

## MARKET OVERVIEW

# Serial apartments | DECEMBER



RIGA  
2015

ISO 9001  
BUREAU VERITAS  
Certification

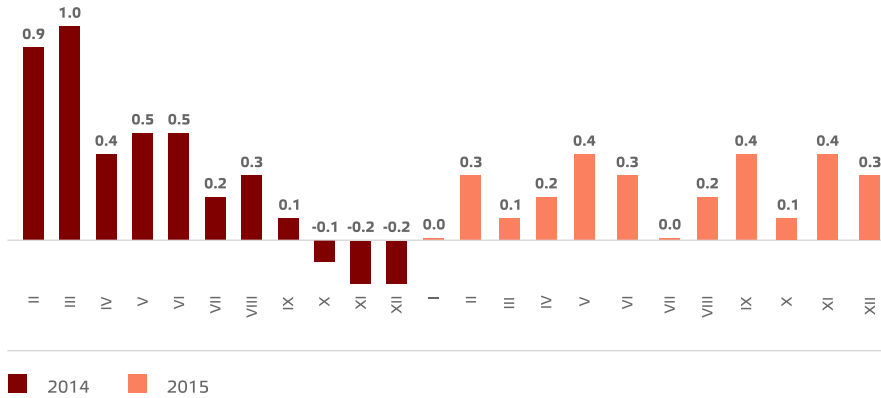
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## Serial apartments, January 1, 2016

The serial apartment prices in Riga residential areas in December 2015 increased per 0.3 %. The average price of the serial apartments grew up to 655 EUR/m<sup>2</sup>. Since the beginning of 2015 the serial apartment prices increased per 2.5 % in total.

