

# Norway: Rental market survey, 2012

source: [www.ssb.no/en/priser-og-prisindekser/statistikker/lmu](http://www.ssb.no/en/priser-og-prisindekser/statistikker/lmu)

Published: 18 April 2013

## Highest rents in Oslo and Bærum

The Rental market survey 2012, measured in the fourth quarter, shows that tenants living in Oslo including Bærum pay the most for rented dwellings per square meter. The survey also shows that several factors beyond geographical location contribute to the rent level, including letting status and period of tenancy.

### Average monthly rents and annual rents per sqm, by price zone. NOK

	2012	
	Average monthly rents	Average annual rents per sqm
<sup>1</sup> Excluding Oslo, Bergen, Trondheim, Stavanger, and Akershus.		
<sup>2</sup> Excluding Akershus		
Oslo and Bærum municipality	9 470	2 150
Akershus county except Bærum municipality	7 370	1 380
Bergen municipality	7 990	1 740
Trondheim municipality	7 880	1 920
Stavanger municipality	10 290	1 650
Urban settlements with more than 20,000 inhabitants <sup>1</sup>	6 980	1 320
Urban settlements with between 2,000-19,999 inhabitants <sup>2</sup>	5 920	1 050
Urban settlements with between 200 and 1,999 inhabitants and sparsely populated areas <sup>2</sup>	5 200	780

Source: Statistics Norway

Geographical location is a key factor in the rent differences. The average monthly rent for dwellings with two rooms in Oslo including Bærum is NOK 8 500 in the fourth quarter of 2012. Equivalent rents in Bergen, Trondheim and Stavanger are NOK 6 710, 6 830 and 6 880 respectively. The lowest rent estimates are found in urban settlements with between 200 and 1 999 inhabitants and sparsely populated areas.

## Private individuals are the most dominant type of landlord

There are clear elements of “subsidised” tenancy agreements in the rental market. As private individuals acting as landlords are such a prominent factor, they may let out to family and friends at “subsidised” rents. The RMS shows that this share of the market constitutes more than 10 per cent in the bigger municipalities.

The “non-subsidised” rental market consists of private individuals acting as professional landlords and private professional landlords and letting agencies. Common for these letting categories are that the tenancy agreements are subject to regular market conditions.

## Period of tenancy important factor

The RMS shows that most tenants have their tenancy regulated in a written contract. The contract can be based on a fixed-term agreement for a fixed period or a periodic agreement. The RMS shows that fixed-term agreements are drawn up more often in Oslo including Bærum compared to the rest of the country, while periodic agreements are more common for Norway as a whole.

The RMS 2012 shows that period of tenancy is an important factor for the rent level. Tenancies from 2012 and 2011 are on average more than 10 per cent higher than tenancies from 2006-2010. For tenancies prior to 2006 the rent level is on average 28 per cent lower than the newest tenancies.

## Contact

- **Ragnhild K. Nygaard**

---

E-mail: [ragnhild.nygaard@ssb.no](mailto:ragnhild.nygaard@ssb.no)

tel.: (+47) 21 09 45 55      GRATIS (+47) 21 09 45 55

---

- **Tarik Ogbamichael**

---

E-mail: [tarik.ogbamichael@ssb.no](mailto:tarik.ogbamichael@ssb.no)

tel.: (+47) 21 09 44 70      GRATIS (+47) 21 09 44 70

---