

# Standart-type apartment market overview

JULY, 2025

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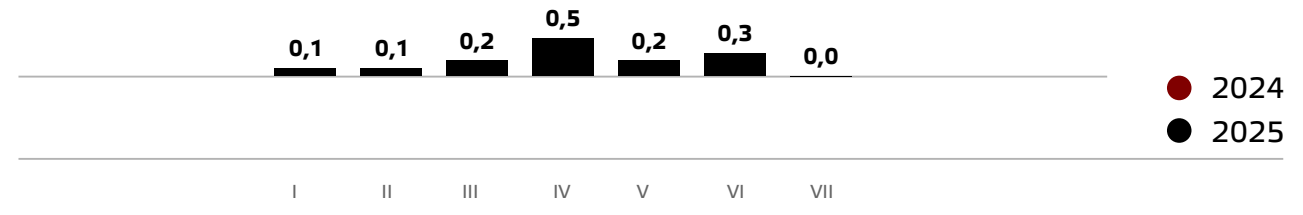
# Standard-type apartments, August 1, 2025

In July 2025, no changes were observed in the prices of standard-type apartments in Riga housing estates. During the month, the average price of standard apartments remained the same as in June. The average price of standard apartments in July was 862 EUR/m<sup>2</sup>.

In the first half of 2025, the supply of standard-type apartments in Riga increased by 1.3 %. In certain housing estates, the increase in prices for standard-type apartments this year reached 3-4 %. July was the first month this year when the average price per square meter of an apartment did not change at all.

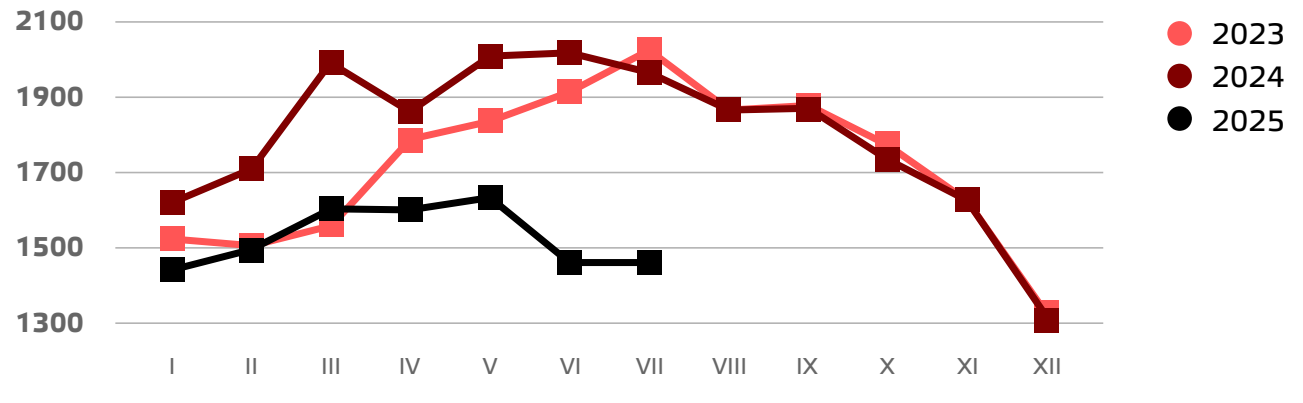
The number of apartments offered for sale in Riga largest housing estates decreased sharply in June and reached one of the lowest levels this year – 1453. In July, the supply of standard-type apartments remained stable and can be assessed as low. The supply level in July was still significantly lower than in 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

