



MARKET OVERVIEW

Standart-type apartments

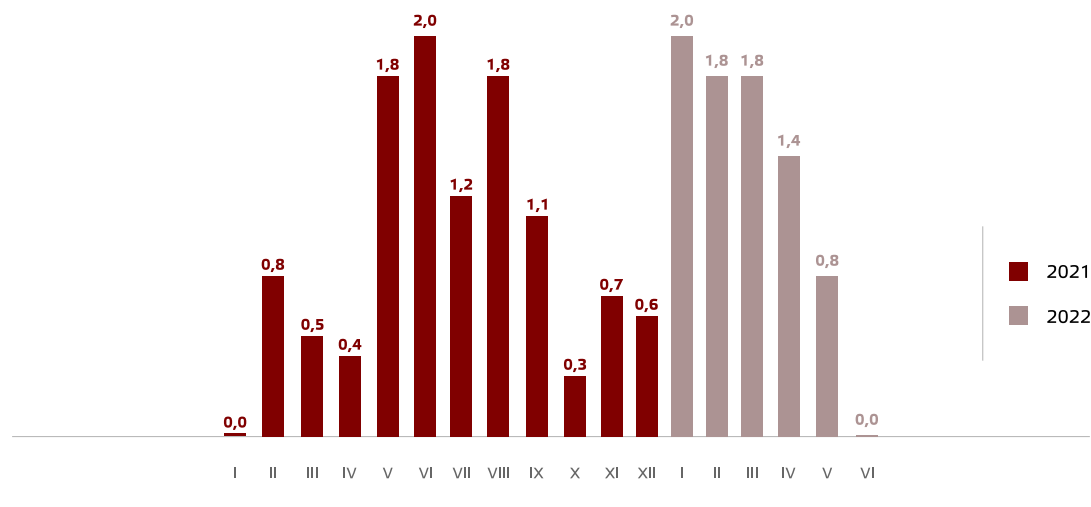
JUNE

ARCO REAL ESTATE is an international company with more than 20 years of experience in the Latvian real estate market. Since the establishment of the company in 1997, ARCO REAL ESTATE has been constantly developing and promoting the professional growth of its employees, thus increasing the quality of the services provided and becoming the leading service provider in the industry. Currently, the company, which employs more than 50 qualified specialists, provides services in Riga, Jūrmala, Saulkrasti, Daugavpils, Jelgava, as well as in Limbaži and elsewhere in Latvia, offering real estate brokerage, appraisal and consulting services to clients.

Standard-Type Apartments, July 1, 2022

In June 2022, the prices of standard-type apartments in Riga housing estates did not change - only small fluctuations were observed during the month. The average price of standard-type apartments remained at 974 EUR/m². In the first half of 2022, standard-type apartment prices increased by a total of 8 %.

