



MARKET OVERVIEW

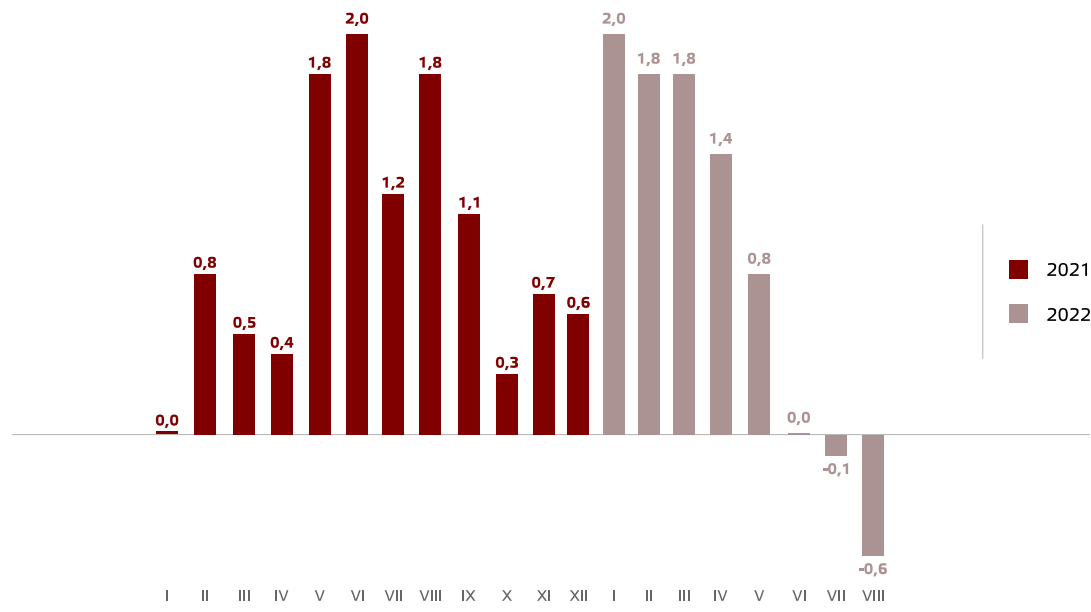
# Standart-type apartments AUGUST

ARCO REAL ESTATE is an international company with more than 25 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, September 1, 2022

In August 2022, there were minimal changes in the prices of standard-type apartments in the housing estates of Riga - during the month, the average price of standard-type apartments decreased by 0.6 % and fell to 967 EUR/m<sup>2</sup>. However, compared to the beginning of 2022, apartment prices were 7 % higher in August.