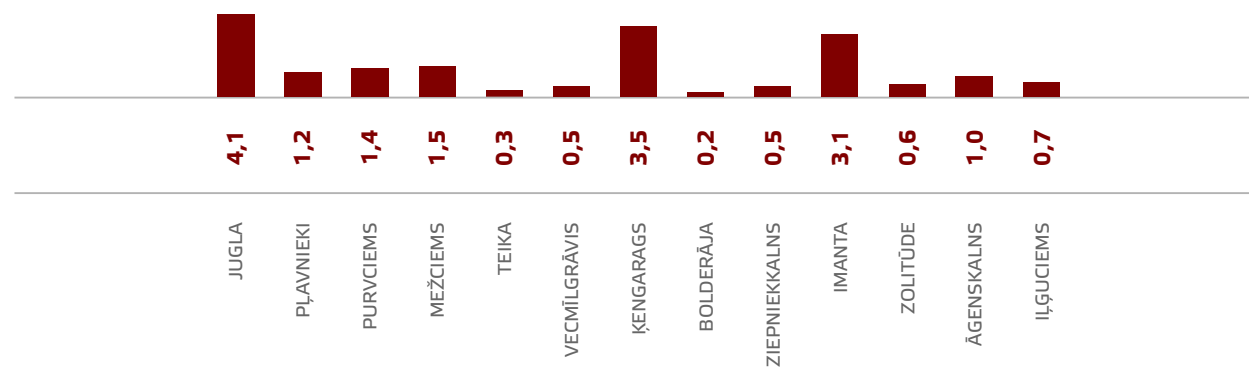


Source: ARCO REAL ESTATE

In Riga largest housing estates, since the beginning of 2025, apartment prices have mainly experienced small price fluctuations. The largest changes in apartment prices were observed in Jugla, where they increased by more than 4% this year. In Imanta and Ķengarags, prices for standard-type apartments also increased by more than 3 % in the first half of the year. In other housing estates, price changes did not exceed 1.5 % this year. The smallest changes in apartment prices were observed in both the most expensive and cheapest housing estates - Teika and Bolderāja, respectively.

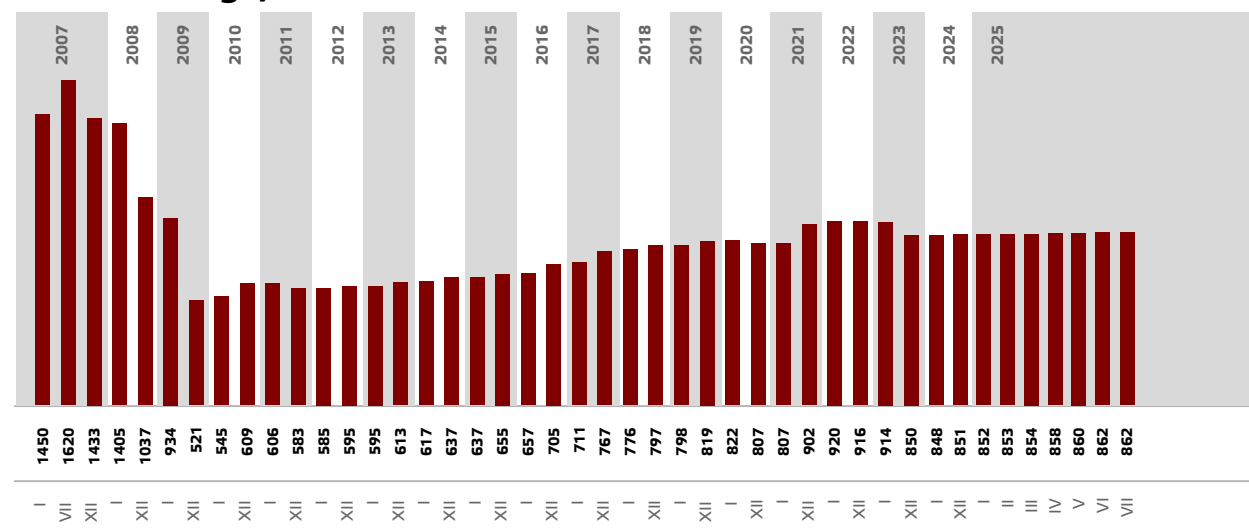
In July, the average price of standard-type apartments remained at 862 EUR/m<sup>2</sup>. Prices were on average 47 % lower than on January 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1620 EUR/m<sup>2</sup>.