Standard-type apartment price changes, %

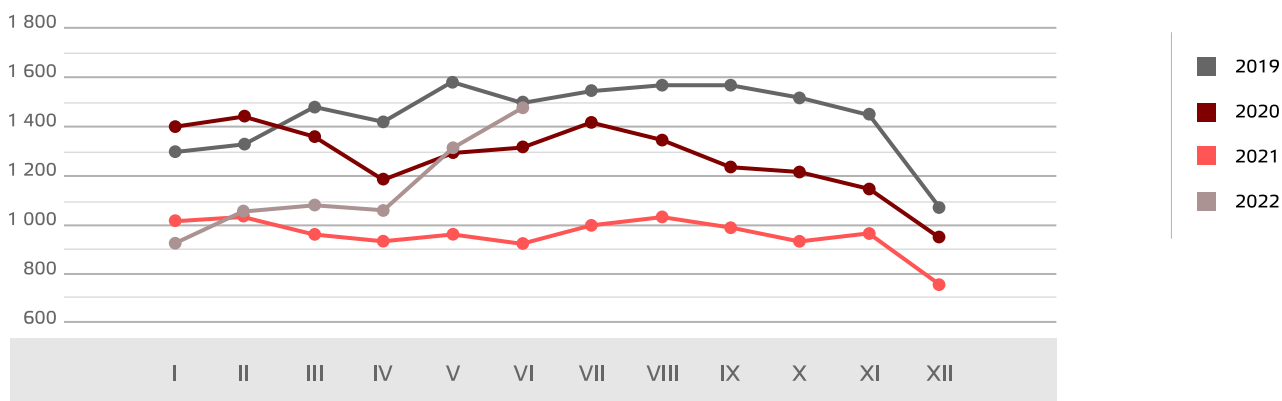


Source: ARCO REAL ESTATE

In June 2022, the price increase of standard-type apartments stopped in Riga's largest housing estates. Most likely, the reason was the significant increase in the supply of standard-type apartments. In many places, prices remained unchanged, but in certain housing estates there were negative price fluctuations, which were not observed in recent years. Also, the increase in apartment prices in the vicinity of Riga was not as pronounced as before. Prices continued to increase slightly in many places.

In the last two months, the number of apartments offered for sale in the largest housing estates of Riga increased rapidly - in June it was 60 % higher than in the same period last year. Meanwhile, no increase in supply was observed in the central part of Riga.

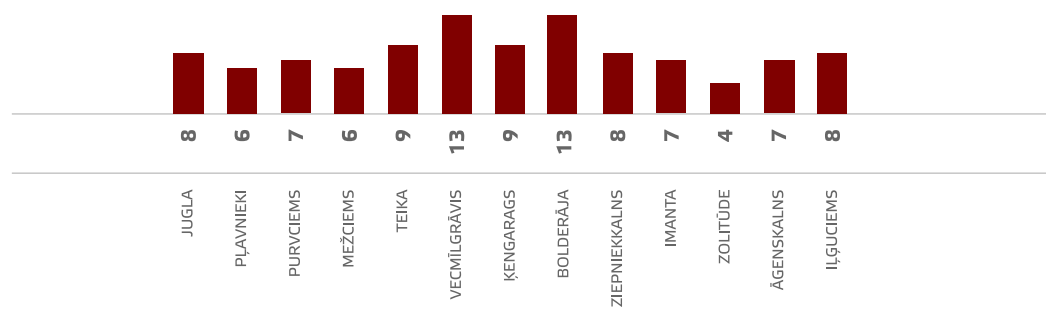
Dynamics of apartment supply in the largest housing estates of Riga



Source: ARCO REAL ESTATE

Since the beginning of 2022, apartment prices have increased in all major housing estates of Riga. The largest price increase since the beginning of the year has been observed in Vecmīlgrāvis and Bolderāja (+13 %).

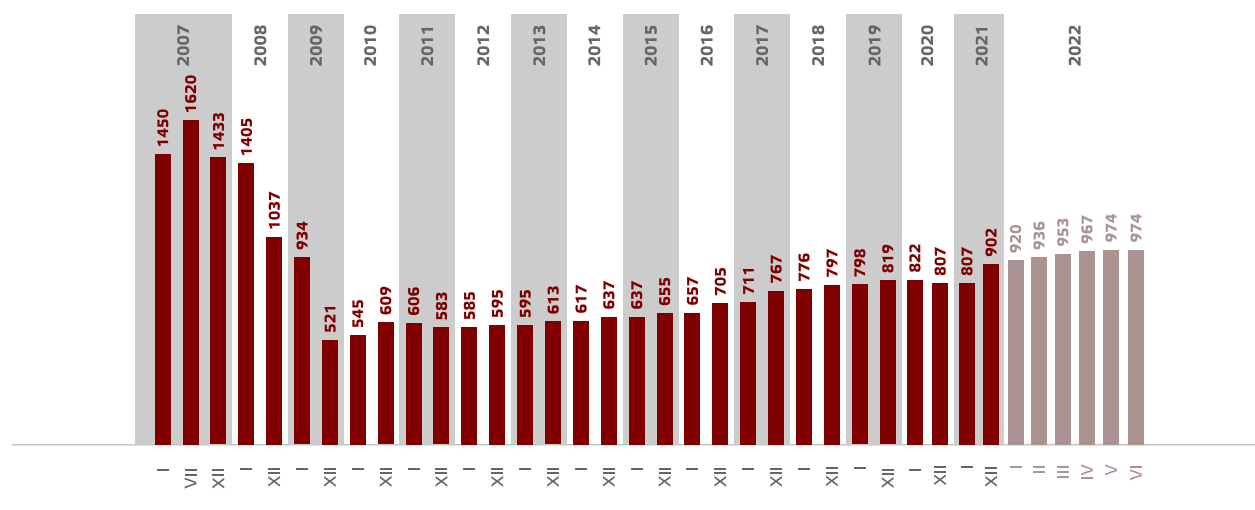
Price changes in the largest housing estates of Riga since January 1, 2022, %



