

Standard-type apartments, May 1, 2010

In April 2010 in general there remained the price increase for the standard-type apartments in Riga that was 3,5% during the accounting period. The highest increase of 5,1% during the last month was observed in Zolitūde, but the lowest in amount of 1,3% was observed in Bolderāja. In comparison with the beginning of 2010, the standard-type apartments prices by this moment increased on average for 13,6%.

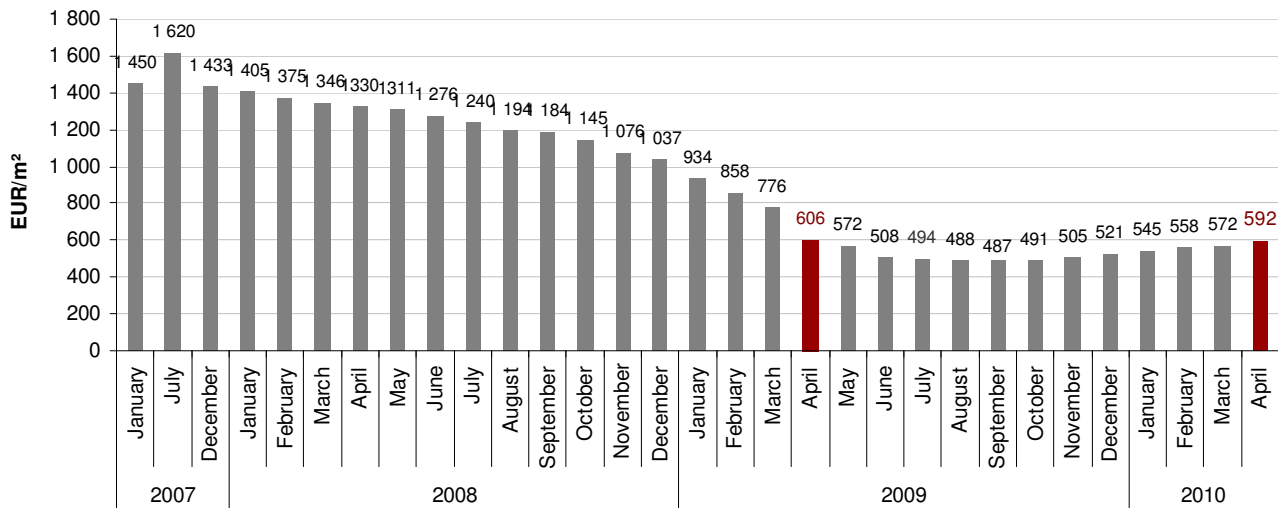
In last months time the standard-type apartments are more and more often being sold by the prices that are higher then the average market value. It is explainable with the fact that there are no enough appropriate proposals in the market in some housing estates of Riga, such as Zolitūde and Bolderāja, where the number of offers is completely minimal. Wherewithal the potential buyer has to take into consideration that probably he would be have to pay for the apartment more then for equal apartment in another housing estate with equal location.

The standard-type apartments price increase is being observed from September 2009 and during these 8 months in average it increased by 21,6%. In April 2010 the prices almost returned to the level of April 2009, when the average value of one m² was 606 EUR/m². The total price changes during the last year is price decrease by 2,3%.

The average standard-type apartment price in April 2010 achieved the level of 592 EUR/m². In comparison with the prices of July 1, 2007 when there was the highest price level of 1620 EUR/m², nowadays the prices are lower for 63,5% in average. In its turn, the comparison of prices with January 1, 2009 when the average non-renovated standard-type apartment price in general shows the decrease by 36,5%.

In general the number of proposals in April 2010 is almost unchangeable – the increase is just 0,2%. During the last four months the rate of proposals increase was changeable, in average from 7,8 till 14,4% (in January 2010).