## Standard-type apartment price changes since beginning of 2022, %

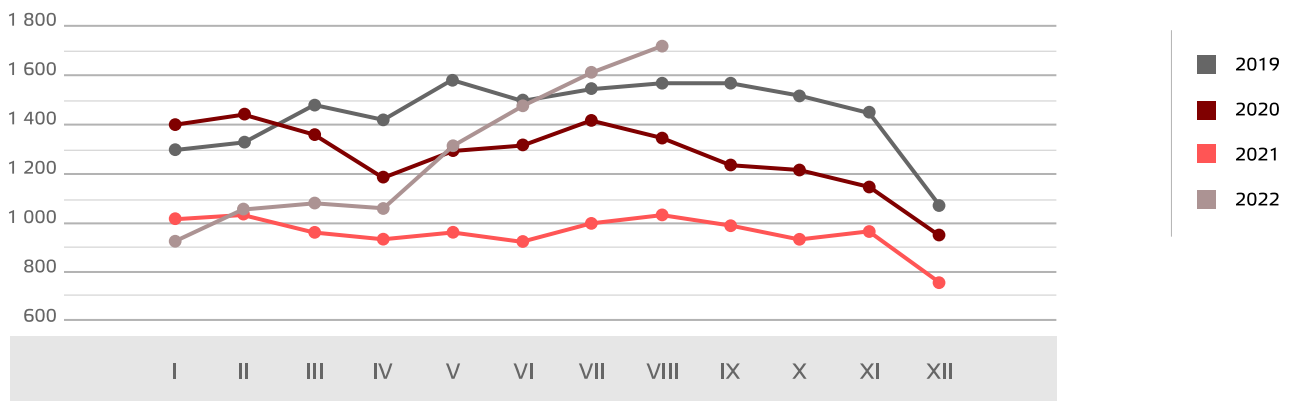


Source: ARCO REAL ESTATE

Negative price fluctuations were observed in the largest housing estates of Riga in July and August 2022. In August, the decrease in prices was even more pronounced than in July - in some housing estates, apartment prices decreased by 1-2 % during the month. In places around Riga, increasingly negative price fluctuations of standard-type apartments could also be observed.

For the fourth month in a row, the number of apartments offered for sale in the largest housing estates of Riga increased rapidly - in August it was 69 % higher than in the same period last year. In August, the number of apartments offered for sale exceeded 1,700 - the last time this amount was exceeded was in 2018. In Riga, in general, the supply level was much higher than a year ago (+46 %).

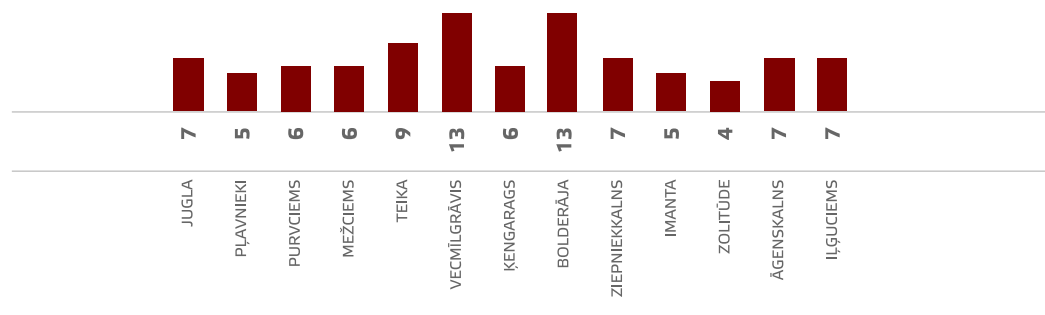
## Dynamics of apartment supply in the largest housing estates of Riga



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 %).

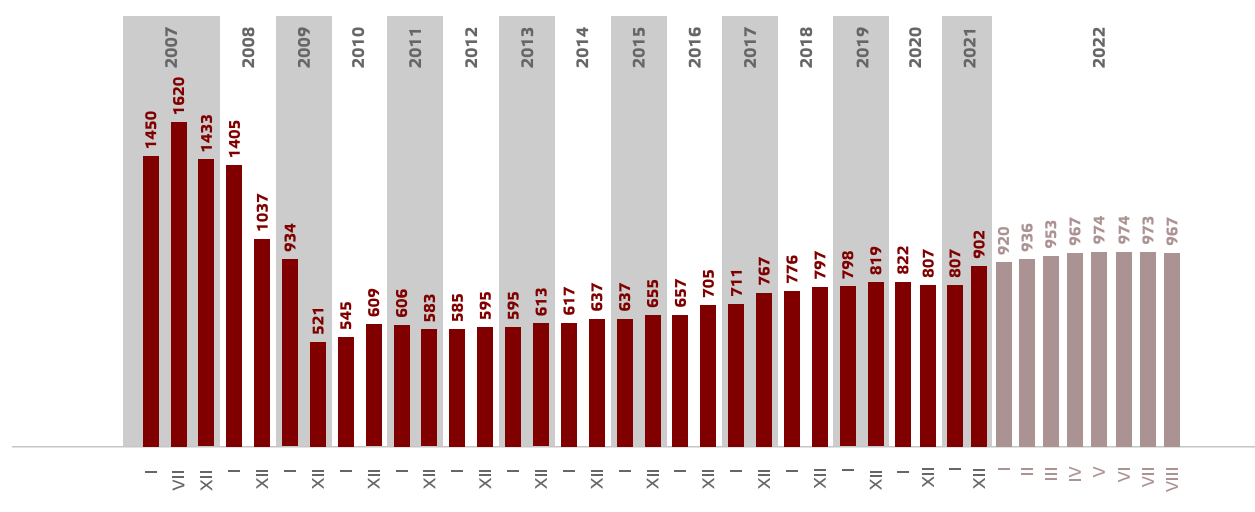
## Price changes in the largest housing estates of Riga since January 1, 2022, %



