

# Standart-type apartment market overview

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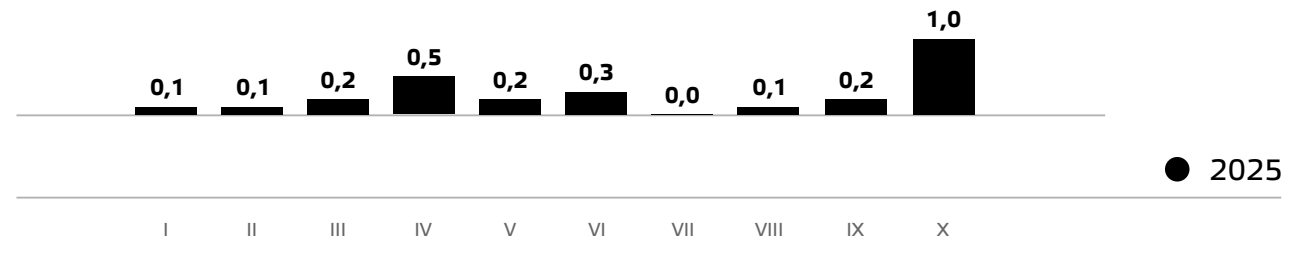
# Standard-type apartments, November 1, 2025

In October 2025, the largest price increase in the prices of standard-type apartments in Riga's housing estates was observed this year - the average price of standard-type apartments increased by 1 % during the month. The average price of standard-type apartments in October increased to 874 EUR/m<sup>2</sup>.

The increase in the average price of standard-type apartments was influenced by the significant drop in supply in October. In the first ten months of 2025, the prices of standard-type apartments in Riga increased by 2.7 %. In certain housing estates, the increase in the prices of standard-type apartments this year reached 5-6 %.

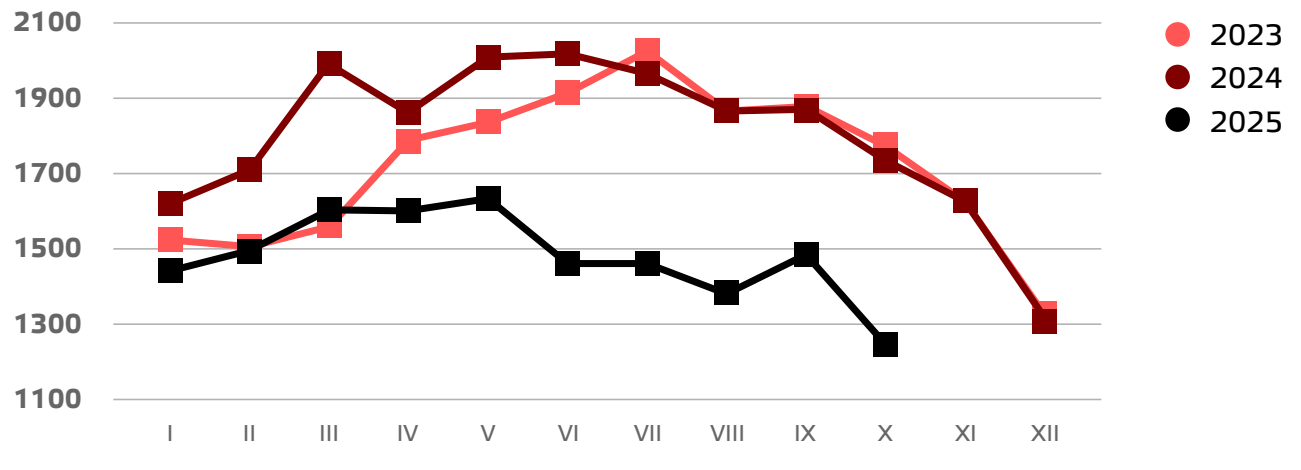
The number of apartments offered for sale in the largest housing estates of Riga experienced a sharp decline in October and fell below the 1,300 mark. In October, the supply of standard-type apartments was the lowest in the last two years. The supply of standard-type apartments was also significantly lower compared to October 2024.

