



MARKET OVERVIEW

# Standard-Type Apartments FEBRUARY

RIGA  
2019

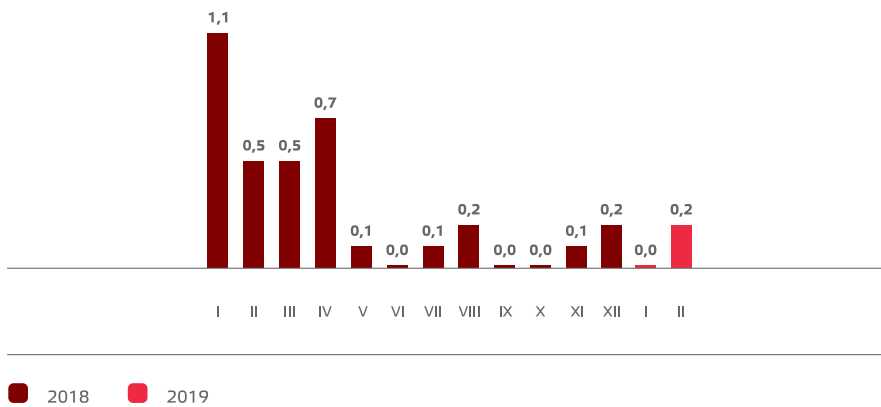


LATVIJAS  
ĪPAŠUMU  
VĒRTĒTĀJU  
ASOCIĀCIJA

## Standard-Type Apartments, March 1, 2019

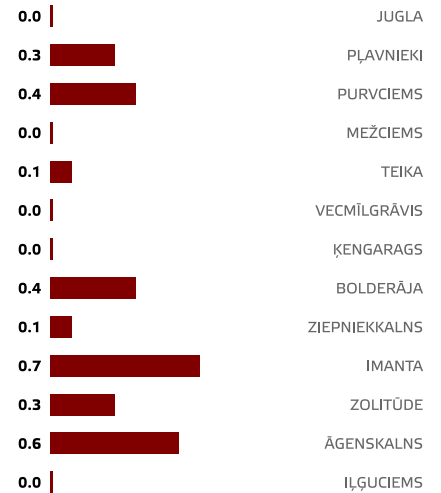
In February 2019, there were minimal fluctuations in standard-type apartment prices in the housing estates of Riga. The average price of standard-type apartments in February increased to 799 EUR/m<sup>2</sup>. Since early 2019, standard-type apartment prices have generally increased by 0.2 %.

