



MARKET OVERVIEW

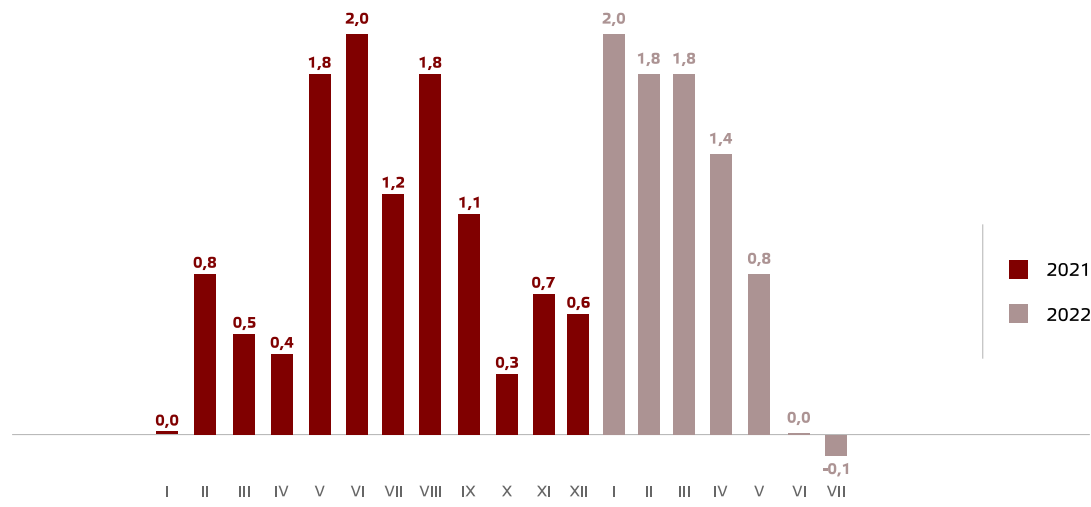
Standart-type apartments JULY

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, August 1, 2022

In July 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 0.1 % and fell to 973 EUR/m². Since the beginning of 2022, standard-type apartment prices have increased by a total of 8 %.

Standard-type apartment price changes since, %

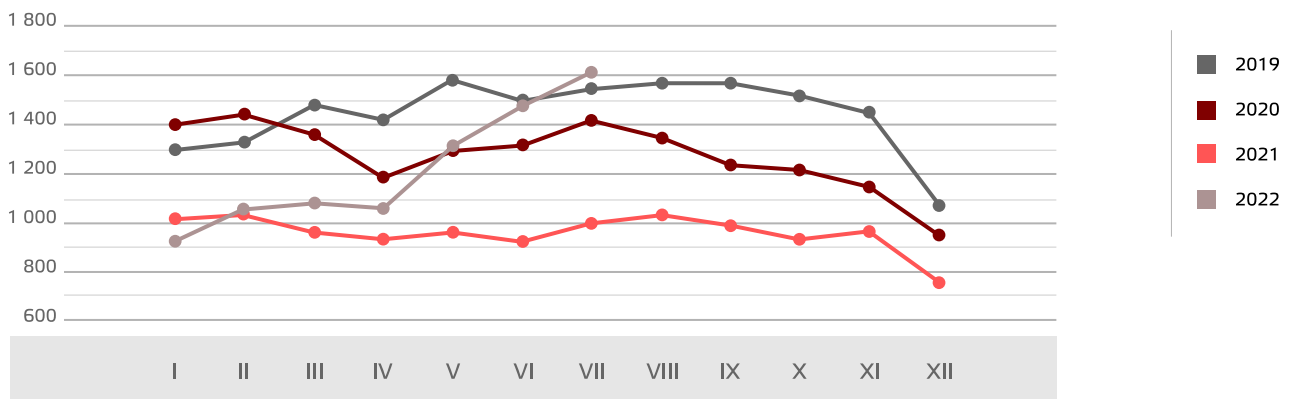


Source: ARCO REAL ESTATE

In the largest housing estates of Riga, in July 2022, the first negative standard-type apartment price changes occurred in a long period of time. Most likely, the reason was the significant increase in the supply of standard-type apartments. However, in general, price changes were so far insignificant, and apartment prices remained stable. Also, in some places around Riga, negative price fluctuations could be observed in apartment prices.

In the last three months, the number of apartments offered for sale in the largest housing estates of Riga increased rapidly - in July 2022 it was 62 % higher than last July. In general, the supply level in Riga was much higher than a year ago.