Source: ARCO REAL ESTATE

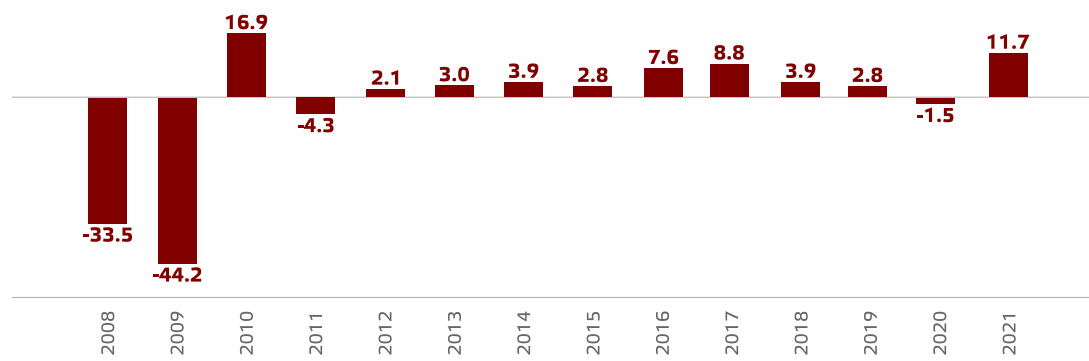
In June, the average price of standard-type apartments remained at 974 EUR/m². The prices on average were by 40 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m².

Dynamics of average price of standard-type apartments in the major housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

Changes in prices of standard-type apartments in Riga housing estates, %



Source: ARCO REAL ESTATE

In June, changes in apartment prices were observed. The average price per square meter of standard-type apartments increased for three-room apartments (+0.1 %). The average price for the other apartments did not change.

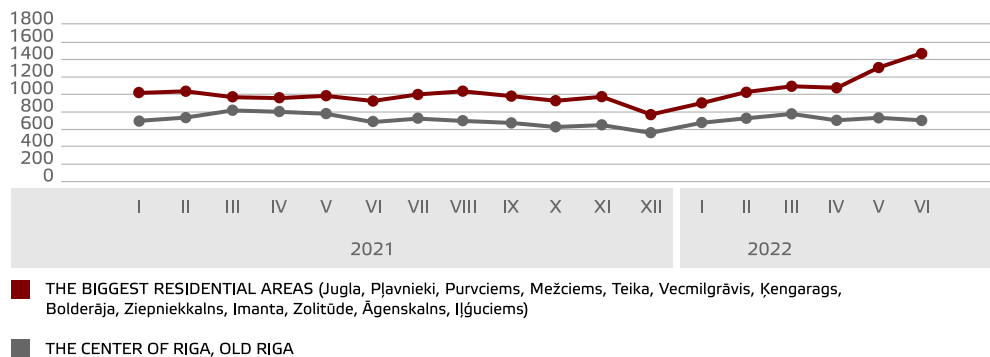
Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m²

	2020				2021												2022						
1 room	872	869	869	871	872	873	877	881	887	903	925	937	955	964	967	976	980	1004	1024	1047	1059	1069	1069
2 rooms	818	817	818	819	820	820	824	827	830	850	864	873	889	899	903	909	913	935	948	963	979	984	984
3 rooms	775	773	772	772	773	773	780	785	787	797	811	822	838	850	854	860	865	879	896	906	920	927	927
4 rooms	763	761	761	762	762	763	772	775	777	787	803	812	826	833	834	839	848	861	876	895	910	917	917
	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.	01.04.	01.05.	01.06.	01.07.

