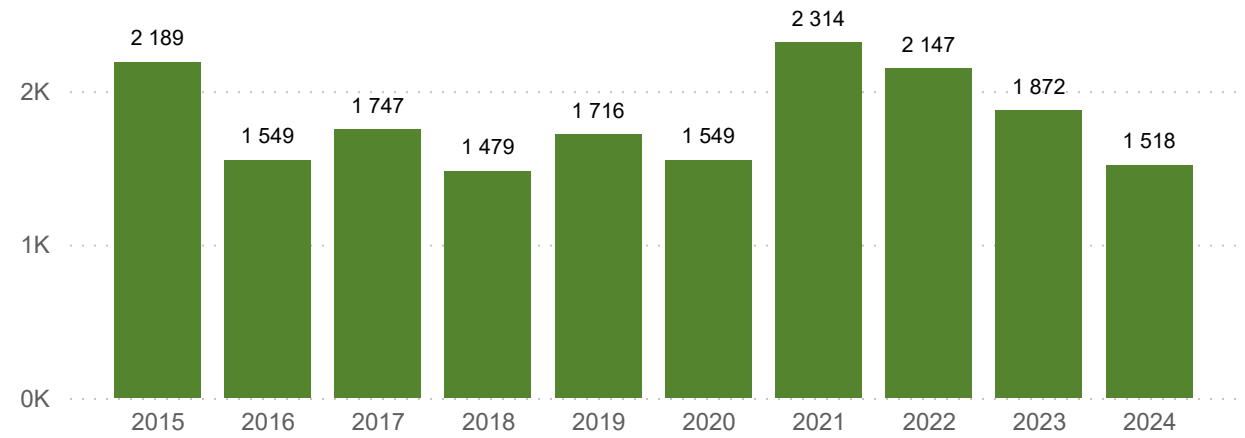
Volumes

Oslo

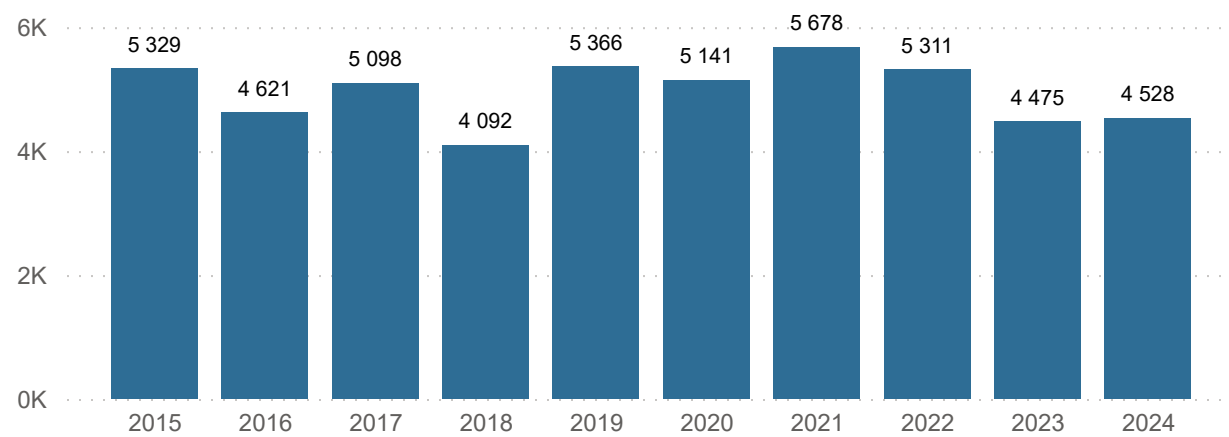
Up for sale last month



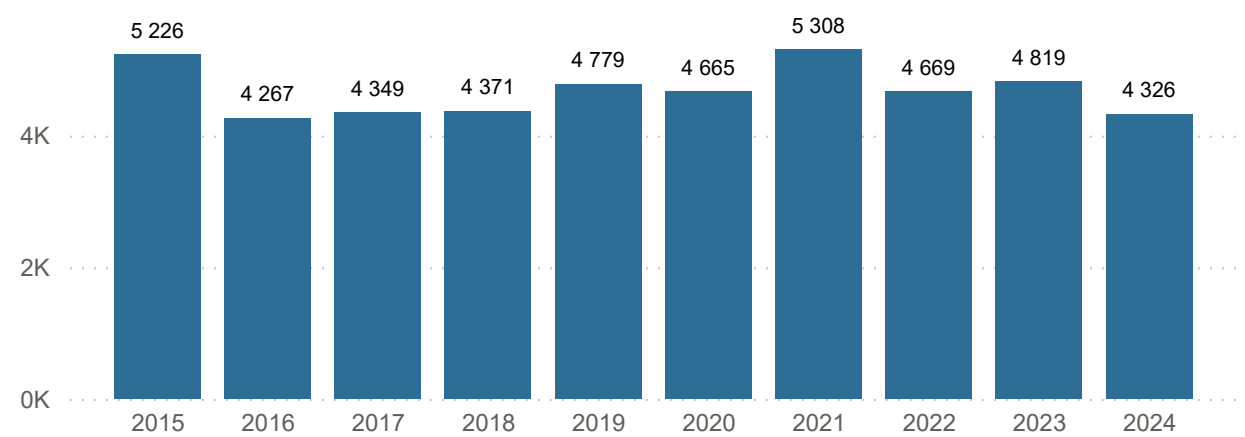
Sold last month



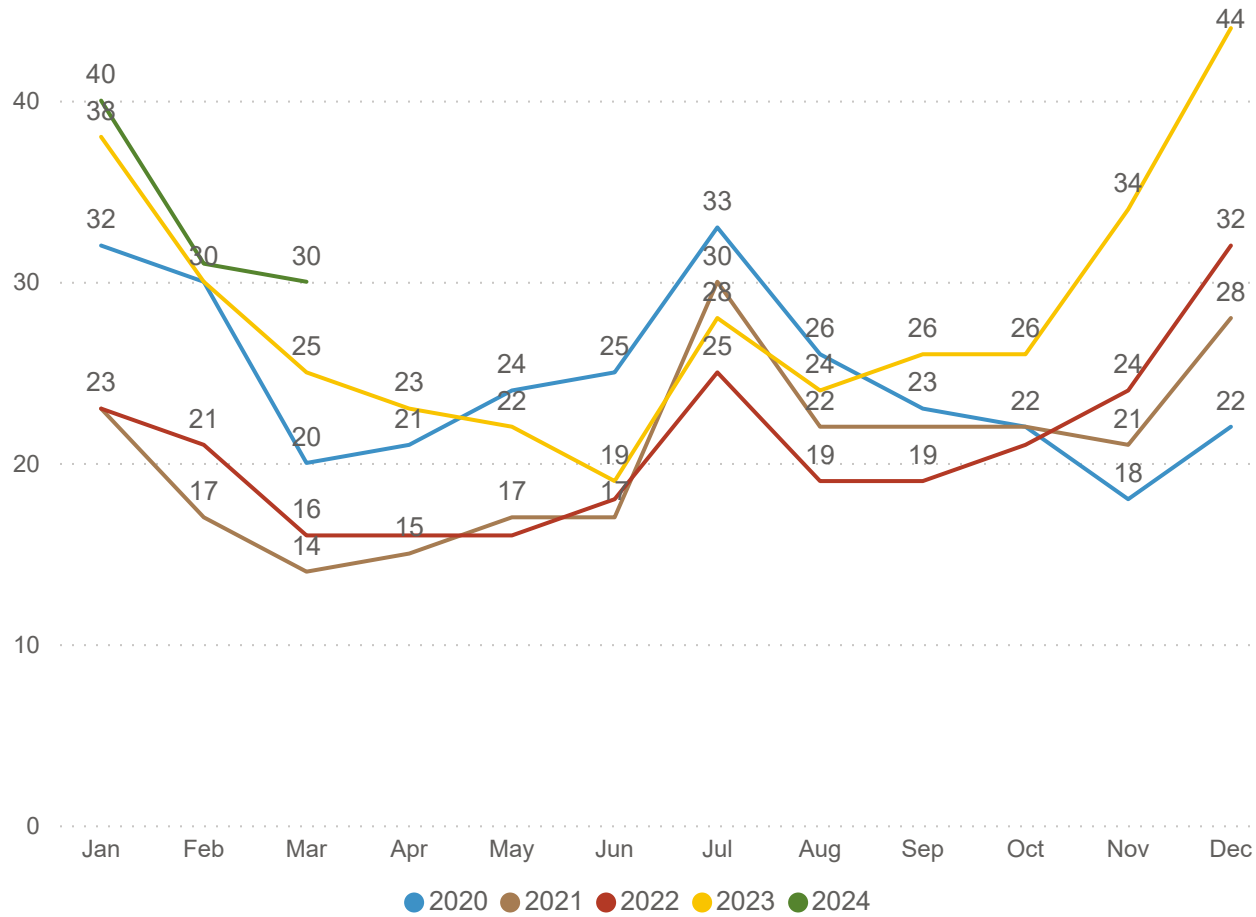
Up for sale YTD



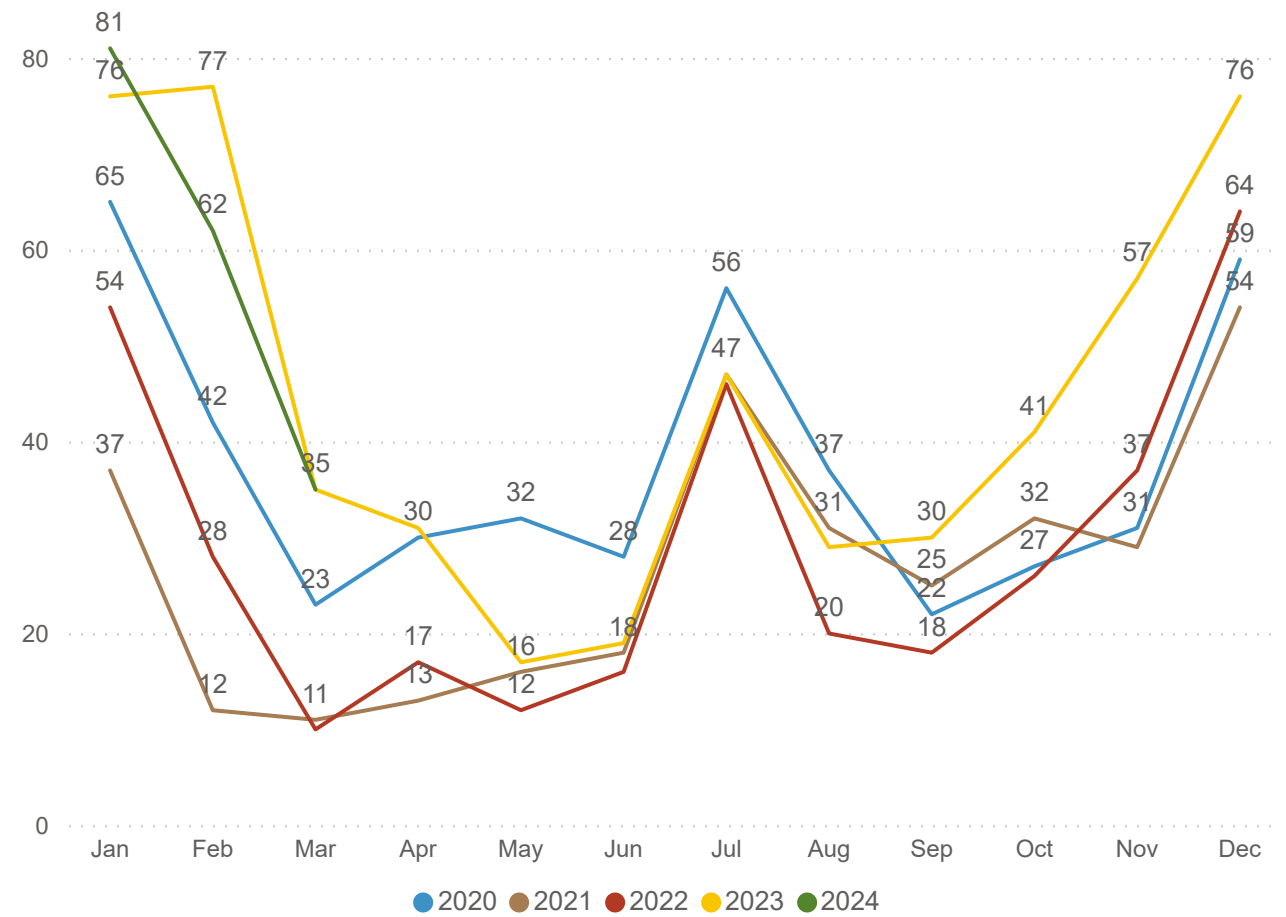
Sold YTD



Time on market Oslo

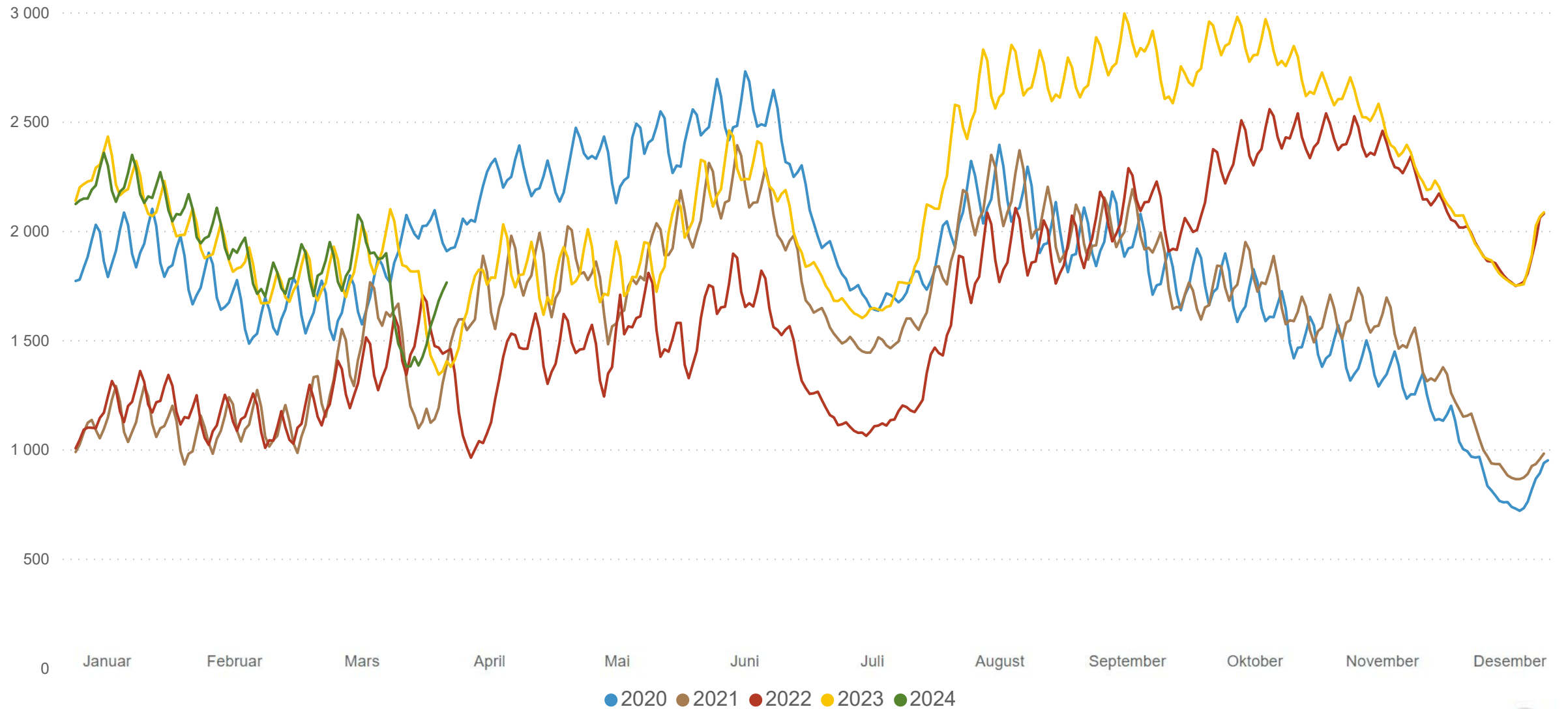


Age of inventory (unsold stock) Oslo

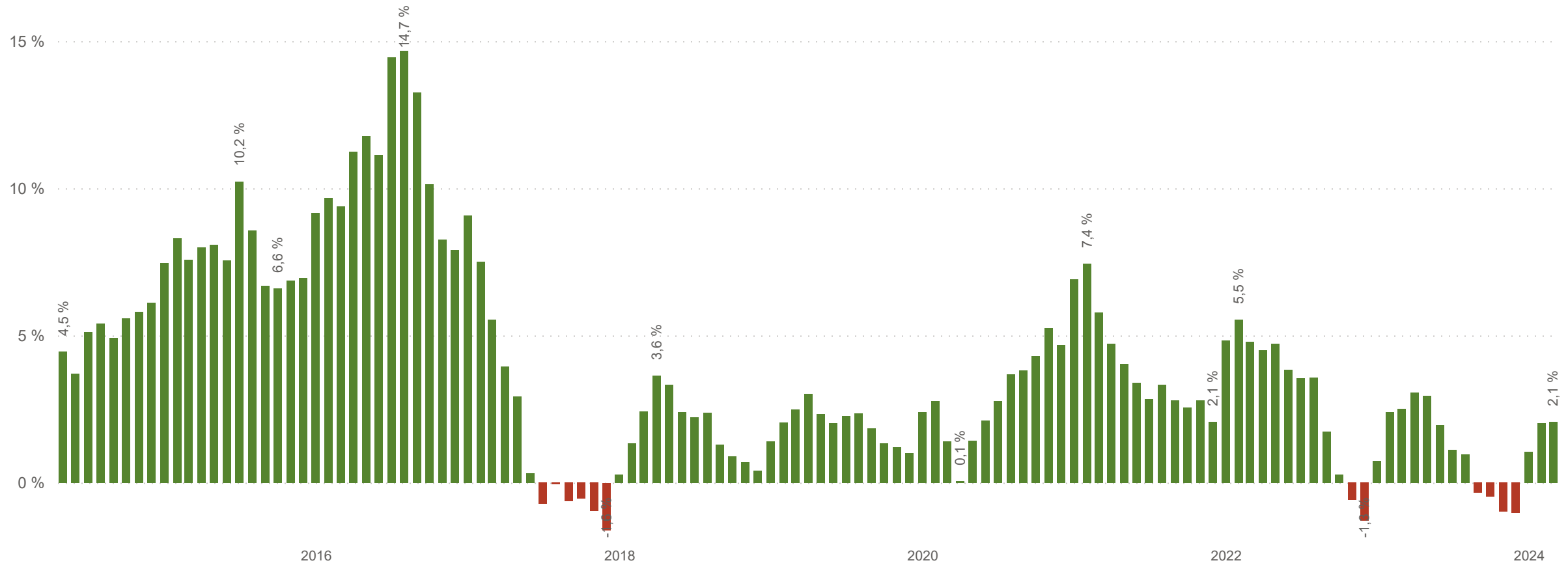


Unsold

Oslo



Sell/ask spread Oslo



Bergen

Executive summary

- Nominal price change 2,7 %, seasonally adjusted 1,9 %
- 12 months price change 3,3 %
- 505 sold, 19 % less than same month last year
- 626 up for sale, 2 % more than same month last year

