

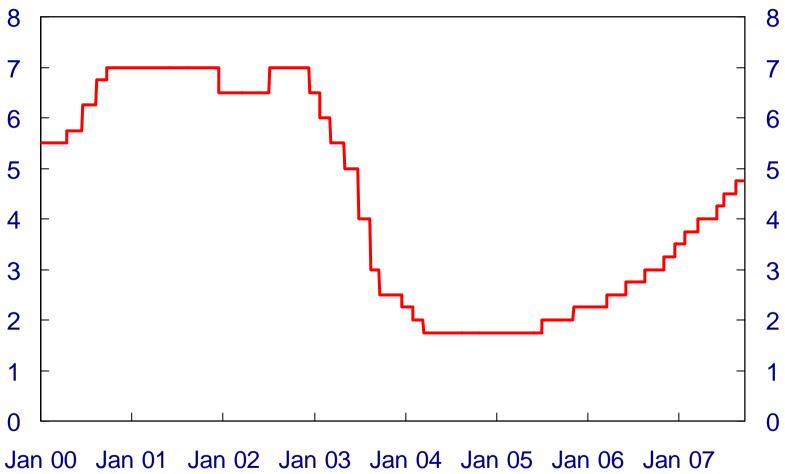
#### Uncertainty, economic models and monetary policy

Governor Svein Gjedrem

Centre for Monetary Economics/BI 17 September 2007



#### Key policy rate Per cent

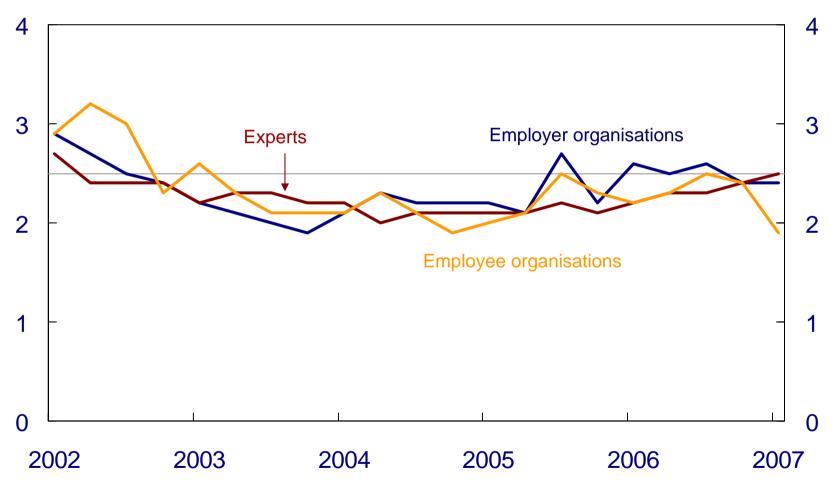




## Expected consumer price inflation 2 years ahead

Employer/employee organisations and experts1)

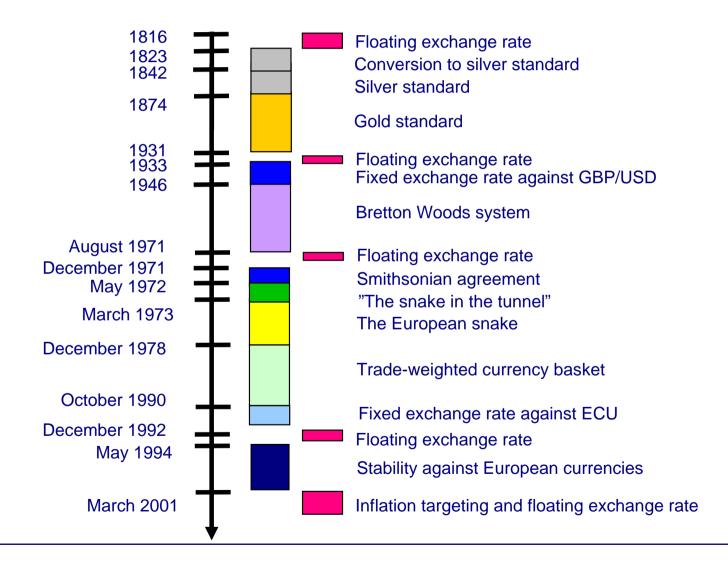
Per cent. 2002 Q2 - 2007 Q2



<sup>1)</sup> Employees in financial industry, macroanalysts and academics.