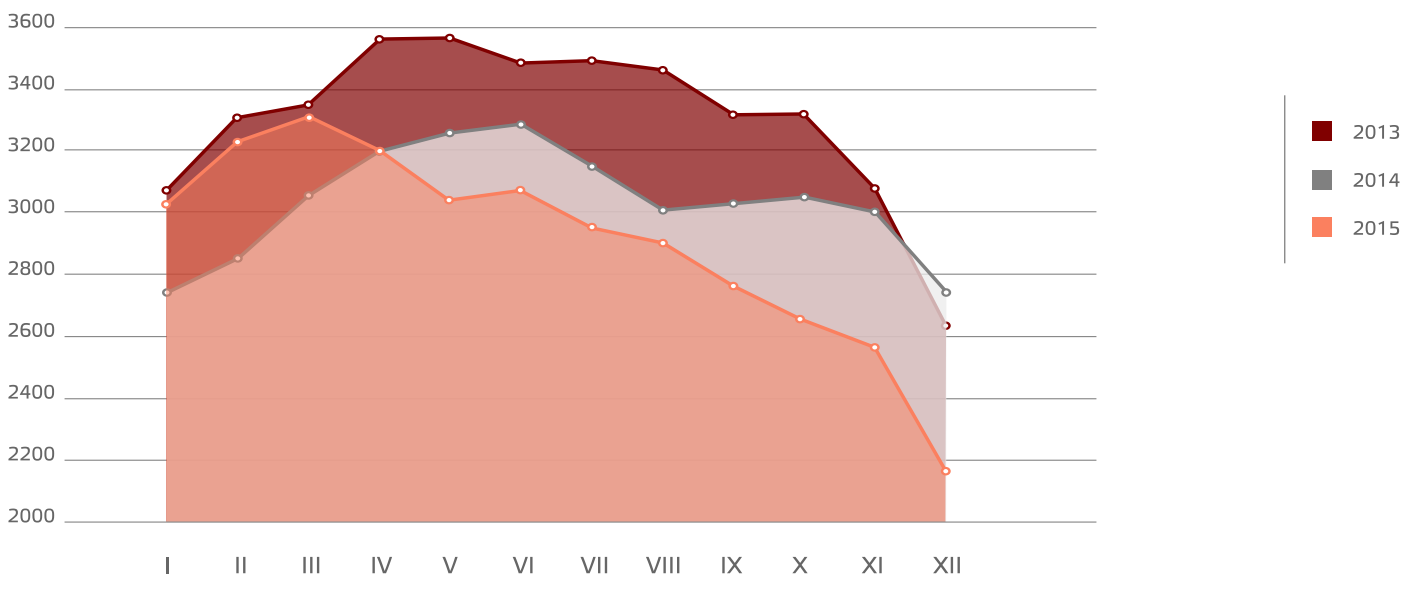
### Serial apartment price changes, %



Source: ARCO REAL ESTATE

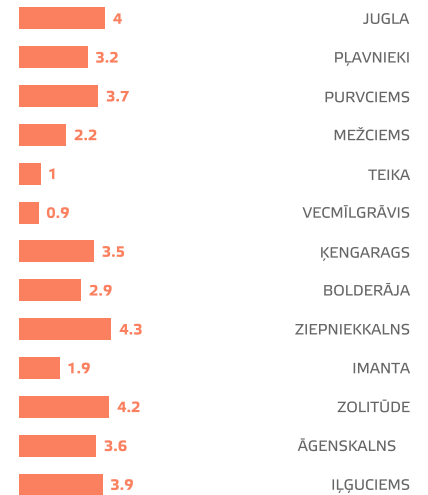
In December 2015 the prices in the biggest residential areas of Riga increased minimally. The price increase is mainly to be explained with the essential offer decrease. The overall offer amount in Riga decreased per 20 %, but in the biggest residential areas of Riga - even more, per 22 %. Even though the end of a year is usually characterized by the price decrease, in December 2015 it was essentially lower in comparison with the previous years. Comparing with the end of 2014, the offer had decreased per more than 15 %. The offer in the last half of the year was considerably lower in total in comparison with the both previous years.

### Riga biggest residential are offer dynamics, 2013 - 2015



Source: ARCO REAL ESTATE

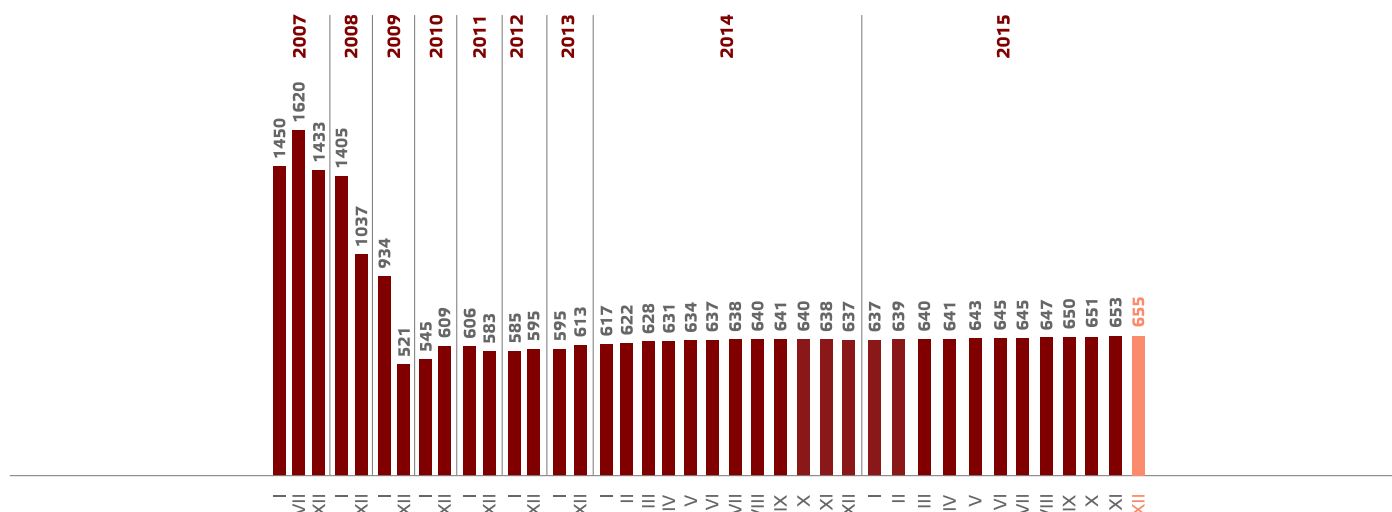
### Price changes in the biggest residential areas since January 1, %