Source: ARCO REAL ESTATE

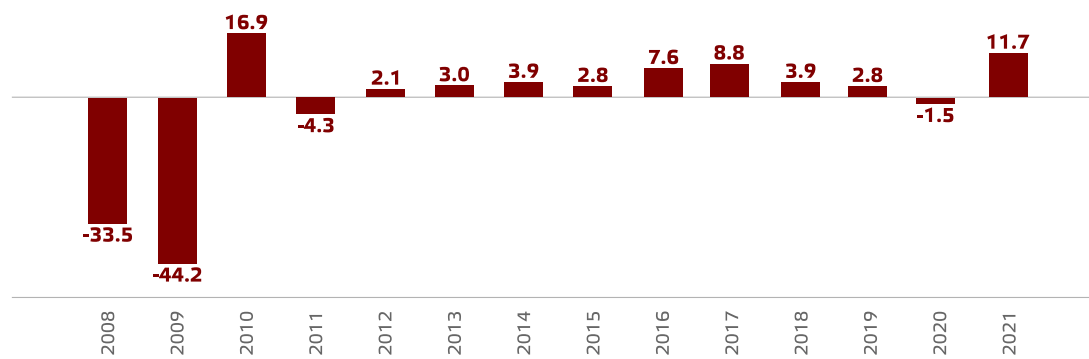
In August, the average price of standard-type apartments dropped to 967 EUR/m<sup>2</sup>. The prices on average were by 40 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m<sup>2</sup>.

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



Source: ARCO REAL ESTATE

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



Source: ARCO REAL ESTATE

In August, changes were found in apartment prices. The average price per square meter of standard-type apartments slightly decreased for one-room (-0.7 %), two-room (-0.6 %), three-room (-0.8 %) and four-room (-0.4 %) apartments.

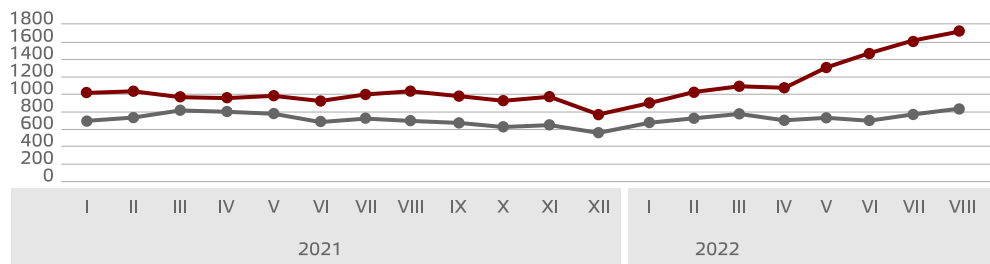
## Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m<sup>2</sup>

	2020		2021												2022								
1 room	869	871	872	873	877	881	887	903	925	937	955	964	967	976	980	1004	1024	1047	1059	1069	1069	1069	1062
2 rooms	818	819	820	820	824	827	830	850	864	873	889	899	903	909	913	935	948	963	979	984	984	982	976
3 rooms	772	772	773	773	780	785	787	797	811	822	838	850	854	860	865	879	896	906	920	927	927	927	920
4 rooms	761	762	762	763	772	775	777	787	803	812	826	833	834	839	848	861	876	895	910	917	917	915	911
	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.	01.08.	01.09.

Source: ARCO REAL ESTATE

Compared to July, the supply of apartments in Riga increased by 6 % in August. The number of apartments offered for sale in the largest housing estates analyzed by ARCO REAL ESTATE increased by 8 %. Compared to August 2021, the supply of apartments was generally higher: the total number of apartments offered for sale was higher by 46 %, while the supply of apartments in the largest housing estates was 69 % higher than a year ago.