Source: ARCO REAL ESTATE

Compared to the previous month, the supply of apartments in Riga increased by 6 % in June. The number of apartments offered for sale in the largest housing estates of Riga analysed by ARCO REAL ESTATE increased by 12 %. Compared to June 2021, the supply of apartments was generally higher: the total number of apartments offered for sale was more than 36 % higher, while the supply of apartments in the largest housing estates was 60 % higher than a year ago.

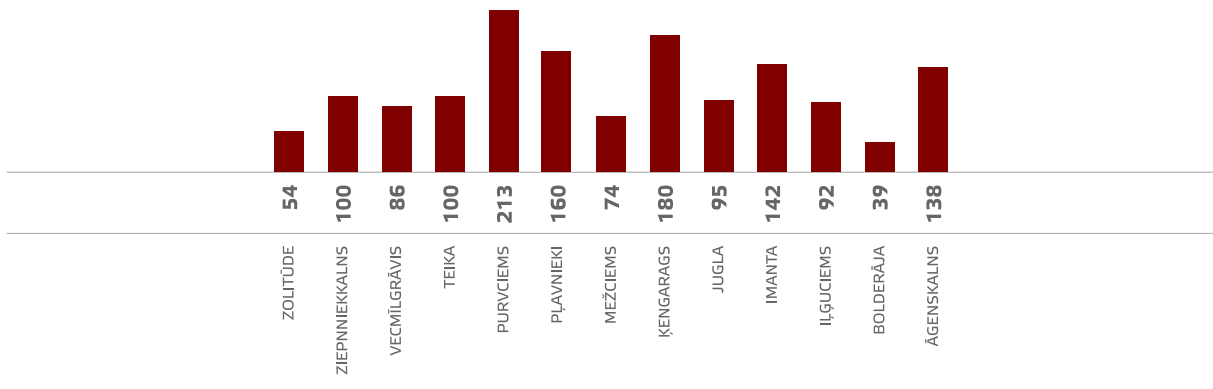
Dynamics of supply of apartments in Riga



Source: ARCO REAL ESTATE

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

Number of apartments offered for sale in Riga at the end of June 2022

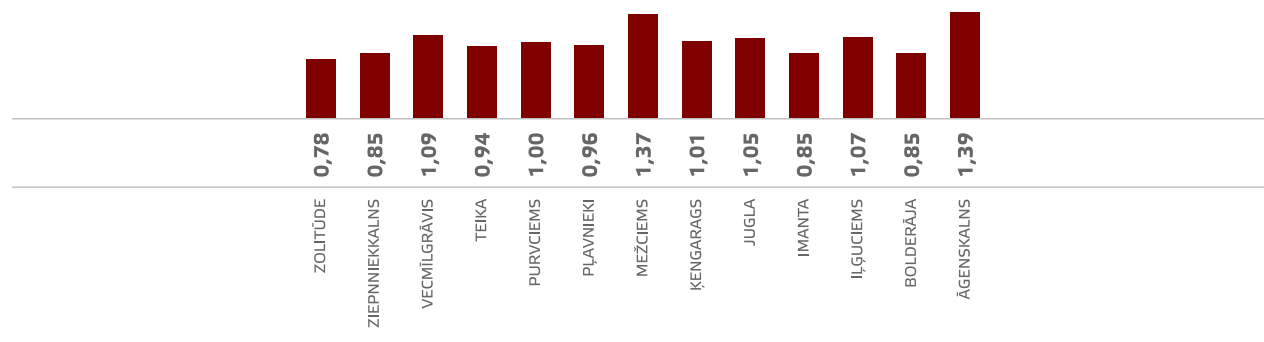


Source: ARCO REAL ESTATE

Last month, the number of apartments offered for sale increased in almost all major housing estates of Riga. The number of apartments offered for sale increased the most in Zolitūde (+28 %), but decreased only in Vecmīlgrāvis (-4 %).