Nominal price change
2,7 %

Seasonally adjusted price change
1,9 %

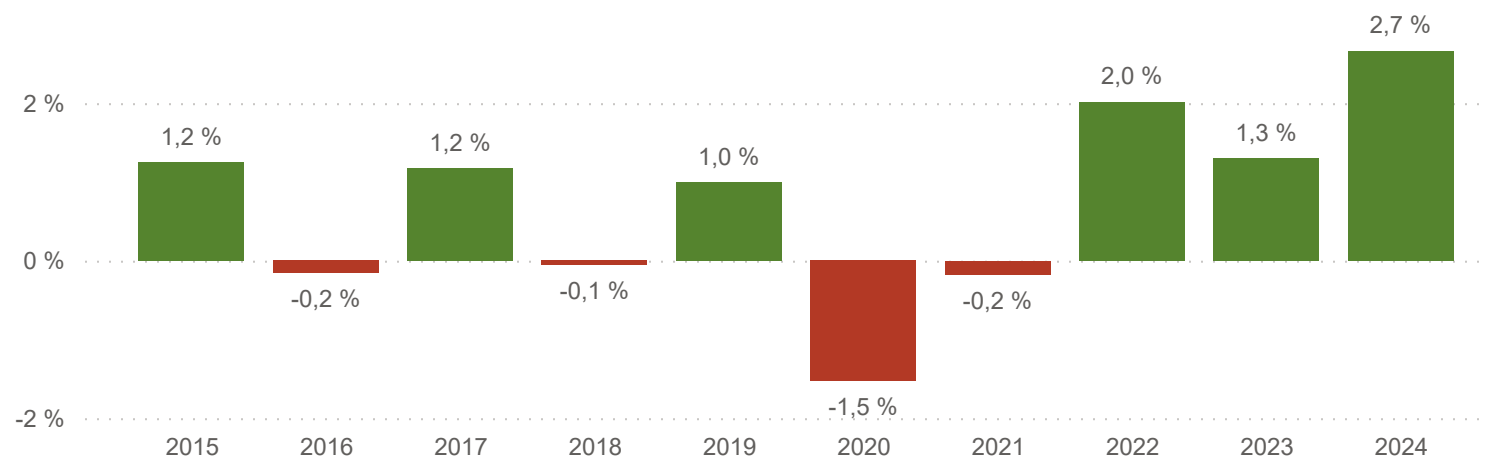
12 months price change
3,3 %

Up for sale
626

Sold
505

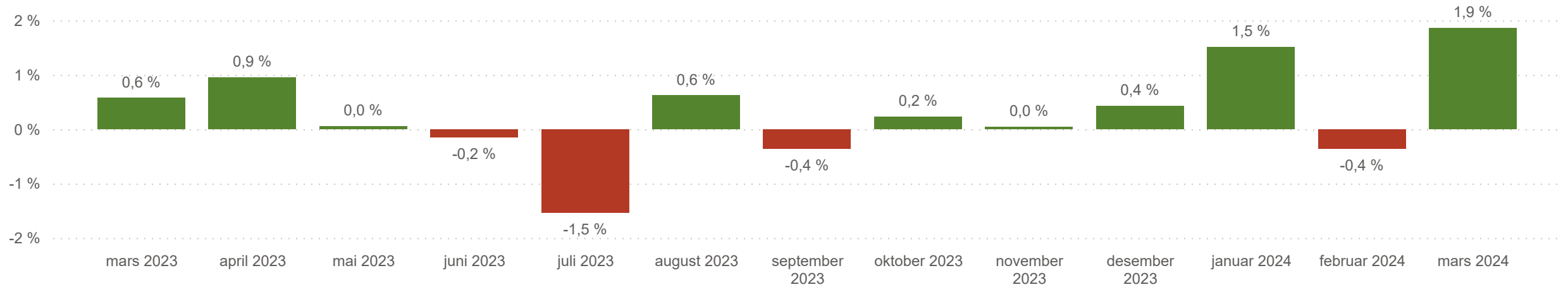
Average time on market (days)
29

Price change same month historically



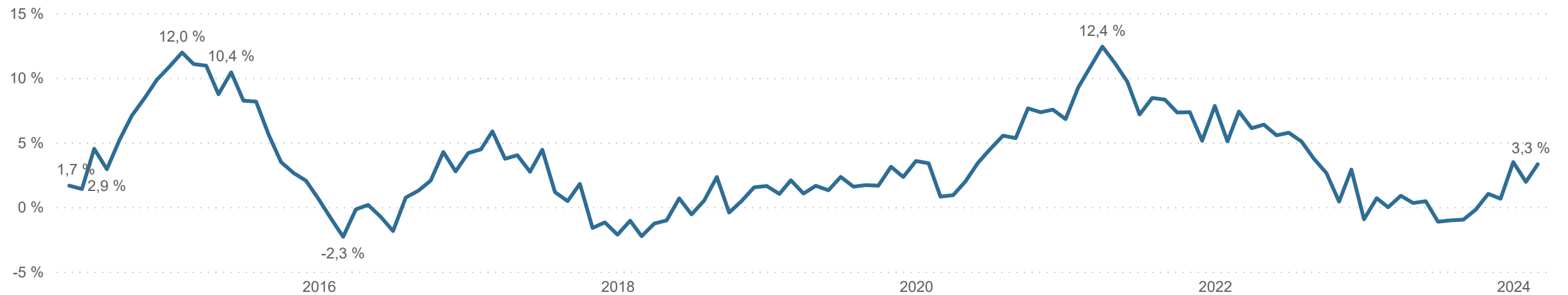
Seasonally adjusted monthly price change

