



# FNB House Price Index Report

Second  
Quarter  
2025

**Mandisa Van Wyk**

Market Research Manager

[Mandisa.VanWyk@fnbnamibia.com.na](mailto:Mandisa.VanWyk@fnbnamibia.com.na)

Tel: +264 61 299 8189

## Key Highlights

- The FNB House Price Index grew by 7.7% on a 12-month average at the end of the 2Q25, a slowdown compared to the 9.4% growth rate in 1Q25 but significantly above the 1.7% growth recorded in 2Q24.
- The 12-month national weighted average house price was recorded at N\$1,360,664 in 2Q25, a marginal increase from N\$1,345,270 in 1Q25 but noticeably higher than N\$1,263,673 in 2Q24.
- Volumes growth continued to surge posting at 15.5% in 2Q25 on a 12-month average from 10.0% in 1Q25 and rebounded from -17.7% in 2Q24.

## REGIONAL SNAPSHOTS (12MA)

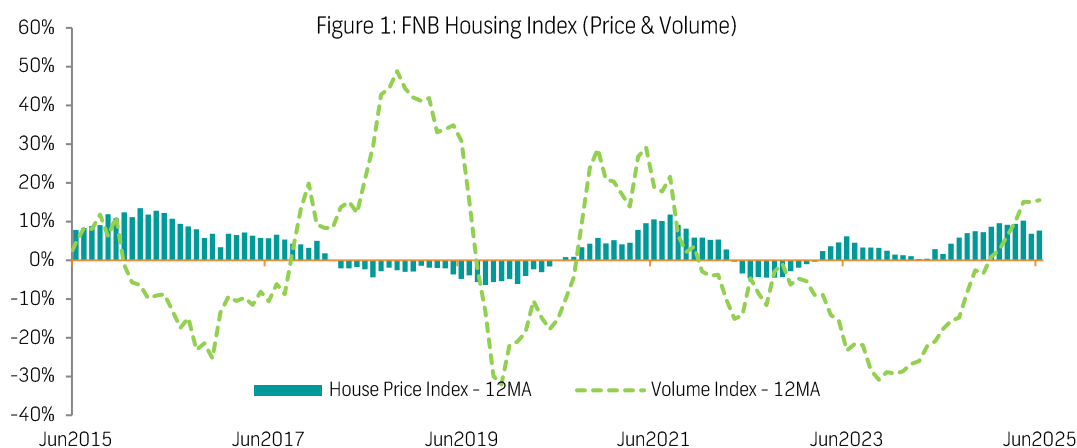
House Prices	Central	N\$1 723 000	6.0% y/y
	Coastal	N\$1 408 000	-0.3% y/y
	Northern	N\$978 000	14.4% y/y
	Southern	N\$955 000	14.6% y/y
Land Prices/ Square Metre	Central	N\$824	-23.2% y/y
	Coastal	N\$602	-26.0% y/y
	Northern	N\$650	-17.9% y/y
	Southern	N\$454	-12.7% y/y

## FNB HOUSING SEGMENTS (12MA)

Small	N\$0.5mn - N\$1.5mn	N\$918 000	5.9% y/y
Medium	N\$1.5mn - N\$3.5mn	N\$2 127 000	0.2% y/y
Large	N\$3.5mn - N\$6.5mn	N\$4 192 000	-6.6% y/y
Luxury	N\$6.5mn and higher	N\$7 650 000	-32.5% y/y



## Overall Residential Property Index



### Slowdown in Housing Prices while Buying Activity remains buoyant

In 2Q25, the FNB House Price Index recorded a 12-month average growth of 7.7%. This marks a slowdown from the 9.4% growth observed in the 1Q25 yet remains significantly higher than the 1.7% growth seen in 1Q24. The sustained upward trend reflects a continued rise in housing prices since the index emerged from contraction in the first quarter of 2023. The growth rates for the small, medium, large and luxury segments stood at 5.9%, 0.2%, -6.6% and -32.5%, respectively. From a regional perspective, most regions recorded growth, with the southern region ranking highest at 14.6% followed by the northern region at 14.4% and the central region at 6.0%. The coastal region price growth however contracted by 0.3% in 2Q25.