### Standard-type apartment price changes, %



Source: ARCO REAL ESTATE

### Price changes in the largest housing estates of Riga since January 1, 2019, %

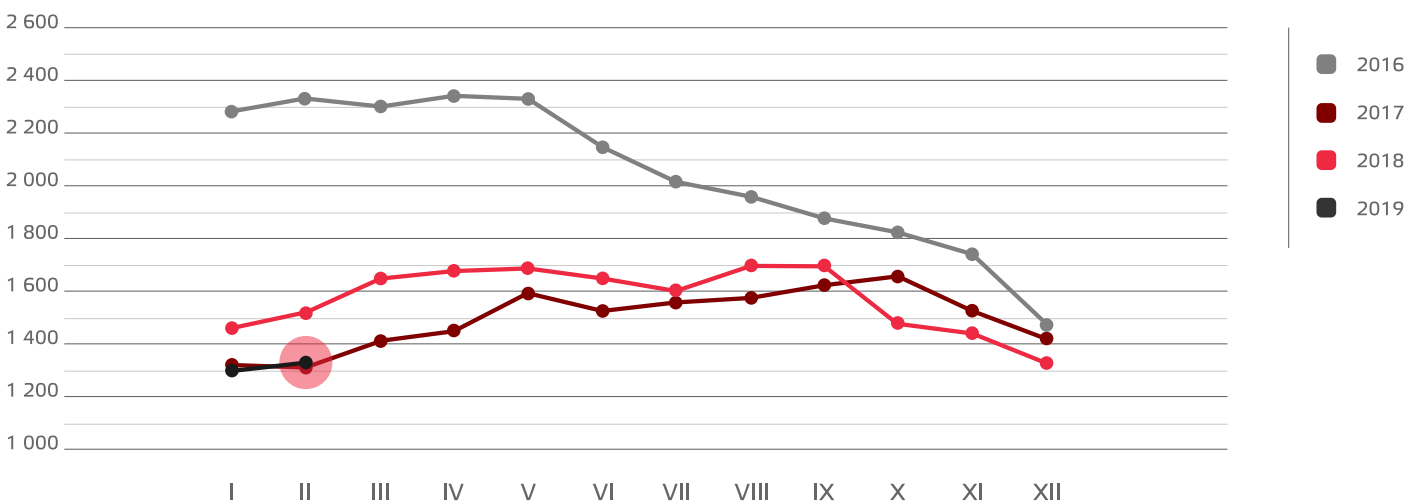


Source: ARCO REAL ESTATE

In February 2019, the average price of standard-type apartments increased slightly in most housing estates. At the end of February, the average price per one square meter of standard-type apartments approached the mark of 800 EUR/m<sup>2</sup>. On the other hand, housing prices continued to grow in the vicinity of Riga, where the growth was more rapid than in Riga - in February 2019, the fastest rise was in Ogre (+ 1 %).

There were similar trends in housing estates in Riga at the beginning of 2019 as in 2018 – the number of offers increased moderately in February. However, it was still significantly lower (- 12 %) than in February last year.

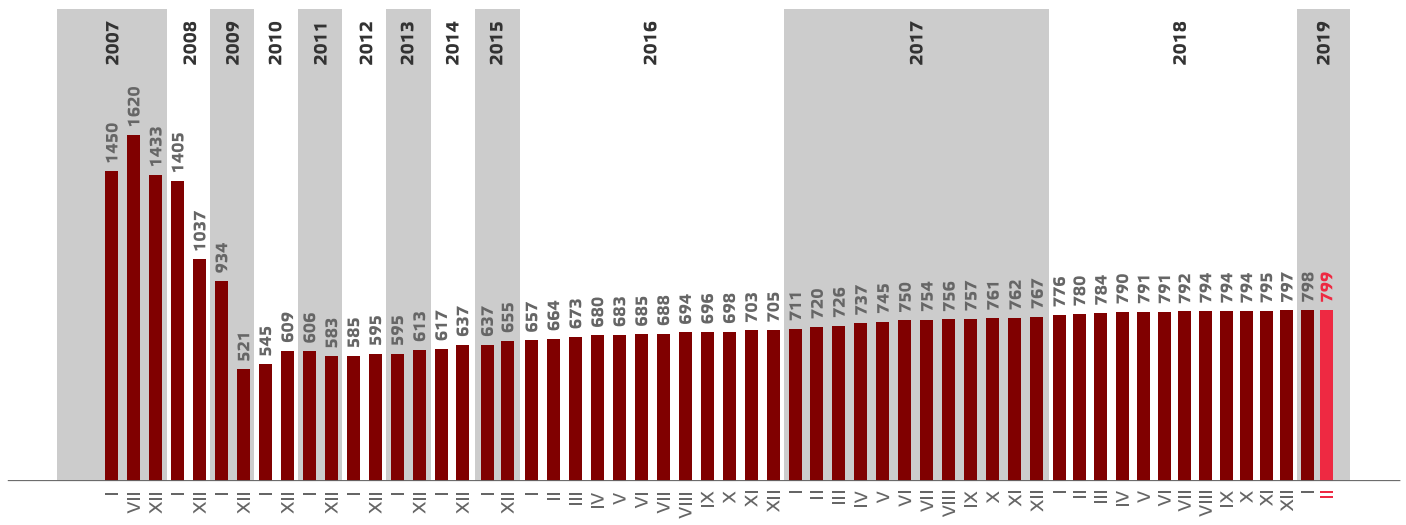
### Dynamics of apartment supply in the largest housing estates of Riga