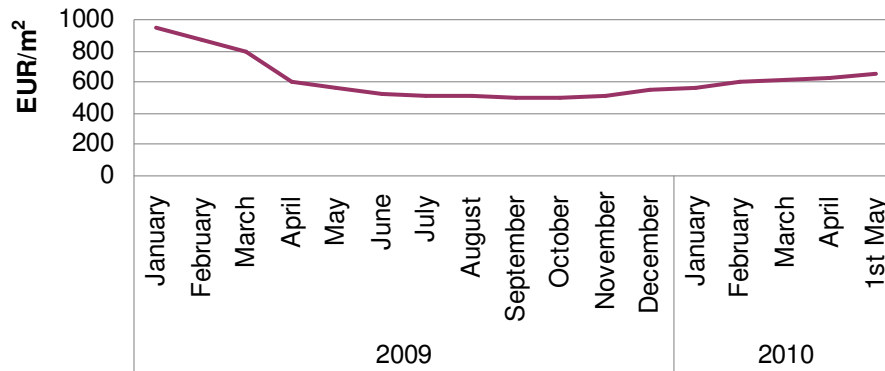
The dynamics of average prices for standard-type apartments in Riga City housing estates



Source: ARCO REAL ESTATE

In the housing estates reviewed by Arco Real Estate in April, the average price of a 1 room apartment was 659 EUR/m² and this price, comparing with the previous month prices, has increased by 4,77%; the average price of a 2 room standard-type apartment was 612 EUR/m² and this price, comparing with the previous month, has increased by 4.26%; the average price of a 3 room standard-type apartment was 572 EUR/m² and this price, compared with the previous month, has increased by 5.15%; and the average price of a 4 room standard-type apartment was 555 EUR/m² and this price, comparing with the previous month, has increased by 5.11%.

The dynamics of average prices for standard-type 1-room apartments, EUR/m²



Source: ARCO REAL ESTATE

The average prices of standard-type apartments in Riga City housing estates by number of rooms (EUR/m²)

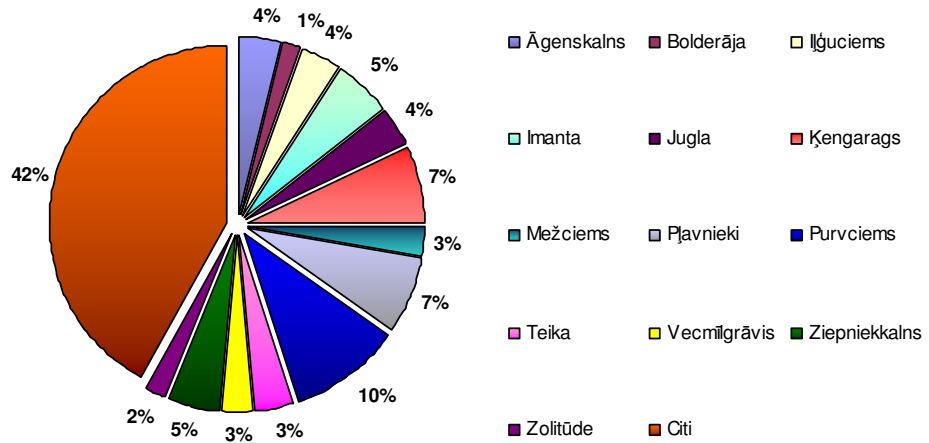
	2009												2010				
	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	1st May
1 room	949	876	795	597	562	525	513	507	499	498	517	546	568	598	614	629	659
2 rooms	943	859	768	598	567	525	512	503	496	485	496	521	541	566	574	587	612
3 rooms	941	858	781	616	579	536	518	483	479	478	478	481	496	519	532	544	572
4 rooms	901	837	759	613	592	530	487	483	479	479	471	474	480	498	515	528	555

Source: ARCO REAL ESTATE

The supply of apartments for sale in April 2010 has insignificant increase in large housing estates in comparison with the level of the previous month. In its turn, the prices in Center and small housing estates are insignificantly decreased. In general, the number of apartments offered for sale in April increased by 0,2%.