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



Source: ARCO REAL ESTATE

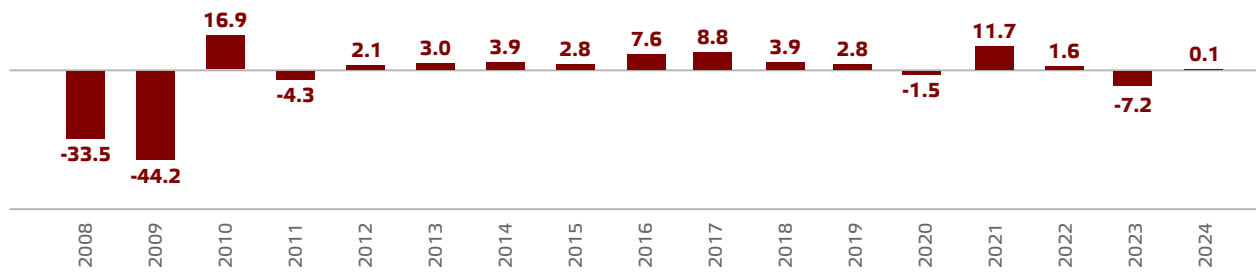
### Dynamics of average price of standard-type apartments in the major housing estates of Riga, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

In July, there were almost no changes in apartment prices, except for two-room apartments, for which the average price per square meter increased by 0.1 %. For apartments of other sizes, the average price per square meter remained the same as in the previous month.

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



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							
	01.01.	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.
<b>1 room</b>	924	923	925	925	923	923	923	922	922	921	920	918	920	923	924	925	927	928	933	933
<b>2 rooms</b>	856	854	857	858	857	853	852	852	850	849	852	855	858	861	863	864	868	870	872	873
<b>3 rooms</b>	813	810	811	814	816	815	816	816	816	817	818	818	819	820	820	823	826	830	831	831
<b>4 rooms</b>	806	803	802	802	803	804	805	804	804	805	805	805	805	805	806	806	811	812	813	813

Source: ARCO REAL ESTATE

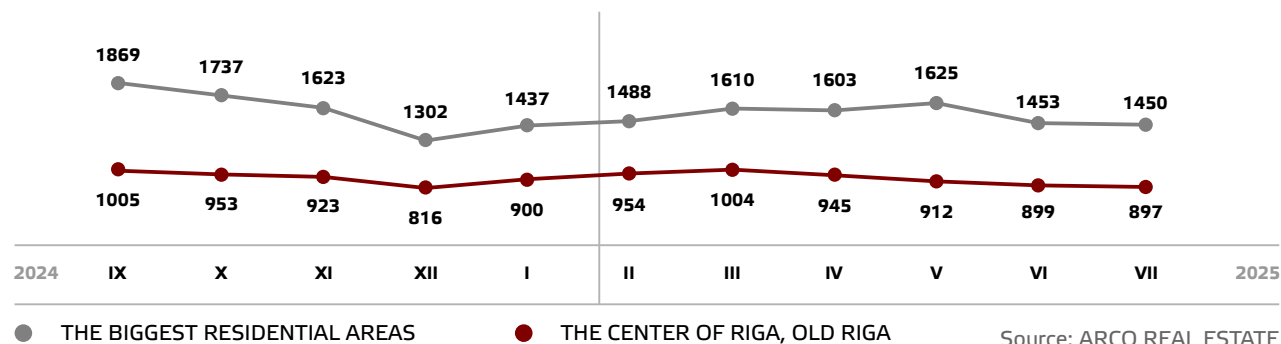
Compared to the previous month, the supply of apartments in Riga increased by 1 % in July. The number of apartments offered for sale in the largest housing estates of Riga analyzed by “ARCO REAL ESTATE” remained unchanged. Compared to July 2024, the supply of apartments in July of this year was generally lower: the total number of apartments offered for sale was 23 % lower, but the supply of apartments in the largest housing estates was 26 % lower.

