

30 minutter om sparebankene og eiendomsmarkedet

15. oktober 2026

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NCR har relevant sektorkunnskap om dagens tema

NCRs ratingoversikt for norske og svenske sparebanker, nisjebanker og eiendomsselskaper

NORSKE SPAREBANKER

33

Sparebanker med rating

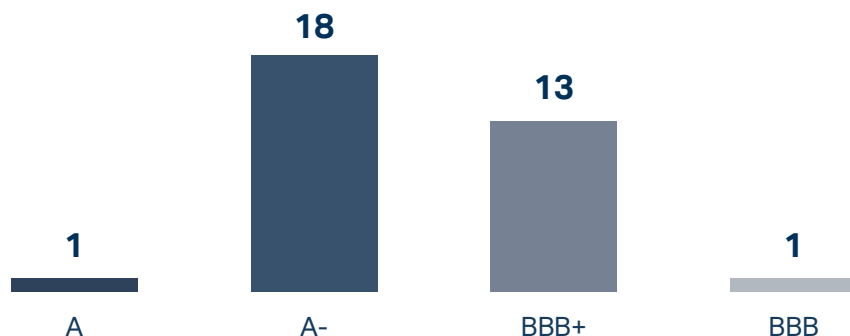
97 %

Stabile utsikter

32 stabile · 1 positiv

Fordeling av ratinger

Antall sparebanker per ratingkategori



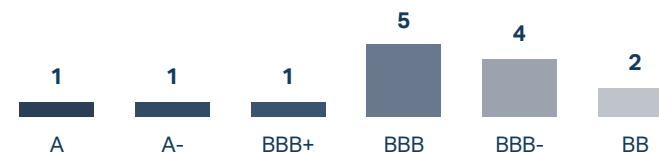
31 av 33 sparebanker har rating A- eller BBB+

NISJEBANKER, EIENDOM OG SVENSKES SPAREBANKER

Nisjebanker · 4



Eiendomsselskaper · 14



Svenske sparebanker · 8



Agenda

Nordic
Credit
Rating

Del

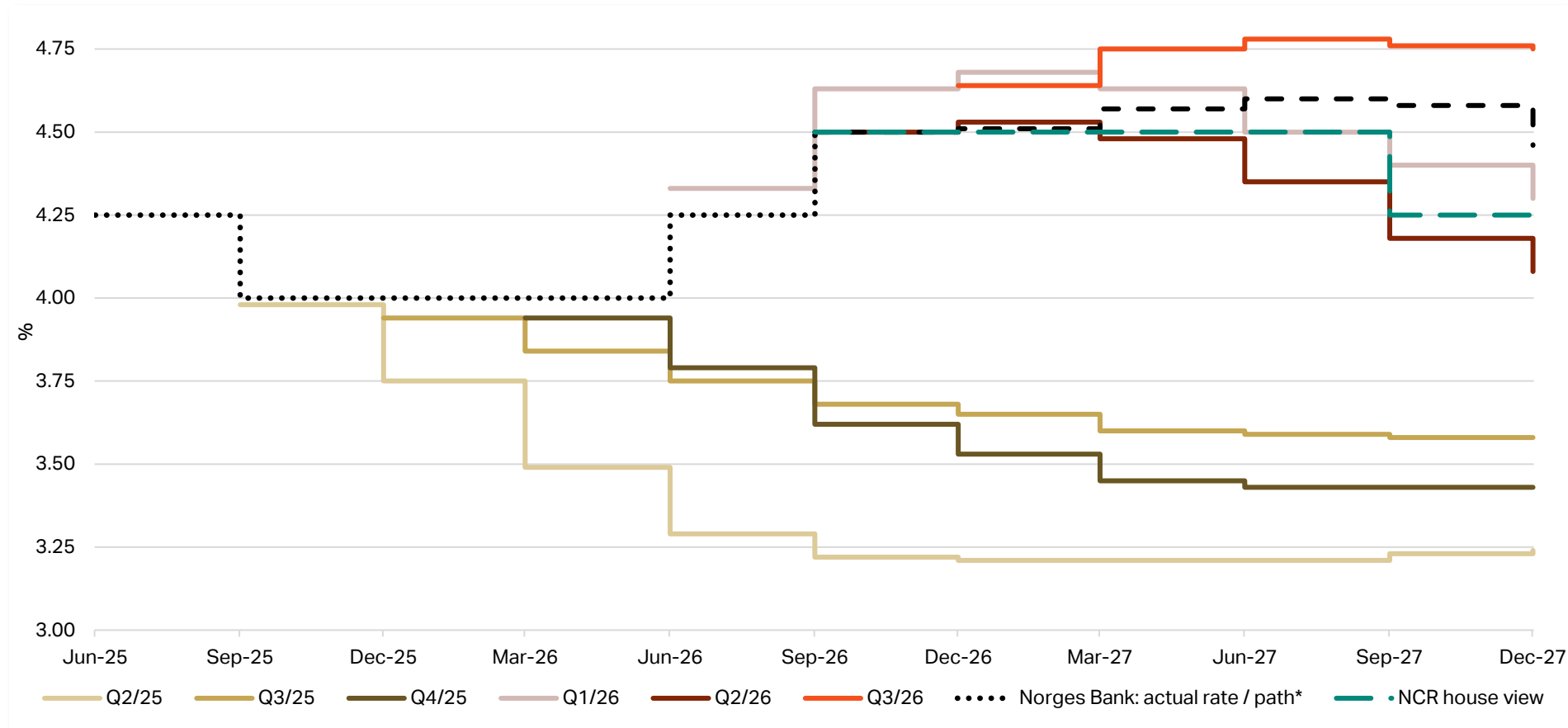
- 1. Boligutvikling under press**
2. Gapet mellom sterkeste og svakeste har økt
3. Effekt på NCRs prognoser og vurderinger
4. Spørsmål

