## Housing prices that segregate the city

Housing prices in Oslo has increased with an extreme rate, while the average income has stayed low. This is most visible when it comes to the people living in the eastern districts, where you today have to pay 9 times your yearly income for the smallest apartments. For families with dual income this price gap is manageable, but everyone else are struggling with getting a foot in the housing market. This is especially the case with immigrants from non-western countries, who come to this country with minimal resources.
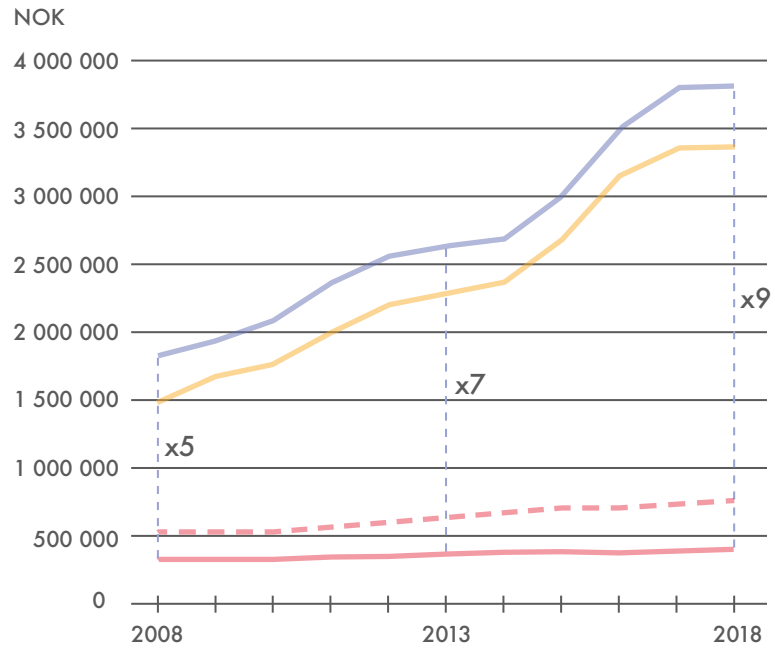
The new map of the divided

Combining the perceived split, price split and social split creates patterns of divisions and a new map of the divided Oslo.

The in-between space finds a grey-zone between the splits where the east-west division is more blurred. The potential lies in the mix of demography and in the prevention of further shifting the division.

NOK

4 000 000
3 500 000
3 000 000
2 500 000
2 000 000
1 500 000
1 000 000
500 000
0

x9
x7
x5

2008   2013   2018

—— Average yearly income Oslo East

—— Average price for 50m² apartment in a cooperative

—— Average price for 50m² privately owned apartment

- - - Average yearly income Oslo West

Sources:
http://SSB.no
Oslo Kommune: http://statistikkbanken.oslo.kommune.no/webview/