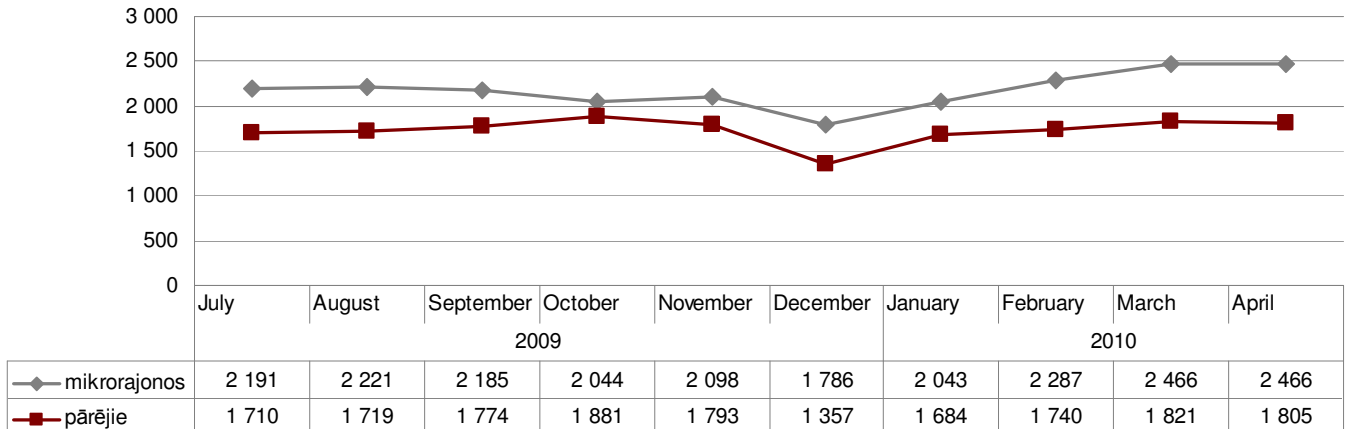
As the result of the apartments summary offered for sale there could be made the conclusion that the biggest quantity of offers in April was in Purvciems, Ķengarags, Pļavnieki and Imanta. By contrast, the smallest number of offers was in Bolderāja and Zolitūde. The highest proposals increase in April was established in Ķengarags – by 22%. In its turn most of all the proposals increased in Zolitūde – by 12,6%.

The structure of apartments offer by the housing estates in Riga in April 2010



Source: ARCO REAL ESTATE

The Dynamics of supply in Riga



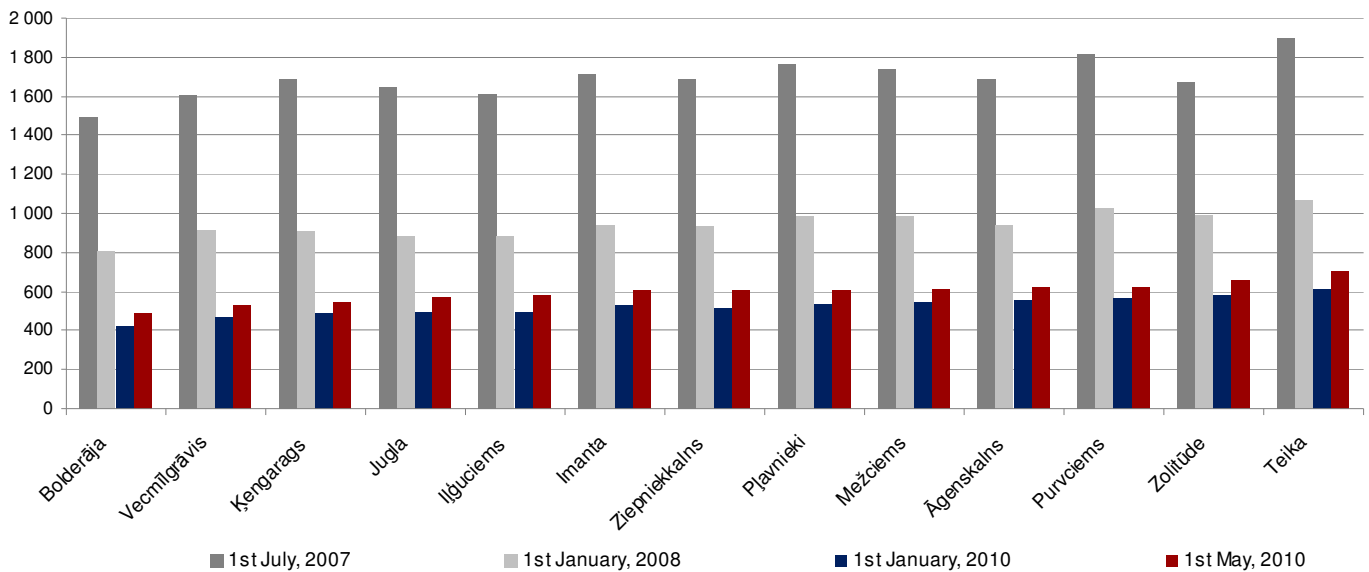
Source: ARCO REAL ESTATE

In April there was observed the price increase in all the housing estates of Riga. The comparison of the prices in April 2010 with those observed in March 2010 shows the highest price increase in Zolitūde, where the average price increase was 5,1%, in its turn the lowest price increase was established in Bolderāja – by 1,3%.