Vedlegg

Renteforventningene snudde fra kutt til økning

Hva har påvirket mest – økte kostnader eller skuffelsen?

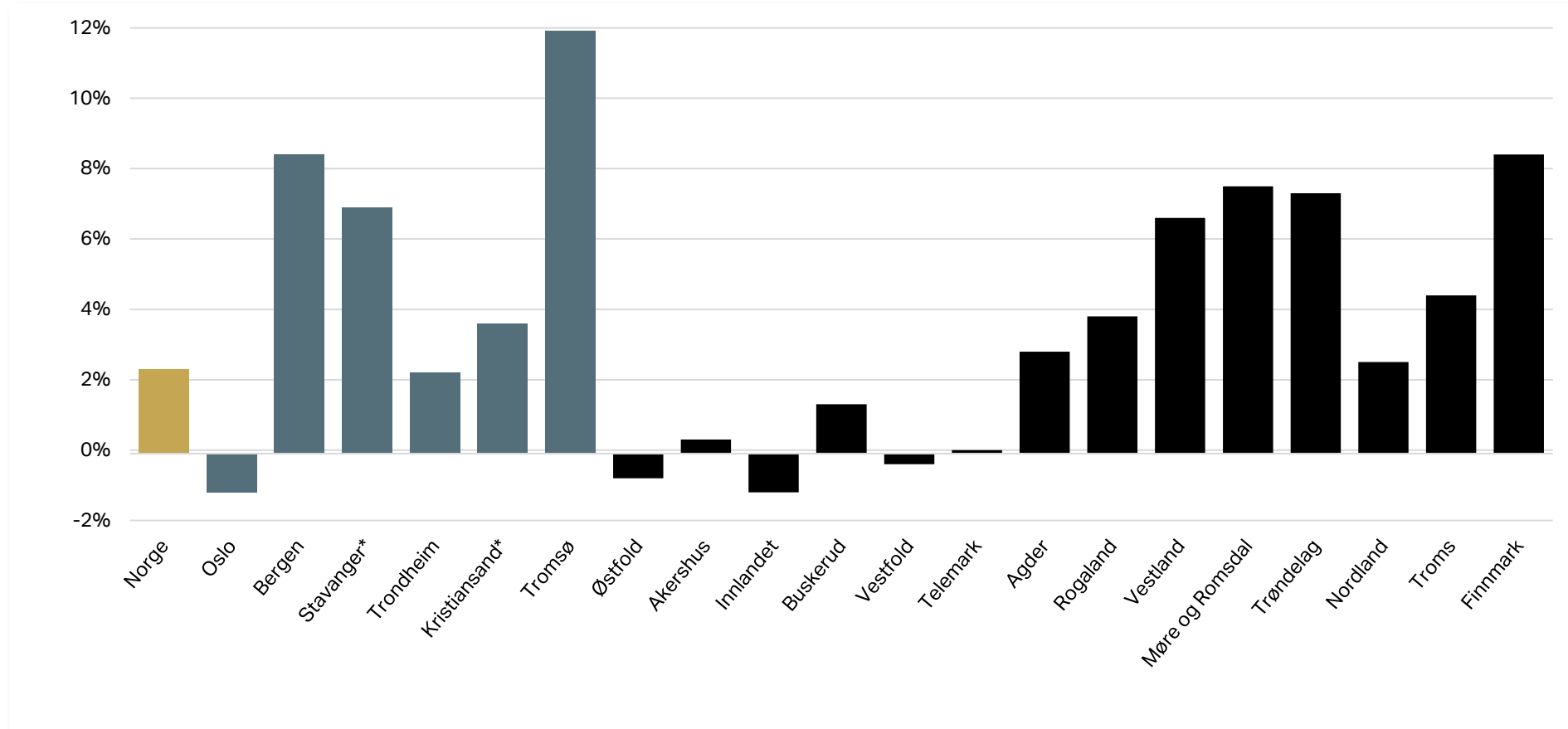
Markedsprising av styringsrenten per kvartal, 2. kv. 2025–3. kv. 2026