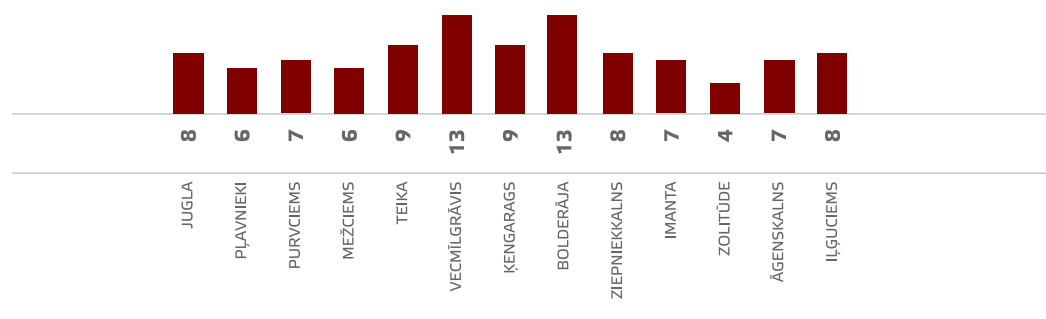
Dynamics of apartment supply in the largest housing estates of Riga



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 Vecmilgrāvis and Bolderāja (+13 %).

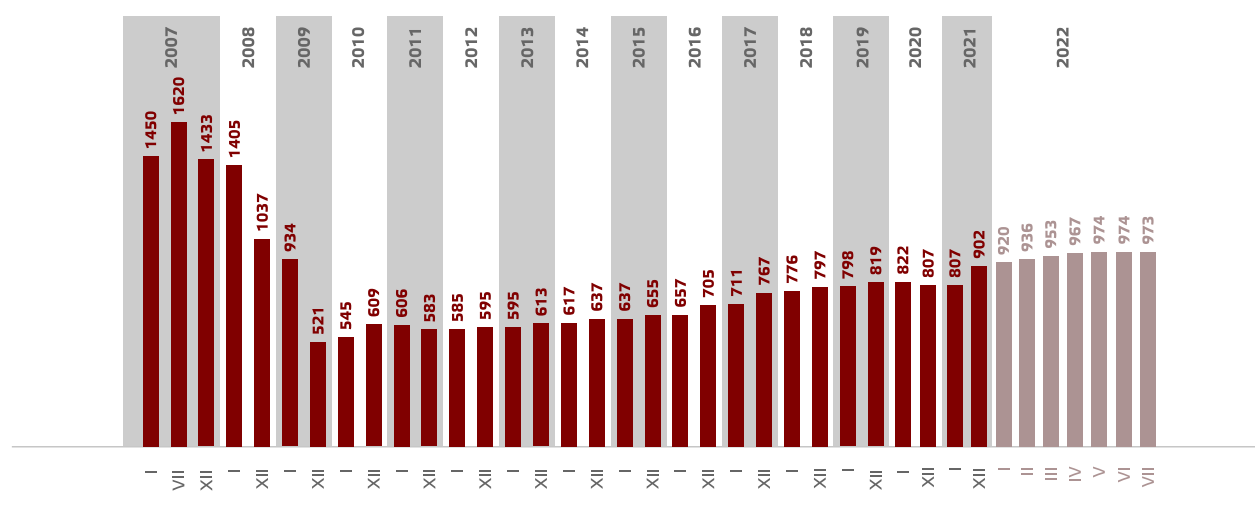
Price changes in the largest housing estates of Riga since January 1, 2022, %



Source: ARCO REAL ESTATE

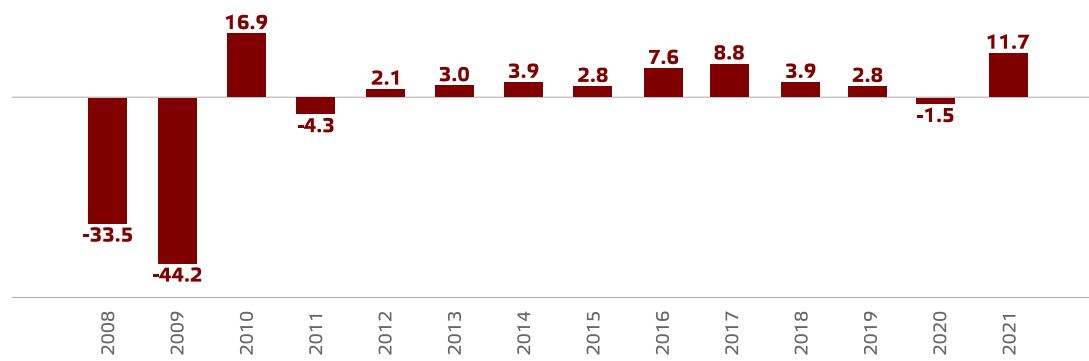
In July, the average price of standard-type apartments dropped to 973 EUR/m². The prices on average were by 40 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m².