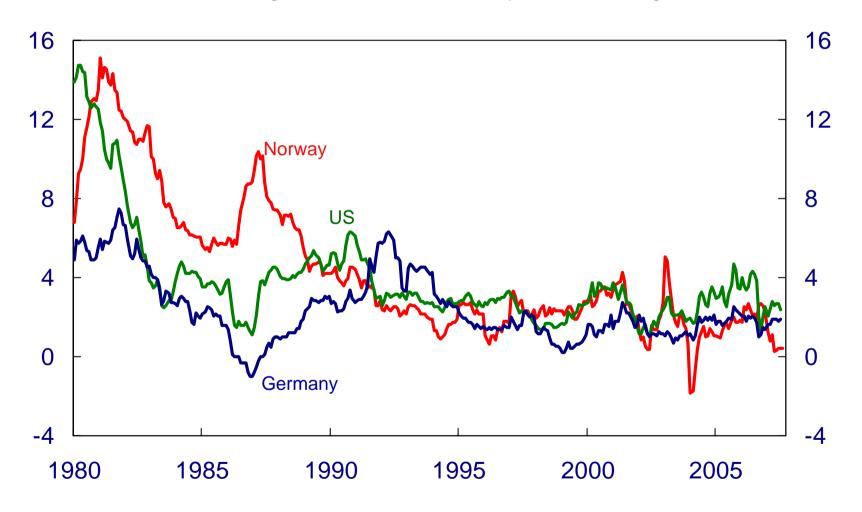
## Monetary policy regimes i Norway since 1816