Boligprisveksten spriker kraftig mellom regionene

Men samlet sett er bruktboligmarkedet langt fra en krise

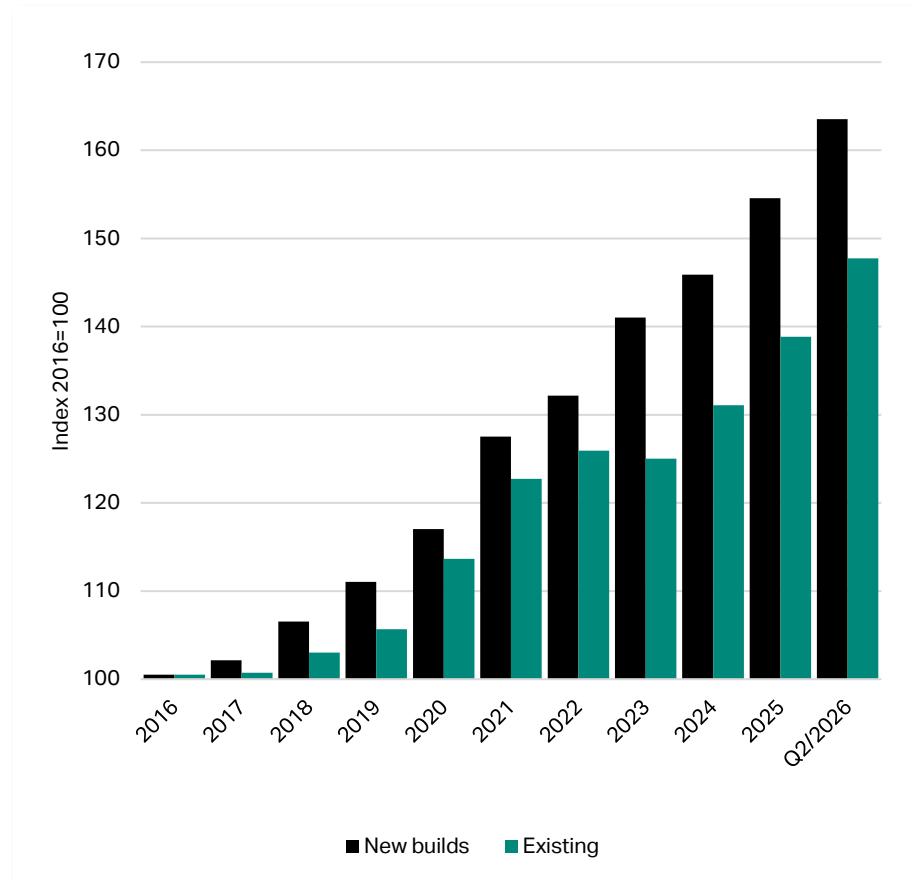
Tolv måneders boligprisendring etter region, 30. sep. 2026



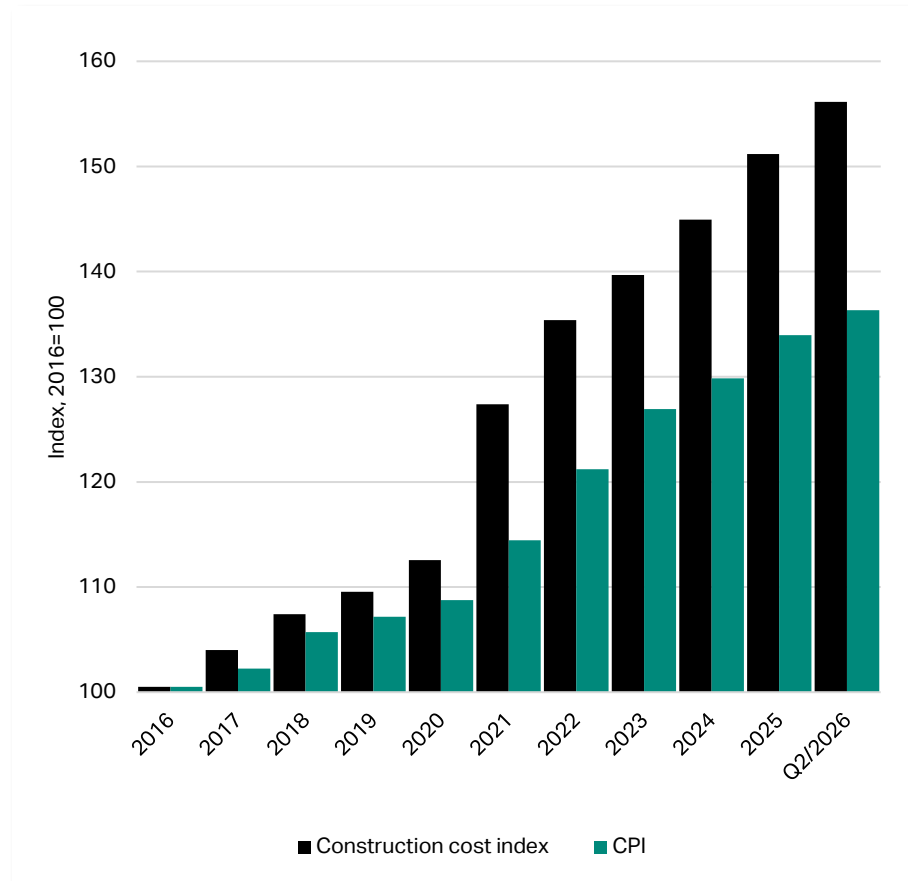
Nye boliger blir dyrere og dyrere kontra brukte