### Dynamics of supply of apartments in Riga



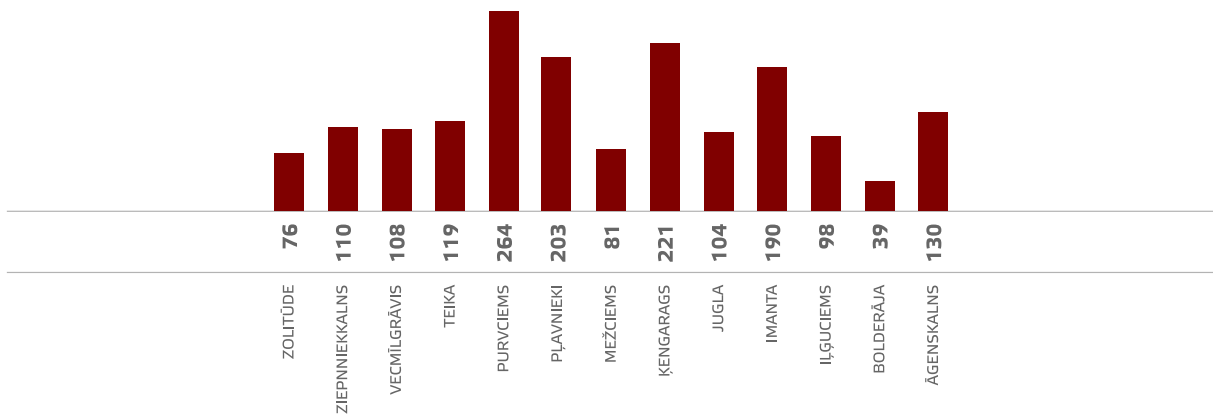
■ THE BIGGEST RESIDENTIAL AREAS (Jugla, Pļavnieki, Purvciems, Mežciems, Teika, Vecmīlgrāvis, Ķengarags, Bolderāja, Ziepniekkalna, Imanta, Zolitūde, Āgenskalns, Ilģuciems)

■ THE CENTER OF RIGA, OLD 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 August was in Purvciems, while the lowest - in Bolderāja.

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

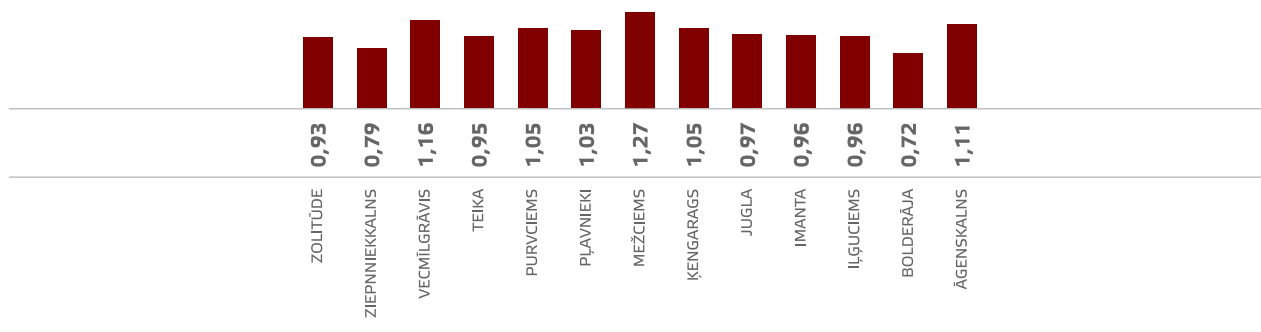


Source: ARCO REAL ESTATE

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 (+38 %). The number of apartments offered for sale decreased only in Ilģuciems (-10 %).

When analysing the supply of apartments in proportion to the size of the housing estate, i. e., by population, the largest supply in August was found in Mežciems. On the other hand, the number of apartments offered for sale was proportionally the lowest in Bolderāja.

