Norwegian home prices

05 October 2026

Existing home prices rose moderately

Existing home prices rose somewhat more than expected in Sep, rising 0.3% m/m (SA), after the surprising 0.8% m/m rebound in the previous month. The September data exceeded Norges Bank's monthly projection by 0.2ppt but is in line with our own estimate. The large regional differences in the Norwegian housing market continues to pull in opposite directions, although the differences have abated since summer. Higher mortgage rates and weak confidence weigh on demand, although being partly offset by still-tight supply. All in all, Today's robust figures should not alter Norges Bank's broader view on domestic demand, and we consider its annual estimate of 3.0% to be fair.

Details: Existing home prices fell 0.7% m/m in September, implying a 0.3% seasonal-adjusted rise. The year-on-year rate thus remains positive at 2.4%, and prices so far this year have risen 4.2%. Price momentum, as measured by the 3m/3m rate, slowed in early 2026 and remains at broadly neutral levels in September.

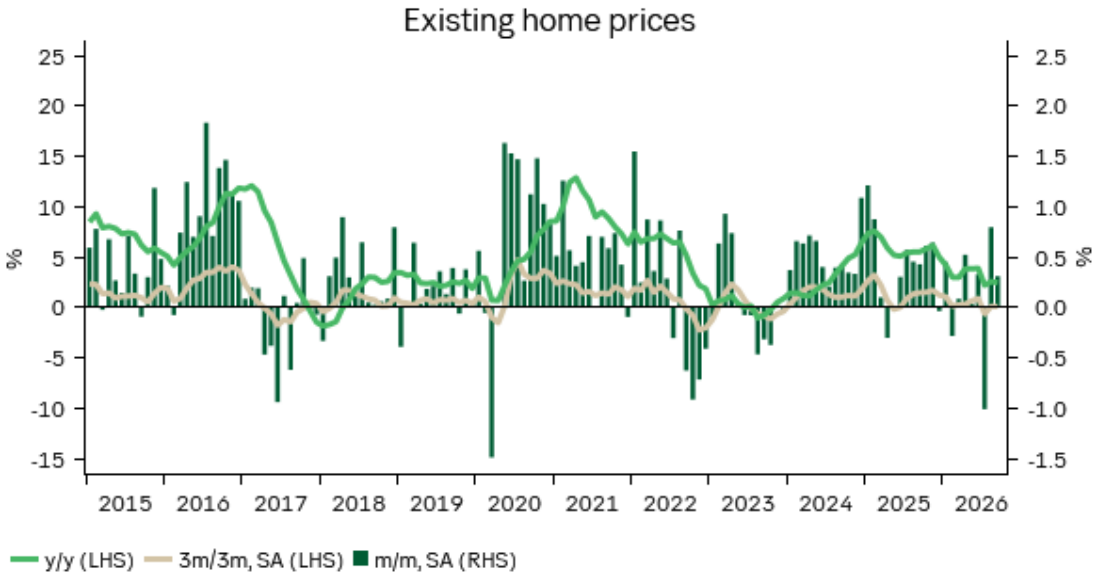
In Oslo, prices rose 0.1% m/m (SA) and the broader picture of the capital remains weak in terms of price momentum. So far this year prices are down 0.7% YTD y/y. Should prices continue this way towards the end of the year, price growth will likely be negative between 1 to 3%. The large supply side has translated into especially weak price growth in the capital. At the same time, prices in Trondheim and Tromsø have seen very strong housing markets so far this year with prices rising 1.0% m/m and 1.5% m/m in September, and with YTD growth 5.1% and 12.2% YTD respectively.

Supply of existing homes approved for sales fell somewhat in September (10.804) being 4.2% lower compared to a year ago. At the same time, turnover of existing homes rose (10.491), and were 5.8% lower compared to a year ago. The demand-supply balance thus indicates a balanced housing market. In terms of housing turnover, average transaction time declined further to 48 days, which is in line with the long-term average.