Sterk byggekostnadsvekst sannsynlig en vesentlig grunn

Norsk boligprisutvikling: nye kontra brukte boliger



Byggekostnader kontra samlet KPI, 2016–2. kv. 2026



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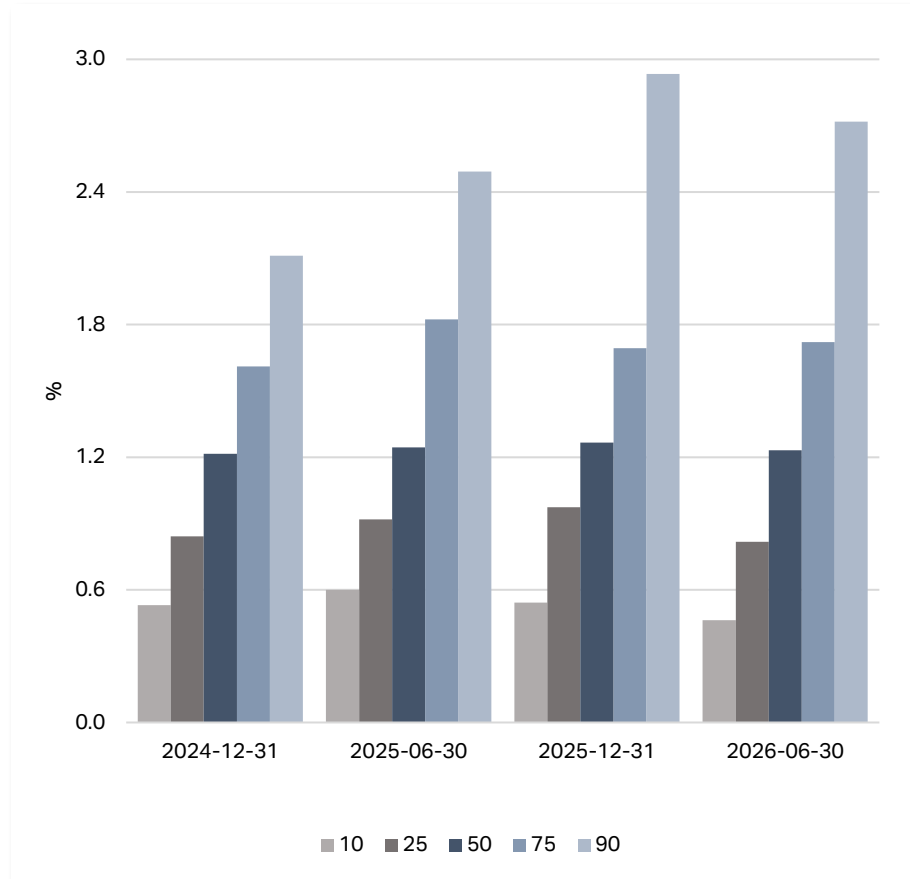
1. Boligutvikling under press
2. **Gapet mellom sterkeste og svakeste har økt**
3. Effekt på NCRs prognoser og vurderinger
4. Spørsmål

Vedlegg

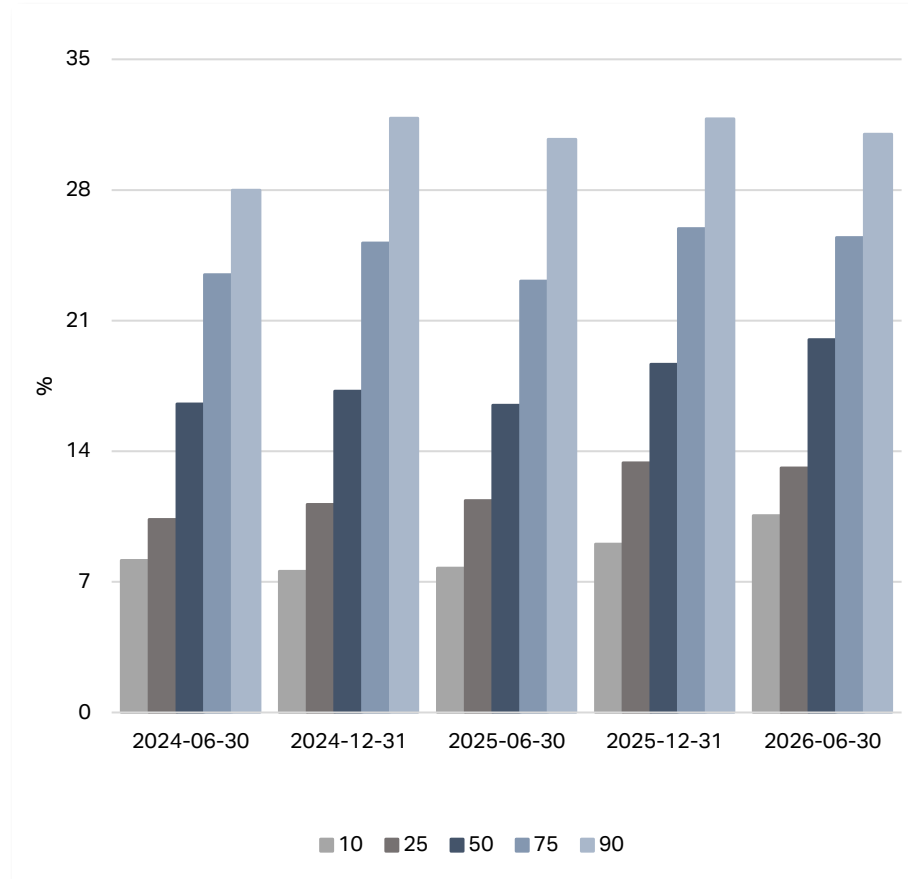
Kredittkvaliteten holder seg stabil i snitt

