

MARKET OVERVIEW

Standart-type apartments JANUARY

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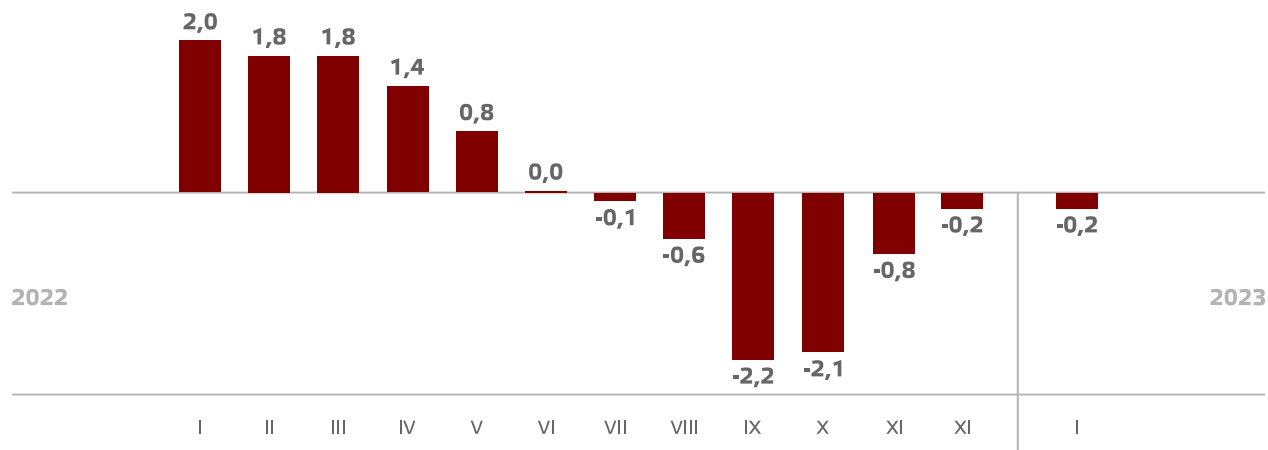
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ARCO REAL ESTATE is an international company with more than 20 years of experience in the Latvian real estate market. Since the establishment of the company in 1997, ARCO REAL ESTATE has been constantly developing and promoting the professional growth 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 Rīga, 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, February 1, 2023

In January 2023, changes were detected in the prices of standard-type apartments in Riga housing estates - during the month, the average price of standard-type apartments decreased by 0.2 %. The average price of standard-type apartments dropped to 914 EUR/m². However, compared to the beginning of 2022, apartment prices were 1.3 % higher in January.

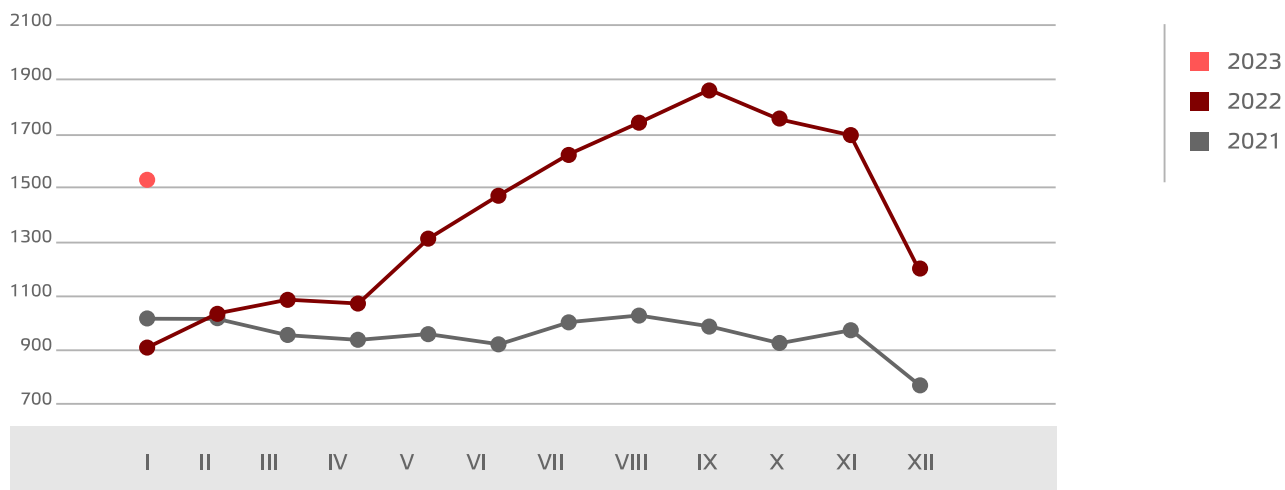
Standard-type apartment price changes since beginning of 2022, %