When analysing the supply of apartments in proportion to the size of the housing estate, i. e., by population, the largest supply in June was found in Āgenskalns, while in Bolderāja the supply was proportionally the lowest.

D Number of apartments offered for sale in proportion to the size of the housing estates in Riga in June 2022



Source: ARCO REAL ESTATE

In June, changes in the prices of standard-type apartments were observed in all major housing estates of Riga. Apartment prices continued to increase in several housing estates, however, negative fluctuations were observed in some places. The largest price increase was observed in Teika, where they increased by 0.4 % during the month. In Ļāvnīeki and Vecmīlgrāvis, the average price of a standard-type apartment decreased slightly.

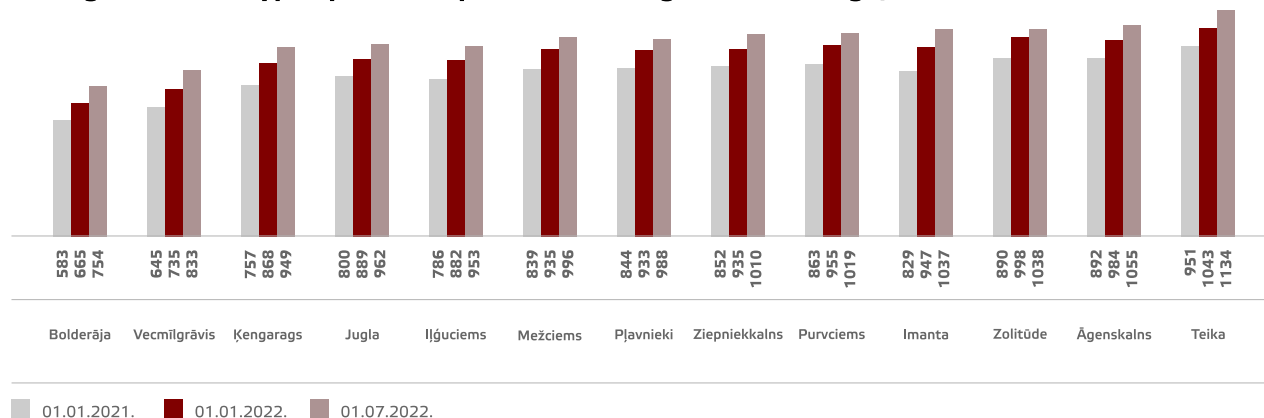
Average price changes of square meter of standard-type apartment in Riga housing estates, %

Housing Estate	The average value per 1 m ² on 01.07.2022.	The average value per 1 m ² on 01.06.2022.	Changes, %
Jugla	962	962	0,0 ▶
Ļāvnīeki	988	989	-0,1 ▼
Purvciems	1019	1019	0,0 ▶
Mežciems	996	996	0,0 ▶
Teika	1134	1130	0,4 ▲
Vecmīlgrāvis	833	835	-0,2 ▼
Ķengarags	949	949	0,0 ▶
Bolderāja	754	754	0,0 ▶
Ziepniekkalns	1010	1010	0,0 ▶
Imanta	1037	1037	0,0 ▶
Zolitūde	1038	1038	0,0 ▶
Āgenskalns	1055	1054	0,1 ▲
Ilģuciems	953	952	0,1 ▲

Source: ARCO REAL ESTATE

Compared to the beginning of 2021, in June 2022 the prices of standard-type apartments were higher by 21 %. But since the beginning of 2022, prices have risen by 8 %.