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

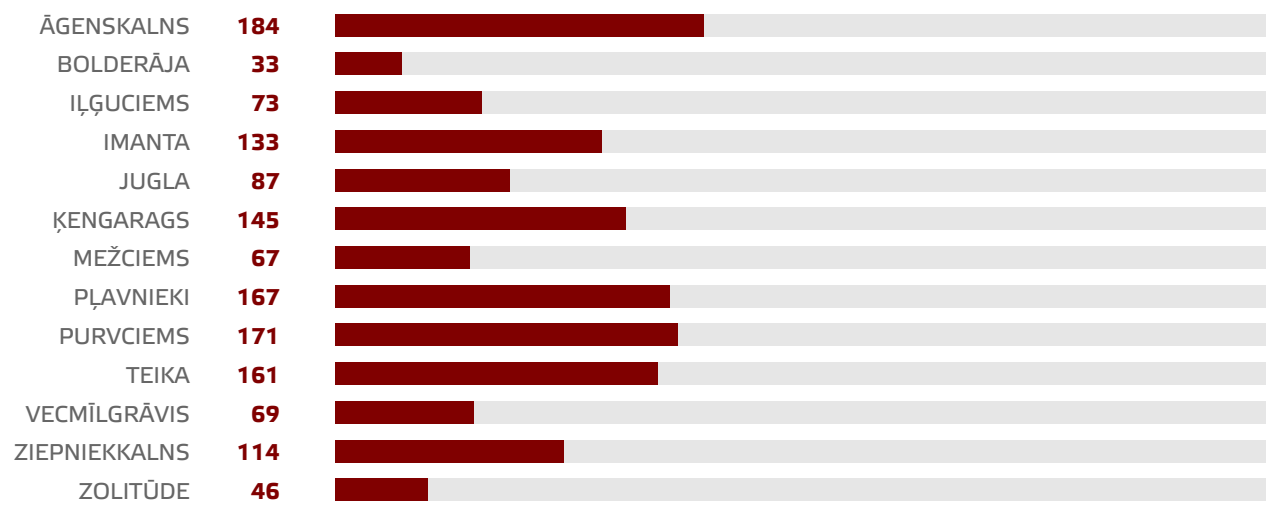
Last month, the number of apartment offers decreased in most of Riga's largest neighborhoods. The number of offers decreased the most in Bolderāja (-21 %), while Ķengarags saw the largest increase in apartment offers in July (+20 %).

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 Āgenskalns. On the other hand, the number of apartments offered for sale was proportionally the lowest in Zolitūde.

## Dynamics of supply of apartments in Riga



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

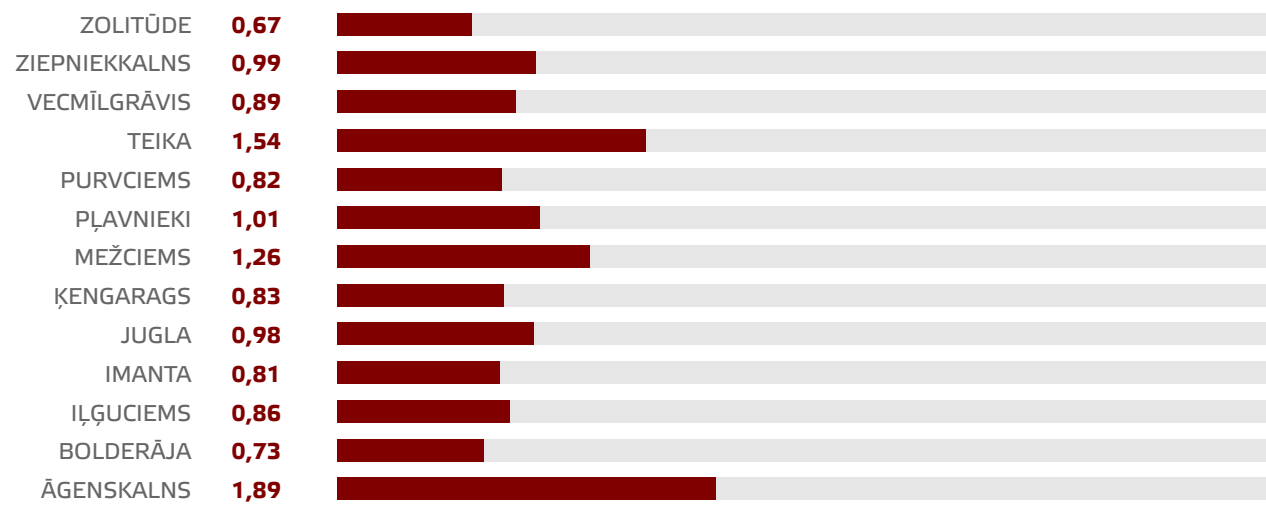


Source: ARCO REAL ESTATE

In July, there were no significant changes in the prices of standard-type apartments in Riga housing estates. In most of the largest housing estates of Riga, no price fluctuations were observed. The largest price increase was observed in Ilģuciems, where prices increased by 0.4 % during the month. In almost half of the housing estates, no price changes were observed at all in July. Negative price fluctuations were observed in July in Jugla, Pļavnieki and Vecmīlgrāvis.