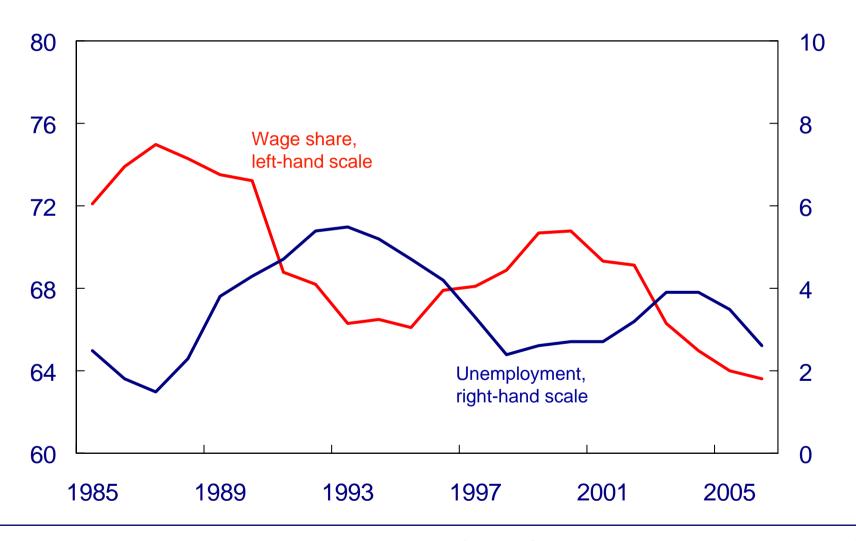
## CPI in Norway, Germany and US

12-month change. Per cent. January 1980 – August 2007





#### Wage share<sup>1)</sup> and registered unemployment Per cent. 1985 – 2006

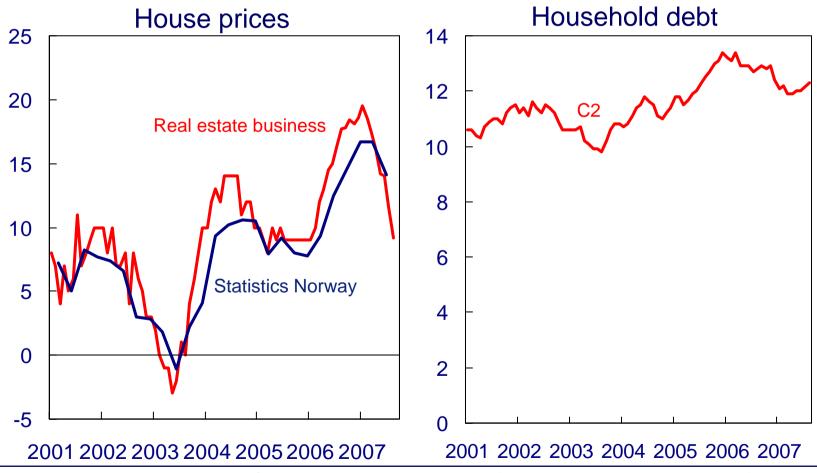


<sup>&</sup>lt;sup>1)</sup> Labour costs as share of factor income. Market-oriented enterprises in mainland Norway.

