Real estate economics

Do House Prices in Oslo Converge?

The aim of the master thesis is to investigate two aspects of the Oslo housing market price dynamics. Firstly, whether the spatial pattern of house prices in a metropolitan housing market converge or diverge over time and secondly, whether suburbs with relatively low (high) house prices 20 years ago continue to occupy the same relative position in the house price distribution. The empirical work will use a property transaction database of Eiendomsverdi. A natural starting point would be a submarket-based repeat sale house price indexes as a unit of measurement.

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Home equity Insurance

Home owners tend to have be heavily exposed to housing market risk. Nobel Laurate Shiller advocates that index based insurance schemes may mitigate this risk. In recent years several index based home equity protection schemes have entered the market in the US and elsewhere. The master thesis will look at the potential for a home equity protection scheme for Norwegian home owners. The empirical work will use a property transaction database of Eiendomsverdi. A natural starting point would be a submarket-based repeat sale house price indexes as a unit of measurement, but relying on existing house price indices is also an interesting option.

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