Price changes for standard-type apartments since the beginning of 2025, %



Source: ARCO REAL ESTATE

Dynamics of apartment supply in the largest housing estates of Riga

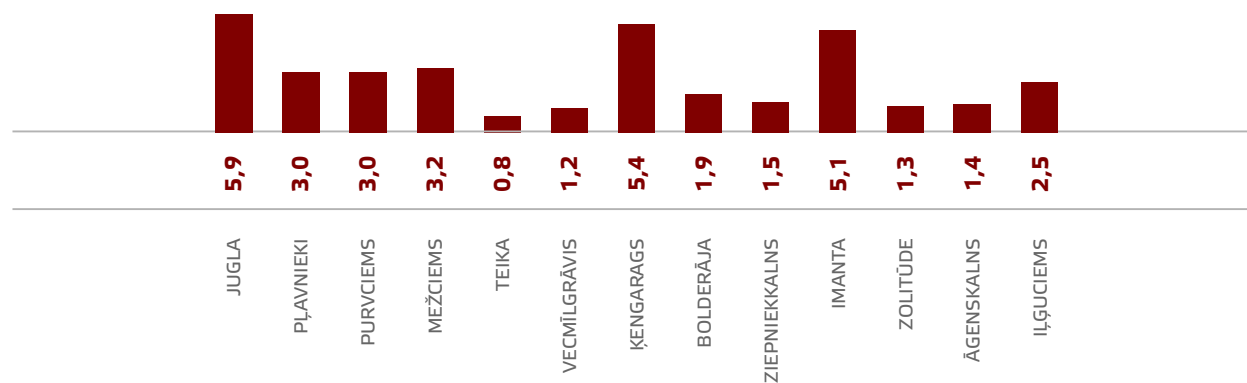


Source: ARCO REAL ESTATE

In the largest housing estates of Riga, apartment prices have increased by 0.8-5.9 % since the beginning of 2025. The largest changes in apartment prices were observed in Jugla, where they increased by almost 6 % this year. In Imanta and Ķengarags, the prices of standard-type apartments also increased by more than 5 % this year. In the other housing estates of Riga, price changes this year mostly did not exceed 3 %. The smallest changes in apartment prices were observed in the most expensive housing estate - Teika.

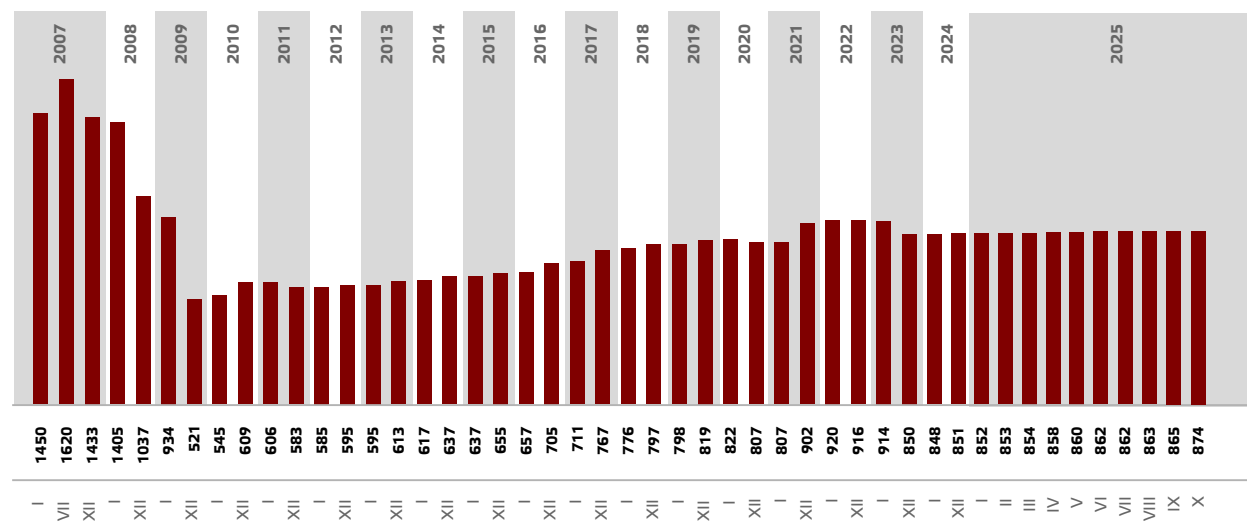
In October, the average price of a standard-type apartment rose to EUR 874 per square meter. Prices were on average 46 % lower than on August 1, 2007, when the average price of an unrenovated standard-type apartment reached an all-time highest level of EUR 1,620/m<sup>2</sup>.