Men forskjellen mellom sterkere og svakere øker

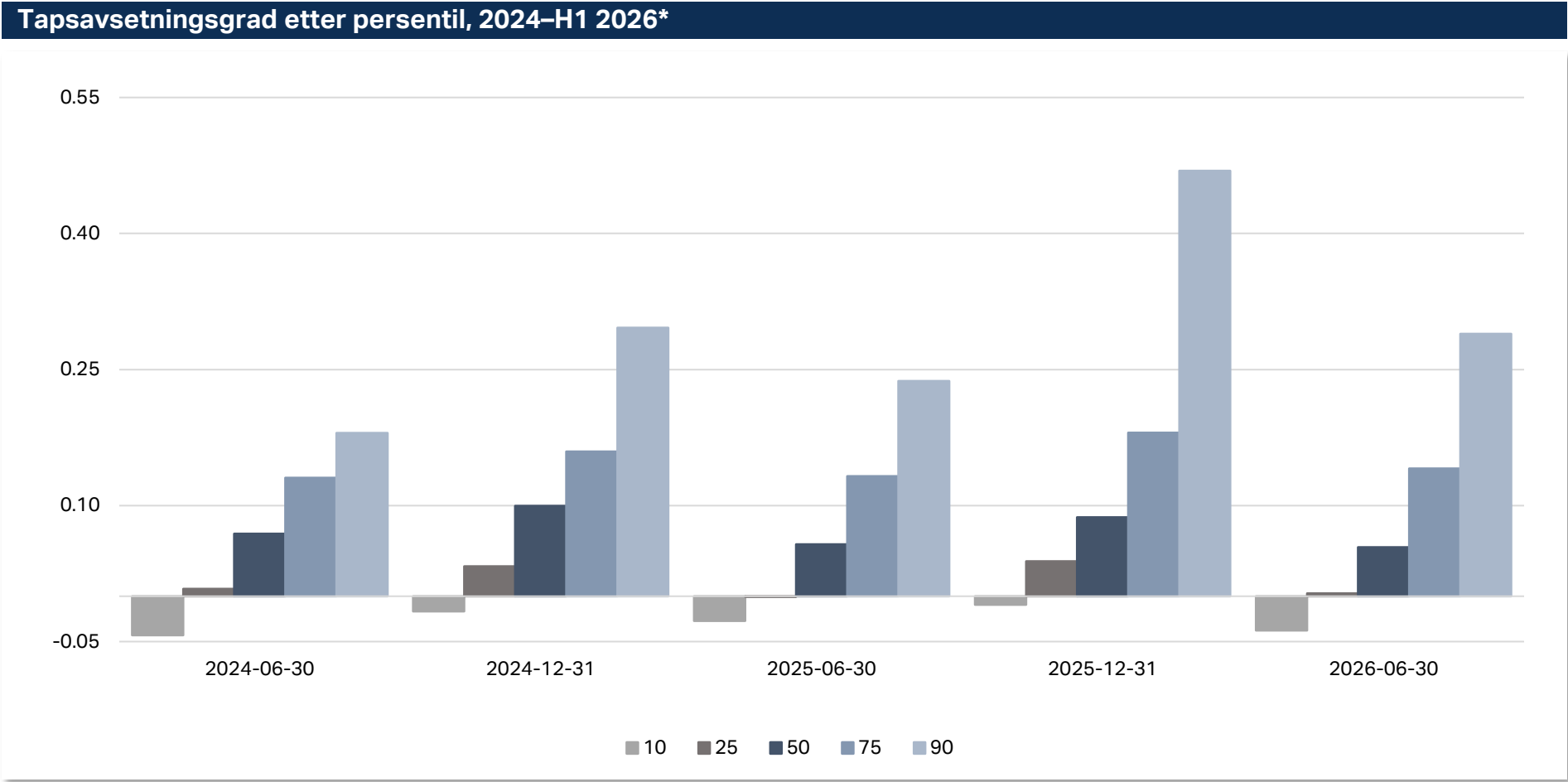
Netto trinn 3/netto utlån, etter persentil, 2024–H1 2026