The overall national house price now stands at N\$1,360,664 at the end of 2Q25 slightly above the N\$1,345,270 in 1Q25 and is notably higher than the N\$1,263,673 recorded in 2Q24. The 12-month moving average prices for the central, coastal, northern, and southern regions stand at N\$1,723,000, N\$1,408,000, N\$978,000 and N\$955,000, respectively.

Transaction volumes growth rose to 15.5% in 2Q25 on a 12-month moving average, which is significantly above the 10.0% in 1Q25 and the contraction of 17.7% seen in the same period a year ago. Moreover, volumes growth has remained positive since 4Q24 illustrating sustained upward momentum. Regionally, the central, coastal, northern and southern regions grew by 12.5%, 35.6%, 8.1% and 16.7% in 2Q25, respectively, on a 12-month average basis. Southern volumes however remain thin only making up 19 transactions out of the total 828 recorded.

From a segment perspective, the small, medium, large and luxury segments volume growth increased to 9.0%, 22.0%, 100% and 100.0%, respectively, on a 12-month moving average. It should be noted that the luxury segment sales only recorded six transactions whilst the small, medium and large segments had transaction volumes of 545, 182 and 28 on a 12-month average in the second quarter of 2025.

The Namibian residential property market continues to show resilience, with transaction volumes steadily increasing despite a moderation in house price growth. Prices remain relatively high, reflecting sustained demand from consumers with a growing appetite for long-term debt. These movements are supported by increased local investment in rental housing to meet rising medium term accommodation needs, alongside interest from foreign buyers.

Contrary, mortgage credit uptake by households remains subdued, growing by 0.2% m/m in July 2025, down from 0.3% in June. Annually however, growth saw a marginal uptick to 0.8% y/y in July 2025 from 0.5% in June. This muted performance in mortgage credit could be positively influenced by the Bank of Namibia's directive for commercial banks to reduce the lending spread by 25 basis points by year-end. With the repo rate currently at 6.75%, this measure is expected to ease borrowing costs and stimulate broader participation in the mortgage market.

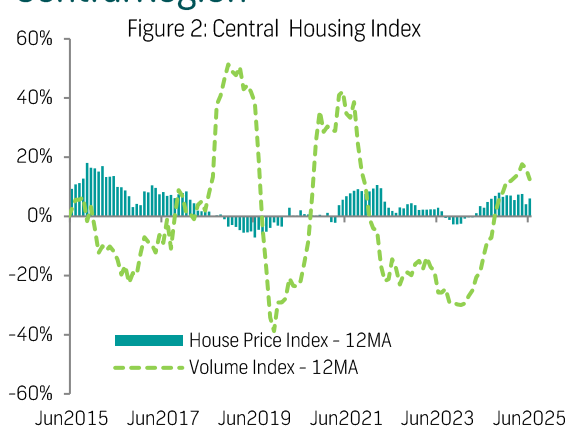
Looking ahead, these dynamics signal a robust outlook for the housing sector with demand expected to remain strong, driven by local investment and efforts to increase the supply of land. Municipalities across the country have expressed intent to accelerate the servicing of plots, which, combined with easing lending costs, should improve access to residential property for a wider consumer base.







## Central Region



The Central House Price Index grew to 6.0% in 2Q25 on a 12-month average which is a slowdown from 7.3% in 1Q25 but notably higher than 2.9% growth recorded in the 2Q24. The central region housing market remains robust since it moved out of contraction in the 1Q23. The average house price in the central region now stands at N\$1,723,000 in the second quarter of 2025.

Similarly, the transaction volumes index growth slowed to 12.5% in 2Q25 on a 12-month rolling basis from 14.3% in 1Q25 but is significantly above the -12.9% growth recorded in 2Q24. Moreover, volumes for the small, medium and large segments recorded 12-month averages growth rates of 7.0%, 15.5% and 36.6%, respectively, in 2Q25 while the luxury segment remained in contraction at -28.0%.

It is worth noting that the luxury segment had only one transaction over the quarter, demand remains concentrated on the higher end of the housing segment highlighting foreign and upper class demand.