The changes of average standard-type apartment prices in Riga housing estates (%)

	Average value of 1m ² on May 1, 2010	Average value of 1m ² on April 1, 2010	Change in %
Jugla	572	554	3,3%
Pļavnieki	609	595	2,5%
Purvciems	624	605	3,2%
Mežciems	613	596	2,8%
Teika	710	684	3,8%
Vecmīlgrāvis	531	515	3,1%
Ķengarags	546	526	3,8%
Bolderāja	486	480	1,3%
Ziepiņkalns	604	583	3,7%
Imanta	601	585	2,7%
Zolitūde	655	623	5,1%
Āgenskalns	620	601	3,3%
Iļģuciems	578	558	3,5%

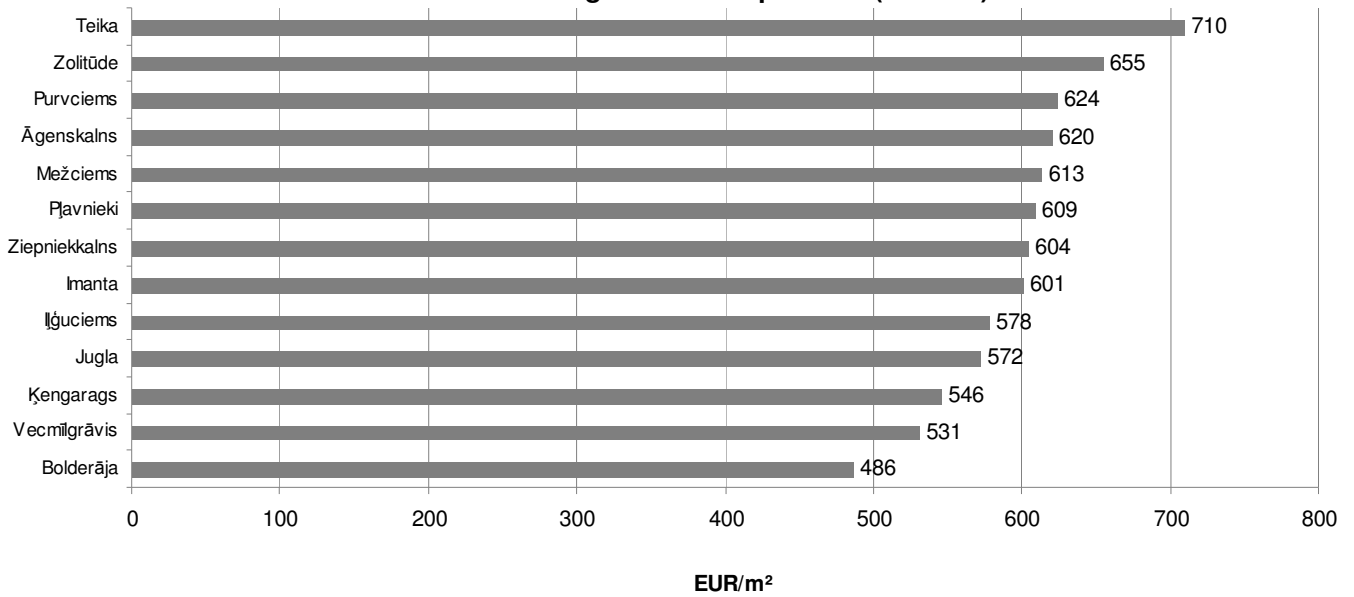
Source: ARCO REAL ESTATE

The average standard-type apartment prices in Riga housing estates (EUR/m²)


Source: ARCO REAL ESTATE

In April 2010 the prices on Teika exceeded the average price level of 700 EUR/m². The highest prices in April 2010 were still on Teika, where the average value of 1m² increased till 710 EUR, then follows *Zolitūde*, where the average price of 1m² was 655 EUR. In its turn the lowest prices in April 2010 were in *Vecmīlgrāvī* and *Bolderājā*, where the price of 1m² was 531 EUR and 486 EUR correspondingly.