Dekningsgrad trinn 3, etter persentil, 2024–H1 2026



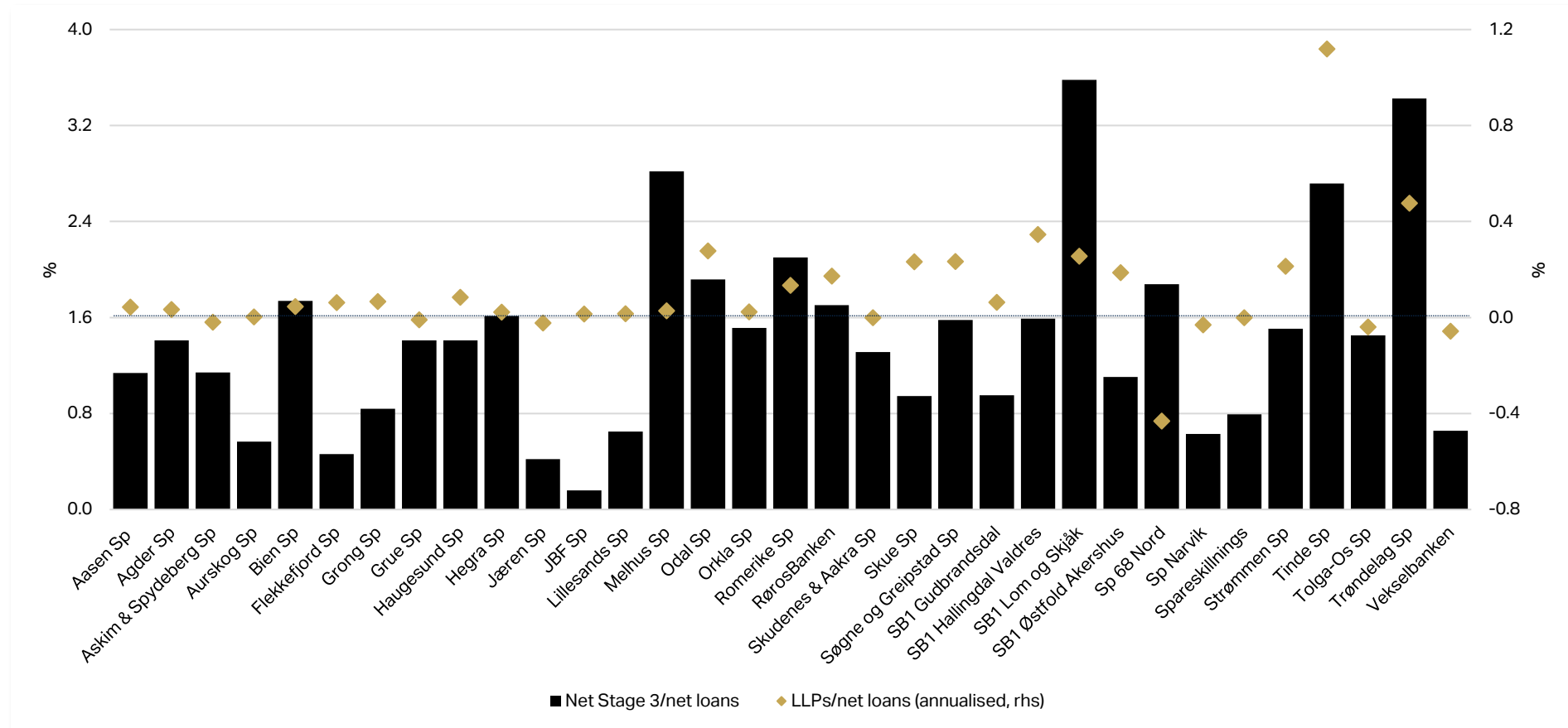
Tapsavsetningene spriker stadig mer mellom bankene



nordiccreditrating.com Kilde: bankrapporter, NCRs beregninger. *Verdier per 30. juni (hittil i år), annualisert til helåret 31. desember.

Svakere kvalitet er konsentrert i noen banker

Kredittkvalitet i sparebanker med NCR-rating, 30. juni 2026



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Nordic
Credit
Rating

Del

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3. Effekt på NCRs prognoser og vurderinger