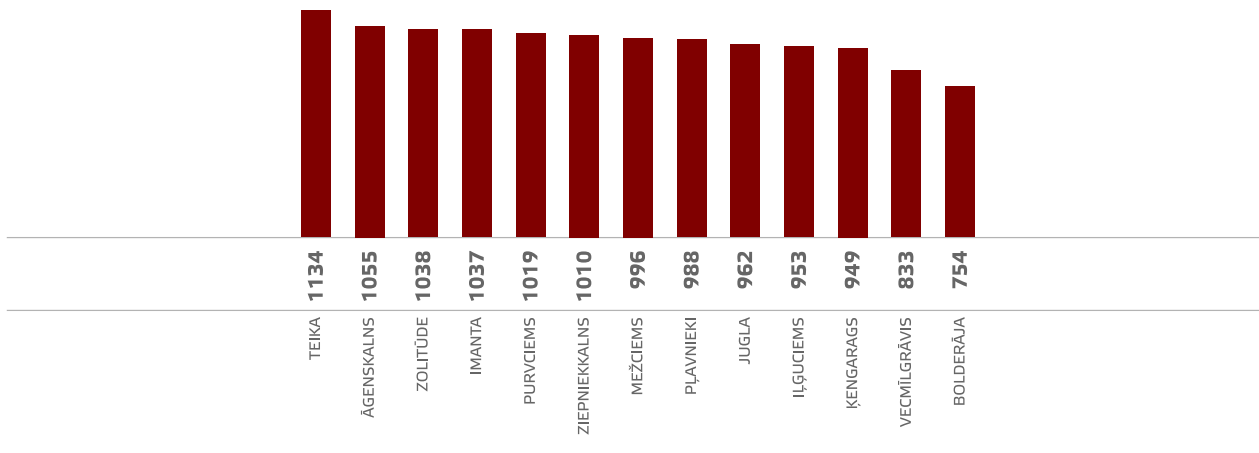
Average standard-type apartment prices in housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

The highest prices of standard-type apartments in June remained in Teika, where the price per square meter increased to 1 134 EUR/m². The lowest average price per square meter in June was in Bolderāja – 754 EUR/m², which did not change over the month.

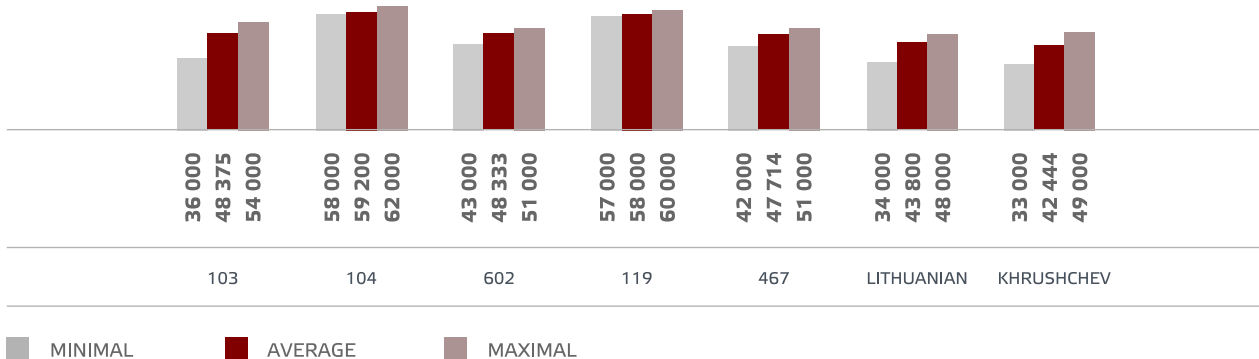
Average standard-type apartment prices in housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

In June, 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 57 000 to 62 000 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 34 000 to 48 000 EUR, and the so-called Khrushchev-time houses, where the price of 2-room apartments varied from 33 000 to 49 000 EUR depending on the housing estate.

Standard-type apartment prices by series in Riga housing estates in June 2022 (2-room apartments), EUR



