Holiday houses in Oppland county –
stock, development and use

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Holiday houses in Oppland county – stock, development and use

1. **Norway**: Number of holiday houses over the last 40 years

2. **County of Oppland**: Status in 2009
   - dimensions
   - localities
   - sizes

3. **Norwegian mountain regions**: Supply and demand over the last 10 years
   - stock: numbers and development
   - turnover: numbers and prices of holiday houses in mountain regions
   - turnover: numbers and prices – holiday and residential houses in Oppland

4. **Technical standards**
   - sizes
   - piped water supply
   - localities and development patterns

5. **Use of holiday houses**
   - by technical standards
   - seasonal patterns
   - owners’ residence and mobility patterns

6. **Trend forecast**
The stock of holiday houses has grown at a steady pace since 1970

Number of holiday houses in Norway 1970 – 2009 (including trend)

The stock of holiday houses has grown at a steady pace since 1970.

Approximately 10% of the total stock of holiday houses in Norway is localized in Oppland county.

Source: Statistics Norway
Many municipalities in mountain regions localizes more holiday houses than residential houses

Distribution of holiday houses by municipality.
Oppland county 2009

Number of holiday houses relative to number of residential houses (detached houses).
Municipalities in Oppland 2009 (Source: SSB)

Source: Statistics Norway
Heavy development in the mountain regions of Valdres, Midt- and Sør-Gudbrandsdalen

Number of holiday houses by km² (from light to dark):
- 6-49 pr. km²
- 50-99 pr. km²
- 100-199 pr. km²
- 200+ pr. km²

(Each quadrant on the map represents 1 km²)

Source: GAB
Most holiday houses are moderate in floor size

Holiday houses in the counties of Hedmark and Oppland by total utility floor space 2006

- Hedmark: Mean floor space is 63 m²
- Oppland: Mean floor space is 71 m²

Source: GAB
In Oppland, the number of holiday houses is increasing and fastly approaching a total of 45,000.

Holiday houses - development in Oppland and neighbouring counties. Numbers 1997-2009 and growth index (1997=1)

Number of holiday houses and growth index (1997=1) in Oppland and neighboring counties from 1997 to 2009.

Source: Statistics Norway
Of the total stock of holiday houses in 2009, 20% is built since 1997

Holiday houses in Oppland and neighbouring counties: Increase 1997-2009

(20% of the total stock in 2009 is built since 1997 while the increase since 1997 has been 24%)

Source: Statistics Norway
Numbers of sold holiday houses is doubled from 1998 to 2008, but the peak in 2007 was not to be continued (at least temporarily?)

Transfer of holiday properties (with building) sold on the free market. Selected counties. Number.

Source: Statistics Norway
Average price pr. transfer on the free market is more than tripled in the years from 1998 to 2008

Transfer of holiday properties with building sold on the free market. Selected counties.
Average price pr. transfer (NOK 1 000 )

Source: Statistics Norway
Holiday house market shows the same pattern as residential buildings, but at a slightly higher speed.

Transfers on the free market of residential and holiday properties with building. Oppland county. Number of transfers.

- Oppland residences
- Oppland holiday houses
...and the same pattern applies to price development ...

Transfers on the free market of residential and holiday properties with building. Oppland county.
Average price pr. transfer (NOK 1 000 )

Source: Statistics Norway
Holiday homes are growing – last decade’s new holiday houses average ca 85 m² in by total utility floor space

Holiday houses in Hedmark and Oppland raised in the period of 1997 – 2006 by total utility floor space

**Hedmark**
- Average utility floor space: 74 m²
- If all buildings < 40 m² are discarded, a.u.f.s. is 91 m²

**Oppland**
- Average utility floor space: 84 m²
- If all buildings < 40 m² are discarded, a.u.f.s. is 95 m²

Source: GAB
There is a significant rise in technical standards, especially in new developments

Holiday houses by construction year and water supply source. Oppland county. Units with a total utility floor space above 40 m².

<table>
<thead>
<tr>
<th>Water supply source</th>
<th>Year of construction</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Built before 1997</td>
<td>Built 1997-2006</td>
</tr>
<tr>
<td>Piped water, public supply</td>
<td>Number</td>
<td>862</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>18,1 %</td>
</tr>
<tr>
<td>Piped water, private joint supply</td>
<td>Number</td>
<td>127</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>2,7 %</td>
</tr>
<tr>
<td>Piped water, other private supply</td>
<td>Number</td>
<td>311</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>6,5 %</td>
</tr>
<tr>
<td>No piped water supply</td>
<td>Number</td>
<td>3474</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>72,8 %</td>
</tr>
<tr>
<td>Total</td>
<td>Number</td>
<td>4774</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>100,0 %</td>
</tr>
</tbody>
</table>

It is reasonable to accept that most of old holiday houses don’t have piped water supply. Whether ‘just’ above ‘half of holiday houses built after 1996’ do have some kind of piped water supply could seem a bit more dubious. The results, though, are based on the most comprehensive property register in Norway (GAB).

The distribution is based on approx. 40% of holiday houses built since 1997.

Source: GAB
Holiday houses are built densely in holiday house development areas like in residential areas.
Technical standards and accessability is decisive for levels of use

Nights used by technical standards, accessability and season.

Source: Eastern Norway Research Institute 2005
Use intensity also depends on size, but not so much as technical standards.

Nights used and bed nights by floor space. Whole year.
Index: Total mean = 1.

Source: Eastern Norway Research Institute 2005
Use and occupancy rate are highly seasonal

Nights used, bed nights and number of users per night by month and municipality. Mean.

**Source:** Eastern Norway Research Institute 2005
Holiday house owners from the capital region Oslo dominate, especially new and alpine skiing resorts

Holiday houses in selected regions in Oppland: Owner’s residence by holiday house region

<table>
<thead>
<tr>
<th>Region</th>
<th>Nordseter</th>
<th>Hafjell</th>
<th>Skei</th>
</tr>
</thead>
<tbody>
<tr>
<td>The region of Lillehammer</td>
<td>29,7 %</td>
<td>3,6 %</td>
<td>17,3 %</td>
</tr>
<tr>
<td>From rest of Hedmark/Oppland</td>
<td>10,8 %</td>
<td>4,9 %</td>
<td>11,6 %</td>
</tr>
<tr>
<td>Oslo/Akershus</td>
<td>46,2 %</td>
<td>79,6 %</td>
<td>62,2 %</td>
</tr>
<tr>
<td>Østfold</td>
<td>5,3 %</td>
<td>6,2 %</td>
<td>3,4 %</td>
</tr>
<tr>
<td>Rest of the country</td>
<td>8,0 %</td>
<td>5,7 %</td>
<td>5,5 %</td>
</tr>
<tr>
<td><strong>SUM</strong></td>
<td><strong>100 %</strong></td>
<td><strong>100 %</strong></td>
<td><strong>100 %</strong></td>
</tr>
</tbody>
</table>

Source: Eastern Norway Research Institute 2005
Holiday houses generates significant amounts of traffic flows

Source: Eastern Norway Research Institute 2007
In \textit{2017 will 30\%} of the total stock have been built since 1997 (i.e. 15 000 out of a total of 50 000 units)

Increase in number of holiday houses 1997-2009 with trend until 2017. Oppland.

Increase in number of units since 1997 (left hand y-axis) and \% increase of stock in 1997 (right hand y-axis).