## Number of apartments offered for sale in proportion to the size of the housing estates in Riga in August 2022



Source: ARCO REAL ESTATE

In August, there were changes in the prices of standard-type apartments in many housing estates of Riga. Apartment prices remained unchanged in some larger housing estates, however, negative fluctuations were observed in most housing estates. Apartment prices did not change in Teika and Zolitūde, but in Vecmīlgrāvis they even increased slightly during the month - by 0.1 %. On the other hand, in all other major housing estates of Riga, the average price of a standard-type apartment decreased slightly. The most significant drop in prices was found in Ķengarags, where prices fell by 2.2 % during the month.

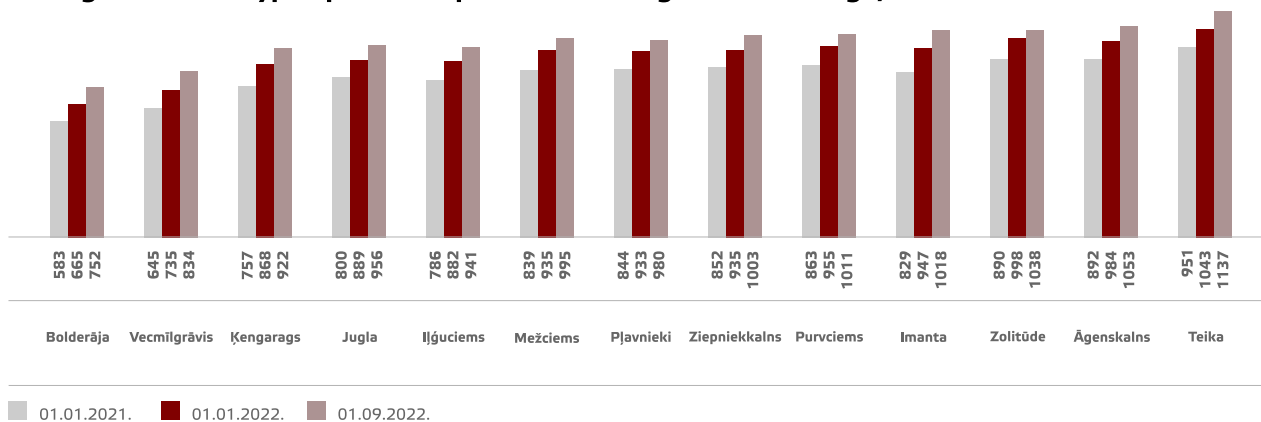
## Average price changes of square meter of standard-type apartment in Riga housing estates, %

Housing Estate	The average value per 1 m <sup>2</sup> on 01.09.2020.	The average value per 1 m <sup>2</sup> on 01.08.2020.	Changes, %
Jugla	956	964	-0,9 ▼
Ļāvnieki	980	986	-0,7 ▼
Purvciems	1011	1019	-0,7 ▼
Mežciems	995	996	-0,1 ▼
Teika	1137	1137	0,0 ►
Vecmīlgrāvis	834	832	0,1 ▲
Ķengarags	922	943	-2,2 ▼
Bolderāja	752	754	-0,3 ▼
Ziepniekkalns	1003	1009	-0,6 ▼
Imanta	1018	1033	-1,4 ▼
Zolitūde	1038	1038	0,0 ►
Āgenskalns	1053	1055	-0,2 ▼
Iļģuciems	941	950	-1,0 ▼

Source: ARCO REAL ESTATE

Compared to the beginning of 2021, in August 2022 the prices of standard-type apartments were higher by 20 %. But since the beginning of 2022, prices have risen by 7 %.