Bergen



12 months price change

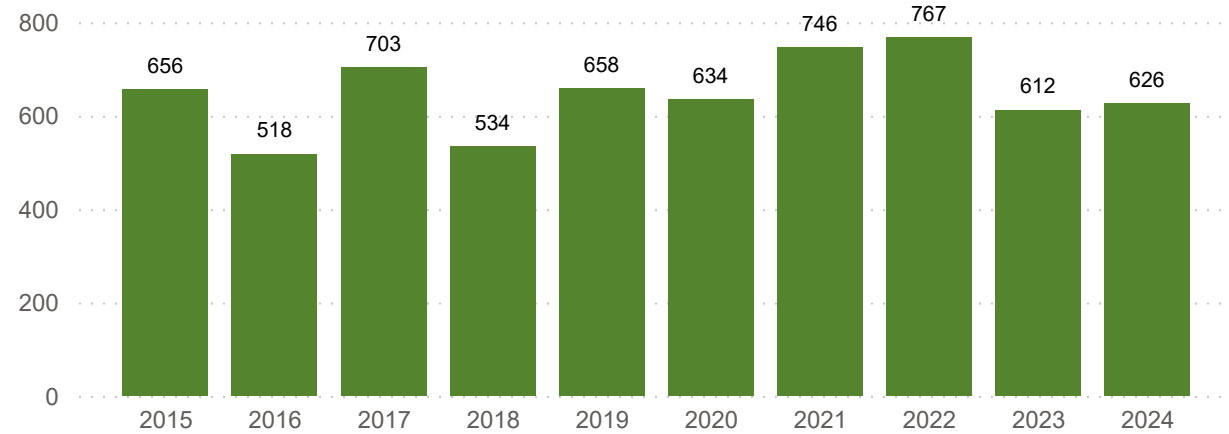
Bergen



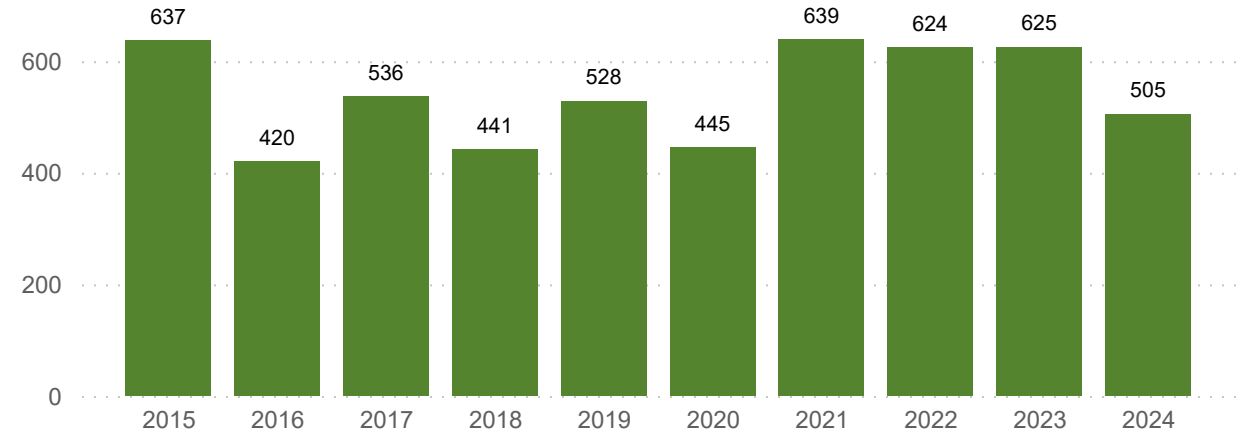
Volumes

Bergen

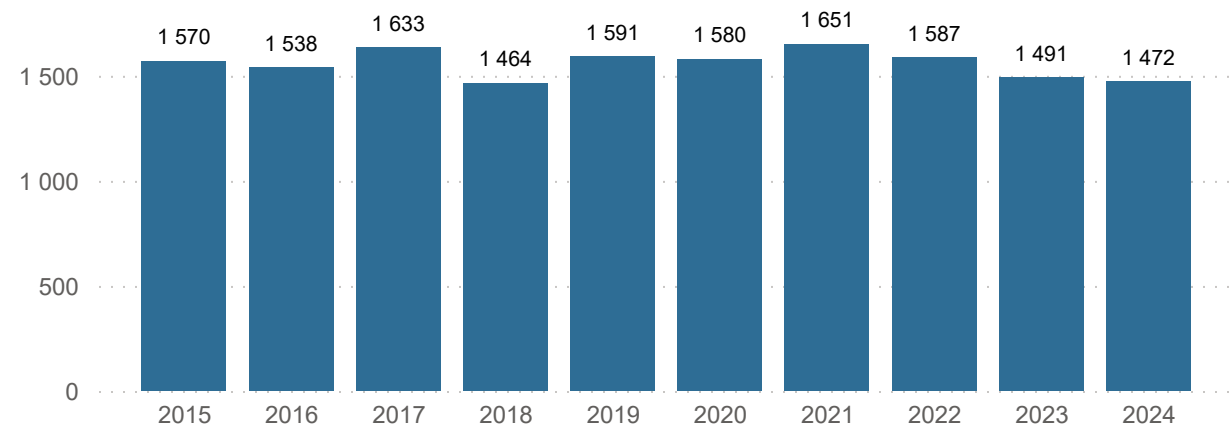
Up for sale last month



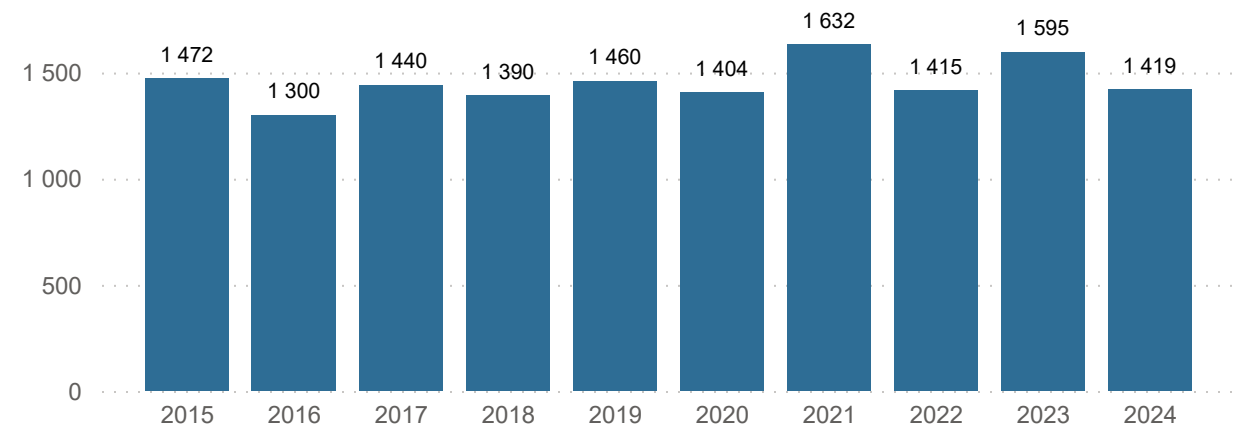
Sold last month



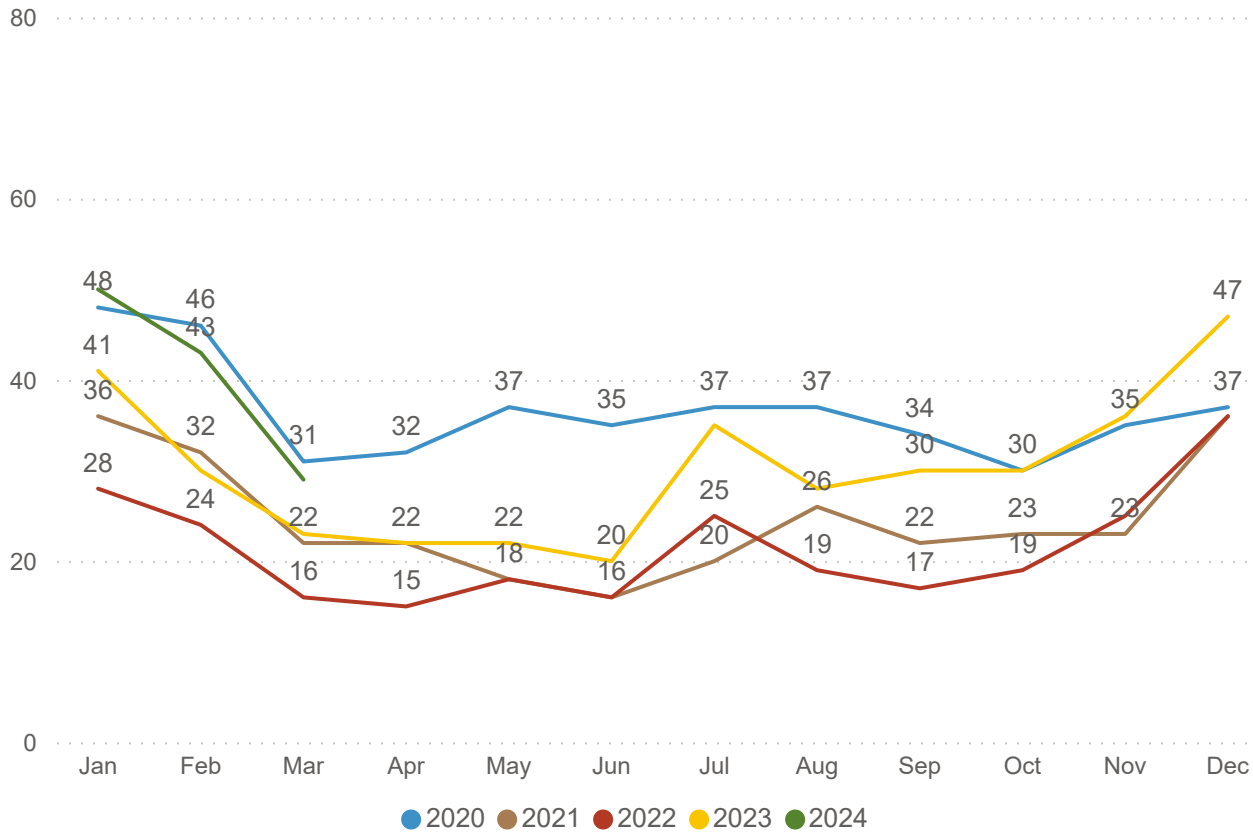
Up for sale YTD



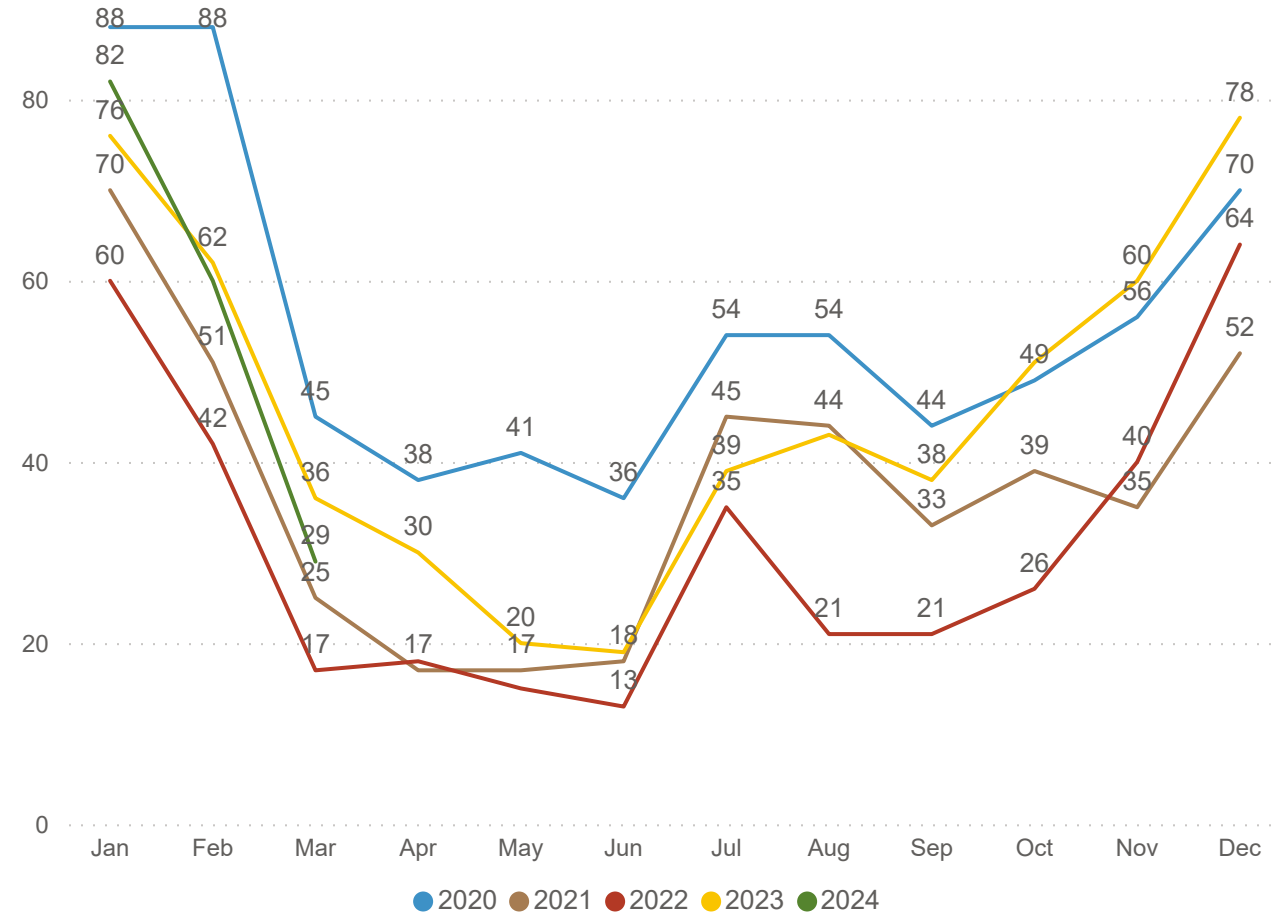
Sold YTD



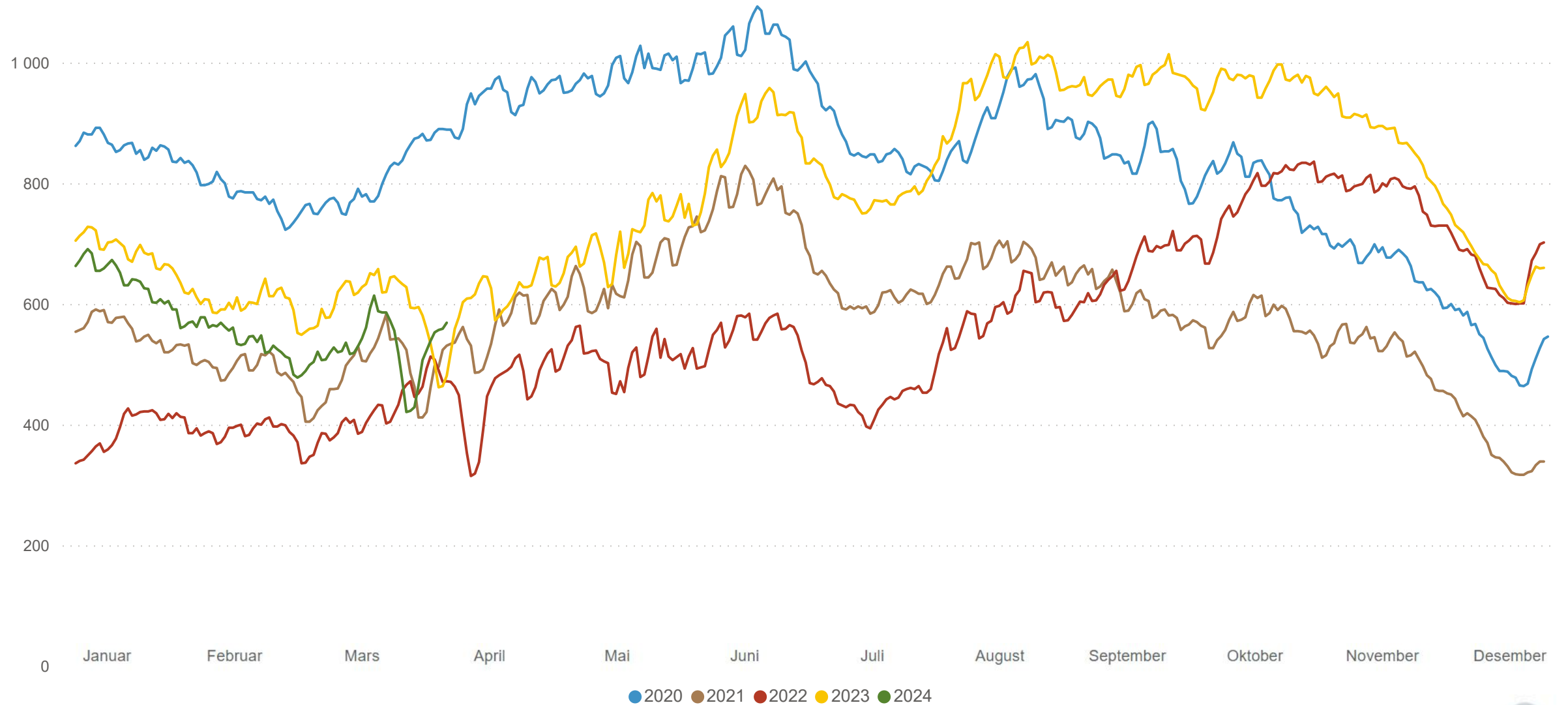
Time on market Bergen



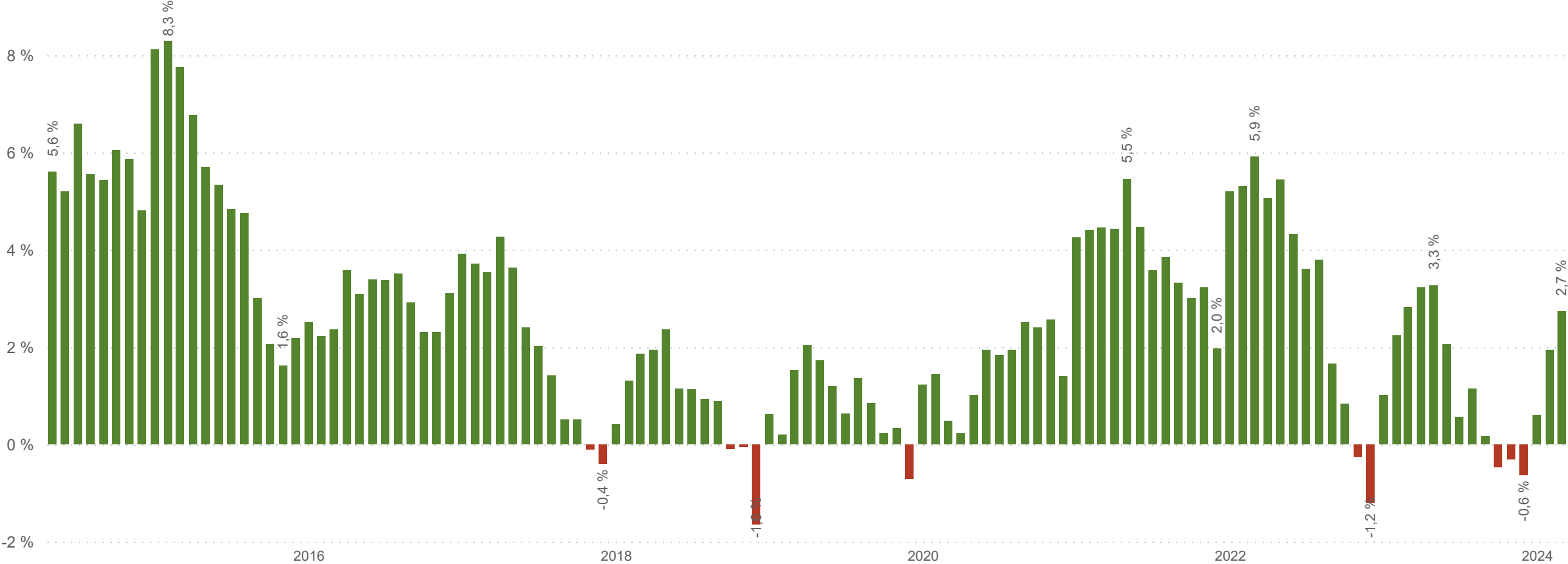
Age of inventory (unsold stock) Bergen



Unsold Bergen



Sell/ask spread Bergen



Trondheim

Executive summary

- Nominal price change -0,0 %, seasonally adjusted -0,2 %
- 12 months price change -0,3 %
- 435 sold, 18 % less than same month last year
- 582 up for sale, 18 % more than same month last year

Nominal price change
-0,0 %

Seasonally adjusted price change
-0,2 %

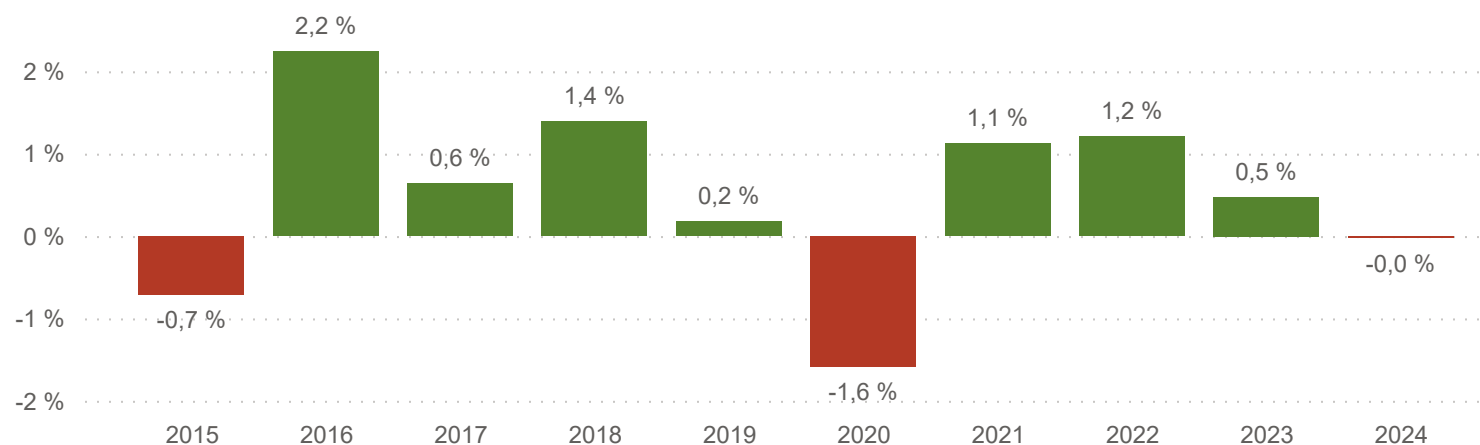
12 months price change
-0,3 %

Up for sale
582

Sold
435

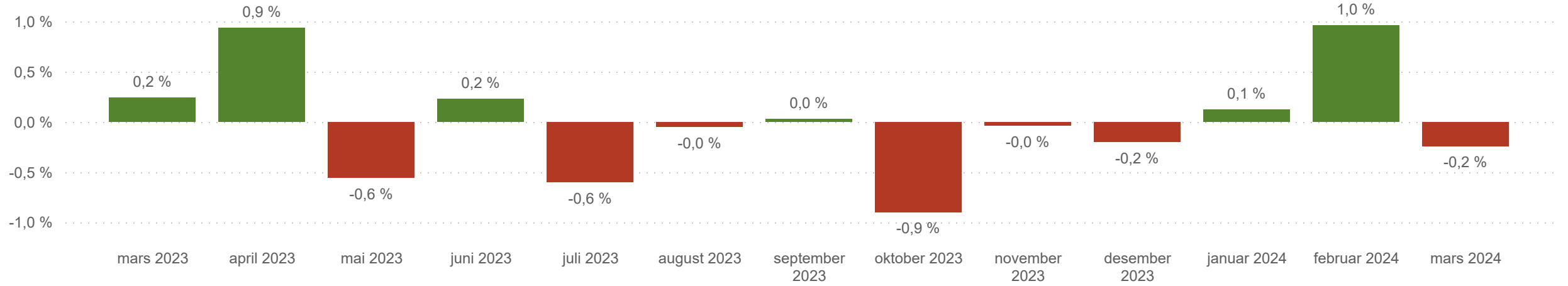
Average time on market (days)
45

Price change same month historically



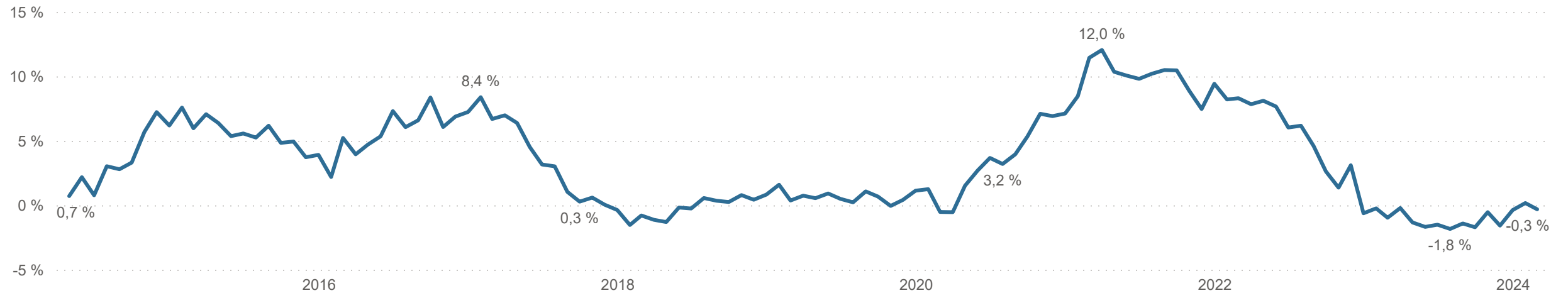
Seasonally adjusted monthly price change