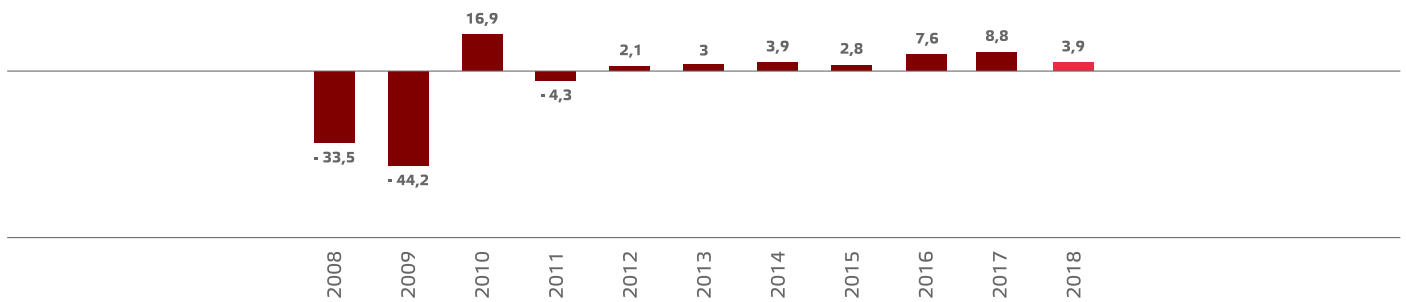
Source: ARCO REAL ESTATE

The largest increase in the average price of one square meter of apartments in Riga housing estates since the beginning of 2019 was observed in Imanta (+ 0.7 %). Prices in other major housing estates in Riga have also increased since the beginning of the year. However, in several housing estates, no price fluctuations have been observed in the last two months.

In February 2019, the average price of standard-type apartments increased slightly – to 799 EUR/m<sup>2</sup>. The prices on average are by 51 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m<sup>2</sup>.

**Dynamics of average price of standard-type apartments in the largest housing estates of Riga, EUR/m<sup>2</sup>**


Source: ARCO REAL ESTATE

**Standard-type apartment price changes in Riga housing estates, %**


Source: ARCO REAL ESTATE

In February 2019, the price of all apartments increased slightly, according to the number of rooms. The average price per square meter of standard-type apartments increased for one-room (+ 0.1 %), two-room (+ 0.1 %), three-room (+ 0.3 %) and four-room (+ 0.3 %) apartments.

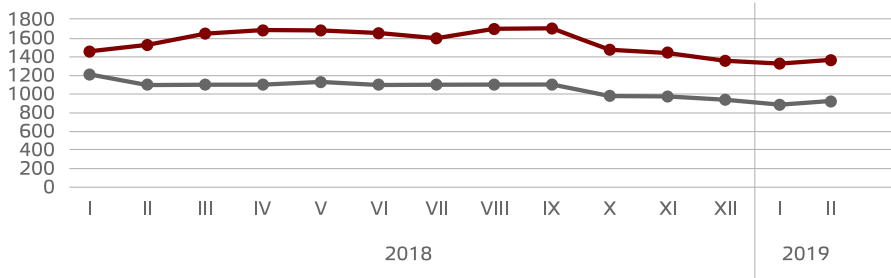
**Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m<sup>2</sup>**

	2017												2018												2019		
<b>1 room</b>	779	784	795	799	811	819	821	829	830	831	836	837	840	853	855	858	864	865	865	866	867	868	868	869	870	871	872
<b>2 rooms</b>	723	731	740	748	761	767	770	773	774	775	778	780	787	797	800	805	812	814	815	815	817	817	817	818	822	822	823
<b>3 rooms</b>	668	674	683	689	701	710	715	717	719	720	723	725	730	736	741	745	748	749	750	750	752	752	752	754	756	757	759
<b>4 rooms</b>	649	655	663	669	674	684	693	697	702	703	705	708	711	718	725	728	734	735	735	736	738	738	738	738	739	740	742
	01.01.	01.02.	01.03.	01.04.	01.05.	01.06.	01.07.	01.08.	01.09.	01.10.	01.11.	01.12.	01.01.	01.02.	01.03.	01.04.	01.05.	01.06.	01.07.	01.08.	01.09.	01.10.	01.11.	01.12.	01.01.	01.02.	01.03.