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 July, changes were noted in apartment prices. The average price per square meter of standard-type apartments slightly decreased for two-room (-0.2 %), three-room (-0.1 %) and four-room (-0.2 %) apartments. The average price for one-room apartments did not change.

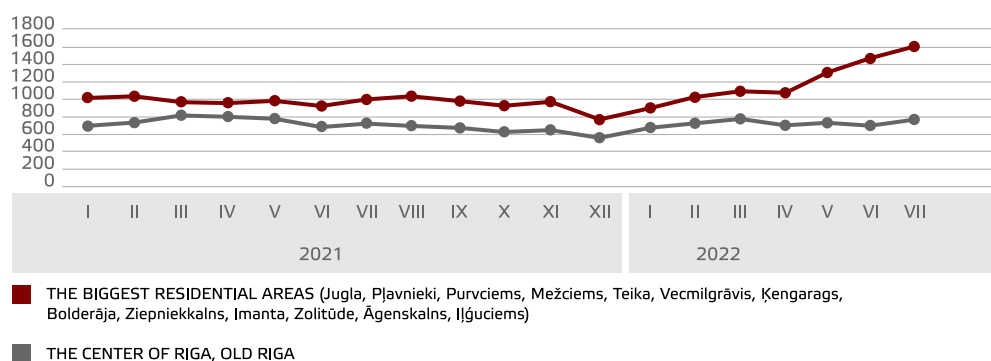
Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m²

	2020			2021												2022							
1 room	869	869	871	872	873	877	881	887	903	925	937	955	964	967	976	980	1004	1024	1047	1059	1069	1069	1069
2 rooms	817	818	819	820	820	824	827	830	850	864	873	889	899	903	909	913	935	948	963	979	984	984	982
3 rooms	773	772	772	773	773	780	785	787	797	811	822	838	850	854	860	865	879	896	906	920	927	927	927
4 rooms	761	761	762	762	763	772	775	777	787	803	812	826	833	834	839	848	861	876	895	910	917	917	915
	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.	01.08.

Source: ARCO REAL ESTATE

Compared to the previous month, the supply of apartments in Riga increased by 11 % in July. The number of apartments offered for sale in the largest housing estates of Riga analysed by ARCO REAL ESTATE increased by 10 %. Compared to July 2021, the supply of apartments was generally higher: the total number of apartments offered for sale was more than 40 % higher, while the supply of apartments in the largest housing estates was 62 % higher than a year ago.

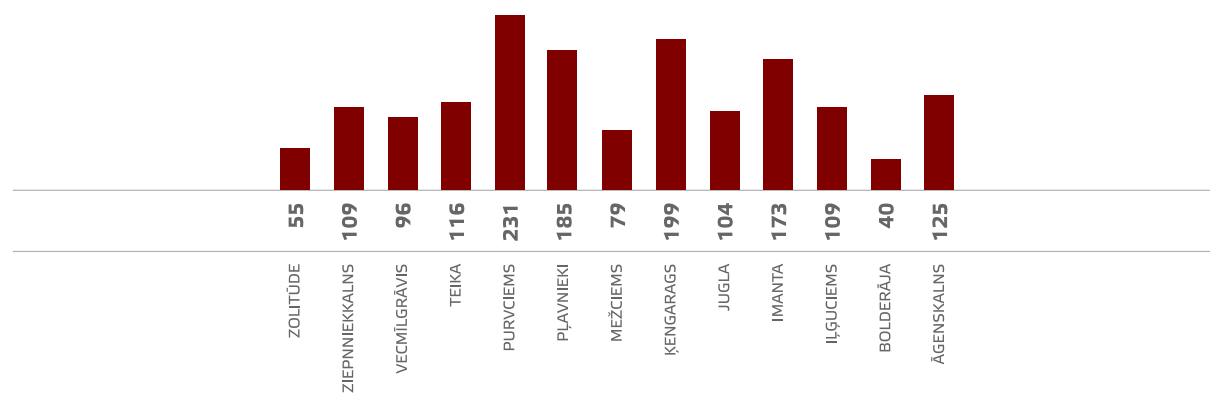
Dynamics of supply of apartments in Riga



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 July was in Purvciems, while the lowest - in Bolderāja.