Trondheim



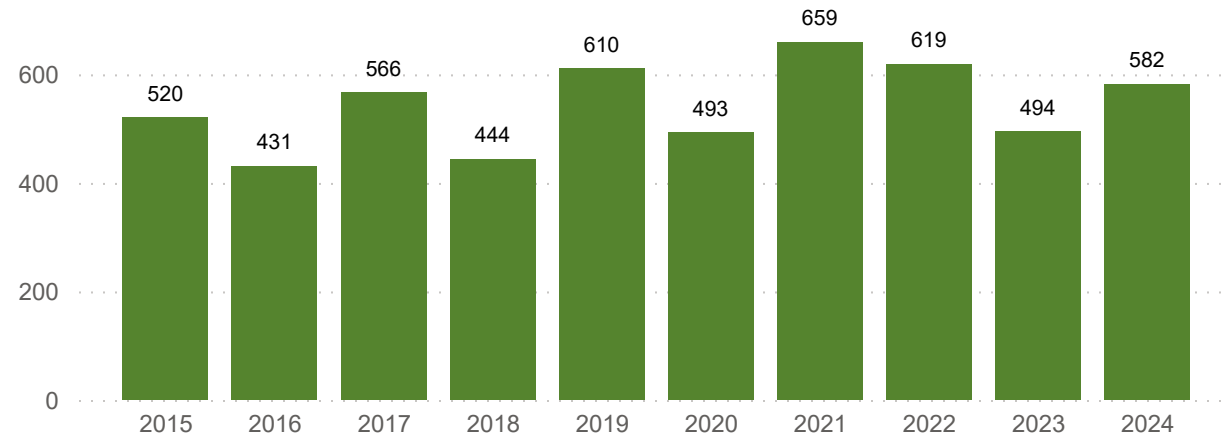
12 months price change

Trondheim

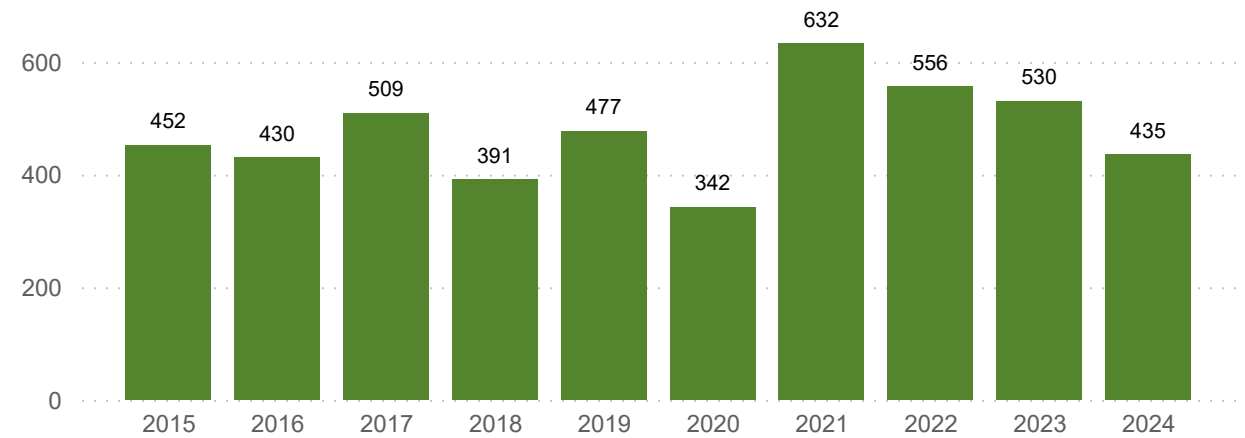


Volumes Trondheim

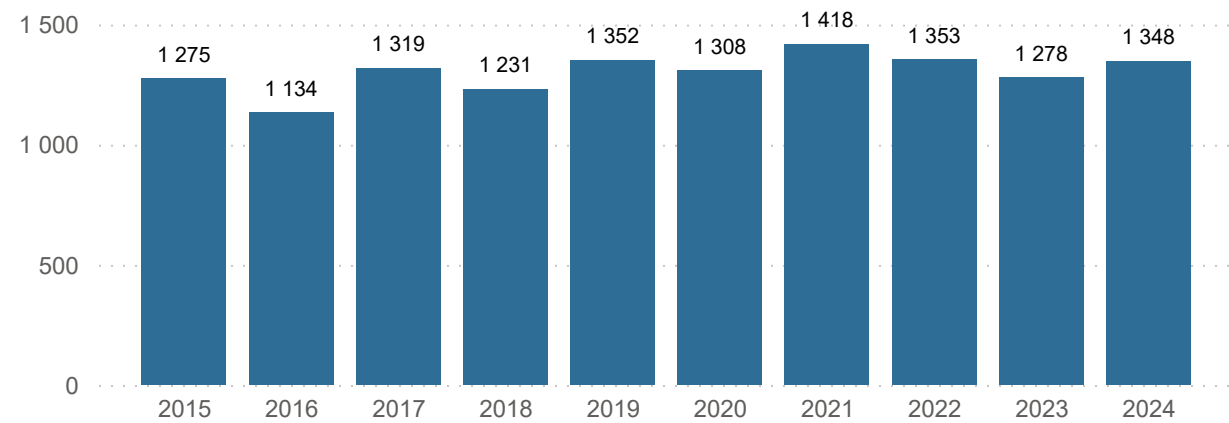
Up for sale last month



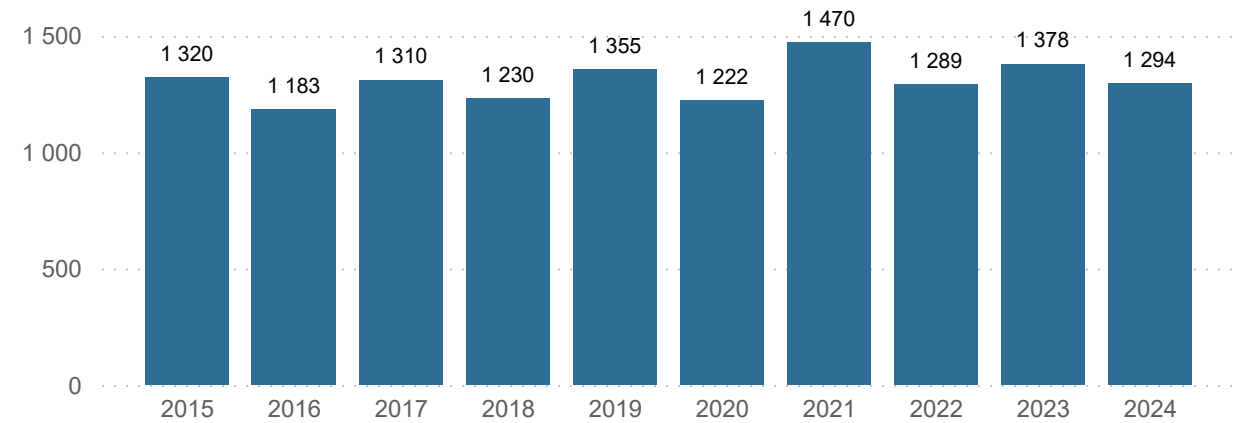
Sold last month



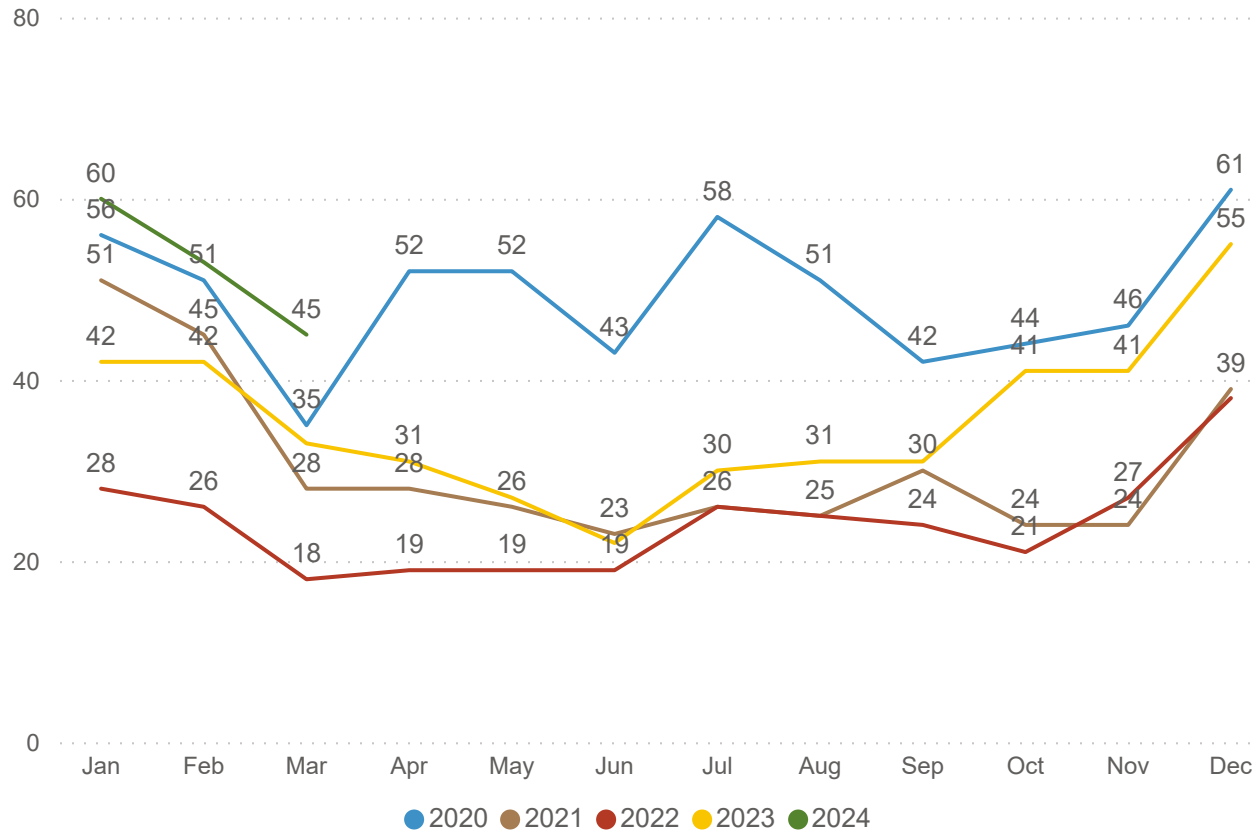
Up for sale YTD



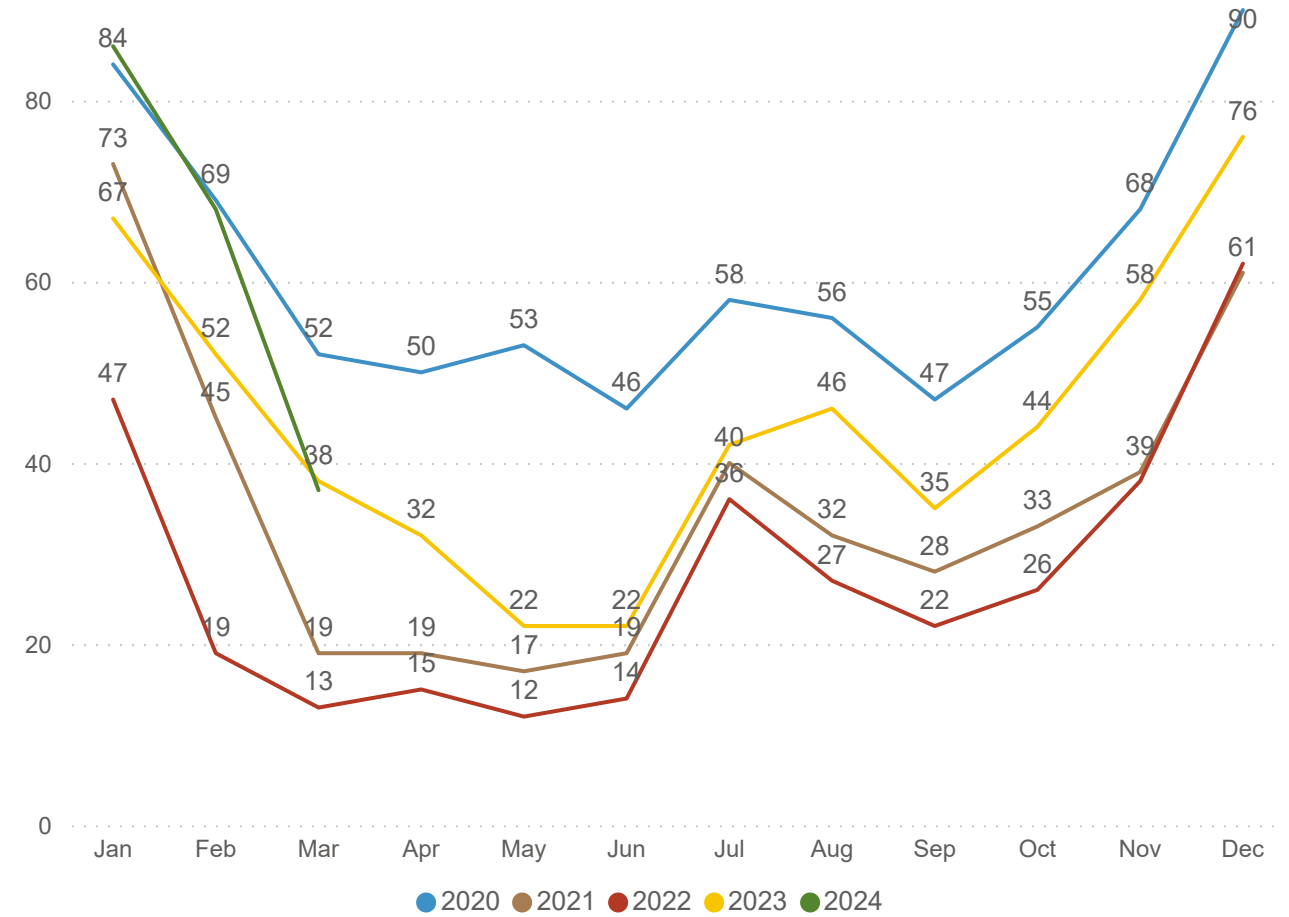
Sold YTD



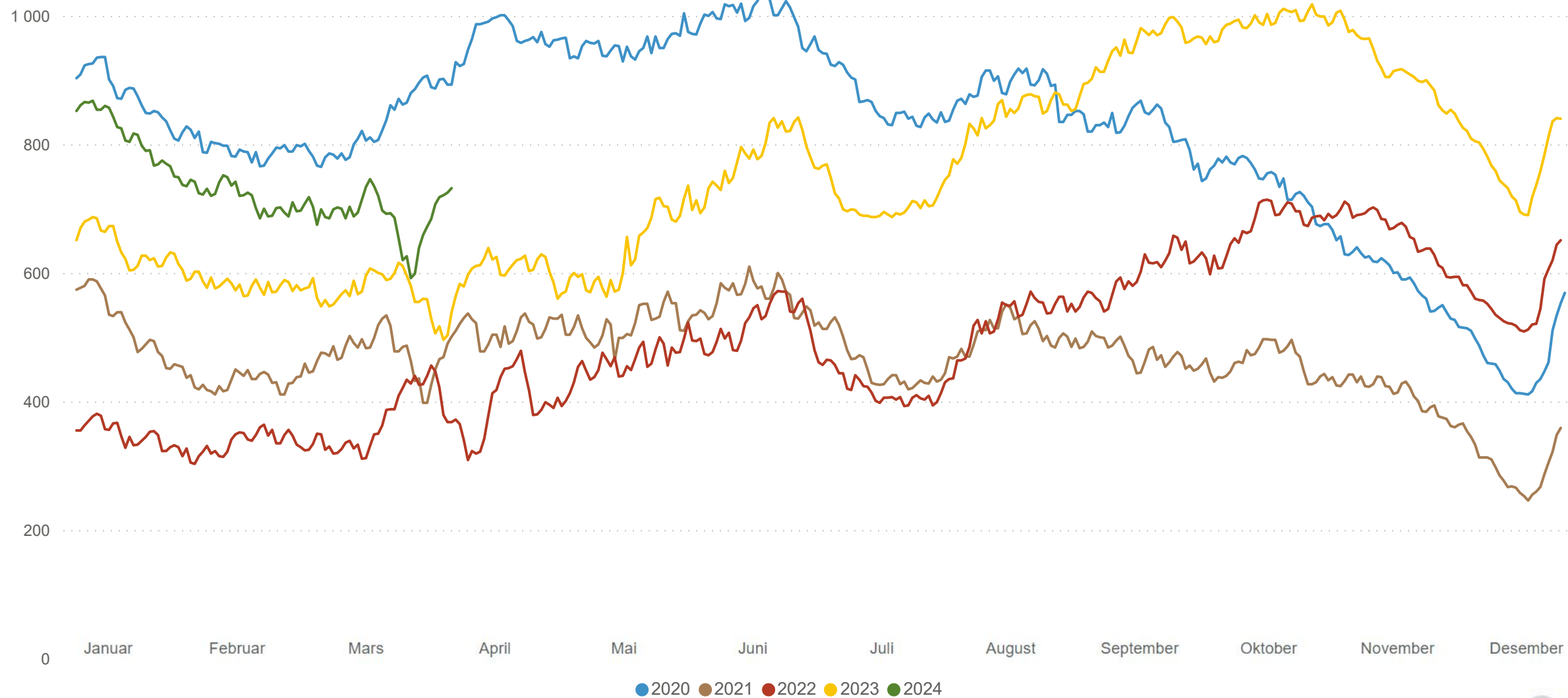
Time on market Trondheim



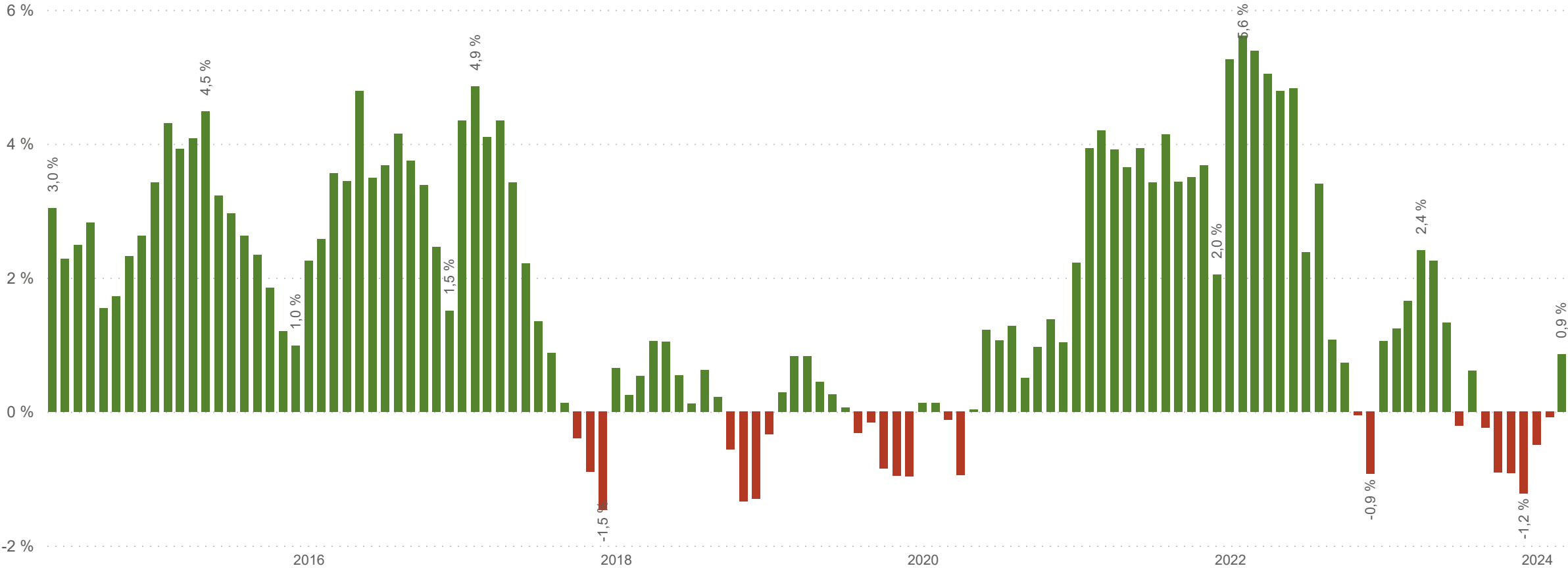
Age of inventory (unsold stock) Trondheim



Unsold Trondheim



Sell/ask spread Trondheim



Stavanger area

Executive summary

- Nominal price change 0,2 %, seasonally adjusted -0,3 %
- 12 months price change 4,6 %
- 411 sold, 21 % less than same month last year
- 502 up for sale, 11 % more than same month last year

Nominal price change
0,2 %

Seasonally adjusted price change
-0,3 %

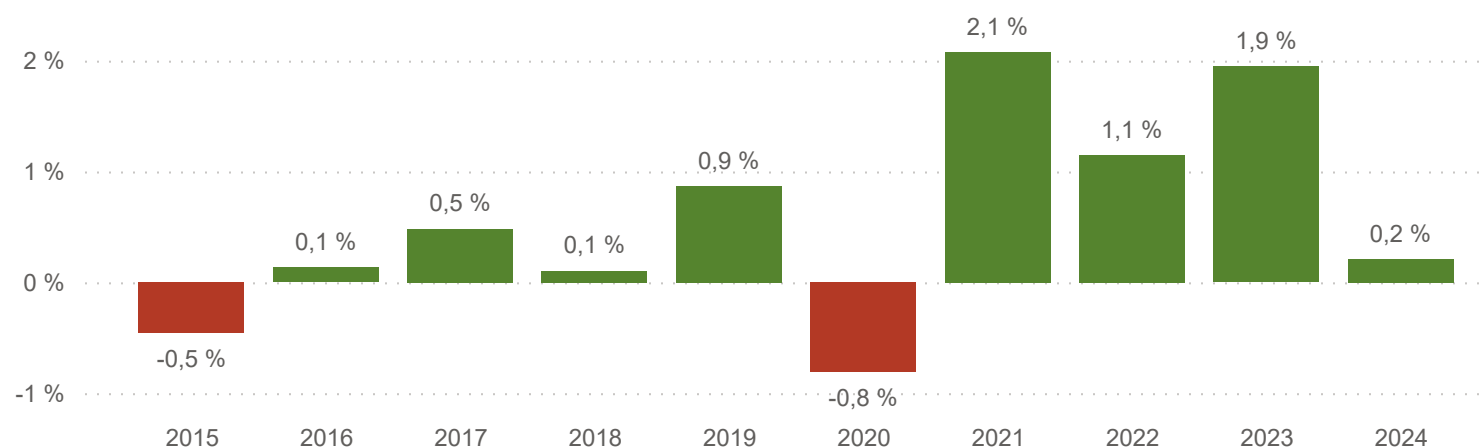
12 months price change
4,6 %

Up for sale
502

Sold
411

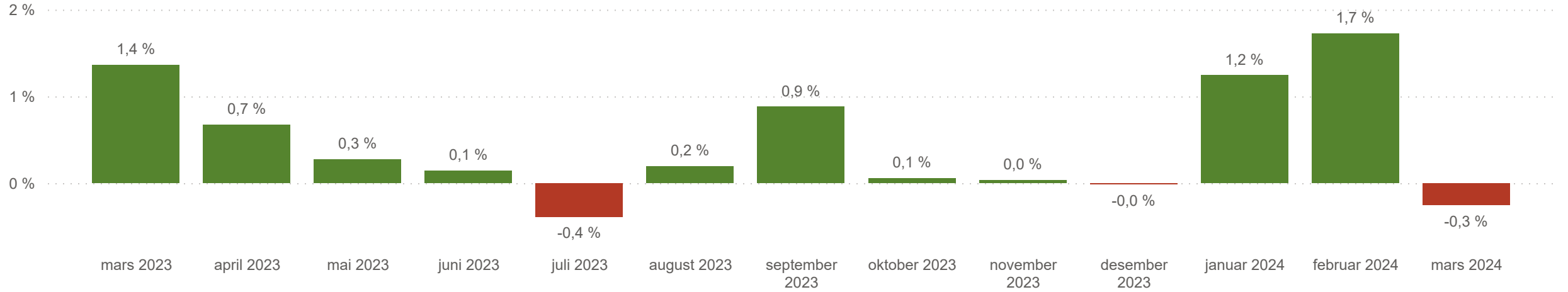
Average time on market (days)
31

Price change same month historically



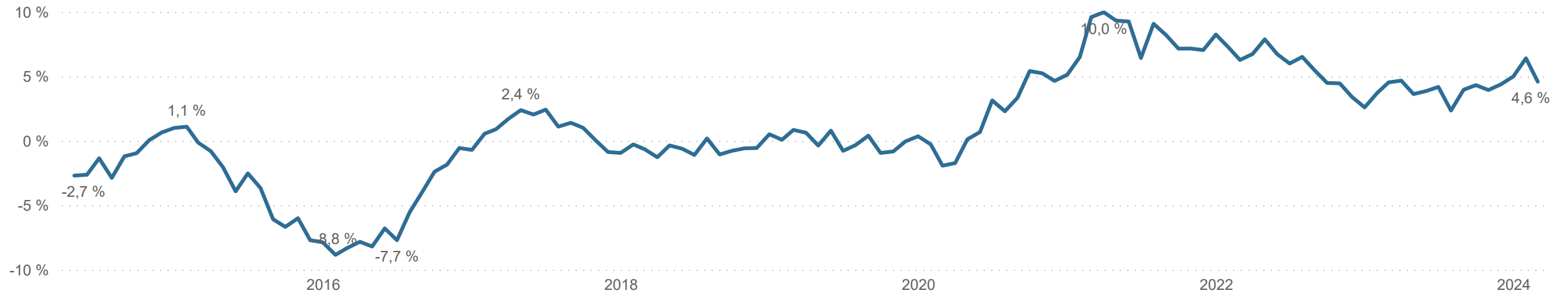
Seasonally adjusted monthly price change