Source: ARCO REAL ESTATE

In February 2019, the total supply of apartments in Riga increased by 3 % compared to the previous month. But the number of apartments offered for sale in the largest housing estates analyzed by ARCO REAL ESTATE increased by 2 %. Compared to February 2018, the apartment supply was lesser: the total number of apartments offered for sale was by 14 % lower, but the number of apartments offered for sale in the largest housing estates was by 12 % lower.

## Dynamics of supply of apartments in Riga



THE BIGGEST RESIDENTIAL AREAS (Jugla, Pļavnieki, Purvciems, Mežciems, Teika, Vecmīlgrāvis, Ķengarags, Bolderāja, Ziepniekkalns, Imanta, Zolitūde, Āgenskalns, Ilģuciems)

THE CENTER OF RIGA, OLD RIGA

Source: ARCO REAL ESTATE

Having summarized the number of apartments offered in the housing estates of Riga, it can be concluded that the largest supply of apartments in February was in Purvciems, while the lowest apartment supply was in Bolderāja.

Last month, the number of apartments offered for sale in the most of Riga's housing estates increased. The number of supply of apartments in Teika increased the most (+ 16 %). By contrast, the supply of apartments has decreased most in Bolderāja (- 14 %).

When analyzing the number of apartments offered for sale in proportion to the size of the housing estate, i. e., by number of population, the highest number was recorded in Mežciems and Āgenskalns. By contrast, the number of apartments offered for sale was proportionally lowest in Bolderāja.

In February 2019, positive changes in prices of standard-type apartments took place in the largest housing estates of Riga. In most housing estates, prices increased slightly. The biggest price increase was observed in Imanta, where prices rose by 0.5 % in a month. Prices in Jugla, Mežciems, Vecmīlgrāvis and Ķengarags remained at the previous month's level.

## Average price changes of square meter of standard-type apartments in Riga housing estates, %

	The average value per 1 m <sup>2</sup> on 01.03.2019.	The average value per 1 m <sup>2</sup> on 01.02.2019.	Changes, %
Jugla	<b>794</b>	794	0.0 →
Pļavnieki	<b>843</b>	841	0.2 ↑
Purvciems	<b>857</b>	853	0.4 ↑
Mežciems	<b>831</b>	831	0.0 →
Teika	<b>956</b>	955	0.1 ↑
Vecmīlgrāvis	<b>642</b>	642	0.0 →
Ķengarags	<b>755</b>	755	0.0 →
Bolderāja	<b>574</b>	573	0.4 ↑
Ziepniekkalns	<b>834</b>	832	0.1 ↑
Imanta	<b>850</b>	846	0.5 ↑
Zolitūde	<b>861</b>	858	0.3 ↑
Āgenskalns	<b>873</b>	871	0.2 ↑
Ilģuciems	<b>774</b>	772	0.2 ↑

Source: ARCO REAL ESTATE

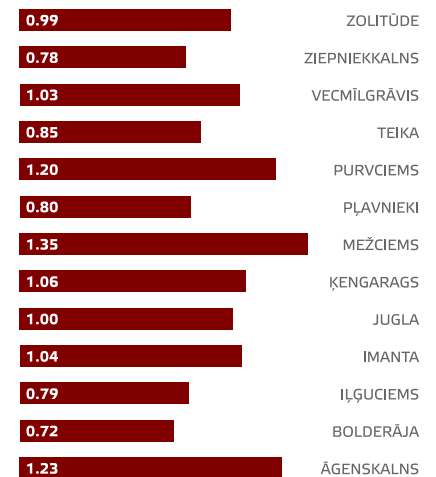
In February 2019, the standard-type apartment prices, compared with the beginning of 2018, were by 4 % higher. In turn, since the beginning of 2019, the prices have increased by 0.2 %.