4. Spørsmål

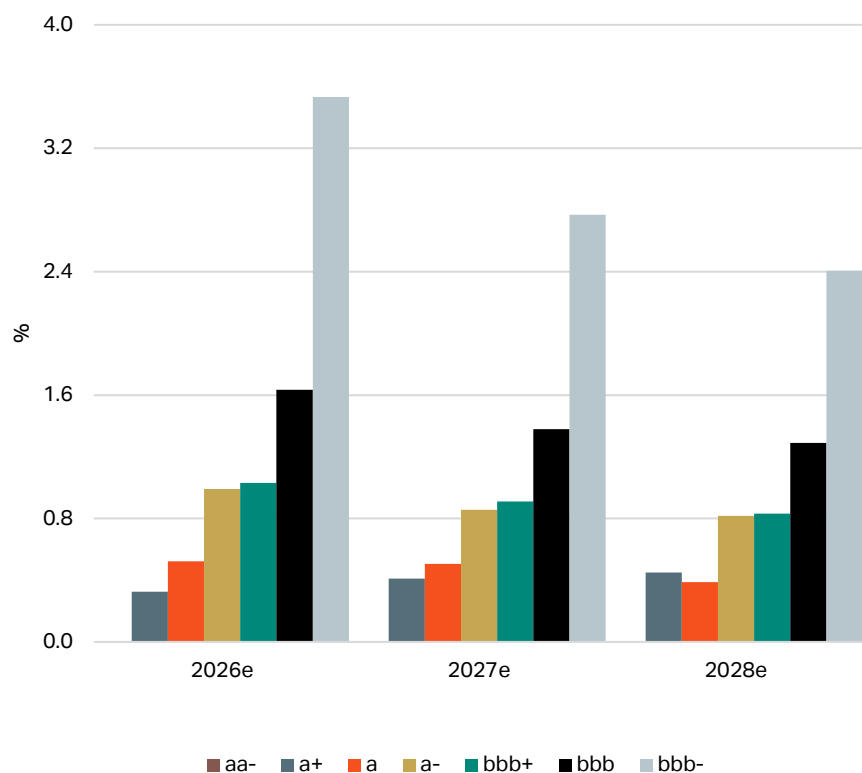
Vedlegg

Oppdaterte prognoser viser lengre tid til bedring

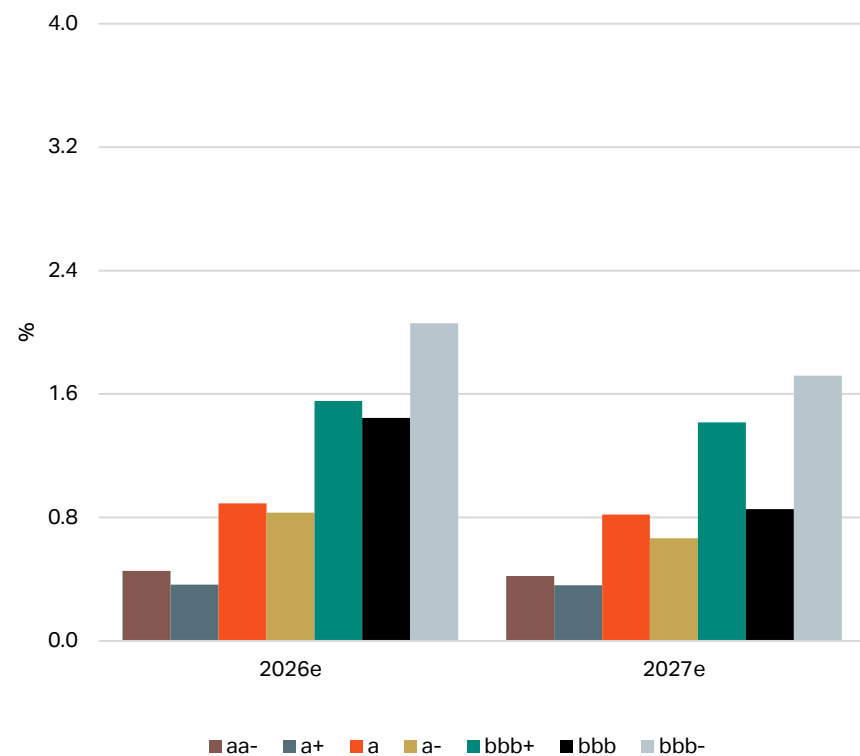
Noen banker er blitt hardest rammet

Prognose for netto trinn 3/netto utlån etter gjeldende subscore

Siste prognose for 2026



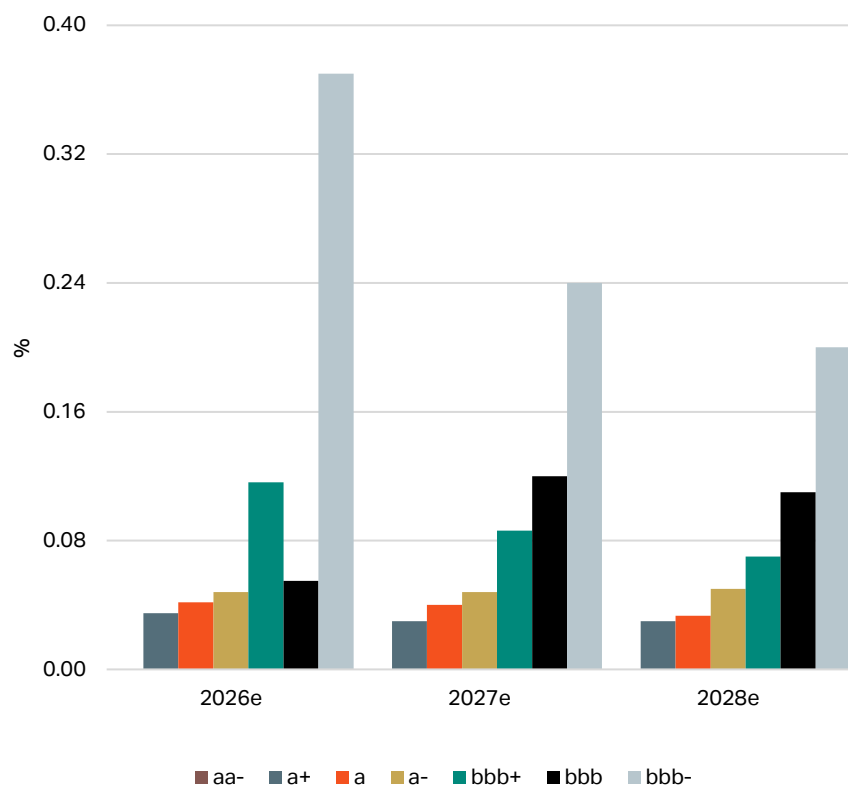
Siste prognose for 2025



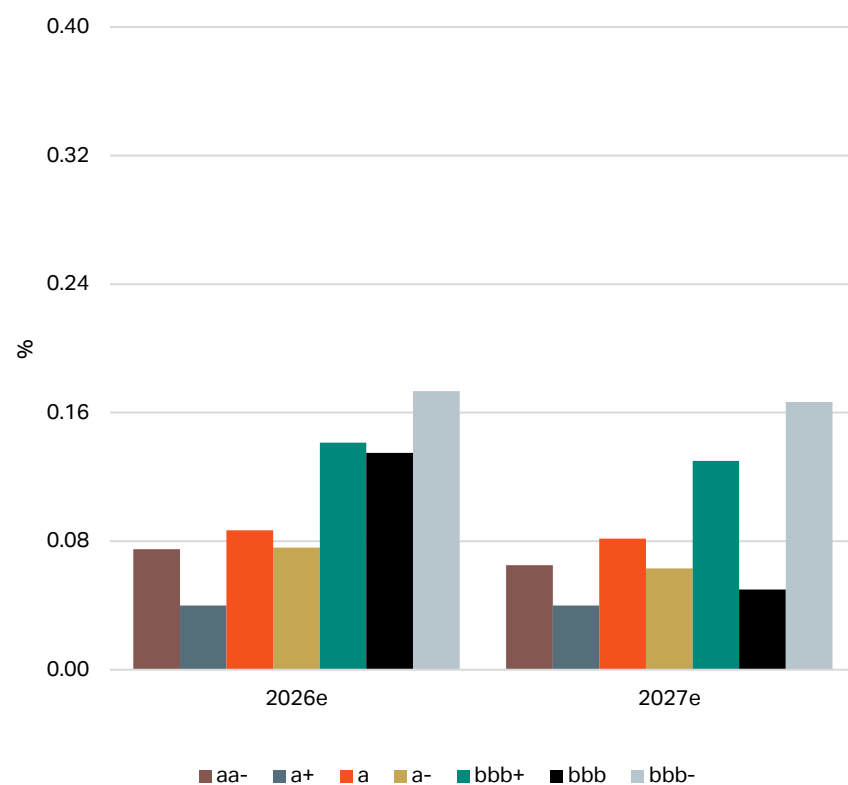
...begge i trinn 3, men også for tap

Prognose for tapsavsetninger etter gjeldende delscore

Siste prognose for 2026



Siste prognose for 2025



Sparebanker med NCR-rating

33 norske sparebanker fra alle tre alliansene og spritt over hele landet

Bank	Rating	Utsikter			
Aasen Sparebank	BBB+	Stable	Romerike Sparebank	A-	Stable
Agder Sparebank	A-	Stable	RørosBanken Røros Sparebank	BBB+	Stable
Askim & Spydeberg Sparebank	A-	Stable	Skudenes & Aakra Sparebank	A-	Stable
Aurskog Sparebank	A-	Stable	Skue Sparebank	A-	Stable
Bien Sparebank ASA	BBB+	Stable	Søgne og Greipstad Sparebank	BBB+	Stable