Source: ARCO REAL ESTATE

In January, mostly negative price fluctuations were observed in the largest housing estates of Riga. In the last two months, the price reduction was very small. In many housing estates of Riga, there were no changes in apartment prices in January. Meanwhile, a slight increase in apartment prices has been detected in some housing estates. The number of offers in the largest housing estates of Riga showed a downward trend in the last quarter of last year. However, as is typical at the beginning of the year, the number of apartments offered for sale increased sharply in January, rising above the 1,500 mark. In the largest housing estates of Riga, the supply level was much higher than a year ago (+67 %).

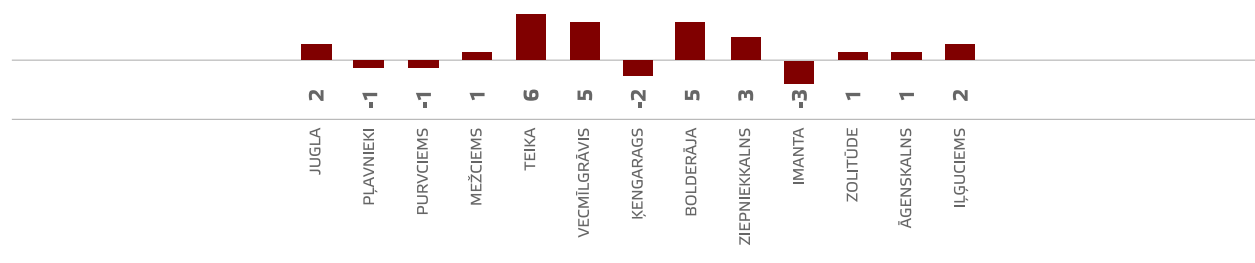
Dynamics of apartment supply in the largest housing estates of Riga



Source: ARCO REAL ESTATE

For the most part, prices for apartments in the largest housing estates of Riga were still higher than at the beginning of 2022. The biggest price increase since the beginning of last year in the housing estates of Riga was observed in Teika (+6 %). Compared to the beginning of 2022, prices decreased in several housing estates, such as Ķengarags, Imanta, Purvciems and Pļavnieki.

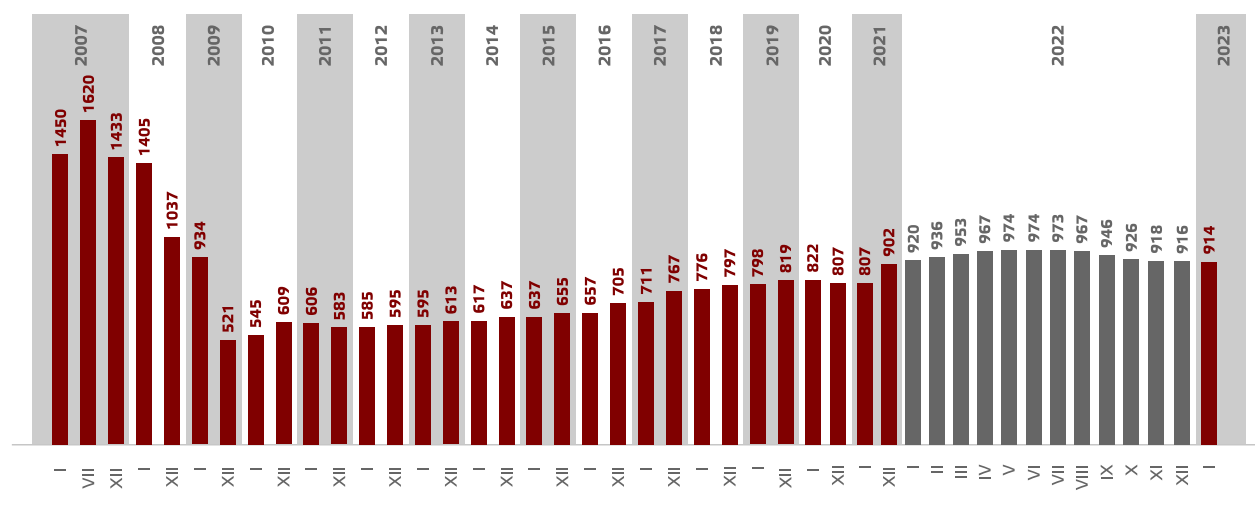
Price changes in the largest housing estates of Riga since January 1, 2022, %