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

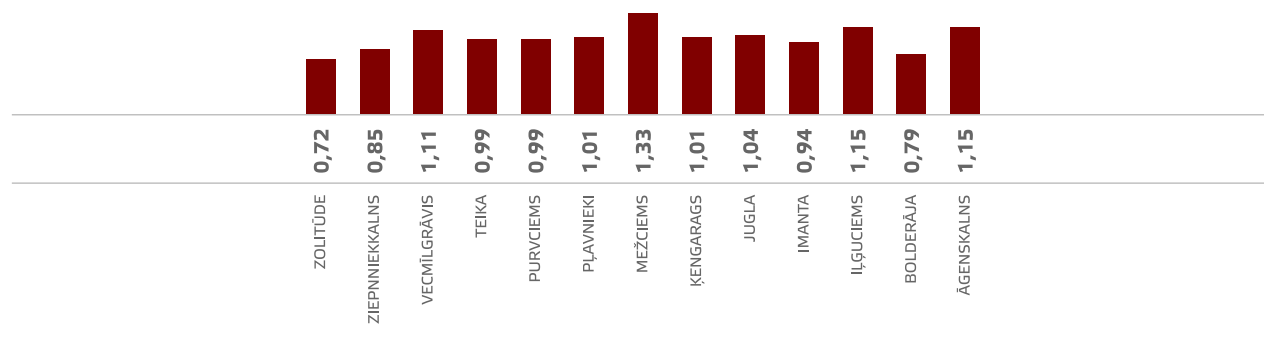


Source: ARCO REAL ESTATE

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 Imanta (+22 %). The number of apartments offered for sale decreased only in Āgenskalns (-9 %).

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

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



Source: ARCO REAL ESTATE

In July, there were changes in the prices of standard-type apartments in many housing estates of Riga. Apartment prices continued to increase in some larger housing estates, however, negative fluctuations were observed in several housing estates. The increase in prices was observed in Teika and Jugla, where prices increased by 0.3 % during the month. On the other hand, the average price of a standard-type apartment in the five largest housing estates of Riga decreased slightly.

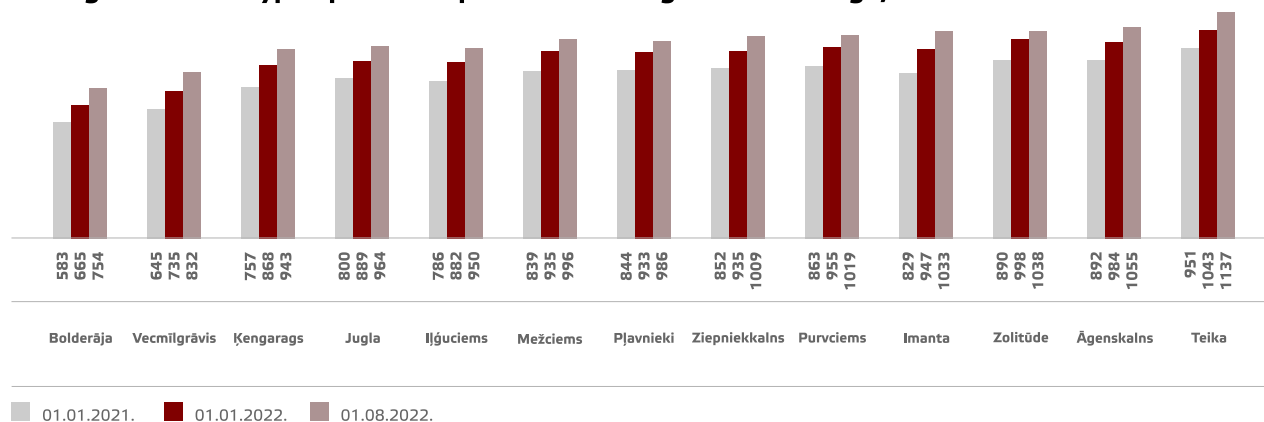
Average price changes of square meter of standard-type apartment in Riga housing estates, %