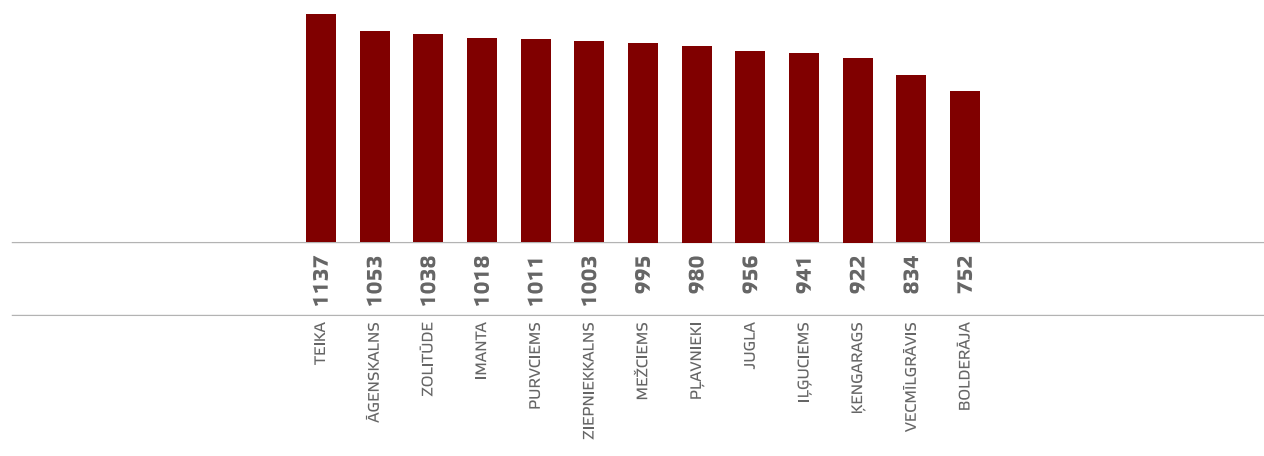
## Average standard-type apartment prices in housing estates of Riga, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

The highest prices of standard-type apartments remained in Teika in August, where the average price of one square meter was 1,137 EUR/m<sup>2</sup>. The lowest average price per square meter in August was in Bolderāja – 752 EUR/m<sup>2</sup>, which slightly decreased during the month.

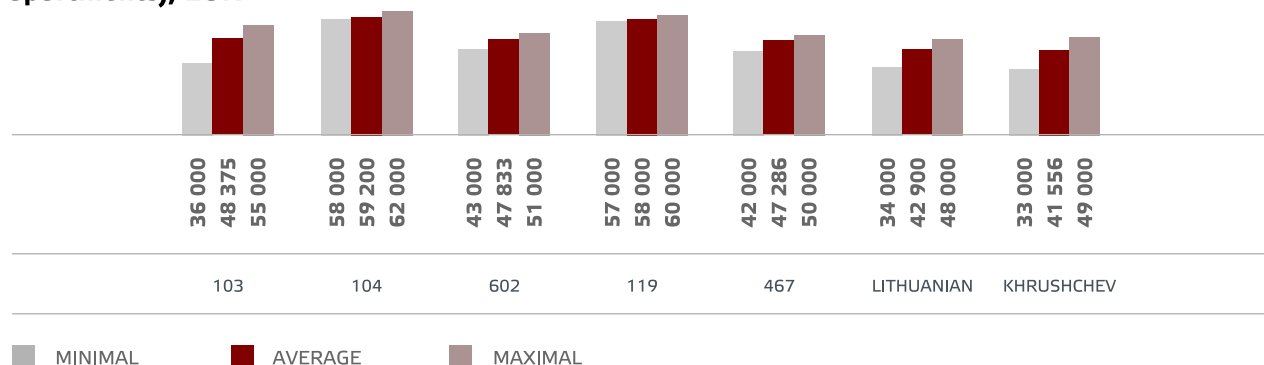
### Average standard-type apartment prices in housing estates of Riga on September 1, 2022, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

In August, 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 August 2022 (2-room apartments), EUR