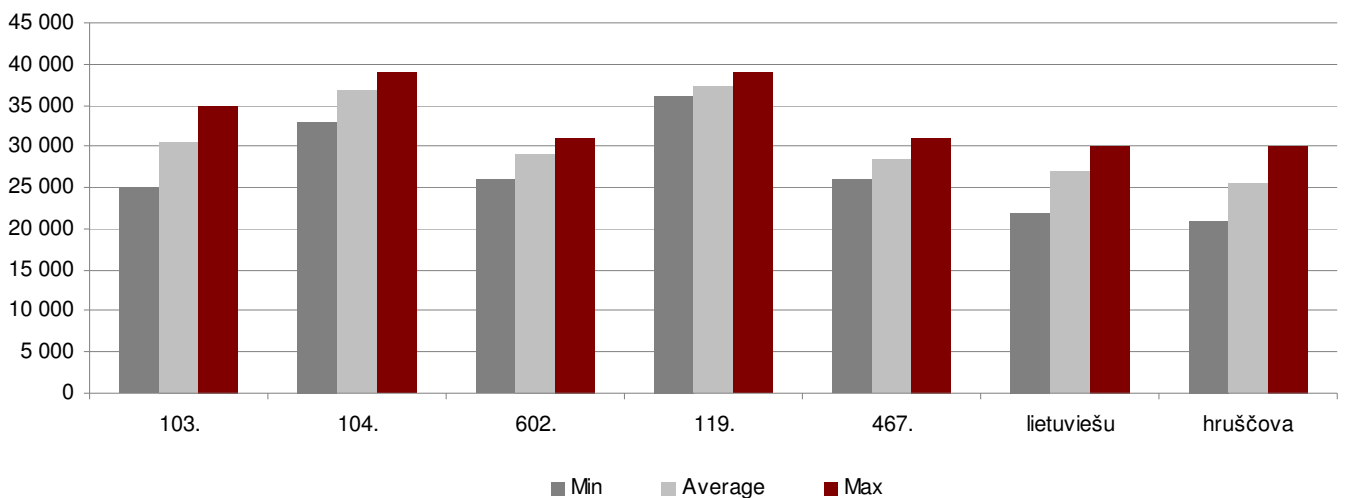
The average standard-type apartment prices in Riga housing estates in April 2010 (EUR/m²)



Source: ARCO REAL ESTATE

In April 2010, the most expensive apartments still were the apartments in the 119th and the 104th series houses, where the prices of 2-room apartments fluctuated from 33 to 39 thousands EUR, depending on the housing estate. In its turn the cheapest apartments were the apartments in the most expensive apartments still were the apartments in so-called *Lithuanian design houses*, where the prices of 2-room apartments fluctuated from 22 to 30 thousands EUR, and the so-called *Khrushchev-time houses*, where the prices of 2-room apartments fluctuated from 21 to 30 thousands EUR, depending on the housing estate.

The standard-type apartment prices by series in Riga housing estates in April 2010 (prices of 2-room apartments, in EUR)



Source: ARCO REAL ESTATE

Jūrmala Kauguri

The comparison of the average prices in Kauguri in April 2010 with the average prices in March 2010 shows the **insignificant price increase, on average for 2%**. The average price in April was **438 EUR/m²** and the comparison of the prices in April 2010 with those observed **in the beginning of 2010 shows the price increase by 4%**. The most expensive apartments in Kauguri still were the *103rd series* apartments, but the cheapest apartments were in the *Khrushchev-time houses* and *small-family houses*.

Jelgava

The comparison of the average prices in Jelgava in April 2010 with the average prices in March 2010 shows the **insignificant price increase, on average for 3%** in Jelgava. There has been observed the price increase during the fourth months in Jelgava. The comparison of the prices in April 2010 with those observed in the beginning of 2010 shows the price increase by 15%, **to the average price of 337 EUR/m²**. The most marketable apartments in Jelgava, the same as in Riga, still were the apartments in Centre with qualified finishing.

Salaspils

The comparison of the average prices in Salaspils in April 2010 with the prices in March 2010 shows **the price increase, on average for 5%**. The average price in April was **475 EUR/m²** and the comparison of the prices in April 2010 with those observed **in the beginning of 2010 shows the price increase by 15%**. In 2010 the apartments' prices in Salaspils, the same as in Riga, has the tendency of equable rising.

Ogre

The comparison of the average prices in Ogre in April 2010 with the average prices in March 2010 shows the **average price increase for 4%**. The average price of one sq. m is **403 EUR/m²**. During 2010 the prices in Ogre fluctuated and there were observed both increase and decrease. Nevertheless, in general the prices increased by 5% starting from January 1, 2010. The most expensive apartments in Ogre were the *103rd* and the *602nd series* apartments, but the cheapest apartments were in the *Khrushchev-time houses*.

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