West

East

S

East
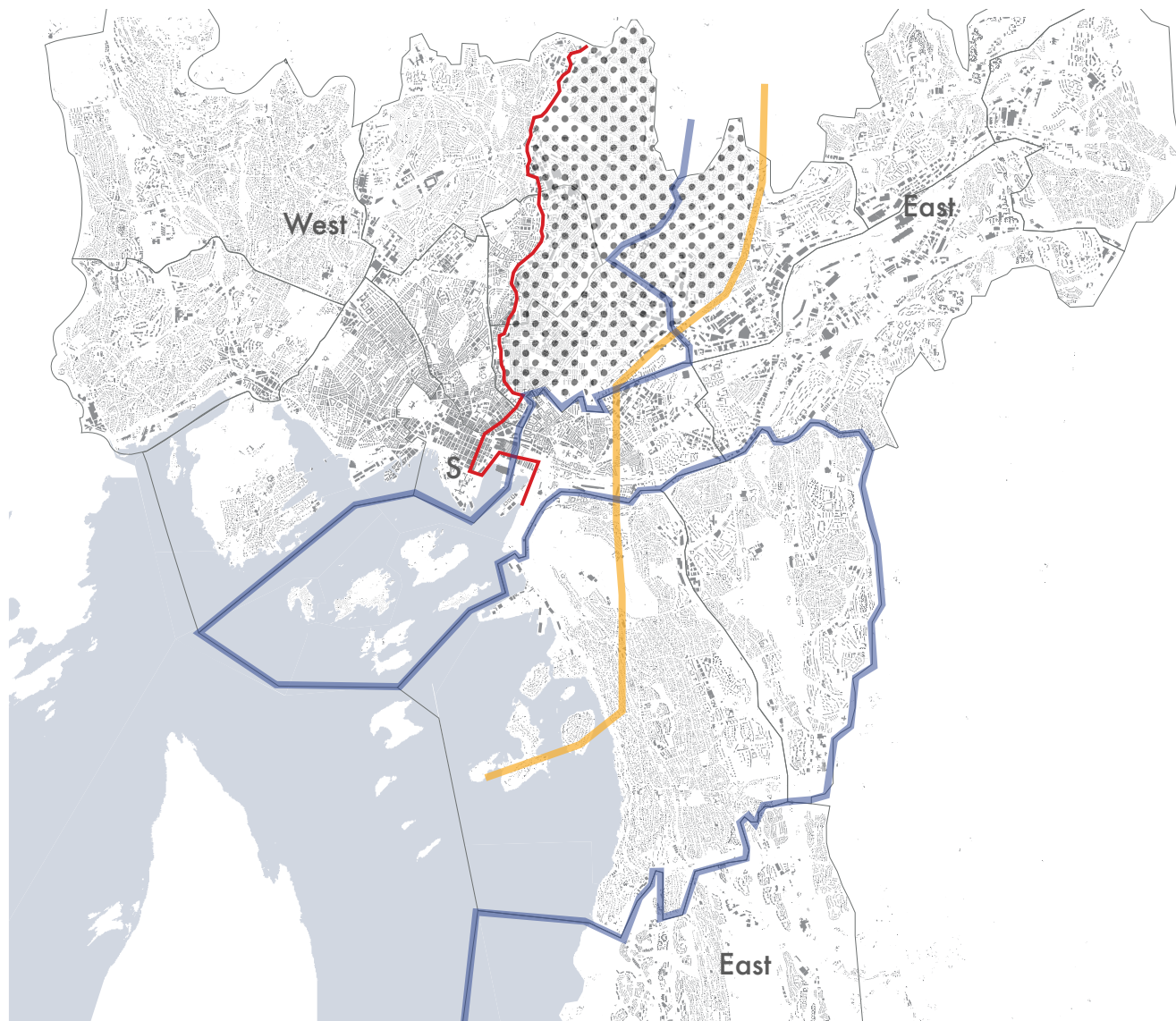
—— Perceived split   —— Price split   —— Social split

⋮⋮⋮ In Between

Oslo, a divided city?

Even though the entire area between splits was in the middle ground when it came to housing prices, there are large differences within. Grunerløkka has been in a process of gentrification the past 10 years that has pushed the housing prices to close to the same level as West Oslo.