Compared to the beginning of 2025, in July this year, the prices of standard-type apartments increased slightly in all major housing estates of Riga. Also compared to the beginning of 2024, only minor price changes were observed in apartment prices.

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



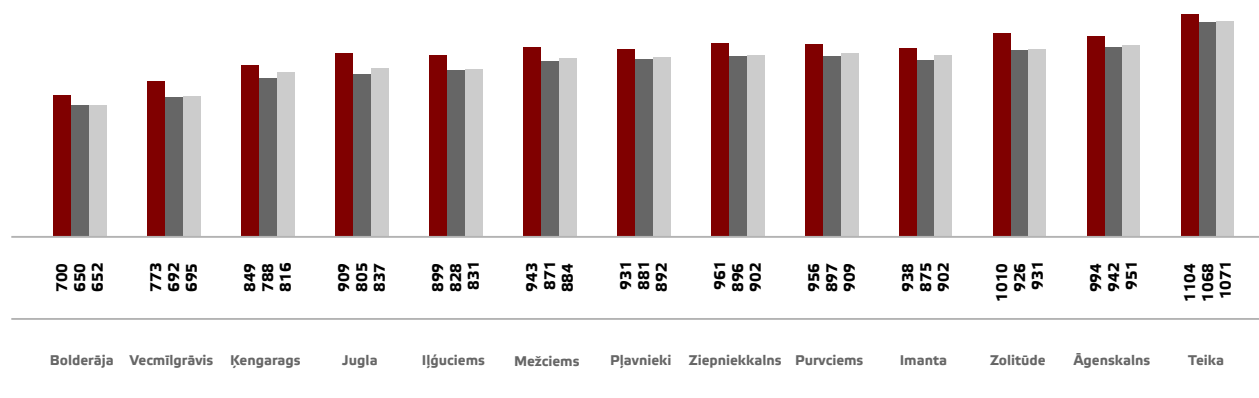
Source: ARCO REAL ESTATE

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

	Average price per 1 m <sup>2</sup> 01.08.2025.	Average price per 1 m <sup>2</sup> 01.07.2025.	Changes, %
JUGLA	837	840	-0,3
PĻAVNIEKI	892	893	-0,2
PURVCIEMS	909	908	0,1
MEŽCIEMS	884	884	0,0
TEIKA	1071	1071	0,0
VECMĪLGRĀVIS	695	696	-0,1
ĶENGARAGS	816	815	0,1
BOLDERĀJA	652	652	0,0
ZIEPNIEKKALNS	902	902	0,0
IMANTA	902	902	0,0
ZOLITŪDE	931	931	0,0
ĀGENSKALNS	951	951	0,0
IĻĢUCIEMS	834	831	0,4

The highest prices for standard-type apartments in July remained in Teika, where the average price per square meter remained unchanged at 1,071 EUR/m<sup>2</sup>. The lowest average price per square meter in July was in Bolderāja – 652 EUR/m<sup>2</sup>, which also remained unchanged in July.

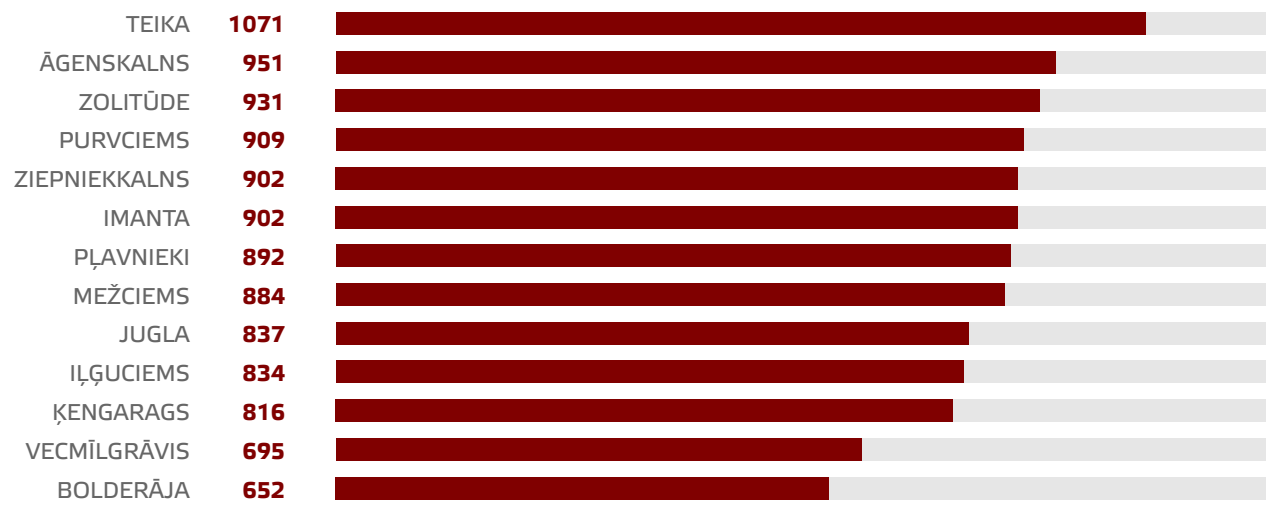
### Average standard-type apartment prices in housing estates of Riga, EUR/m<sup>2</sup>