Source: ARCO REAL ESTATE

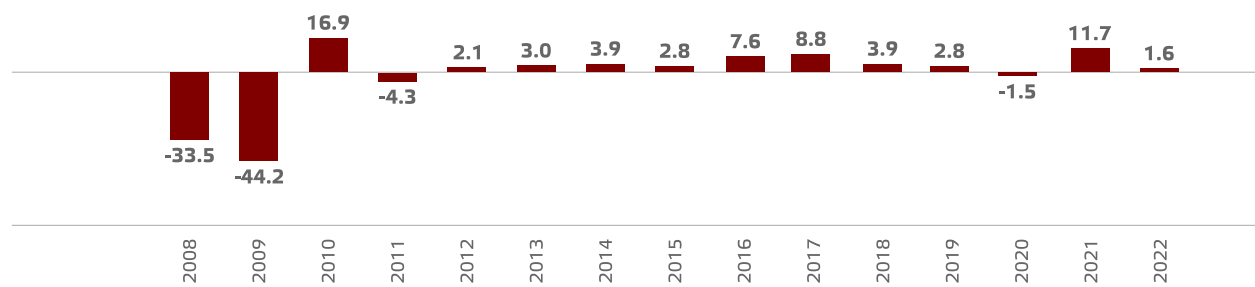
In January, the average price of standard-type apartments dropped to 914 EUR/m². The prices on average were by 44 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m².

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 January, changes were noted in apartment prices. The average price per square meter of standard-type apartments decreased for two-room (-0.3 %), three-room (-0.1 %) and four-room (-0.3 %) apartments. Only the average price of one-room apartments remained stable.

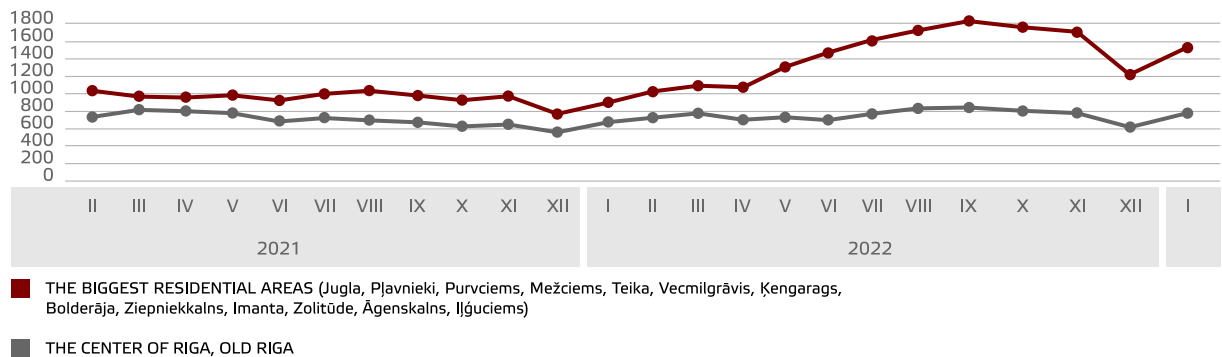
Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m²

	2021								2022								2023					
1 room	887	903	925	937	955	964	967	976	980	1004	1024	1047	1059	1069	1069	1062	1043	1017	1008	1003	1003	
2 rooms	830	850	864	873	889	899	903	909	913	935	948	963	979	984	984	982	976	954	935	925	923	920
3 rooms	787	797	811	822	838	850	854	860	865	879	896	906	920	927	927	920	900	881	876	874	873	
4 rooms	777	787	803	812	826	833	834	839	848	861	876	895	910	917	917	915	911	885	871	865	863	860
	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.	01.02.