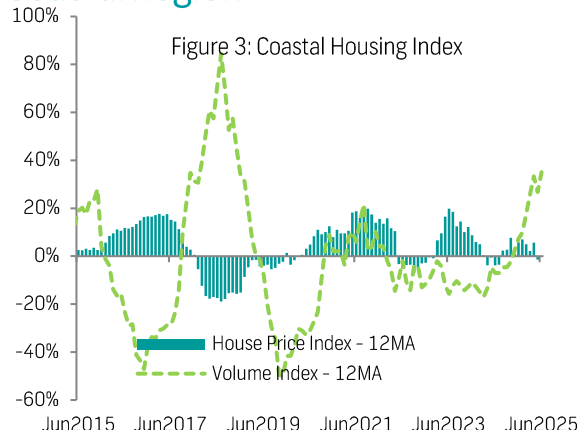
The central region still takes up the largest share of overall housing transactions increasing to 40.0% in 2Q25 from 36.0% in 1Q25 however is below the 47.1% share in 2Q24.



The central region price growth eased along with transaction volumes but sustained growth in the small and large housing segments.



## Coastal Region



The Coastal House Price Index growth contracted by 0.3% on a 12-month average in 2Q25 from 2.1% in 1Q25 but is a smaller contraction than the -3.7% growth recorded in 2Q24, indicating upward price pressure. The average house price in the coastal region stands at N\$1,408,000 at the end of 2Q25.

Transactions volumes index growth continued to surge posting at 35.0% in 2Q25 from 25.6% in 1Q25 and is significantly above the -7.0% growth in 2Q24. The growth was mainly driven by the small, medium and large segments which grew at 31.8%, 29.5% and 166.7% respectively on a 12-month average.

It should be noted that the large housing segment is characterized by very thin volumes and therefore susceptible to large statistical base effects with only ten transactions in the quarter compared to six transactions in the previous quarter. Additionally, the luxury segment recorded no transactions in 2Q25.

The coastal region's share of total housing transactions declined to 20.7% in 2Q25 from 25.9% in 1Q25 but is above the 13.1% share in 2Q24.

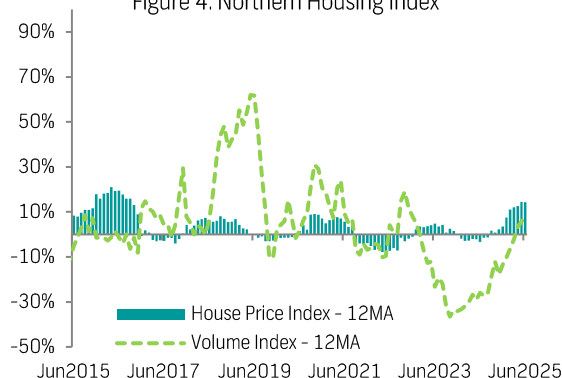


The coastal regions price contracted however transaction volumes grew mainly driven by the growth in the small and large segments.



## Northern Region

Figure 4: Northern Housing Index



The Northern House Price Index growth increased significantly to 14.4% in 2Q24 on a 12-month rolling basis, from 12.1% in 1Q25 and -3.3% growth recorded in 2Q24. The average house price for this region stands at N\$978,000.

The transaction volumes index moved out of contraction posting growth at 8.1% in 2Q25 on a 12-month rolling basis, from -2.2% in 1Q25 and -25.9% observed in 2Q24. From a segment perspective the small, medium and luxury segments grew by 5.9%, 38.8% and 33.3% respectively on a 12-month average while the large segment remained in contraction at 50.0%.

The large and luxury housing segments are susceptible to statistical base effects due to low and inconsistent volumes with only two housing transaction for the large segment and one for the luxury segment in the second quarter of 2025.

The northern region keeps the second largest share of overall housing transaction volumes in 2Q25 at 36.5%, a slight improvement from 35.6% in 1Q25 and the share of 36.1% in 2Q24.

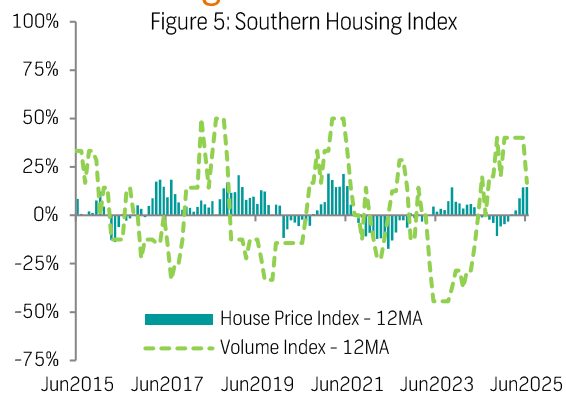


The northern regions housing prices surged as transaction volumes rebounded with improvements in small and medium segments.