Source: ARCO REAL ESTATE



## Rīga biggest residential area serial apartment average price dynamics, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

The biggest increase of the average price per apartment square meter in Rīga residential areas since the beginning of 2015 was observed in Ziepniekkalns (+ 4.3 %) and Āgenskalns (+ 4.2 %). Also in other biggest residential areas of Rīga the prices have increased this year. The slowest price increase since the beginning of the year has been in Teika (+ 1 %) and Vecmīlgrāvis (+0.9 %).

The average serial apartment price in December 2015 increased up to 655 EUR/m<sup>2</sup>. The prices were on average per 59.6 % lower than on July 1, 2007, when the average price of an unrenovated apartment had reached the highest point of all times - 1 620 EUR/m<sup>2</sup>.

- In 2008 Rīga serial apartment average prices decreased per 33.5 % on average.
- During 2009 the average prices decreased in total per 44.2 % more.
- During 2010 the prices in total increased per 16.9 % in total.
- In 2011 the serial apartment prices fell per 4.3 %.
- During 2012 the serial apartment prices increased per 2.1 %.
- In 2013 the prices grew per 3 %.
- In 2014 the prices continued to grow in amount of 3.9 %.
- In the first half of 2015 the apartment prices increased per 1.5 %.

In December 2015 the average price per a serial apartment square meter in accordance with the number of rooms grew for one room apartments (+ 0.1 %), two room apartments (+ 0.4 %) and three room apartments (+ 0.2 %), whereas the average square meter price of four room apartments remained stable.

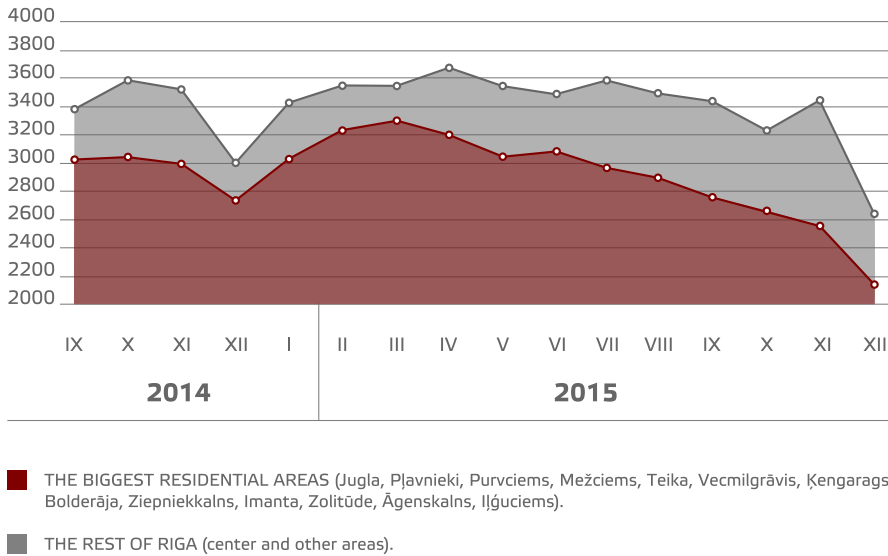
## The average serial apartment prices in Rīga residential areas in their division per amount of rooms, EUR/m<sup>2</sup>

	2013					2014					2015					2016														
<b>1 istabas</b>	651	652	654	655	664	666	671	681	689	692	697	701	699	703	704	702	702	703	698	700	702	703	708	708	710	712	718	718	722	723
<b>2 istabu</b>	614	616	619	618	623	625	628	631	638	641	645	649	650	652	654	651	647	644	644	645	647	650	652	656	656	659	663	664	667	670
<b>3 istabu</b>	579	582	583	583	587	588	592	596	600	602	604	609	610	611	612	613	611	607	609	612	614	615	616	617	618	619	621	621	622	623
<b>4 istabu</b>	563	564	567	568	571	573	577	581	586	588	590	592	594	594	592	594	595	593	596	597	596	597	598	598	596	596	598	599	602	602
	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.	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.