Stavanger m/omegn



12 months price change

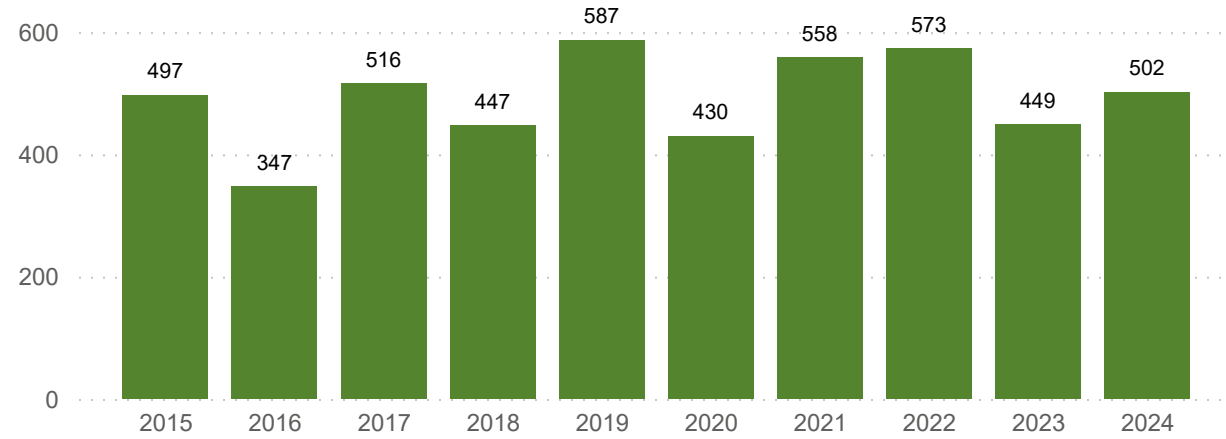
Stavanger m/omegn



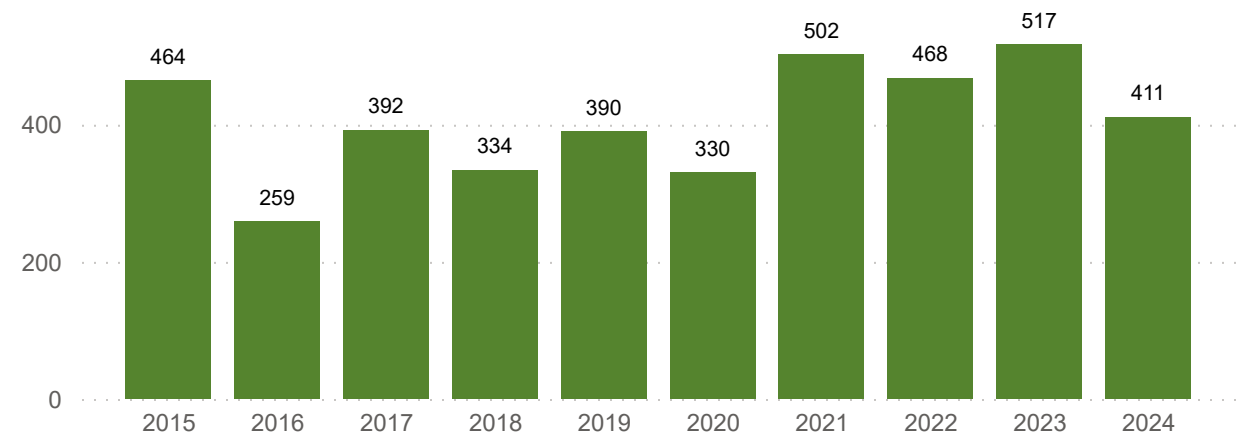
Volumes

Stavanger area

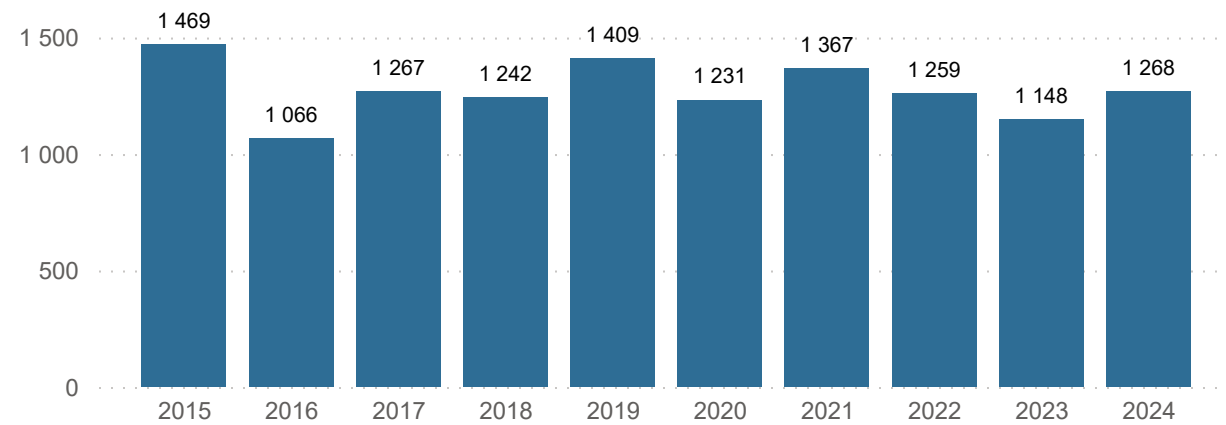
Up for sale last month



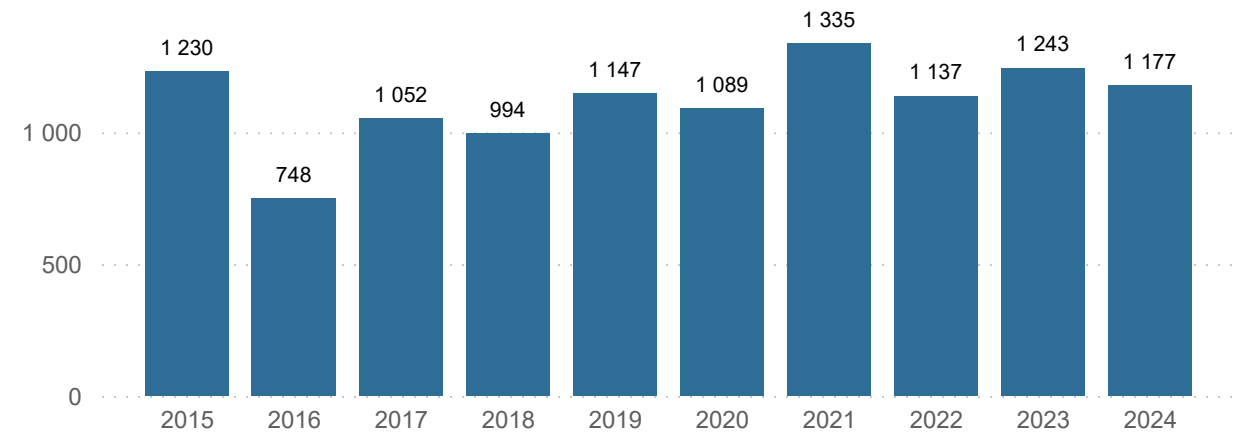
Sold last month



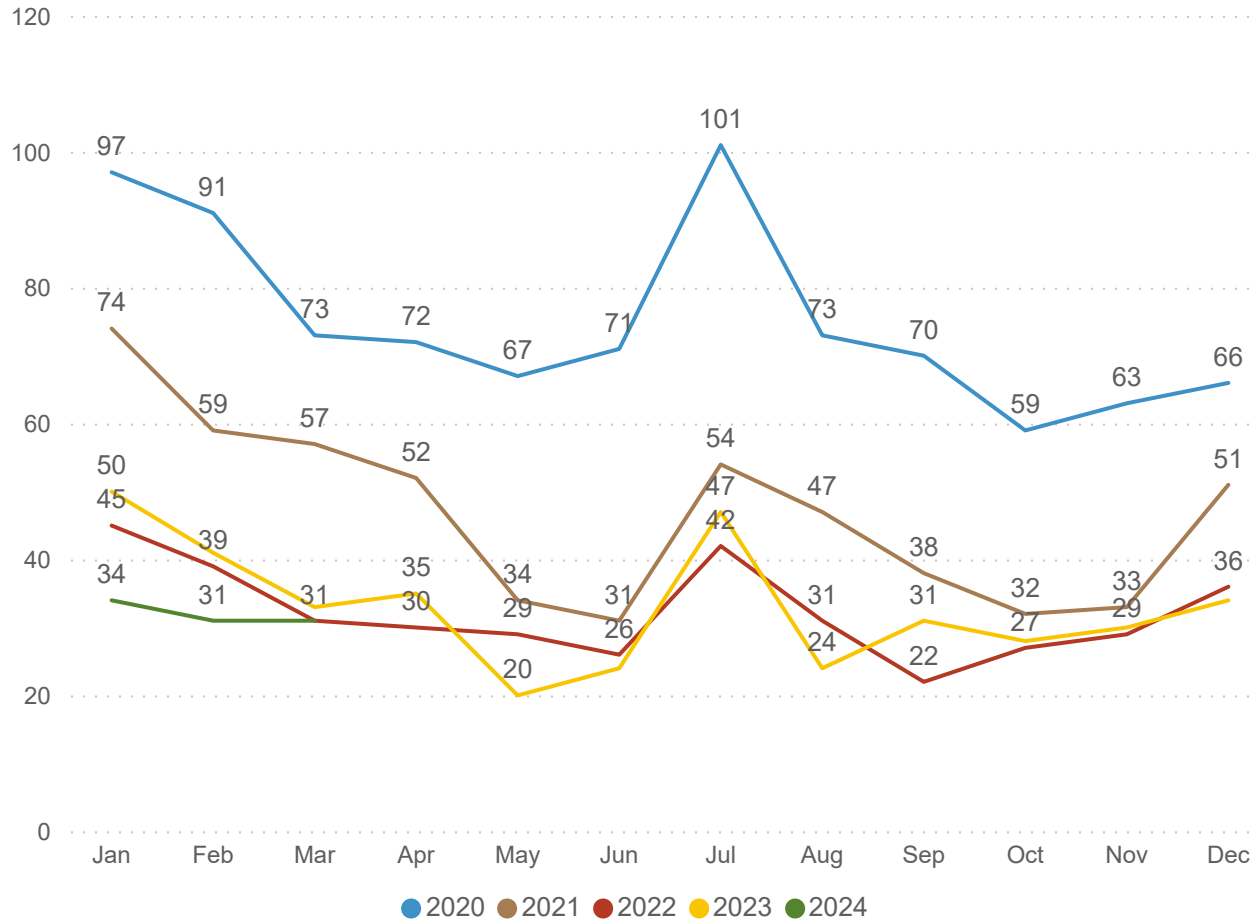
Up for sale YTD



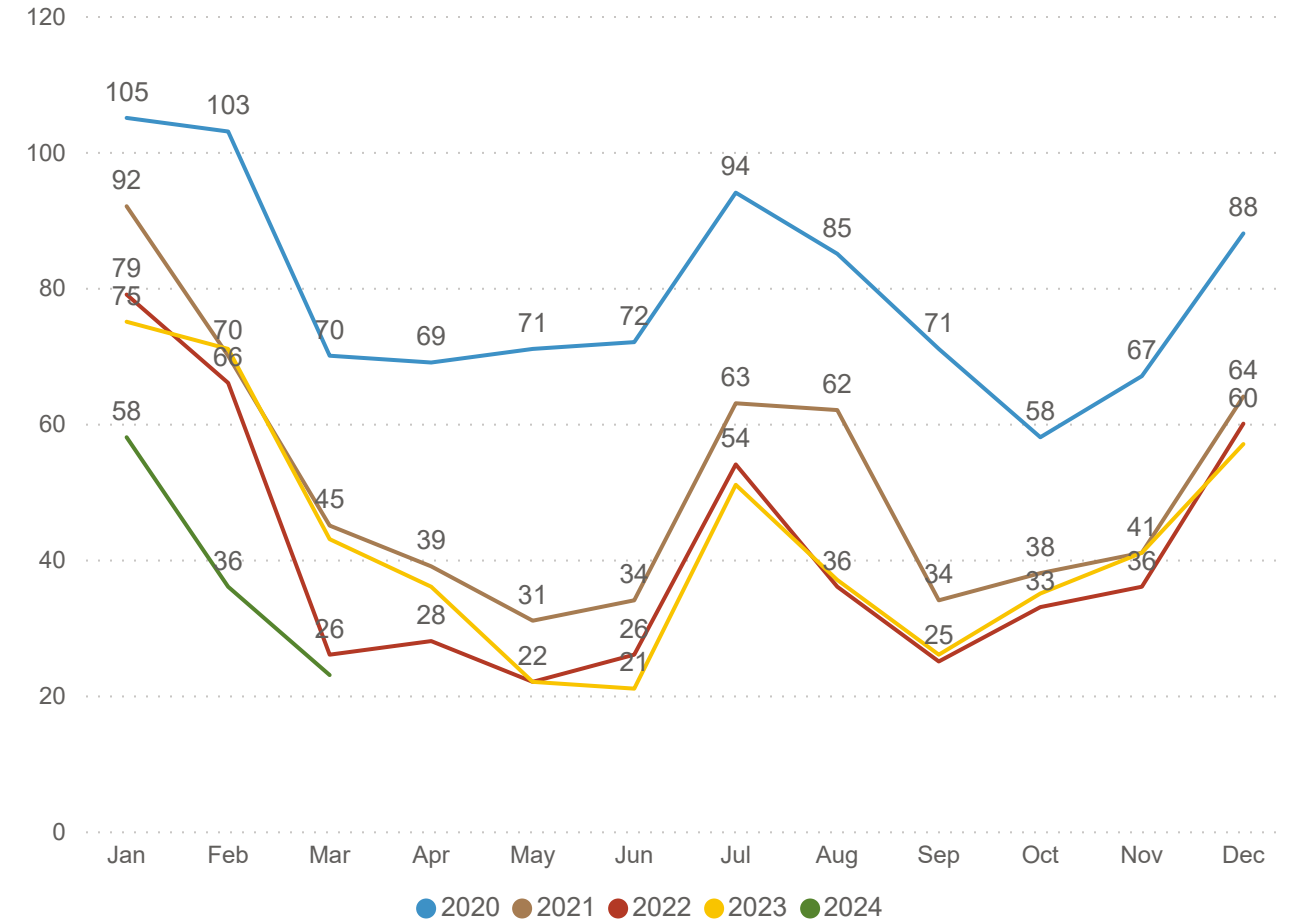
Sold YTD



Time on market Stavanger area

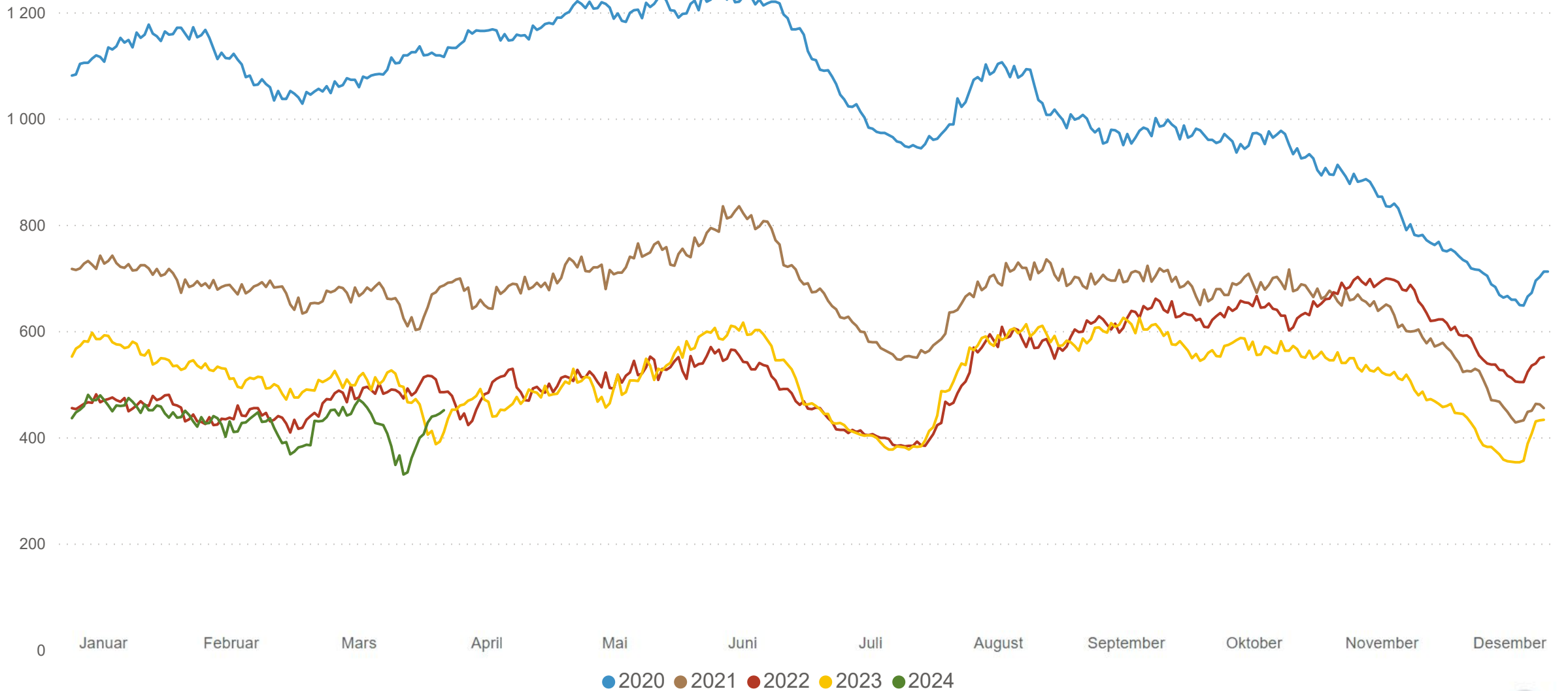


Age of inventory (unsold stock) Stavanger area



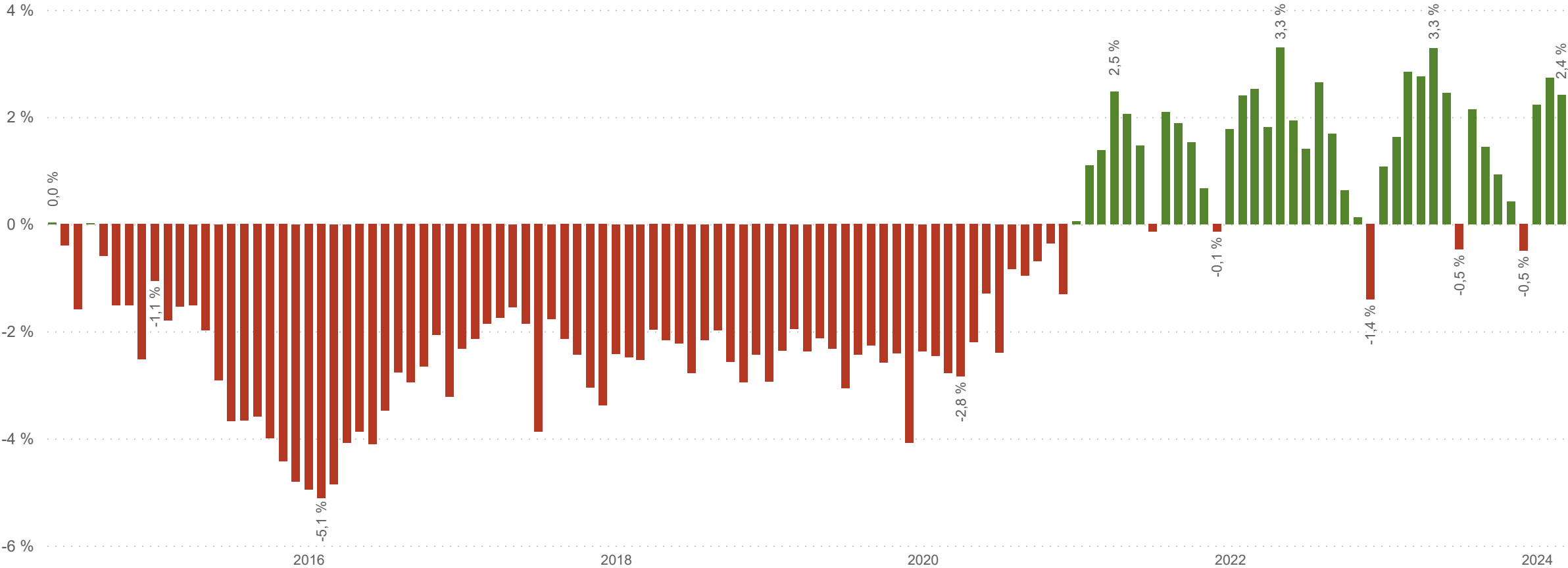
Unsold

Stavanger area



Sell/ask spread

Stavanger area



Kristiansand area

Executive summary

- Nominal price change 0,4 %, seasonally adjusted -0,4 %
- 12 months price change 2,3 %
- 198 sold, 34 % less than same month last year
- 267 up for sale, 7 % less than same month last year