Torshov

Sinsen

Rosenhoff

Grunerløkka Øst

Rodeløkka

Sofienberg
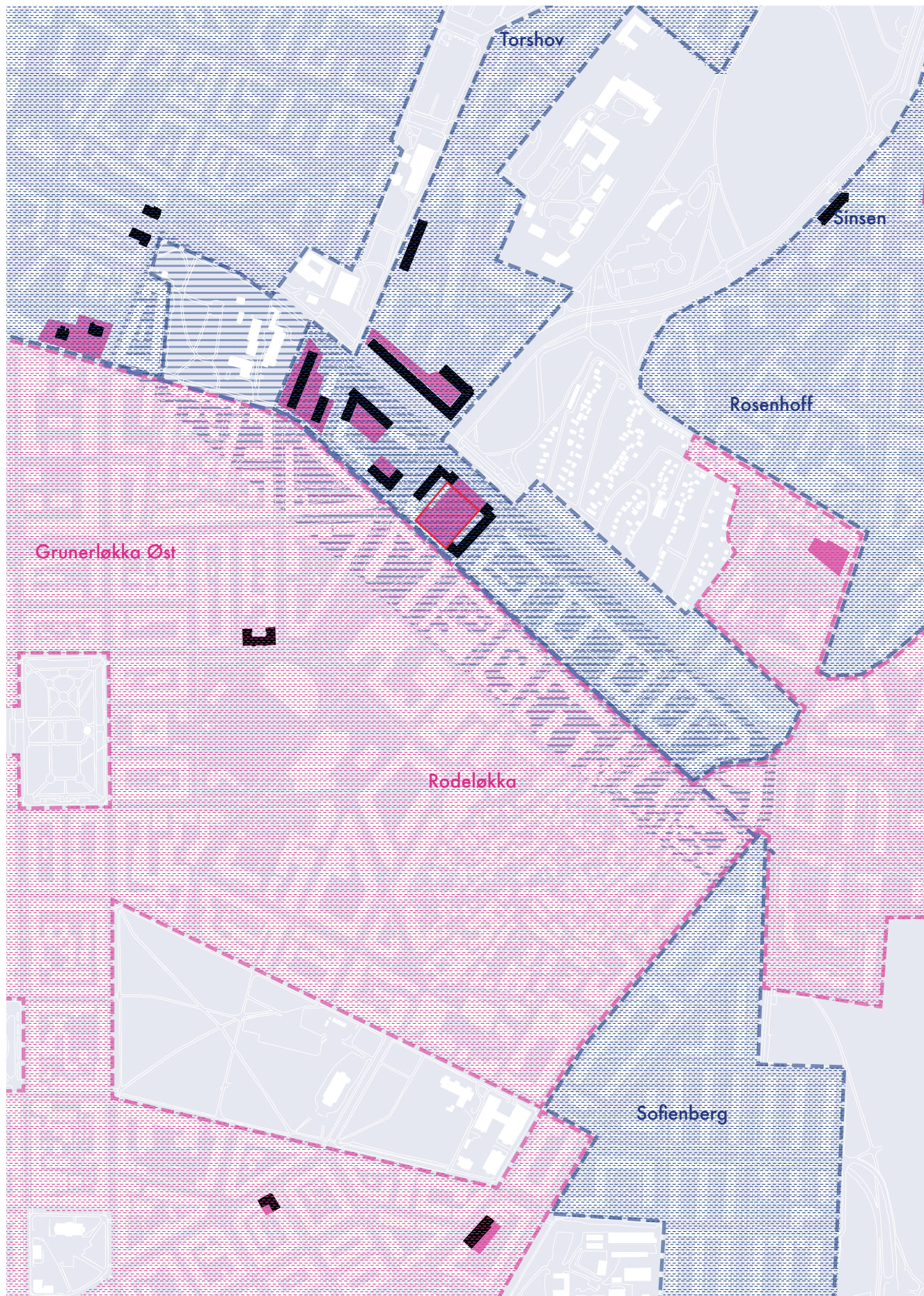
NOK 76 000 - 90 000 per m²

NOK 59 000 - 76 000 per m²

Social housing owned by Oslo Komunne

Unbuilt land owned by Oslo Kommune

Housing prices from Finn.no 19.08.19

Housing Price Difference

Oslo Kommune initiates
a 3rd housing sector to help
people get into the housing
market

Rent to buy (leie til eie)

The rent payed each month
works as downpayment on the
apartment, and the renter can
over time become the owner.

Starter homes (etablererboliger)

The municipality builds and
sells housing and keeps the
ownership of a percentage of
the apartment. The buyer owns
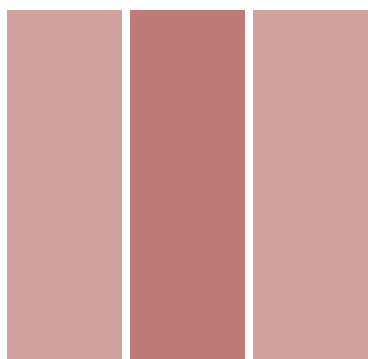the rest at a lower cost.