Source: ARCO REAL ESTATE

Compared to the previous month, in January, the supply of apartments in Riga increased by 26 %. The number of apartments offered for sale in the largest housing estates of Riga analyzed by ARCO REAL ESTATE also increased by 26 %. Compared to January 2022, the supply of apartments was generally higher: the total number of apartments offered for sale was higher by 45 %, while the number of apartments offered for sale in the largest micro-districts was 67 % higher than a year ago.

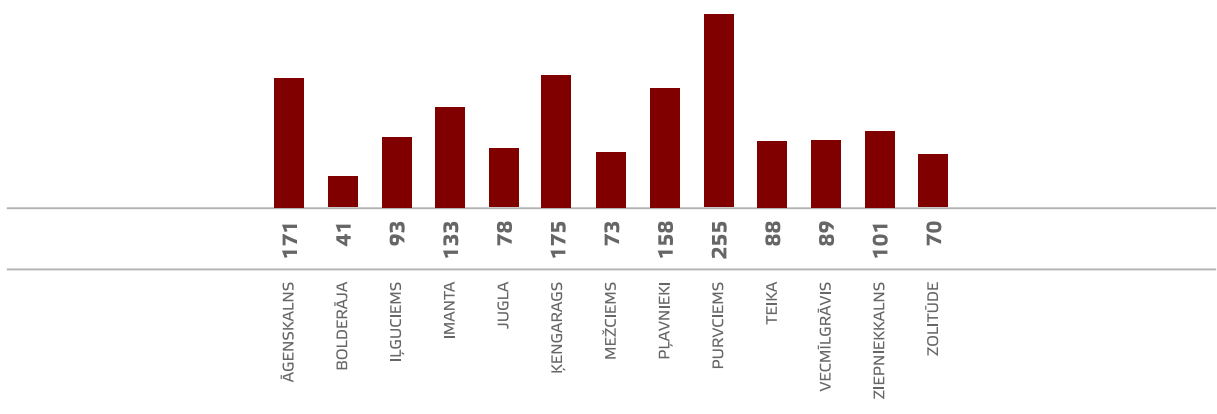
Dynamics of supply of apartments in Riga



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

Number of apartments offered for sale in Riga at the end of January 2023

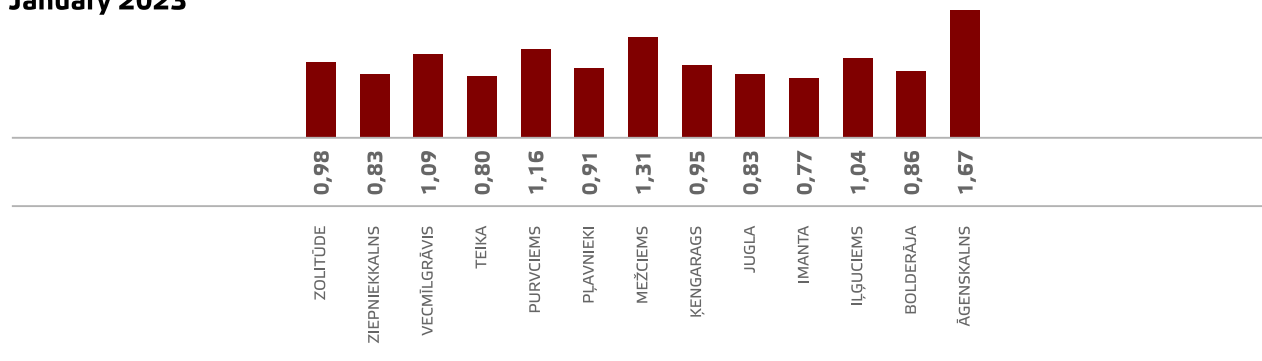


Source: ARCO REAL ESTATE

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 Āgenskalns (+69 %). The number of apartments offered for sale in January remained stable in Imanta.