Nominal price change
0,4 %

Seasonally adjusted price change
-0,4 %

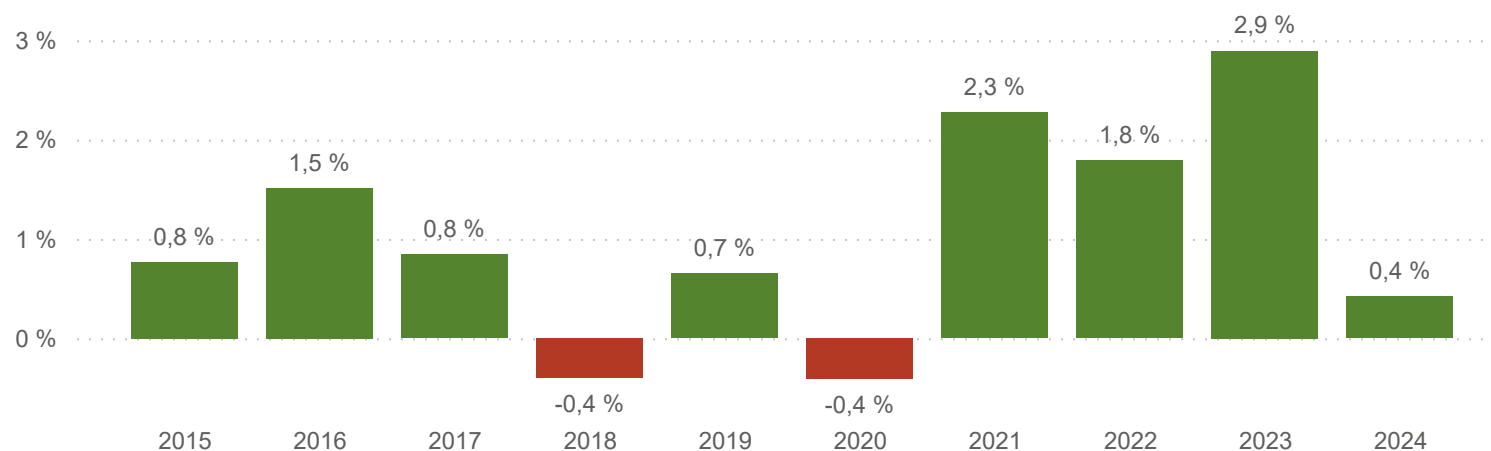
12 months price change
2,3 %

Up for sale
267

Sold
198

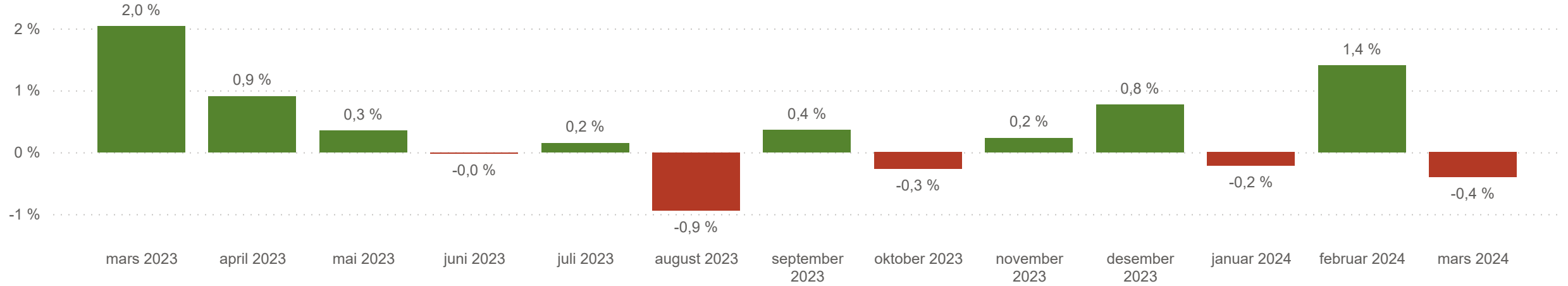
Average time on market (days)
42

Price change same month historically



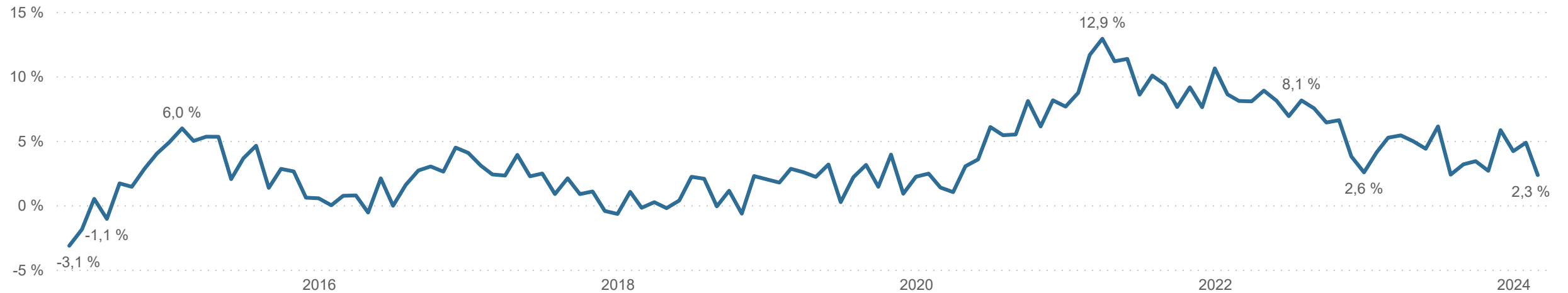
Seasonally adjusted monthly price change