Source: ARCO REAL ESTATE

Apartment market in the vicinity of Riga

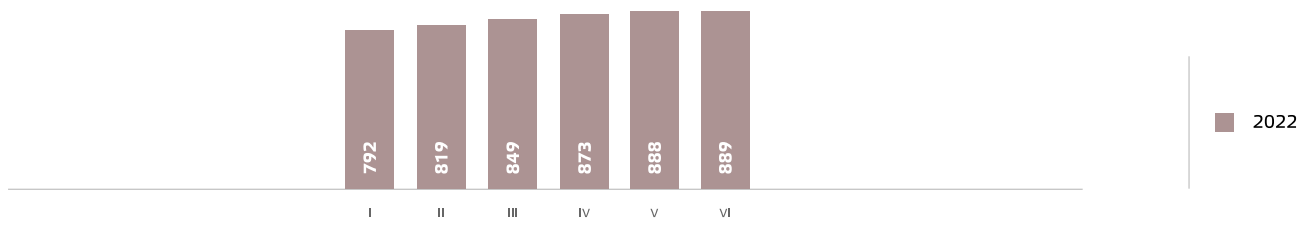
Ogre

In June, standard-type apartment prices did not change. Average price of apartments – 910 EUR/m². In 2022, apartment prices in Ogre have increased by 14 %.

Kauguri, Jūrmala

In Kauguri, the prices of standard-type apartments increased by 0.2 % in June. The average price of apartments per square meter rose to 889 EUR/m². In 2022, apartment prices in Kauguri have increased by 14 %.

Dynamics of the average price of standard-type apartments in Jūrmala, Kauguri, EUR/m²

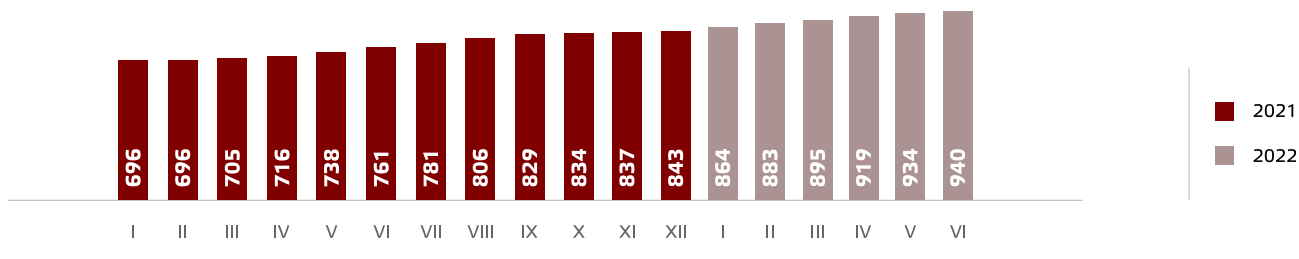


Source: ARCO REAL ESTATE

Salaspils

In June, apartment prices in Salaspils increased by 1 %. The average price of standard-type apartments in Salaspils increased to 940 EUR/m², while in 2022 the prices of standard-type apartments in Salaspils have increased by 12 %.

Dynamics of average price of standard-type apartments in Salaspils, EUR/m²

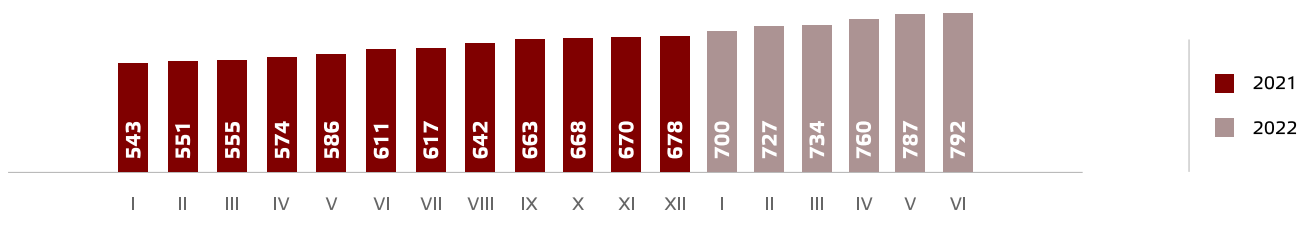


Source: ARCO REAL ESTATE

Jelgava

In June, apartment prices in Jelgava increased by 1 %, reaching an average apartment price of 792 EUR/m². In 2022, the prices of standard-type apartments in Jelgava have increased by 17 %.

Dynamics of average price of standard-type apartments in Jelgava, EUR/m²



Source: ARCO REAL ESTATE

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