## Southern Region

Figure 5: Southern Housing Index



The Southern House Price Index growth increased considerably to 14.6% in 2Q25 on a 12-month rolling basis, from 2.5% in 1Q25 and above the -1.2% recorded in 2Q24. The average house price in the southern region stands at N\$955,000.

The transaction volume index growth eased to 16.7% in 2Q25 on a 12-month rolling basis from 40.0% in 1Q25 and below the 20.0% in 2Q24. The average number of transaction volumes remained at seven over a 12-month rolling period. The southern region's transaction volumes continue to be exceptionally thin with only 19 housing transactions recorded in 2Q25 and are therefore subject to large statistical variances. Movements in the volumes index should therefore be read with caution.

The small segment grew by 33.3% in 2Q25 while the medium segment posted muted growth at 0.0%. The luxury segment continued to record no transactions with only one transaction recorded for the large segment over the quarter.

The southern region share of all housing transactions increased to 2.8% in 2Q25 from 2.4% in 1Q25 and is above the 2.2% share recorded in 2Q24.



Southern region prices increased significantly with transaction volumes remaining resilient driven by the small segment.



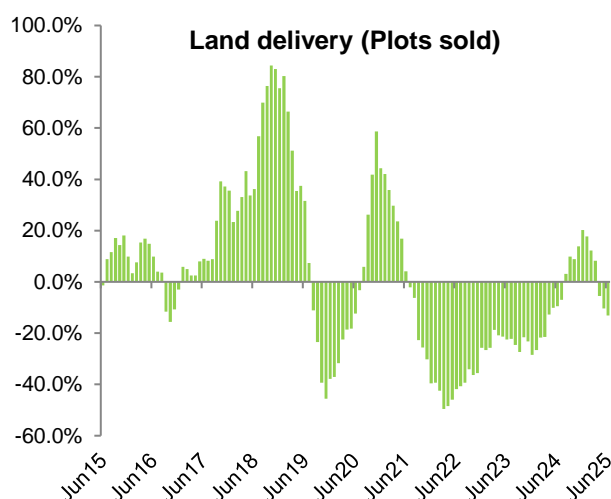




## Land Delivery

Residential plot sales growth fell into contraction posting at -13.1% in 2Q25 from 8.2% in 1Q25, this is a sharper decline than the observed -9.5% growth in 2Q24. The slowdown is driven by most regions namely the central, northern and southern regions growth which declined by -12.1%, -21.7% and -36.1% respectively on a 12-month average in 2Q25. The southern region remains susceptible to large statistical variances due to base effects.

Moreover, the coastal region growth however improved to 12.8% in 2Q25. These trends highlight the supply-side constraints in the housing market, where fewer plots are being sold—reflecting the impact of rising housing prices driven by a shortage of serviced land.



## Conclusion

The sustained growth in the FNB House Price Index is underpinned by continued momentum in buying activity and elevated housing prices. Growth in both house prices and transaction volumes is evident across most regions, except for the coastal region, which experienced a contraction. Meanwhile, land delivery declined in the second quarter of 2025, driven by reduced activity in most regions—though the coastal region showed improvement.

The government has indicated that approximately 1,064 plots are either partially serviced or currently undergoing full servicing. In addition, around 1,007 residential plots are expected to become available in the northern region following the formalization of six informal settlements into townships. These developments represent some progress toward addressing the national backlog of 300,000 plots that still require servicing.

Additionally, the government's introduction of the pension-backed home loan scheme offers individuals a new avenue for accessing housing finance. Under this initiative, members can utilize up to one-third of their pension benefits to purchase homes or make improvements to existing properties, with loans offered at more favourable rates. This scheme is expected to expand financing options for households, particularly those who may not qualify for traditional mortgage products, and contribute to increased homeownership across the country.