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

Number of apartments offered for sale in proportion to the size of the housing estates in Riga in January 2023



Source: ARCO REAL ESTATE

In January, there were changes in the prices of standard-type apartments in Riga housing estates. Negative price fluctuations were mostly observed in the largest housing estates of Riga. The most significant drop in prices was found in Purvciems, where prices fell by 1.2 % during the month. On the other hand, small positive price fluctuations were detected in Ķengarags and Vecmīlgrāvis in January.

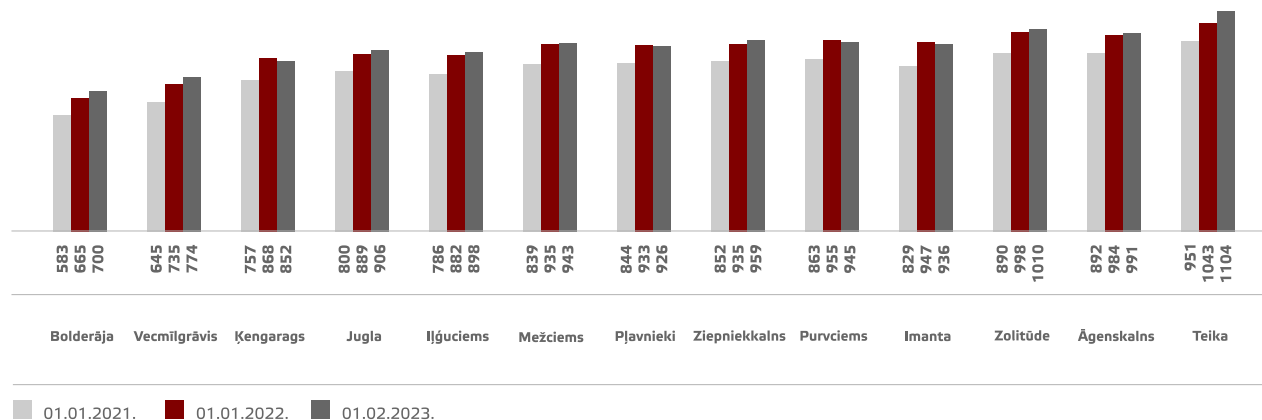
Average price changes of square meter of standard-type apartment in Riga housing estates, %

Housing Estate	The average value per 1 m ² on 01.02.2023.	The average value per 1 m ² on 01.01.2023.	Changes, %
Jugla	906	909	-0,3
Plāvnīki	926	931	-0,5
Purvciems	945	956	-1,2
Mežciems	943	943	0,0
Teika	1104	1104	0,0
Vecmīlgrāvis	774	773	0,1
Ķengarags	852	849	0,3
Bolderāja	700	700	0,0
Ziepniekkalns	959	961	-0,2
Imanta	936	938	-0,2
Zolitūde	1010	1010	0,0
Āgenskalns	991	994	-0,2
Ilģuciems	898	899	-0,1

Source: ARCO REAL ESTATE

Compared to the beginning of 2021, the prices of standard-type apartments have increased by 13 % in January. On the other hand, since the beginning of 2022, prices have increased by 1 %.

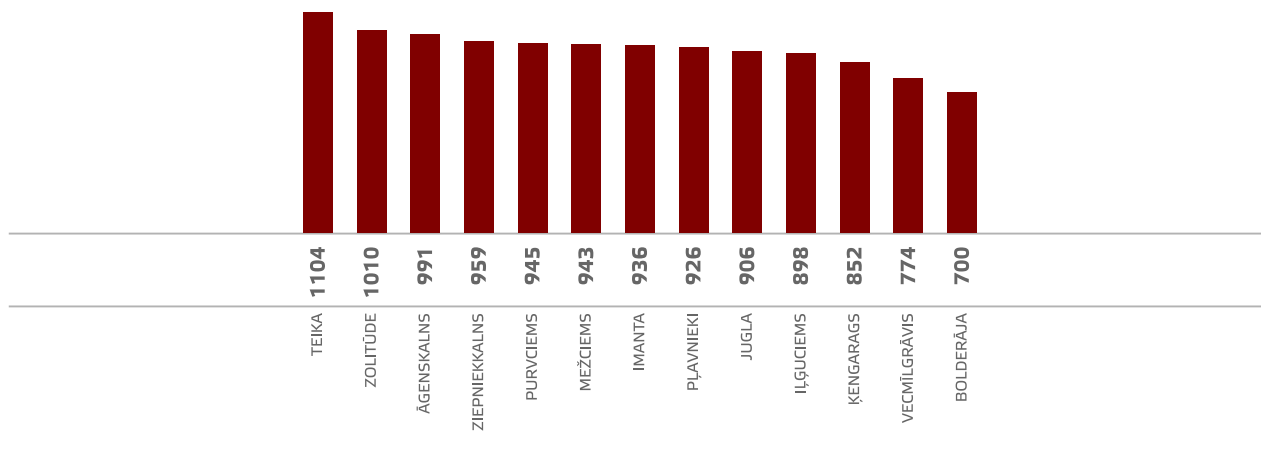
Average standard-type apartment prices in housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