Kristiansand area



12 months price change

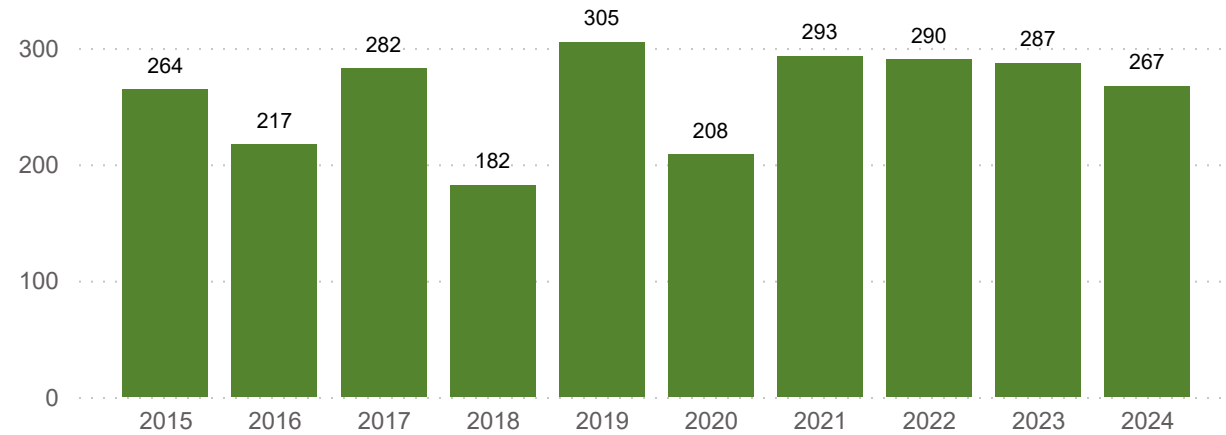
Kristiansand area



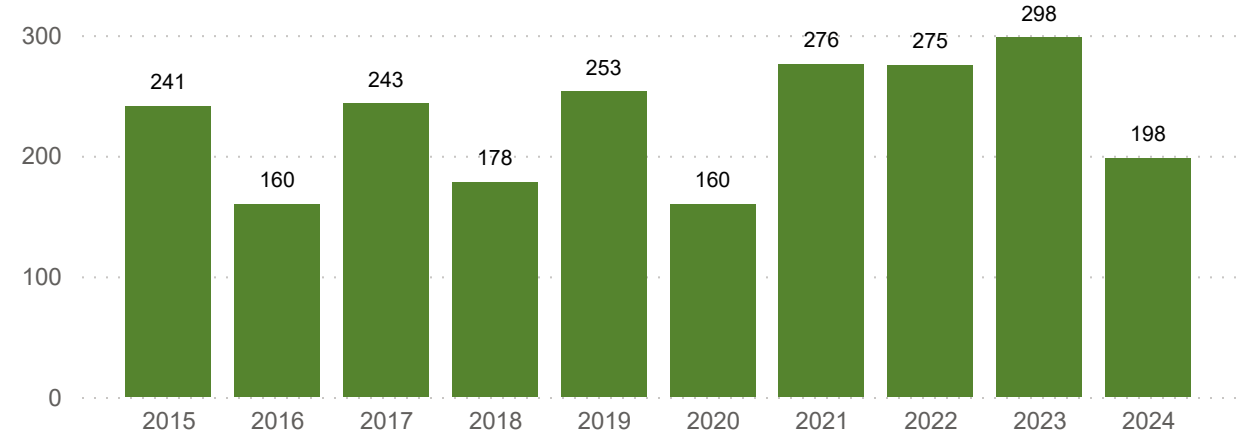
Volumes

Kristiansand area

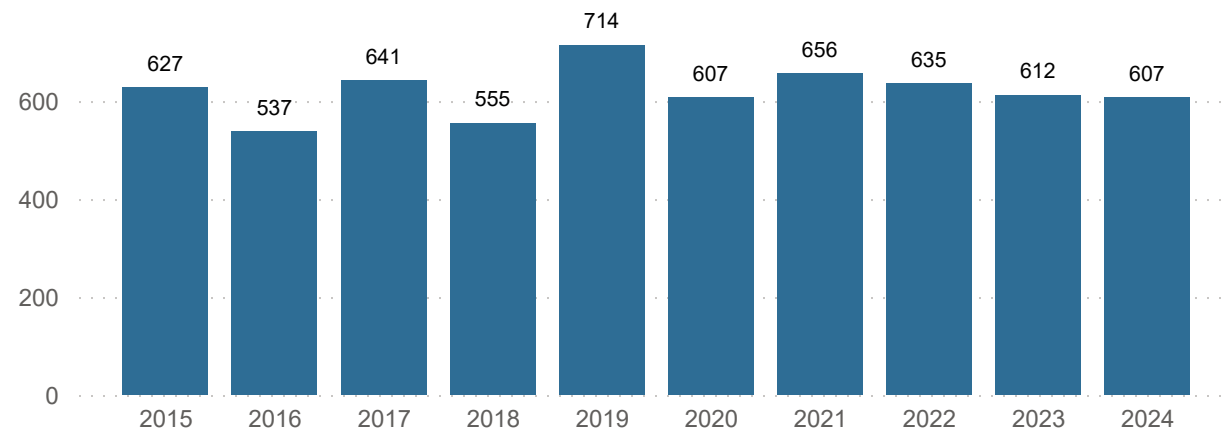
Up for sale last month



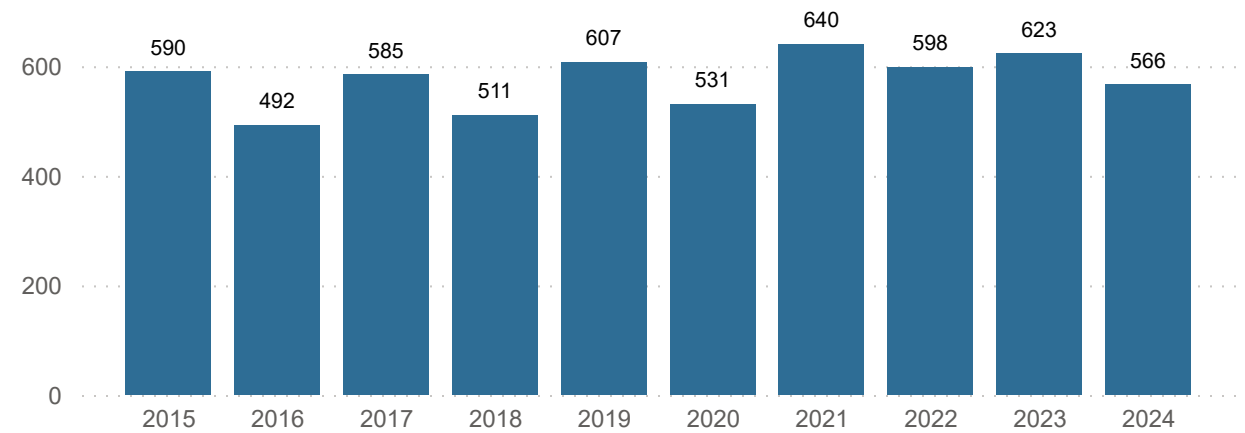
Sold last month



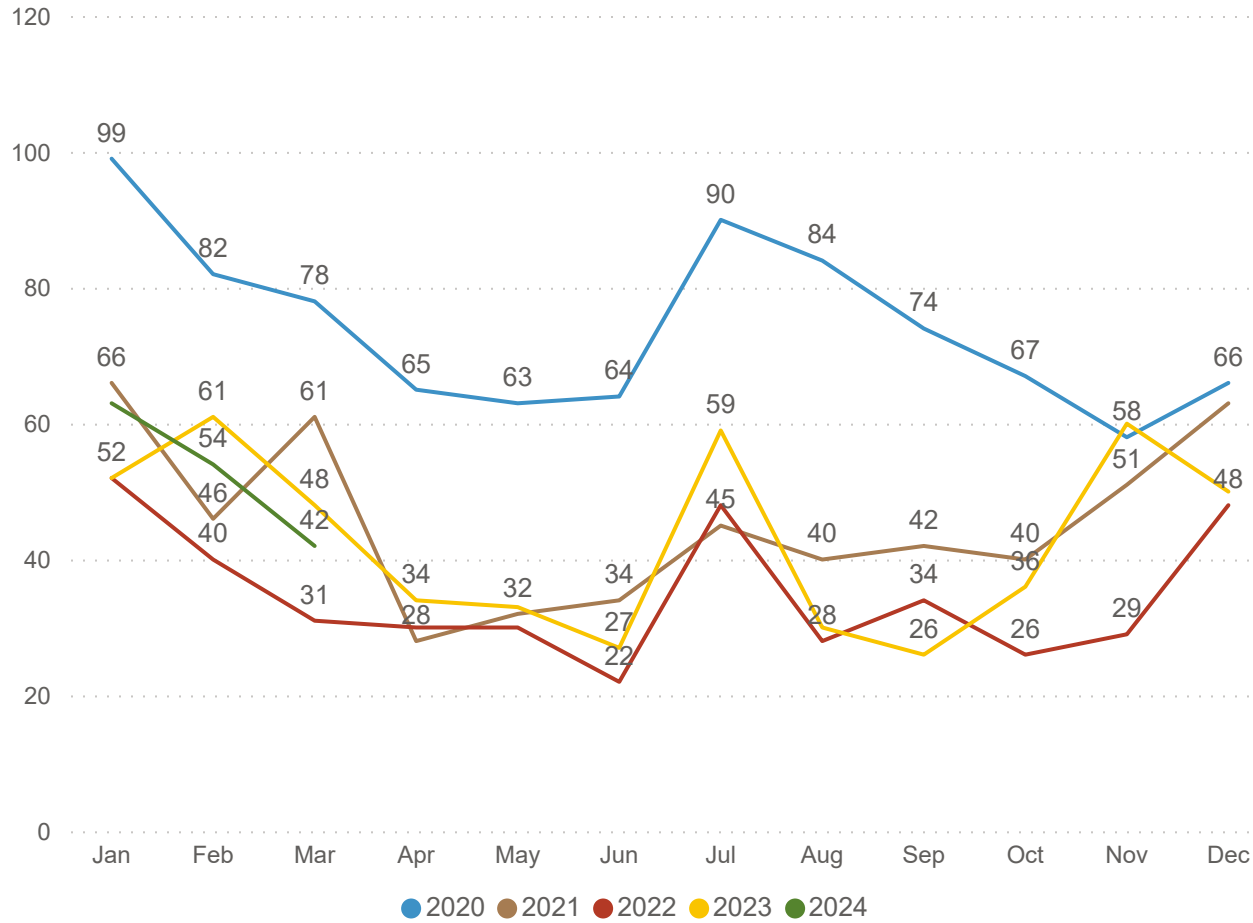
Up for sale YTD



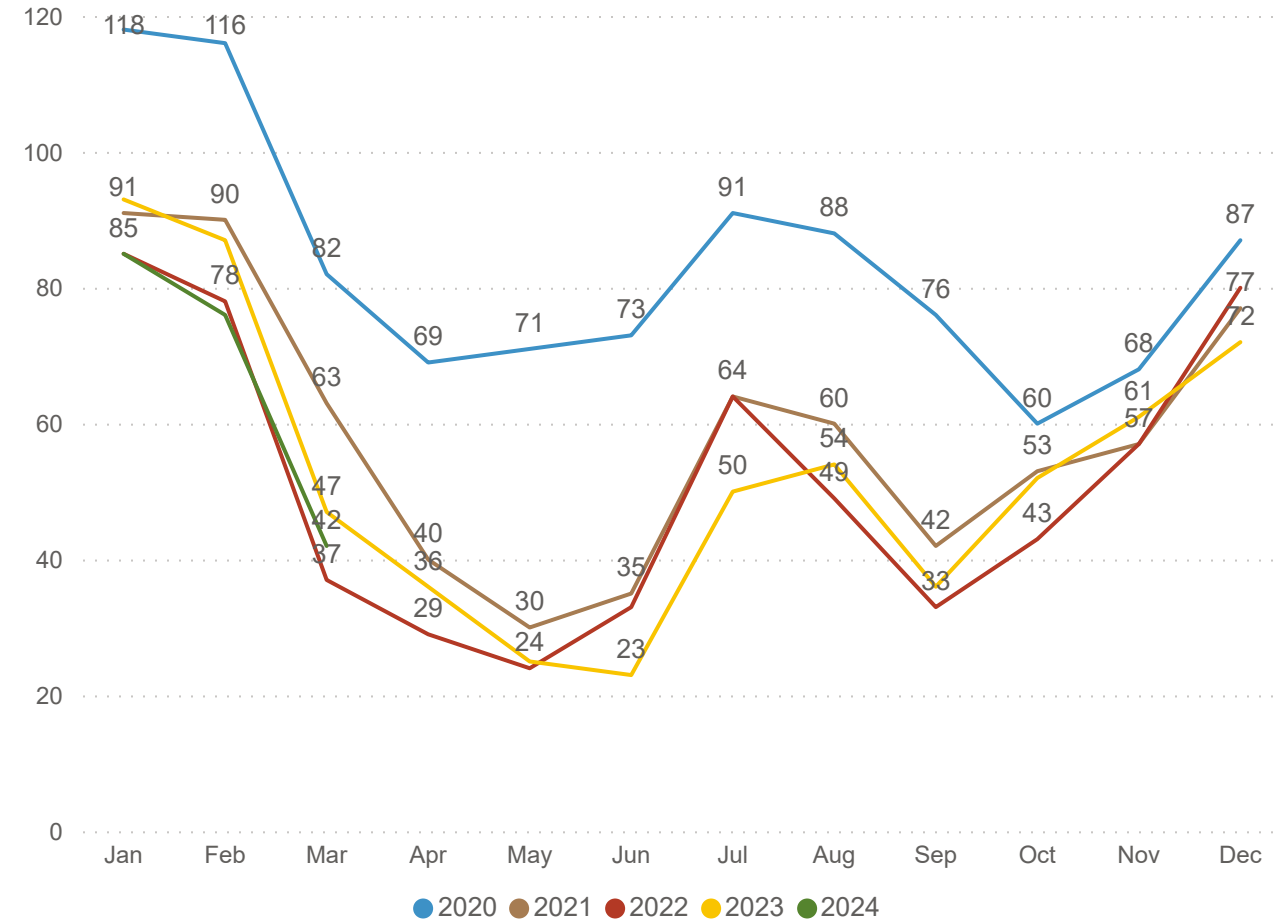
Sold YTD



Time on market Kristiansand area

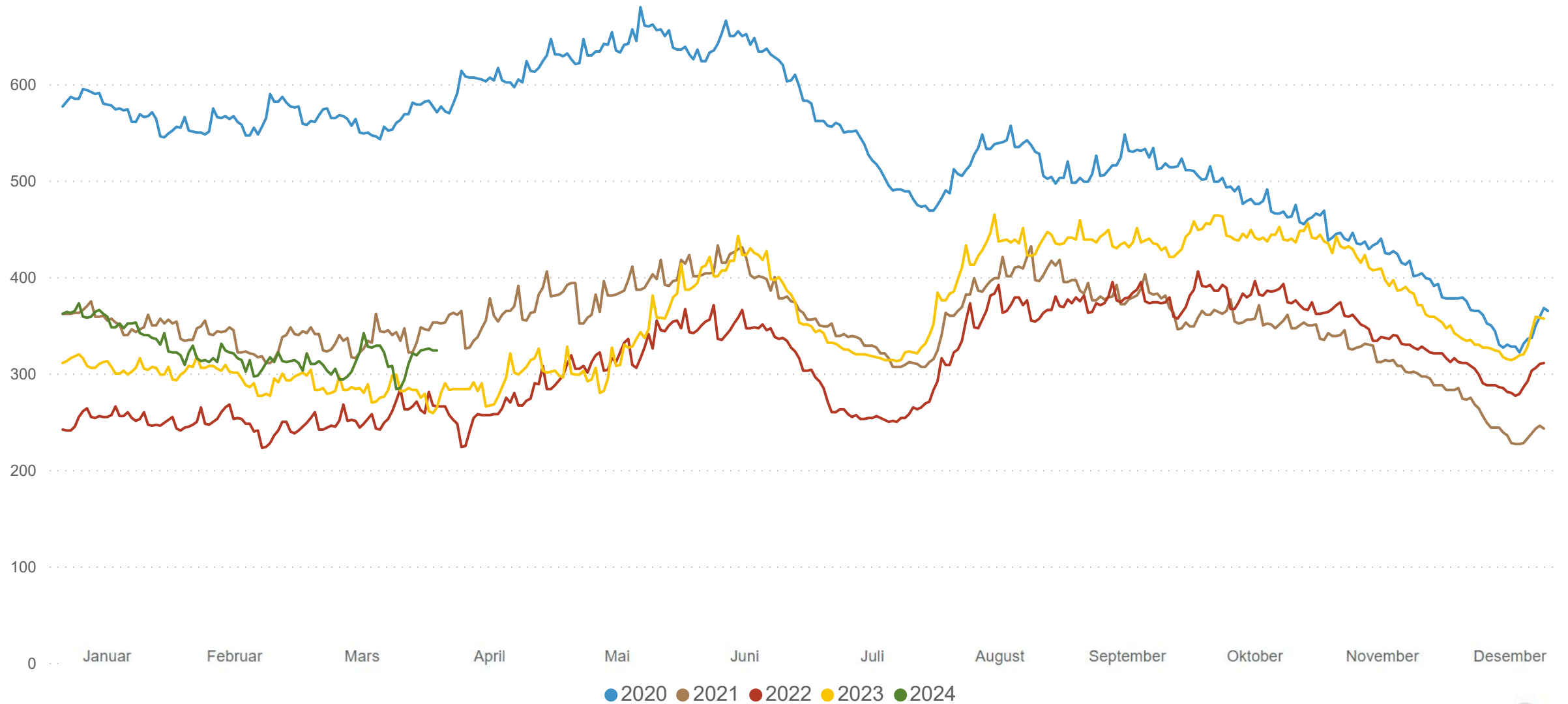


Age of inventory (unsold stock) Kristiansand area



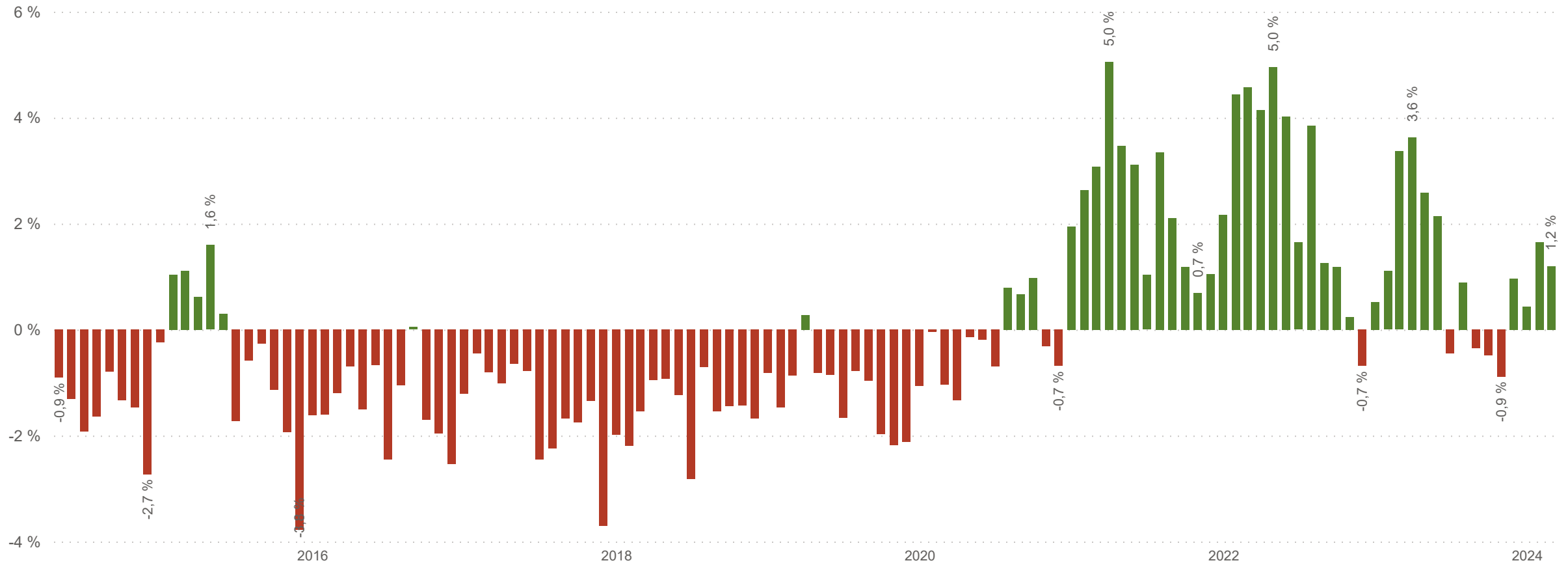
Unsold

Kristiansand area



Sell/ask spread

Kristiansand area



Tromsø

Executive summary

- Nominal price change 0,1 %, seasonally adjusted -0,2 %
- 12 months price change -0,8 %
- 103 sold, 20 % less than same month last year
- 125 up for sale, 5 % less than same month last year

Nominal price change
0,1 %

Seasonally adjusted price change
-0,2 %

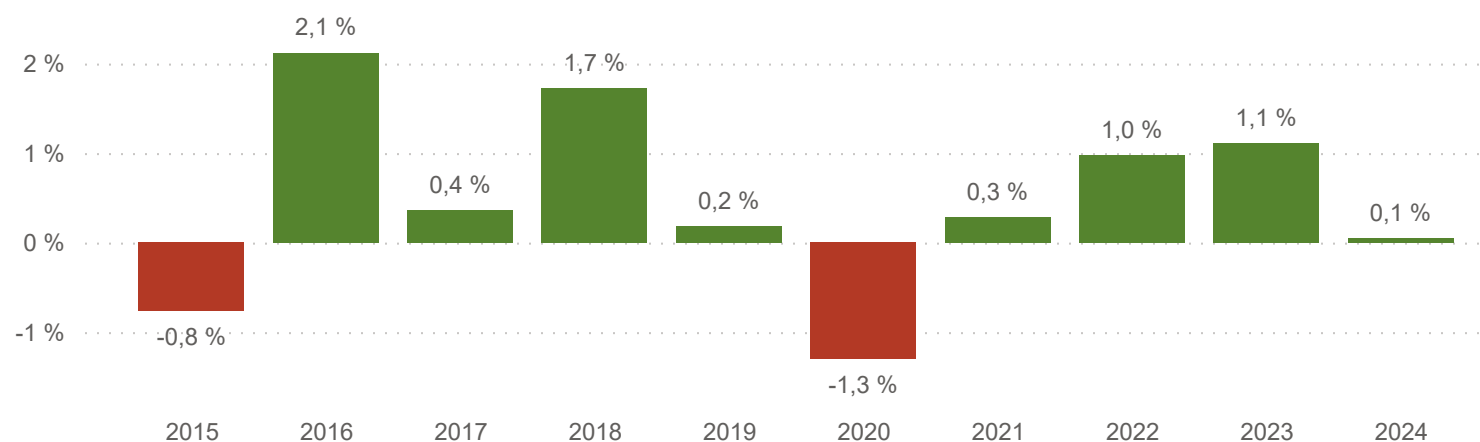
12 months price change
-0,8 %

Up for sale
125

Sold
103

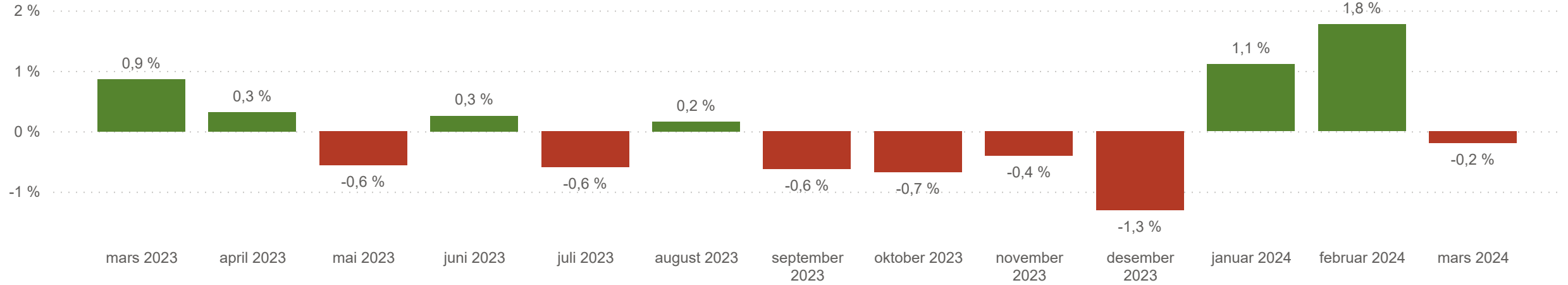
Average time on market (days)
97

Price change same month historically



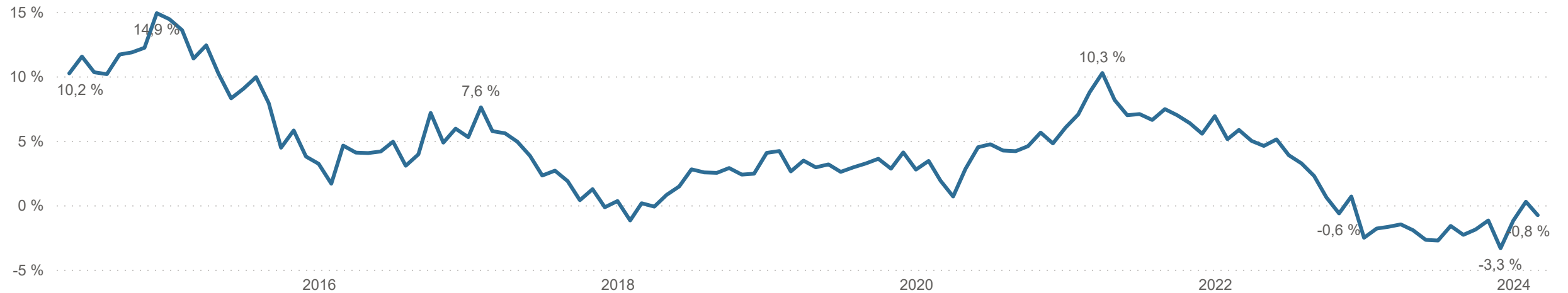
Seasonally adjusted monthly price change