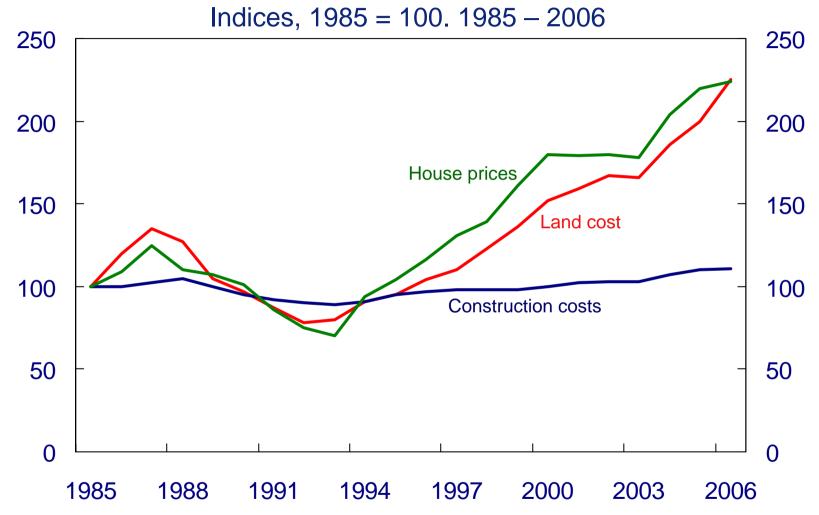


#### House prices and household debt

Change on same month/quarter previous year. Per cent January 2001 – August 2007



## Real house prices, construction costs and land costs<sup>1)</sup>

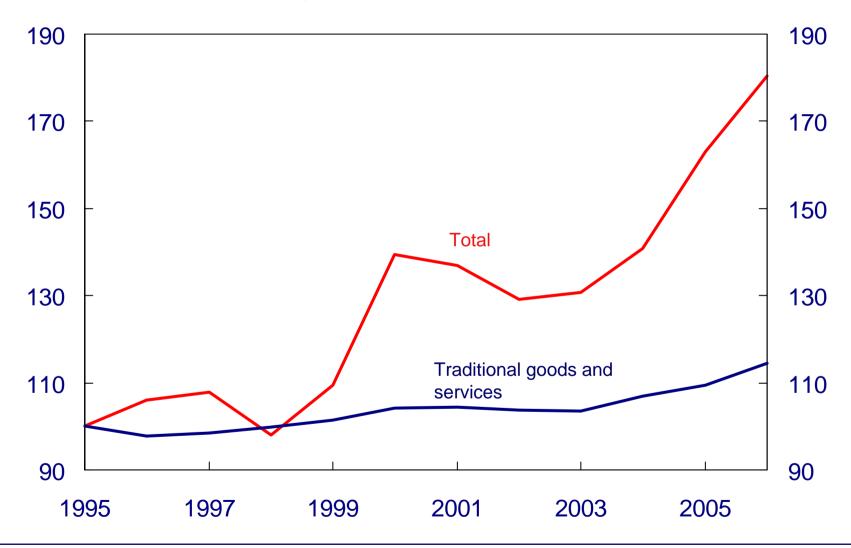


<sup>&</sup>lt;sup>1)</sup> The series is based on Statistics Norway's transfer of properties index and includes unbuilt property for free market sale. The series is not adjusted for location or site development.



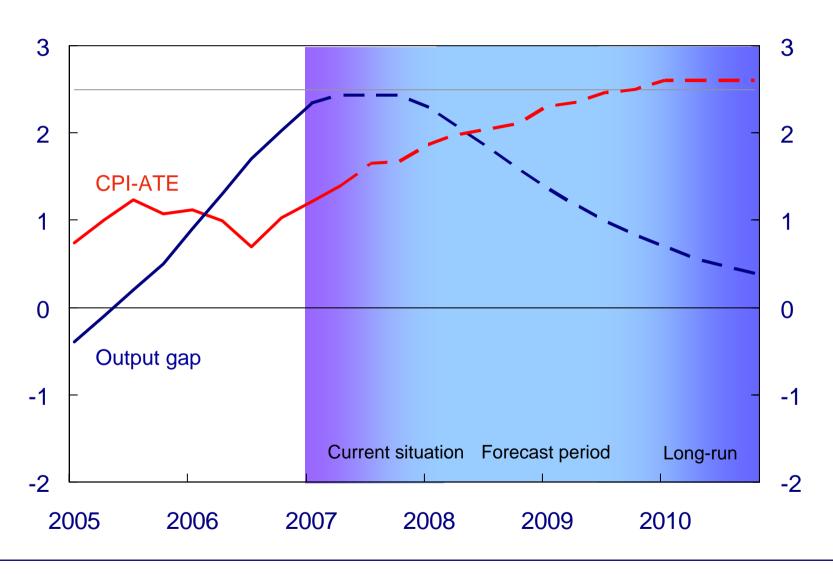


Index, 1995 = 100.1995 - 2006





#### Different time horizons – different methods





"...that's what we have to do with every variable that we look at, work out why it's growing faster or slower than it was before and not to use some rather mindless regression....The secret of good policy is to try and think trough what are the economics of the shocks hitting the economy at present. That in a nutshell is my philosophy of how you should do policy. Don't rely on regressions from the past." Mervin King



## The relation between house prices and user cost

- (1) rent = user cost
- (2) User cost = house price x  $[(i + \delta \pi_{house}^e]$

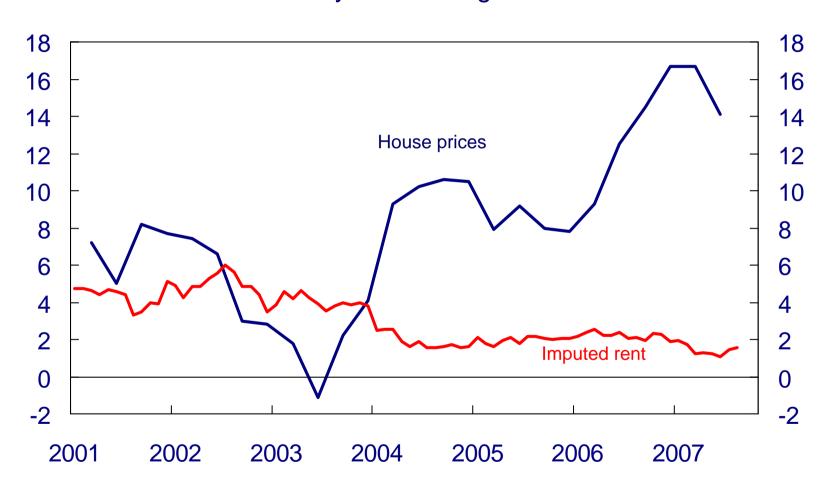
= house price x 
$$[(i-\pi^e)+\delta-(\pi^e_{house}-\pi^e)]$$