Source: ARCO REAL ESTATE

The apartment offer in Rīga decreased per 20.4 % in Rīga in December 2015. The offer amount in the residential areas analyzed by ARCO REAL ESTATE decreased per 16.6 %. In comparison with December 2014, the apartment offer was essentially lower: the total apartment amount was per 16.7 % lower, whereas the biggest residential area apartment offer was per 21.6 % lower.

## Apartment offer dynamics in Rīga, 2014 - 2015



Source: ARCO REAL ESTATE

Summarizing the apartment offer amount in Rīga residential areas, it can be concluded that the biggest amount of offers in December was found in Purvciems, Pļavnieki, and Ķengarags, but the smallest – in Bolderāja and Vecmīlgrāvis.

The offer amount in all the biggest Rīga residential areas decreased with the exception of Vecmīlgrāvis, where the only offer increase was found. The apartment offer in December decreased the most in Āgenskalns (- 29.4 %), in other residential areas the offer also decreased more in comparison with other months.

Analysing the offer amount proportionally to the size of residential areas, i.e., accordance with the amount of inhabitants, the biggest offer was observed in Mežciems and Āgenskalns, whereas in Bolderāja, Vecmīlgrāvis, and Ķengarags the offer amount was the smallest.

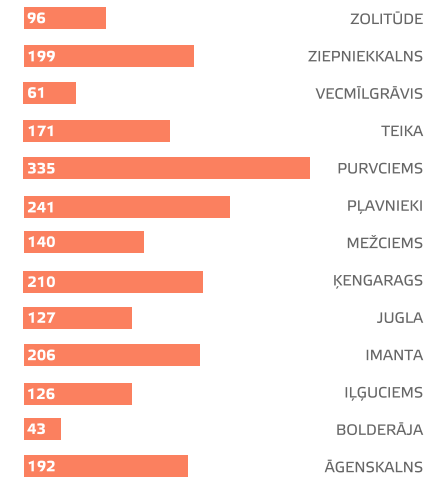
The serial apartment prices in the biggest part of Rīga residential areas increased in December 2015, but the price changes were smaller than 1 %. The biggest price increase was observed in Imanta, Ziepniekkalns, and Āgenskalns, where the prices grew per 0.6 %. Concurrently in many areas no price fluctuations were observed.

## Serial apartment average price changes in Rīga residential areas, %

	The average value per 1 m <sup>2</sup> on 01.01.2016.	The average value per 1 m <sup>2</sup> on 01.12.2015.	Changes, %
Jugla	<b>664</b>	664	0 ➡
Pļavnieki	<b>685</b>	683	0.3 ⬆
Purvciems	<b>707</b>	706	0 ➡
Mežciems	<b>677</b>	677	0 ➡
Teika	<b>806</b>	804	0.3 ⬆
Vecmīlgrāvis	<b>536</b>	536	0 ➡
Ķengarags	<b>615</b>	615	0.2 ⬆
Bolderāja	<b>467</b>	465	0.4 ⬆
Ziepniekkalns	<b>671</b>	668	0.6 ⬆
Imanta	<b>688</b>	684	0.6 ⬆
Zolitūde	<b>714</b>	714	0 ➡
Āgenskalns	<b>705</b>	701	0.6 ⬆
Ilģuciems	<b>633</b>	631	0.2 ⬆

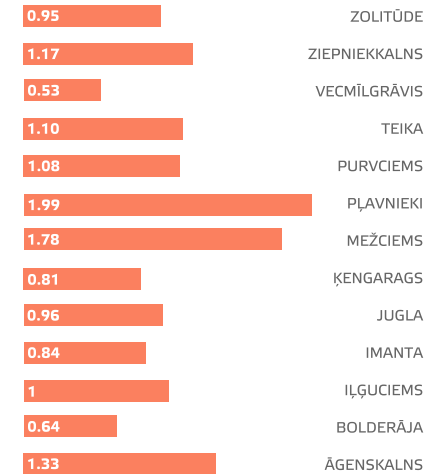
Source: ARCO REAL ESTATE

## Apartment offer amount in Rīga in December, 2015



Source: ARCO REAL ESTATE

## Apartment offer proportionally to the size of residential area in Rīga, December 2015



\* If the coefficient is **greater than 1**, the relation of the supply of apartments in the specific housing estate to the number of population in that housing estate is higher.  
If the coefficient is **less than 1**, the relation of the supply of apartments in the specific housing estate to the number of population in that housing estate is lower.