Source: ARCO REAL ESTATE

# Apartment market in the vicinity of Riga

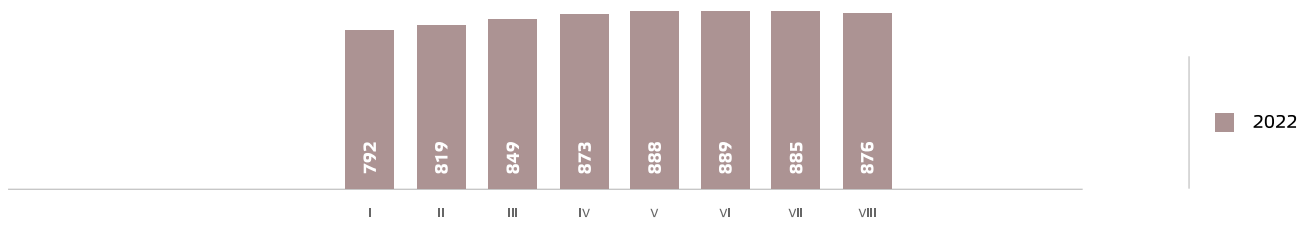
## Ogre

In August, standard-type apartment prices remained unchanged, the average price being 907 EUR/m<sup>2</sup>. In 2022, apartment prices in Ogre increased by 13 %.

## Kauguri, Jūrmala

In Kauguri, standard-type apartment prices decreased by 1 % in August. The average price per square meter of apartments fell to 876 EUR/m<sup>2</sup>. In 2022, apartment prices in Kauguris have increased by a total of 13 %.

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

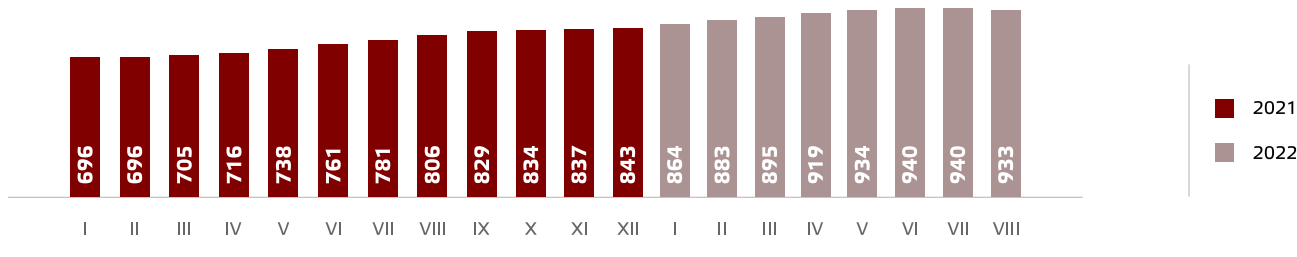


Source: ARCO REAL ESTATE

## Salaspils

Apartment prices in Salaspils decreased by 1 % in August. The average price of standard-type apartments in Salaspils decreased to 933 EUR/m<sup>2</sup>. In August, standard-type apartment prices in Salaspils were 11 % higher than at the beginning of the year.

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

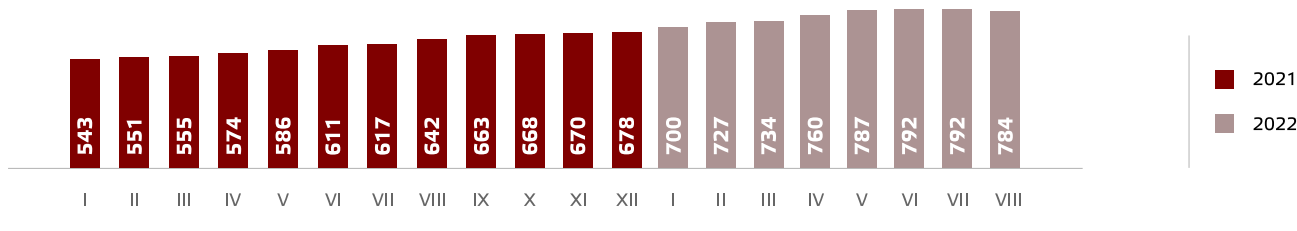


Source: ARCO REAL ESTATE

## Jelgava

Apartment prices in Jelgava decreased by 1 % in August. The average price of standard-type apartments in August was 784 EUR/m<sup>2</sup>. In 2022, the prices of standard-type apartments in Jelgava have increased by 16 %.

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



Source: ARCO REAL ESTATE

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