Housing Estate	The average value per 1 m ² on 01.08.2022.	The average value per 1 m ² on 01.07.2022.	Changes, %
Jugla	964	962	0,3 ▲
Plāvniki	986	988	-0,2 ▼
Purvciems	1019	1019	0,0 ►
Mežciems	996	996	0,0 ►
Teika	1137	1134	0,3 ▲
Vecmīlgrāvis	832	833	0,0 ►
Ķengarags	943	949	-0,6 ▼
Bolderāja	754	754	0,0 ►
Ziepniekkalns	1009	1010	-0,1 ▼
Imanta	1033	1037	-0,5 ▼
Zolitūde	1038	1038	0,0 ►
Āgenskalns	1055	1055	0,0 ►
Ilģuciems	950	953	-0,2 ▼

Source: ARCO REAL ESTATE

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

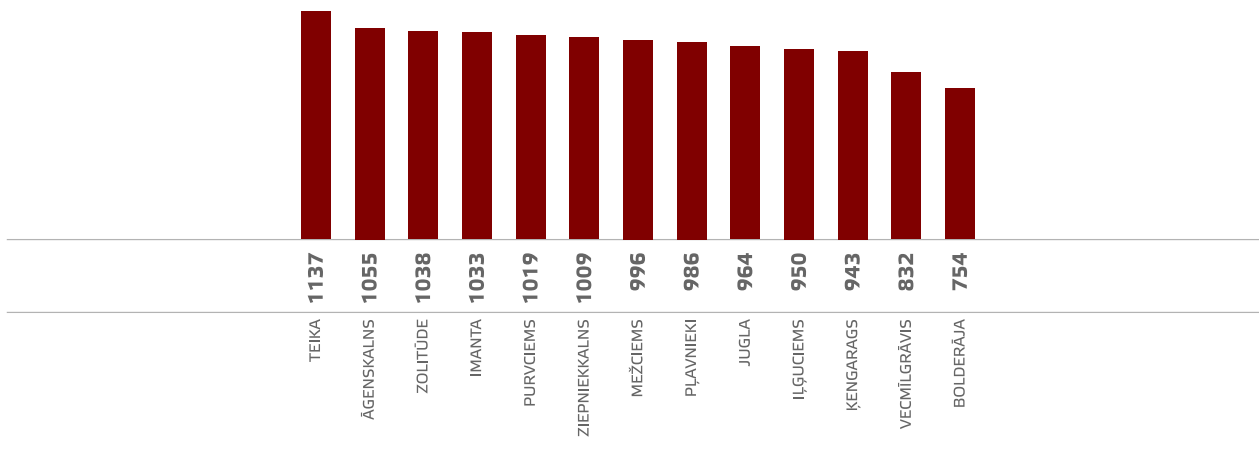
Average standard-type apartment prices in housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

The highest prices of standard-type apartments in July remained in Teika, where the price per square meter increased to 1 137 EUR/m². The lowest average price per square meter in July was in Bolderāja – 754 EUR/m², which did not change over the month.

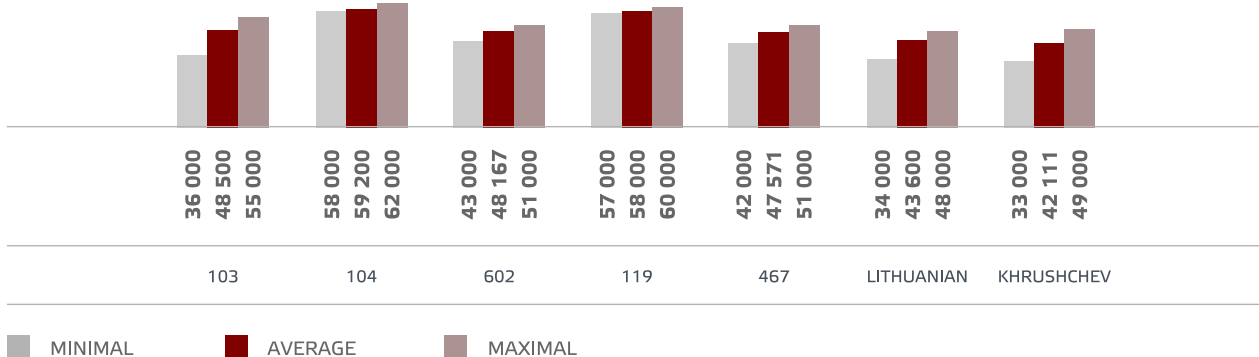
Average standard-type apartment prices in housing estates of Riga on August 1, 2022, EUR/m²