## Number of apartments offered for sale in Riga at the end of February 2019



Source: ARCO REAL ESTATE

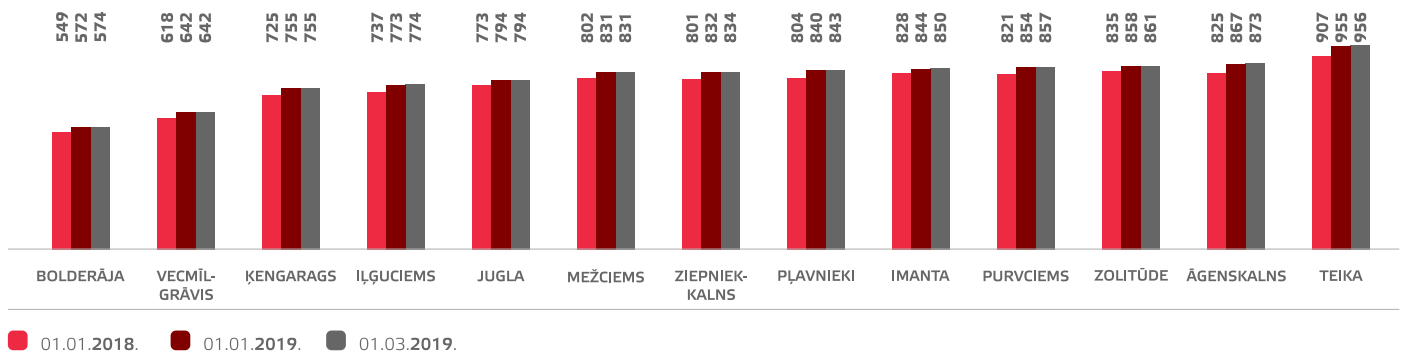
## Number of apartments offered for sale in proportion to the size of the housing estates in Riga in February 2019



\* If the coefficient is greater than 1, the relation of the supply of apartments in the specific housing estate to the number of population in that housing estate is higher. If the coefficient is less than 1, the relation of the supply of apartments in the specific housing estate to the number of population in that housing estate is lower.

Source: ARCO REAL ESTATE

### Average standard-type apartment prices in housing estates of Riga, EUR/m<sup>2</sup>

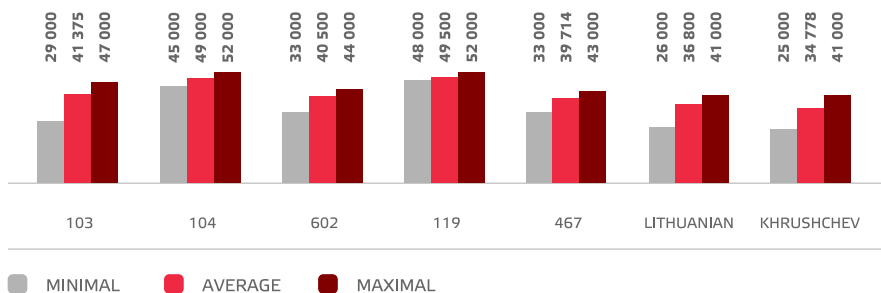


Source: ARCO REAL ESTATE

The highest prices for standard-type apartments in February remained in Teika, where the average price per square meter increased to 956 EUR/m<sup>2</sup>. The lowest average price per square meter in February was in Bolderāja - 574 EUR/m<sup>2</sup>.

In February 2019, the most expensive apartments still were apartments in the houses of the series 119 and 104, where the price of 2-room apartments in a satisfactory condition varied from 45 000 to 52 000 EUR depending on the location. In turn, the so-called Lithuanian design were the cheapest ones, where the price of 2-room apartments varied from 26 000 to 41 000 EUR, and the so-called Khrushchev-time houses, where the price of 2-room apartments varied from 25 000 to 41 000 EUR, depending on the housing estate.

### Standard-type apartment prices by series in Riga housing estates in February 2019 (2-room apartments), EUR



Source: ARCO REAL ESTATE

### Average standard-type apartment prices in housing estates of Riga as per March 1, 2019, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

## Apartment market in the vicinity of Riga

### Ogre

In February 2019, standard-type apartment prices in Ogre increased by 1 %. The average price of apartments reached 608 EUR/m<sup>2</sup>. In 2018, apartment prices in total in Ogre increased by 7 %.