The highest prices of standard-type apartments remained in Teika in January, where the average price of one square meter did not change during the month - 1,104 EUR/m². The lowest average price per square meter in January was in Bolderāja (700 EUR/m²), which also did not change in December.

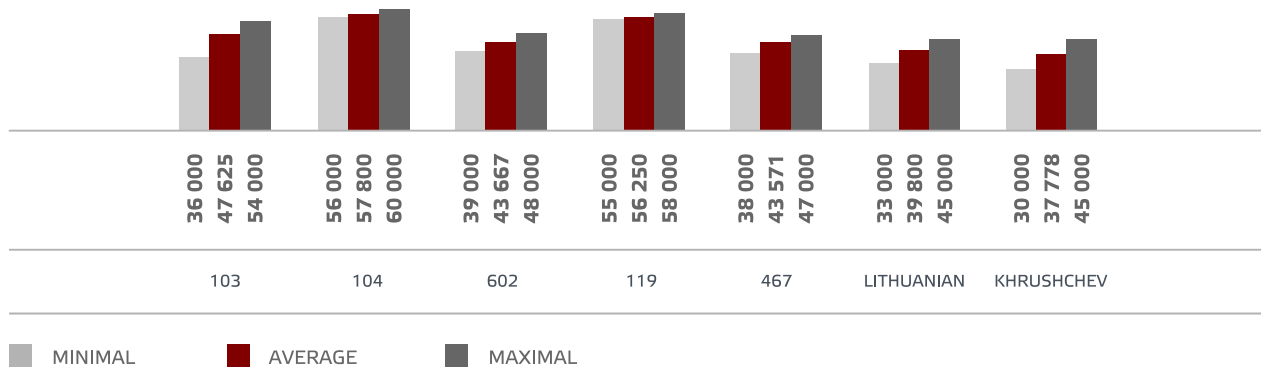
Average standard-type apartment prices in housing estates of Riga on February 1, 2023, EUR/m²



Source: ARCO REAL ESTATE

In January, 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 55 000 to 60 000 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 33 000 to 45 000 EUR, and the so-called Khrushchev-time houses, where the price of a 2-room apartment varied from 30 000 to 45 000 EUR depending on the housing estate.

Standard-type apartment prices by series in Riga housing estates in January 2023 (2-room apartments), EUR

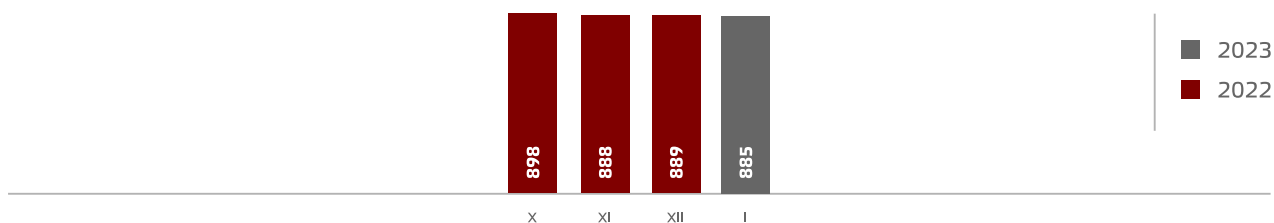


Source: ARCO REAL ESTATE

Apartment market in the vicinity of Riga

Ogre In January, the prices of standard-type apartments in Ogre decreased slightly - by 0.5 %, the average price of apartments falling to 885 EUR/m². Since the beginning of 2022, apartment prices in Ogre have increased by 10 %.