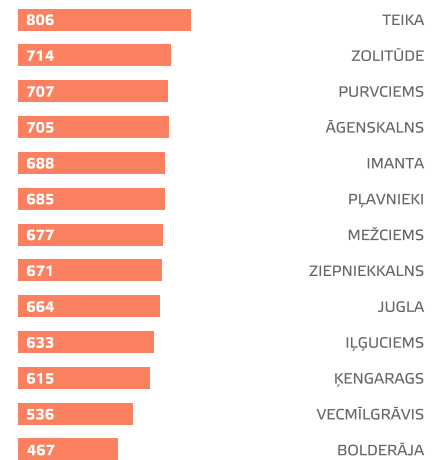
Source: ARCO REAL ESTATE

In December 2015 the serial apartment prices in comparison with the beginning of 2012 were higher per 12.3 %, whereas since the beginning of 2013 the prices increased per 10 %. In December 2015 the serial apartment prices in Riga residential areas were per 6.8 % higher than at the beginning of 2014. During 2015 the prices increased per 2.8 %.

### Serial apartment average prices in Riga residential areas on January 1, 2016, EUR/m<sup>2</sup>

### Serial apartment average prices in Riga residential areas, EUR/m<sup>2</sup>

	01.01.2012.	01.01.2013.	01.01.2014.	01.01.2015.	01.01.2016.
Bolderāja	477	473	450	454	<b>467</b>
Vecmīlgrāvis	508	514	524	531	<b>536</b>
Ķengarags	510	518	543	594	<b>615</b>
Iļģuciems	566	570	586	609	<b>633</b>
Ziepniekkalns	602	613	626	643	<b>664</b>
Jugla	556	583	610	639	<b>671</b>
Pļavnieki	603	622	651	664	<b>677</b>
Imanta	592	605	633	676	<b>685</b>
Mežciems	612	624	637	662	<b>688</b>
Purvciems	615	633	662	682	<b>705</b>
Āgenskalns	606	623	644	677	<b>707</b>
Zolitūde	640	644	663	697	<b>714</b>
Teika	728	757	787	798	<b>806</b>



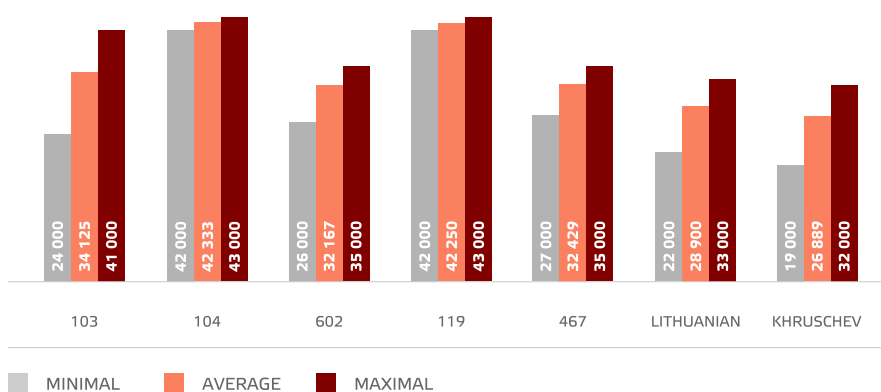
Source: ARCO REAL ESTATE

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The highest serial apartment prices in December 2015 remained in Teika, where the average price per one square meter increased up to the position of 806 EUR/m<sup>2</sup>. The lowest average price per one square meter remained in Bolderāja in December, where it remained stable at the position of 467 EUR/m<sup>2</sup>.