### Price changes in the largest housing estates of Riga since January 1, 2025, %



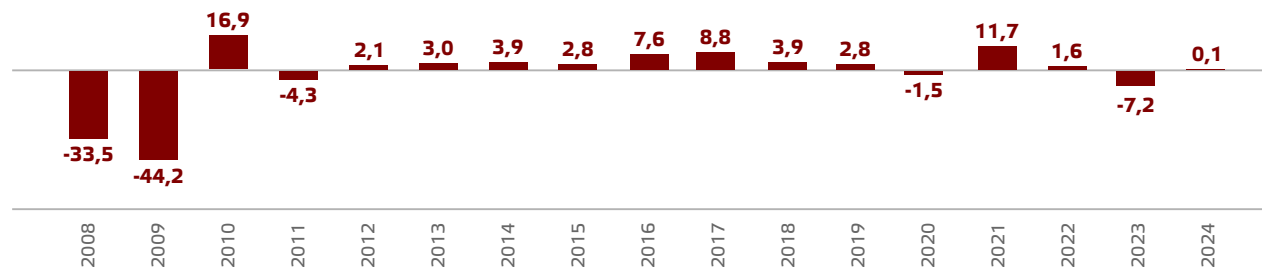
Source: ARCO REAL ESTATE

### 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 housing estates of Riga, %



Source: ARCO REAL ESTATE

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

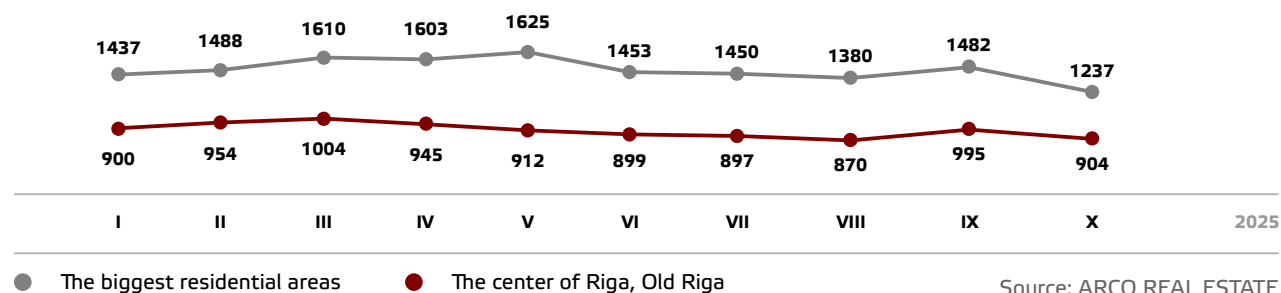
	2024										2025										
	01.03.	01.04.	01.05.	01.06.	01.07.	01.08.	01.09.	01.10.	01.11.	01.12.	01.01.	01.02.	01.03.	01.04.	01.05.	01.06.	01.07.	01.08.	01.09.	01.10.	01.11.
<b>1 room</b>	925	925	923	923	923	922	922	921	920	918	920	923	924	925	927	928	933	933	934	935	944
<b>2 rooms</b>	857	858	857	853	852	852	850	849	852	855	858	861	863	864	868	870	872	873	874	876	888
<b>3 rooms</b>	811	814	816	815	816	816	816	817	818	818	819	820	820	823	826	830	831	831	831	832	840
<b>4 rooms</b>	802	802	803	804	805	804	804	805	805	805	805	805	806	806	811	812	813	813	814	816	825