Source: ARCO REAL ESTATE

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



Source: ARCO REAL ESTATE

Apartment market in the vicinity of Riga

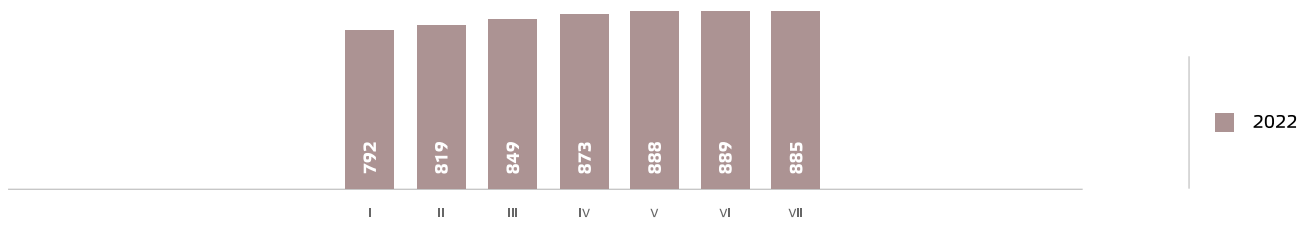
Ogre

In July, standard-type apartment prices decreased by 0.3 %, the average price reaching 907 EUR/m². In 2022, apartment prices in Ogre have increased by 13 %.

Kauguri, Jūrmala

In Kauguri, standard-type apartment prices decreased by 0.4 % in July. The average price per square meter of apartments fell to 885 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

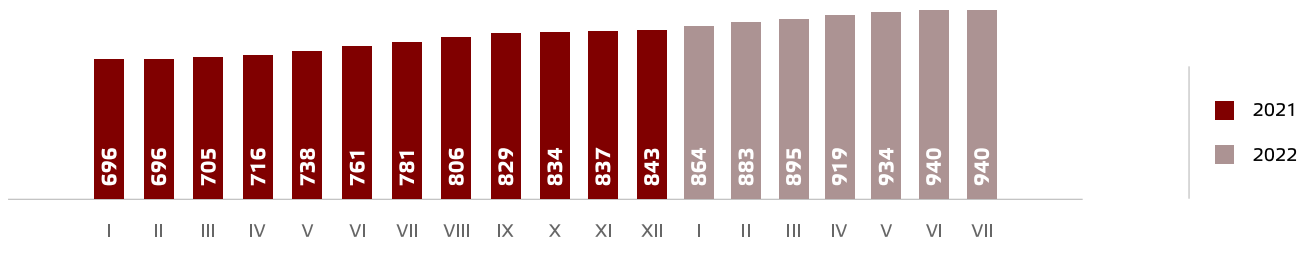


Source: ARCO REAL ESTATE

Salaspils

Apartment prices in Salaspils did not change in July. The average price of standard-type apartments in Salaspils remained at 940 EUR/m². 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

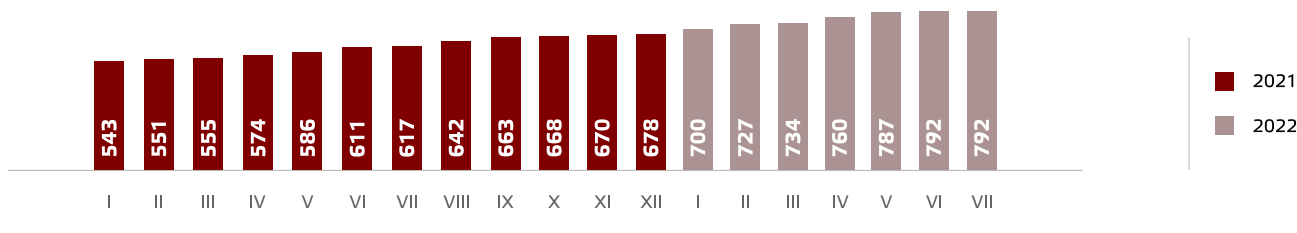


Source: ARCO REAL ESTATE

Jelgava

Apartment prices in Jelgava did not change in July. The average price of standard-type apartments in July was 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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