Flekkefjord Sparebank	A-	Stable	Sparebank 1 Gudbrandsdal	A-	Stable
Grong Sparebank	A-	Stable	Sparebank 1 Hallingdal Valdres	A-	Stable
Grue Sparebank	BBB+	Stable	Sparebank 1 Lom og Skjåk	BBB+	Stable
Haugesund Sparebank	A-	Stable	SpareBank 1 Østfold Akershus	A	Stable
Hegra Sparebank	BBB+	Positive	Sparebank 68° Nord	A-	Stable
Jæren Sparebank	A-	Stable	Sparebanken Narvik	A-	Stable
JBF Sparebank AS	A-	Stable	Spareskillingsbanken	A-	Stable
Lillesands Sparebank	BBB+	Stable	Strømmen Sparebank	BBB+	Stable
Melhus Sparebank	A-	Stable	Tinde Sparebank	BBB+	Stable
Odal Sparebank	BBB+	Stable	Tolga-Os Sparebank	BBB+	Stable
Orkla Sparebank	A-	Stable	Trøndelag Sparebank	BBB	Stable
			Voss Veksel- og Landmandsbank ASA	BBB+	Stable

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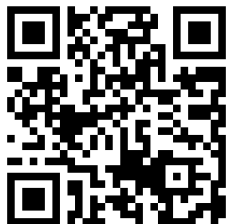
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Takk



LinkedIn



Nettside



Påmelding til nyhetsbrev

Ansvarsfraskrivelse

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