● 01.01.2023. ● 01.01.2025. ● 01.08.2025.

Source: ARCO REAL ESTATE

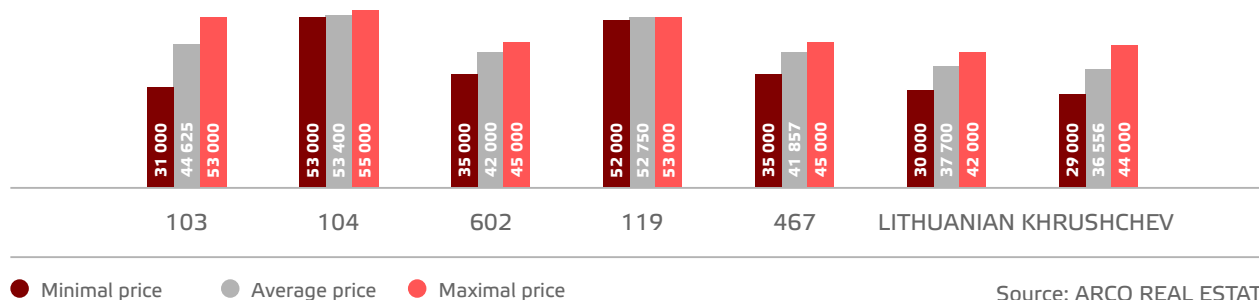
### Average standard-type apartment prices in housing estates of Riga on August 1, 2025, EUR/m<sup>2</sup>



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 52 000 to 55 000 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 30 000 to 42 000 EUR, and the so-called Khrushchev-time houses, where the price of a 2-room apartment varied from 29 000 to 44 000 EUR depending on the housing estate.

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

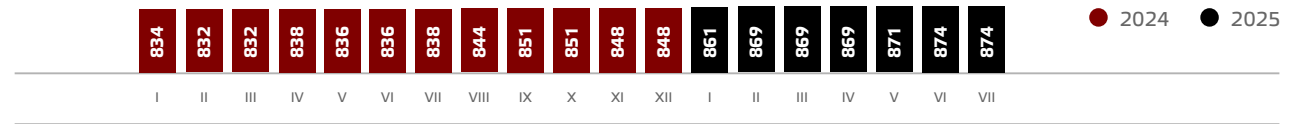


Source: ARCO REAL ESTATE

# Apartment market in the vicinity of Riga

**Ogre.** In July 2025, the prices of standard-type apartments remained unchanged. The average price of one square meter of apartments was 874 EUR/m<sup>2</sup>. Apartment prices in Ogre in July 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, prices of standard-type apartments increased by 0.2% in July. The average price of standard-type apartments in July was 812 EUR/m<sup>2</sup>. Compared to the beginning of 2024, apartment prices in Kauguri were 3 % higher in July.

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



Source: ARCO REAL ESTATE

**Salaspils.** In July, the prices of standard-type apartments in Salaspils increased by 0.4 %. The average price of one square meter of apartments reached 837 EUR/m<sup>2</sup>. In July, the prices of standard-type apartments in Salaspils were 0.8 % 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 remained unchanged in July. The average price of standard-type apartments in Jelgava in July was 756 EUR/m<sup>2</sup>. In Jelgava, the prices of standard-type apartments in July were 2 % 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