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12 months price change

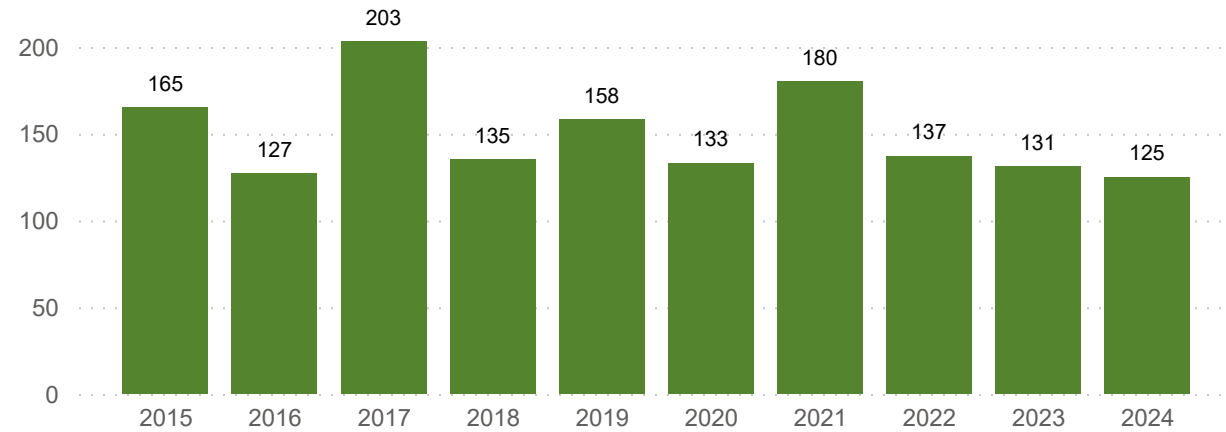
Tromsø



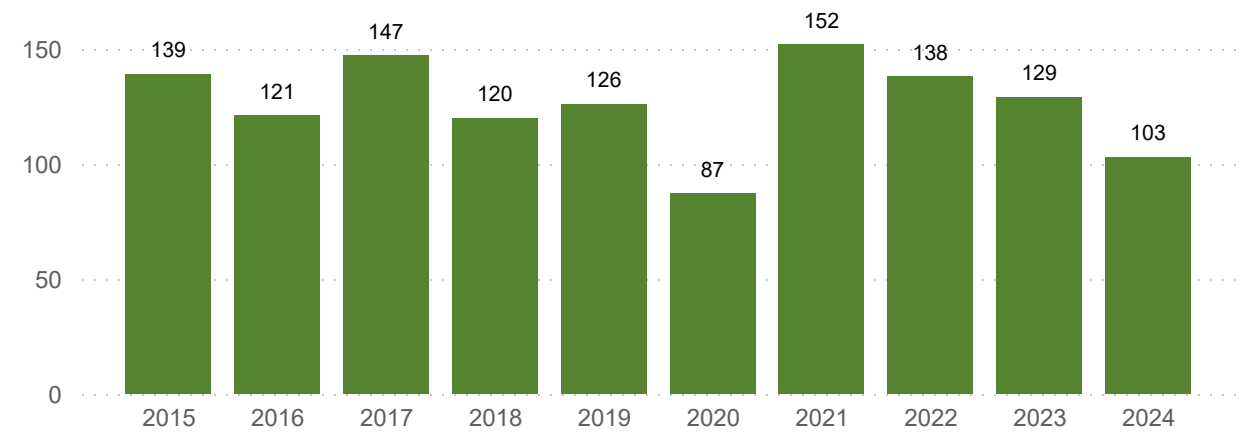
Volumes

Tromsø

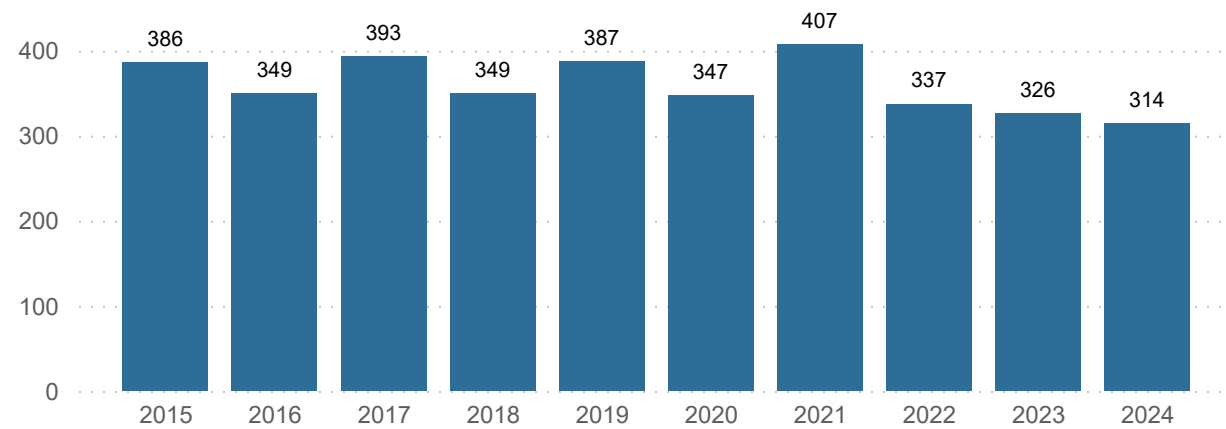
Up for sale last month



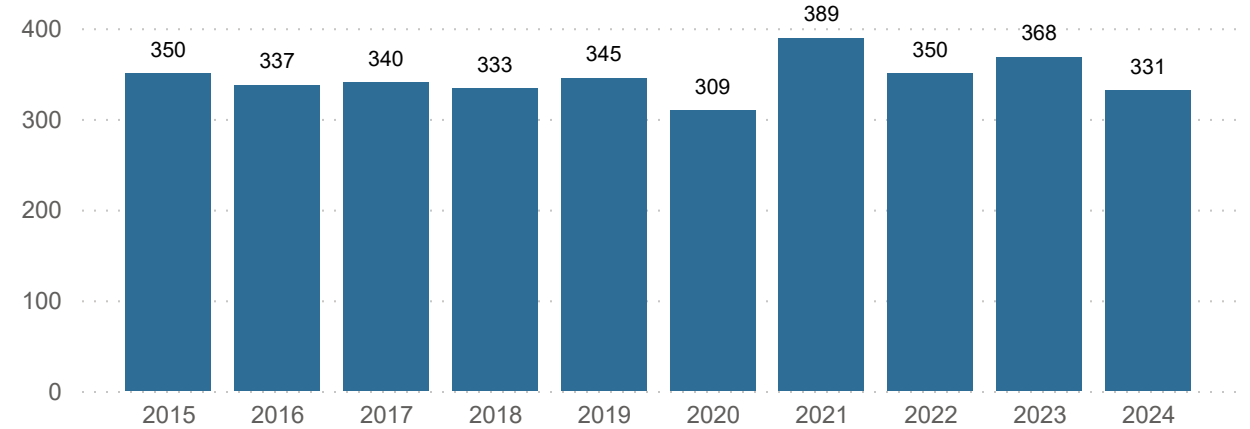
Sold last month



Up for sale YTD

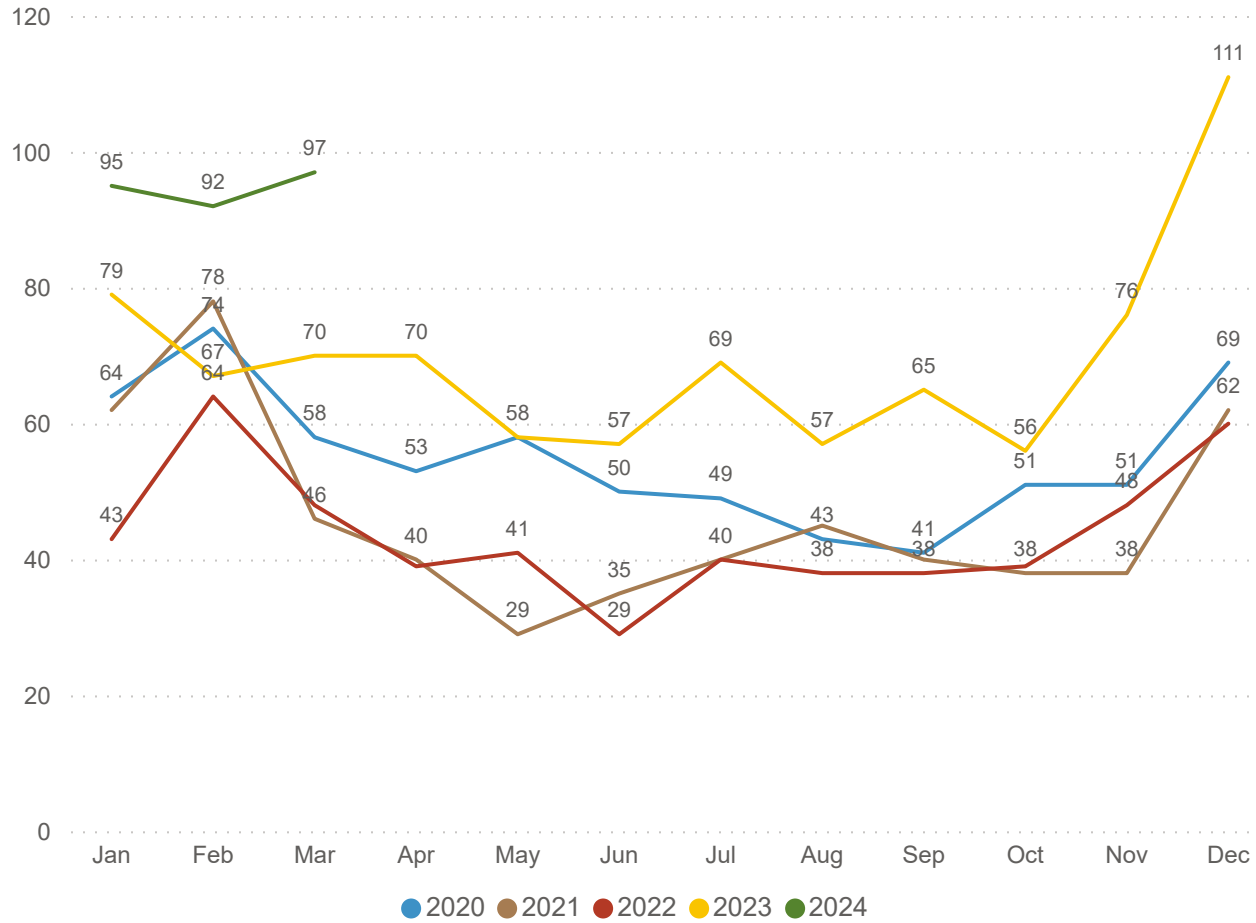


Sold YTD



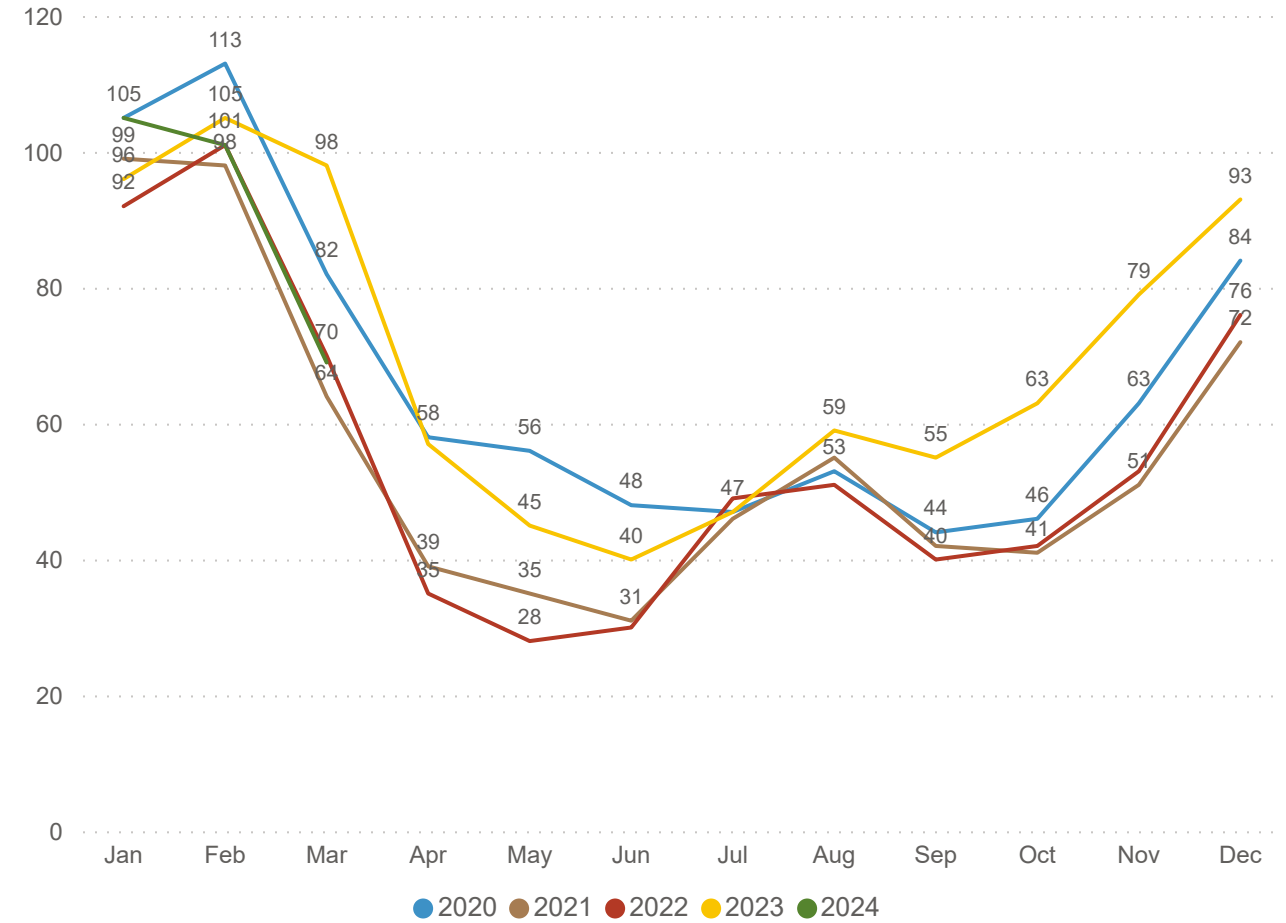
Time on market

Tromsø



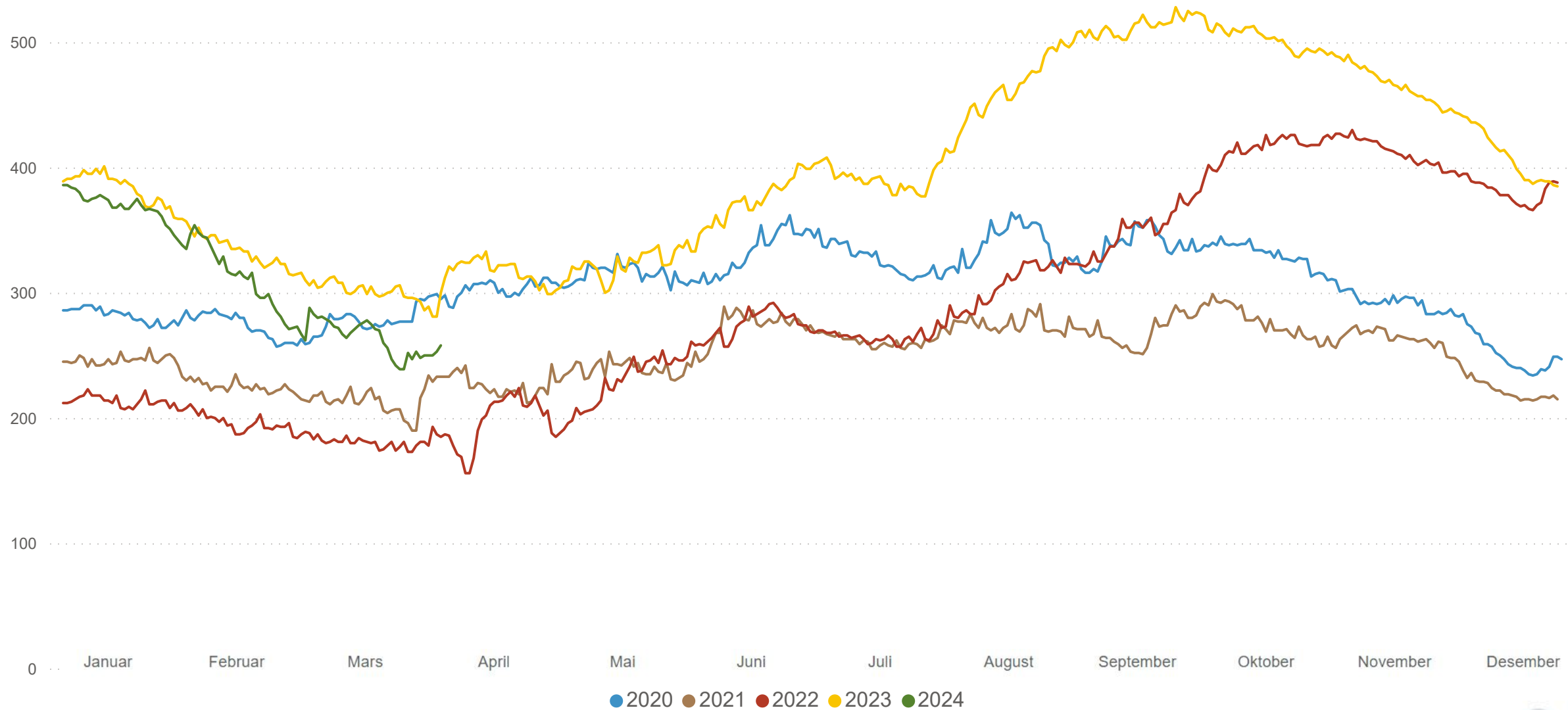
Age of inventory (unsold stock)

Tromsø



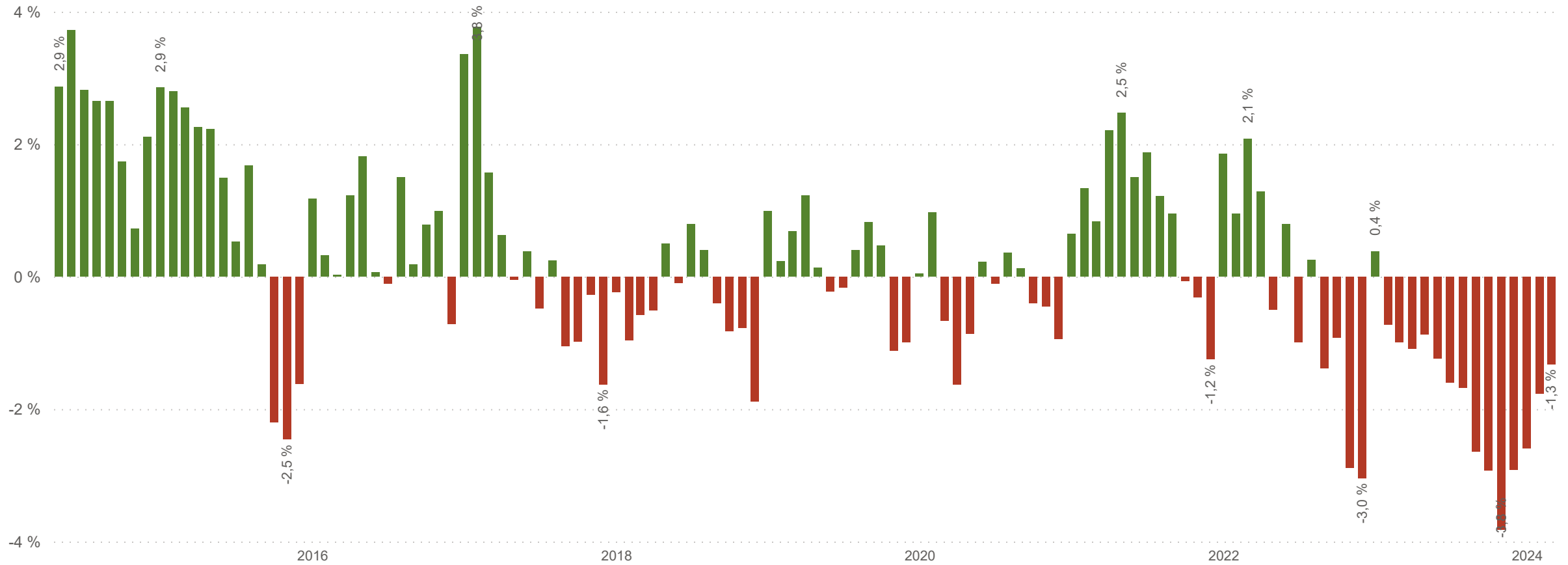
Unsold

Tromsø



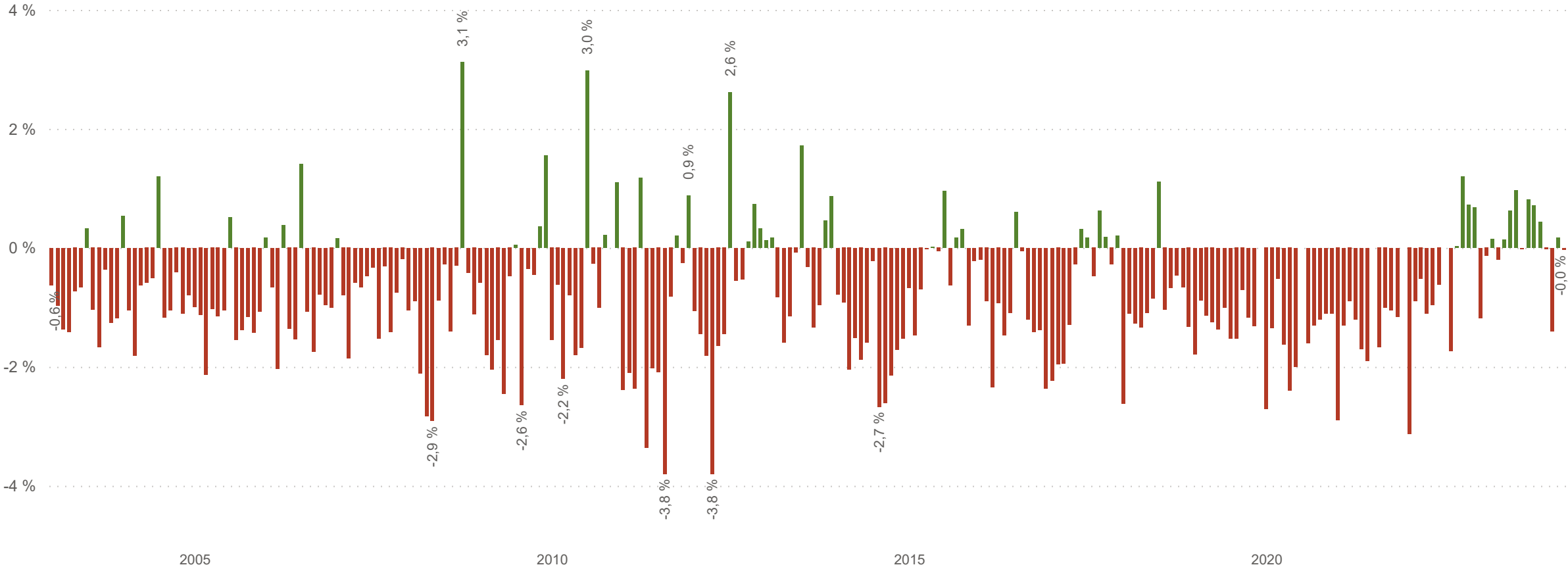
Sell/ask spread

Tromsø



Validation

We regularly validate our estimates. In March 2024 our total estimate was 0.0 percent lower than the sum of all observed transaction prices.



Contact information

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