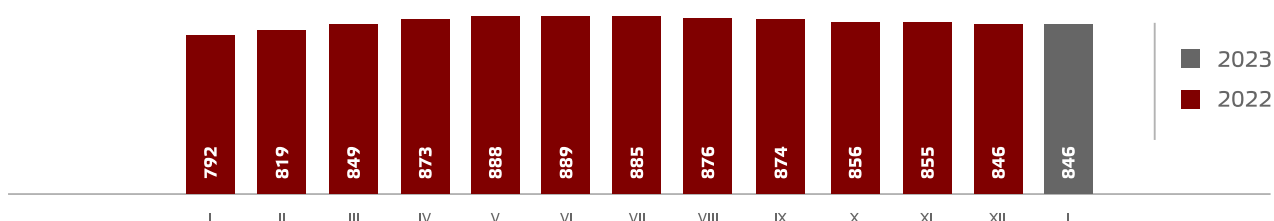
Dynamics of the average price of standard-type apartments in Ogre, EUR/ m²



Source: ARCO REAL ESTATE

Kauguri, Jūrmala In Kauguri, standard-type apartment prices did not change in January. The average price per square meter of apartments remained at 846 EUR/m². Since the beginning of 2022, apartment prices in Kauguri have increased by a total of 9 %.

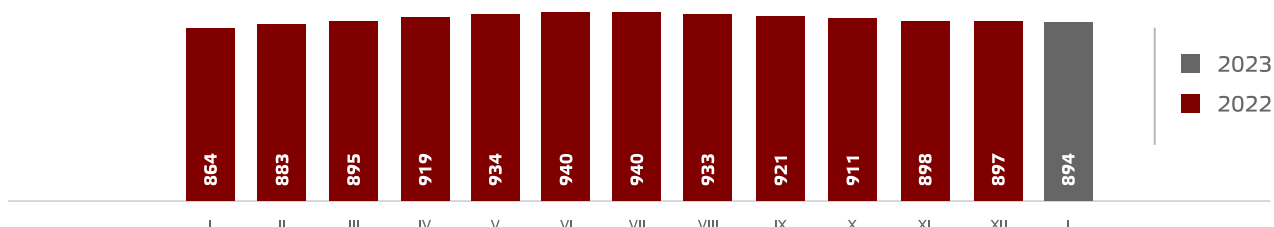
Dynamics of the average price of standard-type apartments in Jūrmala, Kauguri, EUR/m²



Source: ARCO REAL ESTATE

Salaspils In January, apartment prices in Salaspils decreased by 0.3 %, the average price decreasing to 894 EUR/m². In January, standard-type apartment prices in Salaspils were 6% higher than at the beginning of 2022.

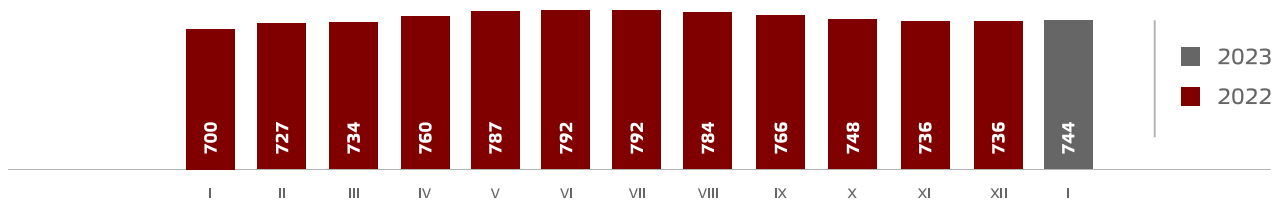
Dynamics of average price of standard-type apartments in Salaspils, EUR/m²



Source: ARCO REAL ESTATE

Jelgava Apartment prices in Jelgava increased by 1 % in January. The average price of standard-type apartments in January was 744 EUR/m². Since the beginning of 2022, the prices of standard-type apartments in Jelgava have increased by 9 %.

Dynamics of average price of standard-type apartments in Jelgava, EUR/m²



Source: ARCO REAL ESTATE