Source: ARCO REAL ESTATE

The average price per square meter of standard-type apartments increased for one-room (+1 %), two-room (+1.4 %), three-room (+1 %) and four-room apartments (+1.1 %). Since the beginning of the year, the price of two-room apartments has increased the most (+3,5 %).

Compared to the previous month, the supply of apartments in Riga decreased by 14 % in October. The number of offers in the largest housing districts of Riga analysed by ARCO REAL ESTATE decreased by 17 %. Compared to October 2024, the supply of apartments was generally lower: the total number of apartments offered for sale was 20 % lower, but the supply of apartments in the largest housing estates was 29 % higher.

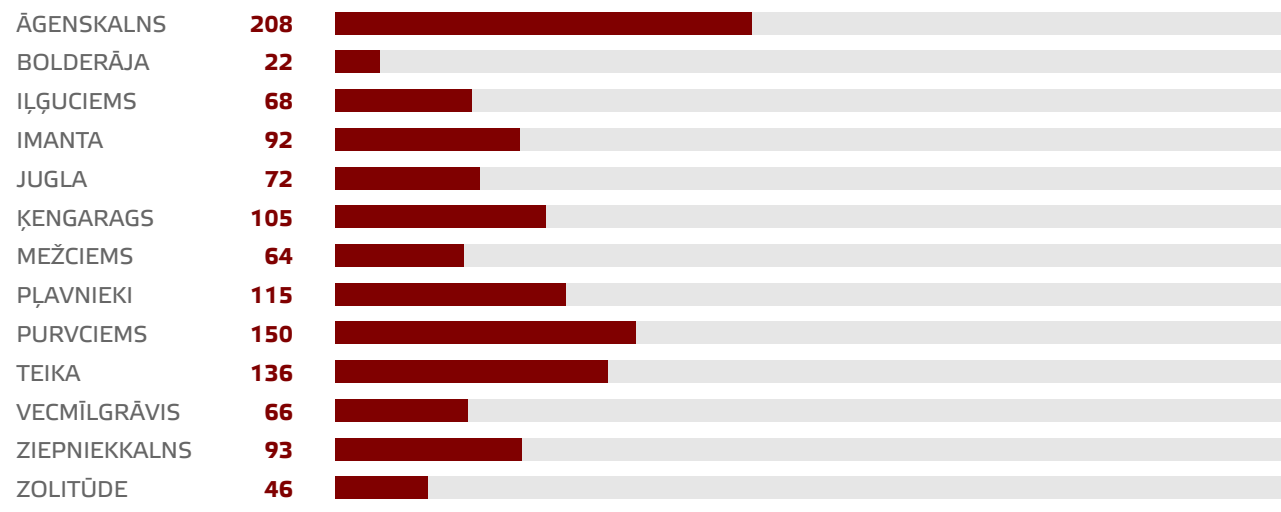
## Dynamics of supply of apartments in Riga



Summarizing the number of apartments offered for sale in Riga housing estates, it can be concluded that the largest supply in October was in Āgenskalns, while the smallest supply was in Bolderāja.