Looking ahead, the upward trend in the FNB House Price Index is expected to persist, supported by strong local investment in rental properties and increasing foreign interest in residential real estate. Housing prices are projected to remain elevated due to the limited supply of homes and the slow pace of serviced land coupled with the increased demand anticipated from easing borrowing costs, driven by the Bank of Namibia's directive for commercial banks to reduce lending margins. These dynamics point to a resilient and optimistic outlook for the housing sector, with continued momentum in buying activity and a steady growth in residential property.





## Appendix A: Annual Average House Prices (N\$)



Towns	2Q2024	1Q2025	2Q2025	Q/Q Growth	Y/Y Growth
Arandis	505 752	703 000	561 462	-20.1%	11.0%
Eenhana	812 639	872 060	823 223	-5.6%	1.3%
Gobabis	692 698	782 544	905 738	15.7%	30.8%
Grootfontein	581 338	1 698 364	1 163 250	-31.5%	100.1%
Helao Nafidi	705 913	1 135 600	498 936	-56.1%	-29.3%
Henties Bay	821 000	744 500	1 266 723	70.1%	54.3%
Karasburg	350 089	0	615 000	0.0%	75.7%
Karibib	560 378	503 500	1 148 453	128.1%	104.9%
Katima Mulilo	741 080	784 062	687 873	-12.3%	-7.2%
Keetmanshoop	504 672	723 037	538 786	-25.5%	6.8%
Luderitz	545 374	497 358	598 011	20.2%	9.7%
Mariental	545 125	1 316 085	819 114	-37.8%	50.3%
Nkurenkuru	780 993	738 714	734 670	-0.5%	-5.9%
Okahandja	903 263	878 804	1 130 561	28.6%	25.2%
Okahao	473 925	593 040	505 051	-14.8%	6.6%
Okakarara	615 000	329 000	300 000	-8.8%	-51.2%
Omaruru	482 453	544 219	721 896	32.6%	49.6%
Omuthiya	736 917	874 180	932 520	6.7%	26.5%
Ondangwa	800 475	713 835	895 686	25.5%	11.9%
Ongwediva	897 120	1 462 515	978 773	-33.1%	9.1%
Oniipa	1 020 000	781 294	1 018 500	30.4%	-0.1%
Opuwo	714 000	469 000	1 067 000	127.5%	49.4%
Oranjemund	347 538	486 243	1 133 044	133.0%	226.0%
Oshakati	872 285	761 879	788 518	3.5%	-9.6%
Oshikuku	584 200	549 879	737 021	34.0%	26.2%
Otjiwarongo	723 127	1 037 976	756 040	-27.2%	4.6%
Outapi	639 786	827 840	747 782	-9.7%	16.9%
Outjo	1 032 793	0	885 000	0.0%	-14.3%
Ruacana	506 241	371 157	508 585	37.0%	0.5%
Rundu	742 627	824 322	812 629	-1.4%	9.4%
Swakopmund	1 440 056	1 153 655	1 231 391	6.7%	-14.5%
Tsumeb	941 250	860 461	1 271 982	47.8%	35.1%
Walvis Bay	1 242 171	1 017 323	1 186 462	16.6%	-4.5%
Windhoek	1 486 274	1 555 752	1 691 238	8.7%	13.8%







# METHODOLOGY

This report is based on bonds registered in the names of natural persons at the Deeds Office and as such excludes all bonds registered in the names of juristic persons such as Close Corporations, Private Companies and Trusts. Rehoboth properties (Rehoboth has its own Deeds Office), farms, properties over 100,000m<sup>2</sup> and properties in industrial areas, are excluded, as these may not always be residential properties. Outliers below N\$100,000 (2007 prices adjusted annually) are also excluded, along with further bonds (second, third, fourth, etc. bonds over the same properties). Exclusions were rigorously tested using existing data, to filter out as much noise as possible.

Bond values are used as a proxy for house prices, since there are no consistent records for house prices in Namibia and therefore prices shown should only be used as a general guide to property values. These values are aggregated by way of the mean value as the central measure of tendency to resist the fluctuation between different prices. Average house prices are smoothed using a twelve-month moving average, with the national value computed as a weighted average of regional prices. Whilst the information provided has been obtained from a credible source, the values quoted are indicative, and past performance should not be taken as a guarantee of future performance.