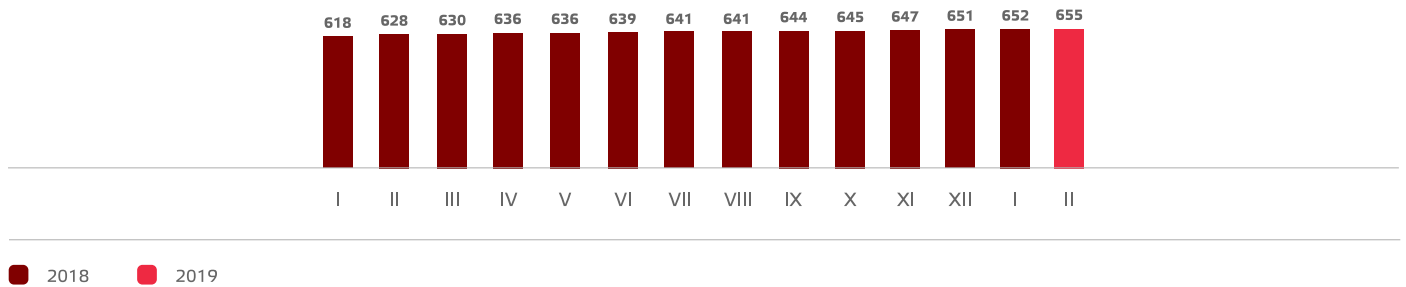
### Kauguri, Jūrmala

In Kauguri in February, standard-type apartment prices rose by 0.6 %. The average price per square meter of apartments is 576 EUR/m<sup>2</sup>. Since the beginning of 2018, apartment prices in Kauguri generally increased by 10 %.

### Salaspils

In February 2019, the apartment prices in Salaspils increased by 0.4 %. The average price of standard-type apartments in Salaspils has increased to 655 EUR/m<sup>2</sup>. Since the beginning of 2018, standard-type apartment prices in Salaspils have increased by 7 %.

### Dynamics of average price of standard-type apartments in Salaspils, EUR/m<sup>2</sup>

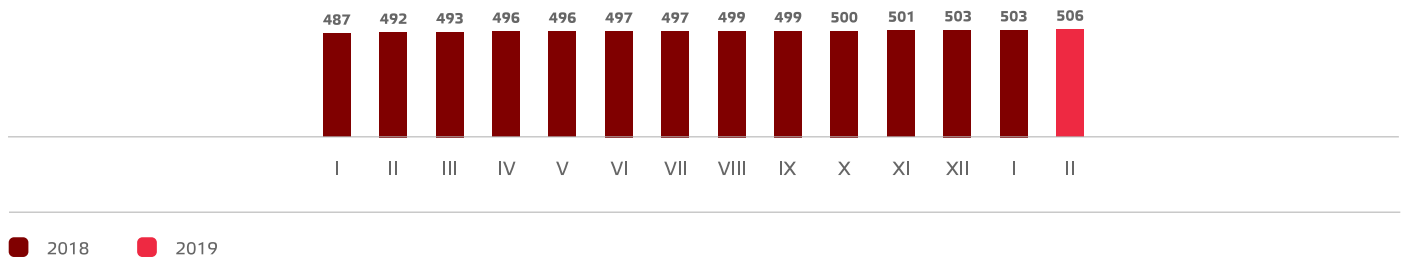


Source: ARCO REAL ESTATE

### Jelgava

In Jelgava, the apartment price increased by 0.7 %. The average price of standard-type apartments in February was 506 EUR/m<sup>2</sup>. Since early 2018, the price of standard-type apartments in Jelgava increased by 6 %.

### Dynamics of average price of standard-type apartments in Jelgava, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

ARCO REAL ESTATE is the leading real estate company of the Baltic states, founded in 1992 in Estonia, the offices are today in cities in Latvia, Estonia and Bulgaria. ARCO REAL ESTATE is listed in Tallinn Stock Exchange since June, 2007. ARCO REAL ESTATE Latvia is founded in 1997 and today we are able to offer services in Rīga, Jūrmala, Saulkrasti, Daugavpils, Jelgava as well as in Limbaži and Liepāja. More than 80 highly-qualified employees work in the company.

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