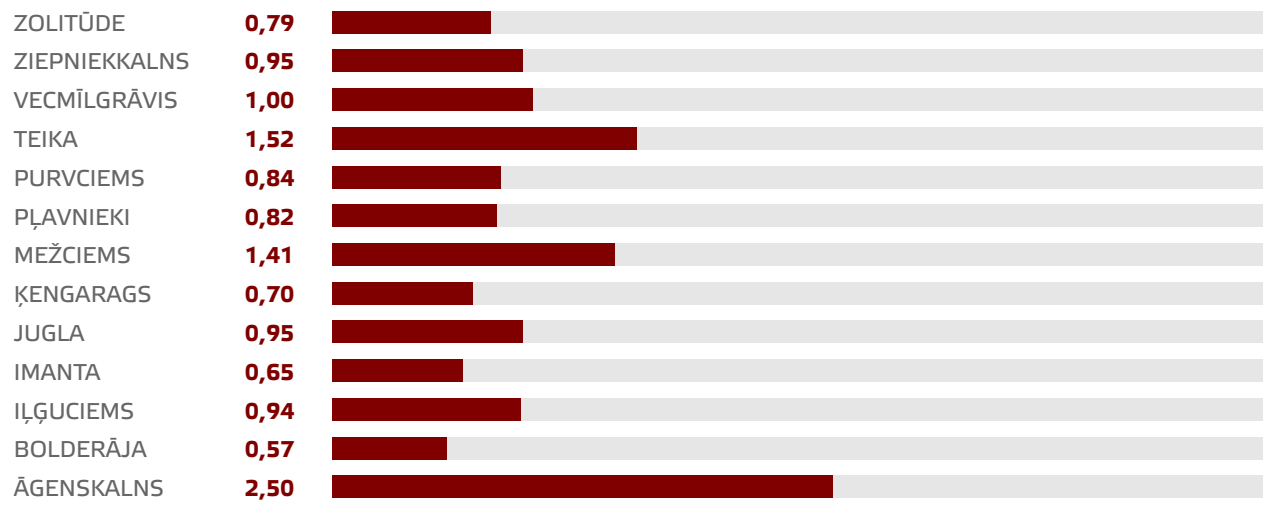
Last month, the number of apartments offered for sale decreased in almost all major housing estates of Riga. The previous month, an increase in the number of apartments offered for sale was observed. The number of apartments offered for sale decreased the most in Bolderāja (-37 %). The number of apartments offered for sale increased in October only in one housing estate – Vecmīlgrāvis (+27 %). This can be explained by the fact that in September, the largest drop in the number of apartments offered for sale was observed in Vecmīlgrāvis.

## Number of apartments offered for sale in Riga at the end of October 2025



In October, when analysing the number of apartments offered for sale in proportion to the size of the housing estate, i. e., by population, the largest number of apartments offered for sale was found in Āgenskalns. In contrast, the number of apartments offered for sale in Bolderāja was proportionally the smallest.

## Number of apartments offered for sale in proportion to the size of the housing estates in Riga in October 2025



Source: ARCO REAL ESTATE

In October, changes could be observed in the prices of standard-type apartments in Riga's housing estates. An increase in the average price of apartments could be observed in all the largest housing estates of Riga. The largest increase in the average price was observed in Ķengarags and Bolderāja, where prices increased by 2 % during the month. The smallest price changes were observed in the most expensive housing estates of Riga – Teika and Āgenskalns. In them, the average price increased by only 0.4 %.