The most expensive apartments in December 2015 remained in the buildings of 119th and 104th series, where the prices for two room apartments in a satisfactory condition fluctuated from 42 000 to 43 000 EUR, depending on the location. The cheapest ones were the Lithuanian project buildings, where the price range for two room apartments was from 22 000 to 33 000 EUR, as well as the the Khrushchev time buildings, where the prices for two room apartments fluctuated from 19 000 to 32 000 EUR, depending on location.

### Serial apartment prices in division by series in Riga residential areas in December 2015 (for two room apartments), EUR



Source: ARCO REAL ESTATE

## Apartment market in Rīga neighborhood

### Ogre

The serial apartment prices in Ogre in December 2015 increased per 2.4 %. The average price increased up to the position of 433 EUR/m<sup>2</sup>. During 2015 the prices increased per 4.5 % in total. The apartment prices in Ogre increased more considerably particularly at the end of 2015.

### Kauguri, Jūrmala

The serial apartment prices in Kauguri remained stable: the price per a square meter remained at its position of 418 EUR/m<sup>2</sup>. During the last four months in a row no price changes were observed in Kauguri, but the apartment prices increased per 5.6 % in 2015 in total.

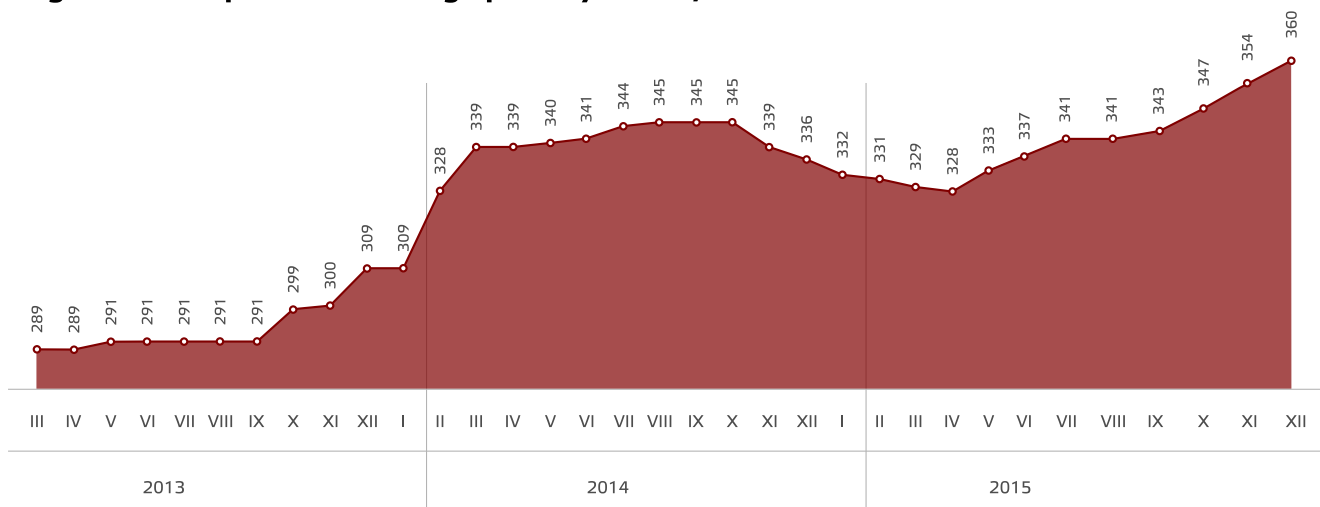
### Salaspils

The serial apartment prices in Salaspils remained stable in December 2015. The serial apartment average price remained stable at the position of 471 EUR/m<sup>2</sup>. During the year the serial apartment prices in Salaspils increased per 0.6 % overall. The apartment prices in December were identical with the prices found in April 2013, therefore it can be concluded that the prices in Salaspils within almost three last years haven't changed.

### Jelgava

The prices in Jelgava in December 2015 increased per 1.9 %. The serial apartment average price per a square meter in December increased up to 360 EUR/m<sup>2</sup>. During the year, from December 2014, the serial apartment prices in Jelgava increased per 7.1 %. The apartment prices kept increasing since April.

### Jelgava serial apartment average price dynamics, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

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