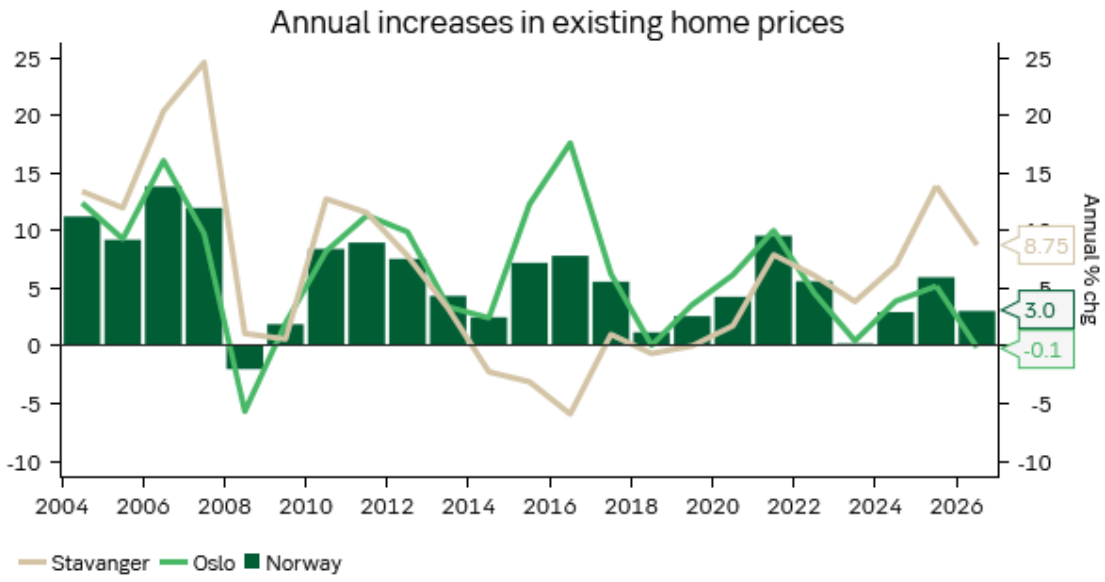
Housing starts picked up in late 2025, but new home sales have since plummeted, delaying the recovery in developer sentiment and the supply side. Although housing starts have risen modestly since before the summer, the 3m/3m rate remains at depressing levels. Combined with elevated building and material costs, this will continue to weigh on new home supply. The growth in number of completed new homes has been on a steady decline since 2018 and has dropped significantly in the past two years. A relatively stable situation for household formation at the same time contributes to accumulating a structural deficit. To wit, the deficit has also shown up in the increasing rental prices which will absorb some of the underbuilt.

Implications Norges Bank: Existing home prices rose by 0.3% m/m (SA) in Sep, 0.2ppt higher than Norges Bank's own monthly projection. Its downward revision of its annual estimate was not surprising given large downside surprises for a number of months, now seeing full-year growth at 3.0% y/y in 2026. Large regional differences have been pulling in opposite directions, with Oslo being the weakest market this year and some west-coast region seeing the strongest price growth. Nevertheless, the accumulated undersupply of homes will provide a significant tailwind to price growth once mortgage rates come down. Norges Bank sees quite hefty price growth in the years to come, with accumulated price rise of 16.9% in

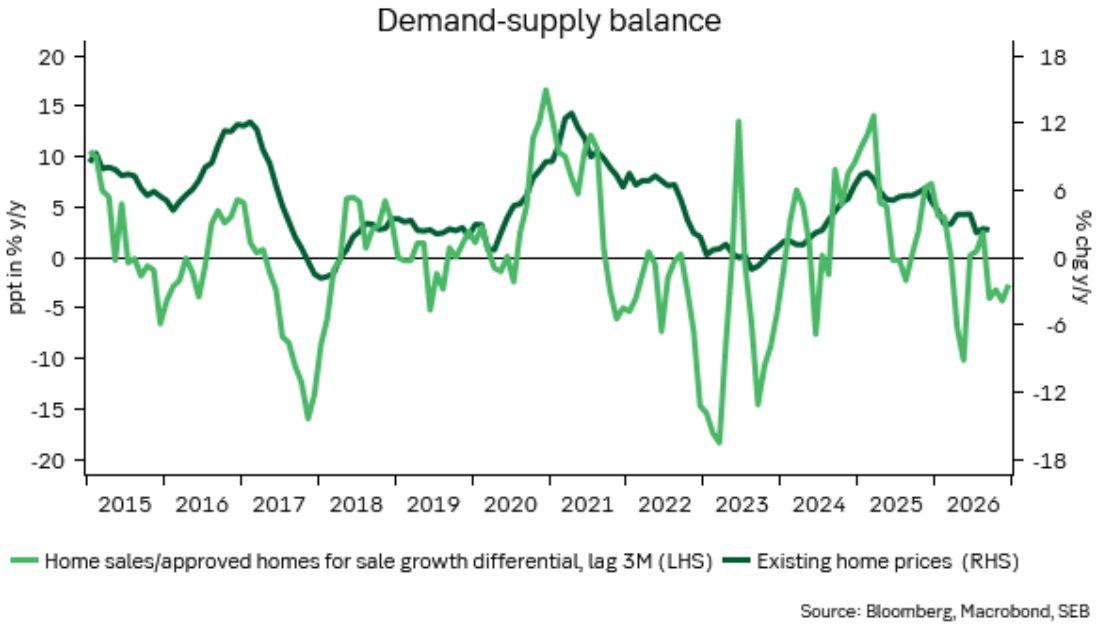
2027-2029. Overall, today's figures are broadly in line with Norges Banks view of the housing market, and the lack of new build supply continues to lift demand into existing homes.



Source: Bloomberg, Macrobond, SEB



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