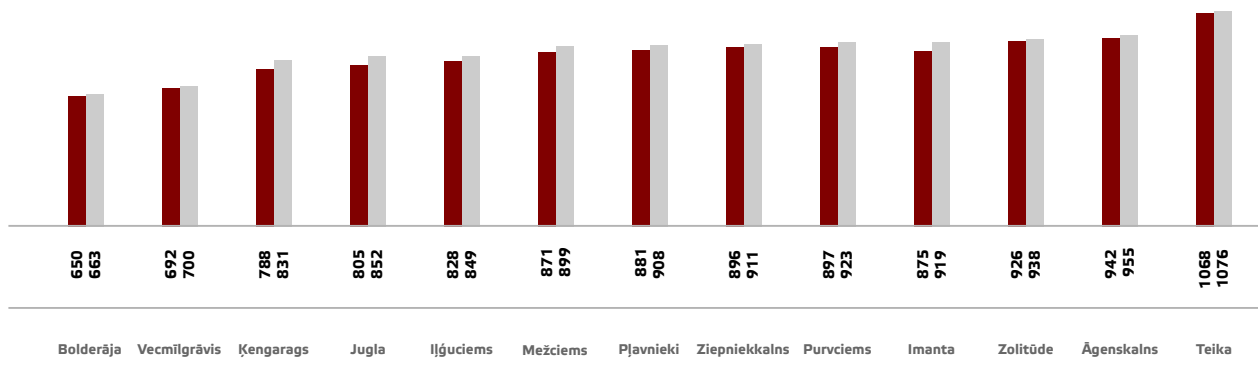
## Changes in the average square meter price of standard-type apartments in Riga housing estates, %

	Average price per 1 m <sup>2</sup> 01.11.2025.	Average price per 1 m <sup>2</sup> 01.10.2025.	Changes, %
JUGLA	852	843	1,1
PLAVNIEKI	908	894	1,5
PURVCIEMS	923	909	1,5
MEŽCIEMS	899	891	0,8
TEIKA	1076	1072	0,4
VECMĪLGRĀVIS	700	694	0,8
ĶENGARAGS	831	815	2,0
BOLDERĀJA	663	650	2,0
ZIEPNIEKKALNS	911	906	0,5
IMANTA	919	907	1,4
ZOLITŪDE	938	934	0,5
ĀGENSKALNS	955	951	0,4
IĻĢUCIEMS	849	836	1,6

Source: ARCO REAL ESTATE

Compared to the beginning of 2025, in October of this year, prices for standard-type apartments increased slightly in all of Riga's major housing estates. The highest average price per square meter of an apartment was in Teika, but the lowest was still in Bolderāja.

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

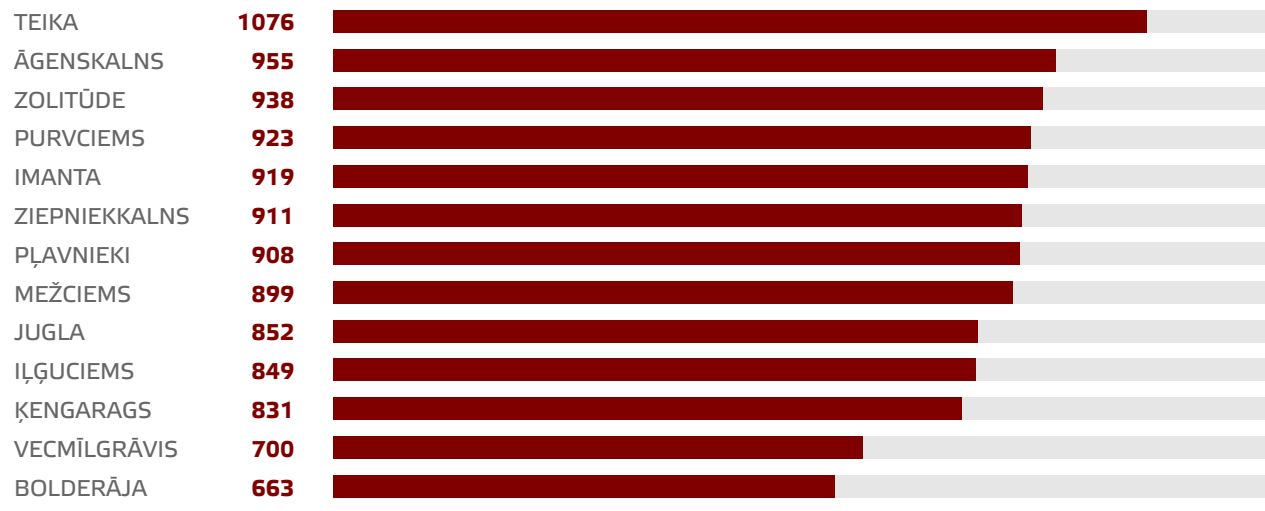


● 01.01.2025. ● 01.11.2025.