Single Provider

Preferred model: Rent to buy
Level of sharing: Small

Single Household

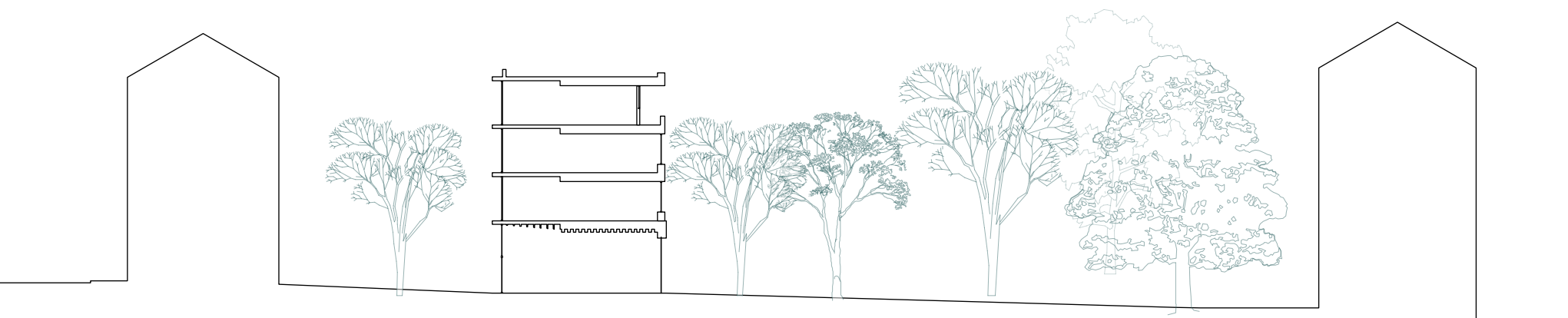Preferred model: Starter homes
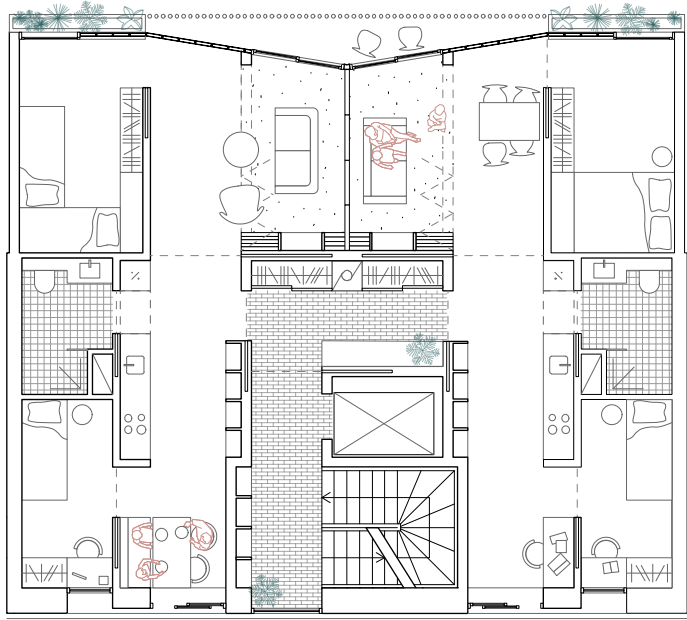Level of sharing: Medium
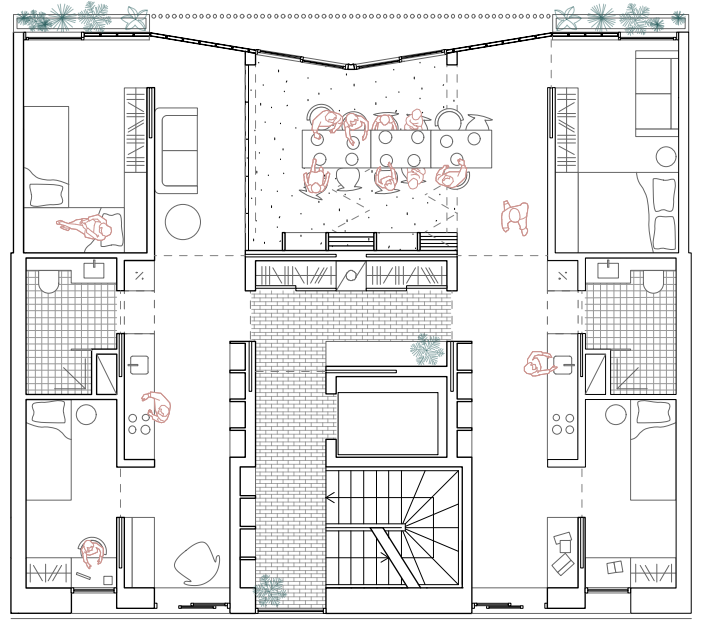
Sharing Apartment