Real rate Depreciation Expected real house price inflation



## House prices and imputed rent

Change on same month/quarter previous year. Per cent January 2001 – August 2007

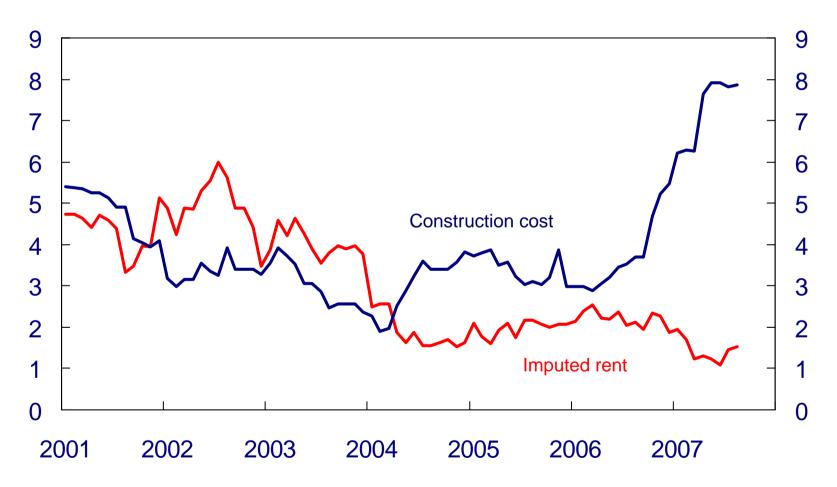


Source: Statistics Norway



## Construction cost index and imputed rent

12-month change. Per cent January 2001 – August 2007

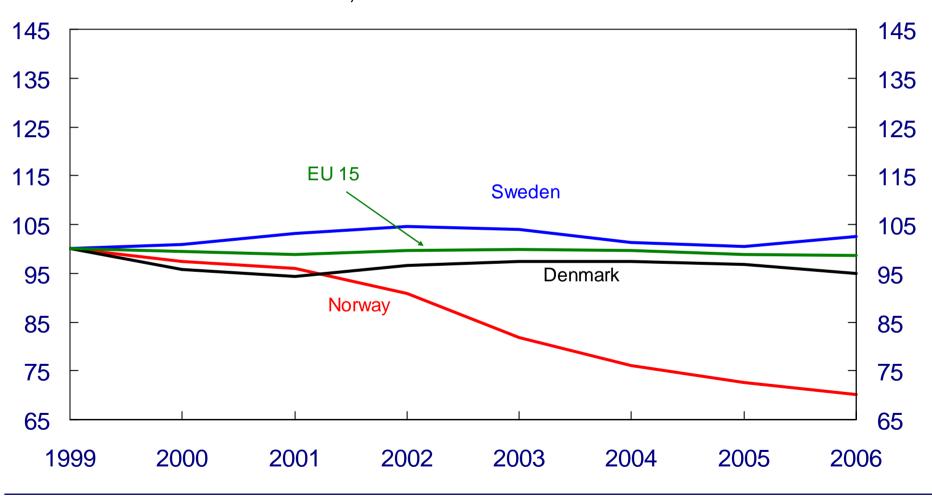


Source: Statistics Norway



#### Clothing and footwear in the CPI

EU15, Norway, Sweden and Denmark Index, 1999 = 100. 1999 – 2006





# Change in relative clothing prices in Norway vs Sweden Per cent. 1999 – 2005