Source: ARCO REAL ESTATE

The highest prices for standard-type apartments in October remained in Teika, where the average price per square meter rose to EUR 1076/m<sup>2</sup>. The lowest average price per square meter in October was in Bolderāja – EUR 663/m<sup>2</sup>, which also increased compared to the previous month.

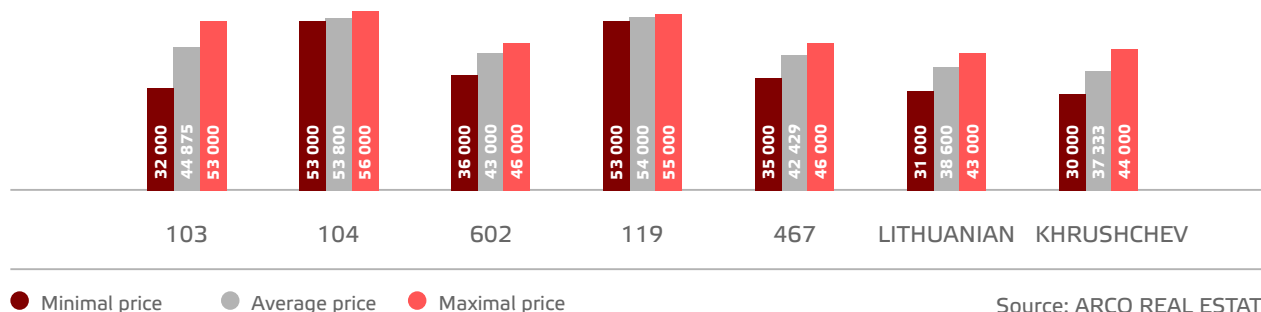
## Average standard-type apartment prices in housing estates of Riga on November 1, 2025, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

In October, 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 53 000 to 56 000 EUR depending on the location. In turn, the so-called Lithuanian design houses were the cheapest ones, where the price of 2-room apartments varied from 31 000 to 43 000 EUR, and the so-called Khrushchev-time houses, where the price of a 2-room apartment varied from 30 000 to 44 000 EUR depending on the housing estate.

### Standard-type apartment prices by series in Riga housing estates in October 2025 (2-room apartments), EUR



Source: ARCO REAL ESTATE

# Apartment market in the vicinity of Riga

**Ogre.** In October 2025, the prices of standard-type apartments increased by 0.2 %. The average price of one square meter of apartments is 875 EUR/m<sup>2</sup>. Apartment prices in Ogre in October were 3 % higher than at the beginning of 2025.

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



Source: ARCO REAL ESTATE

**Kauguri, Jūrmala.** In Kauguri, in October, the prices of standard-type apartments increased by 0.6 %. The average price of standard-type apartments in October was 822 EUR/m<sup>2</sup>. Compared to the beginning of 2025, apartment prices in Kauguri in October were 4 % higher.

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



Source: ARCO REAL ESTATE

**Salaspils.** In October, the prices of standard-type apartments in Salaspils increased by 0.3 %. The average price per square meter of apartments increased to 841 EUR/m<sup>2</sup>. In October, the prices of standard-type apartments in Salaspils were 1 % higher than at the beginning of the year.

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



Source: ARCO REAL ESTATE

**Jelgava.** Apartment prices in Jelgava increased by 0.8 % in October. The average price of standard-type apartments in Jelgava in October was 764 EUR/m<sup>2</sup>. In Jelgava, the prices of standard-type apartments in October were 3 % higher than at the beginning of 2025.

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



Source: ARCO REAL ESTATE