Co-Housing
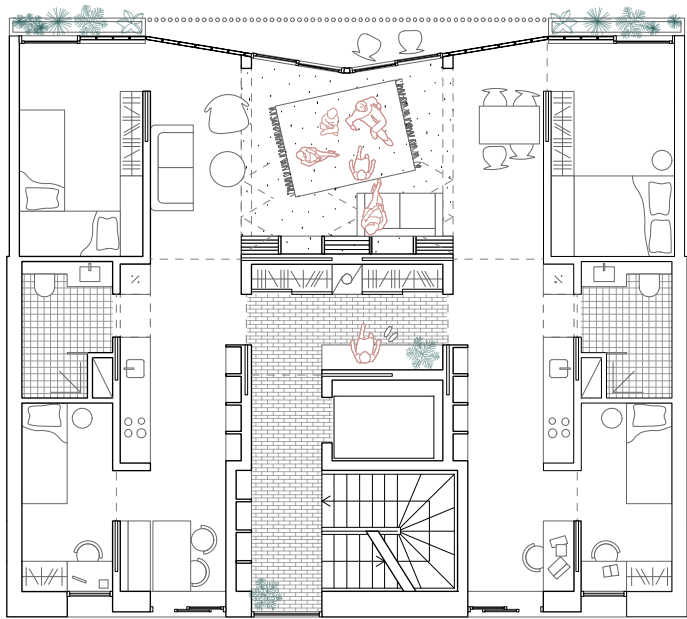
User groups
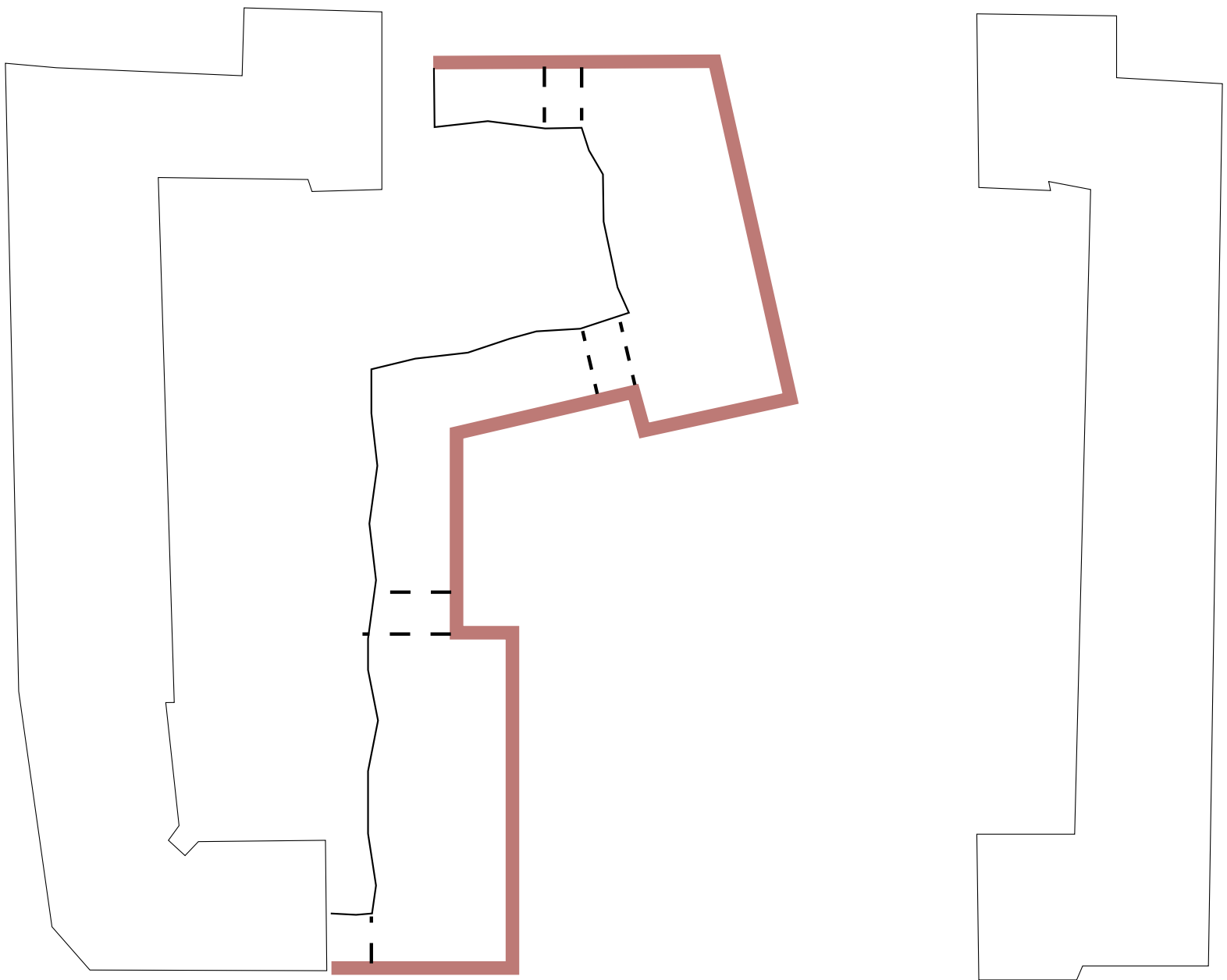
Concept - Solid and perforated
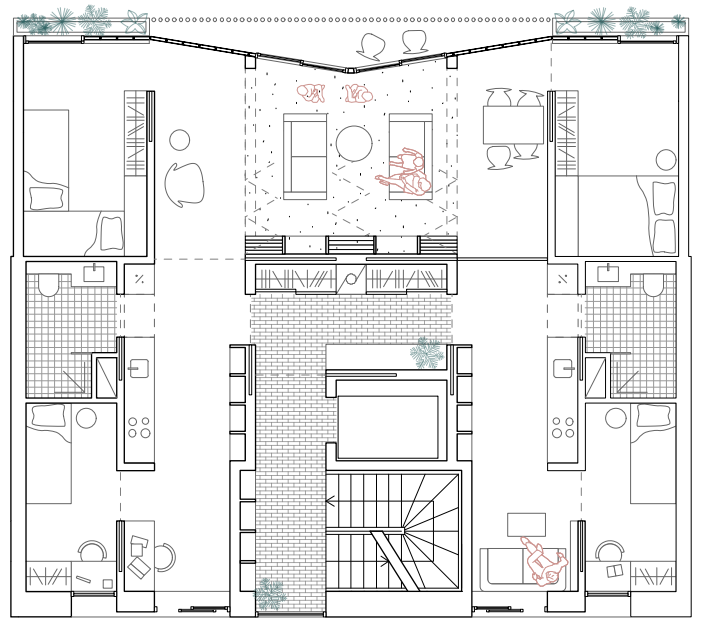
Concept - A house in a park

Normal scenario

Dinner party

Shared common space

Renting out

Sharing Apartment Scenarios

Garden between new and old structures

Sharing Apartment - Private

Sharing Apartment - Shared