

MARKET OVERVIEW

Standart-type apartments JULY

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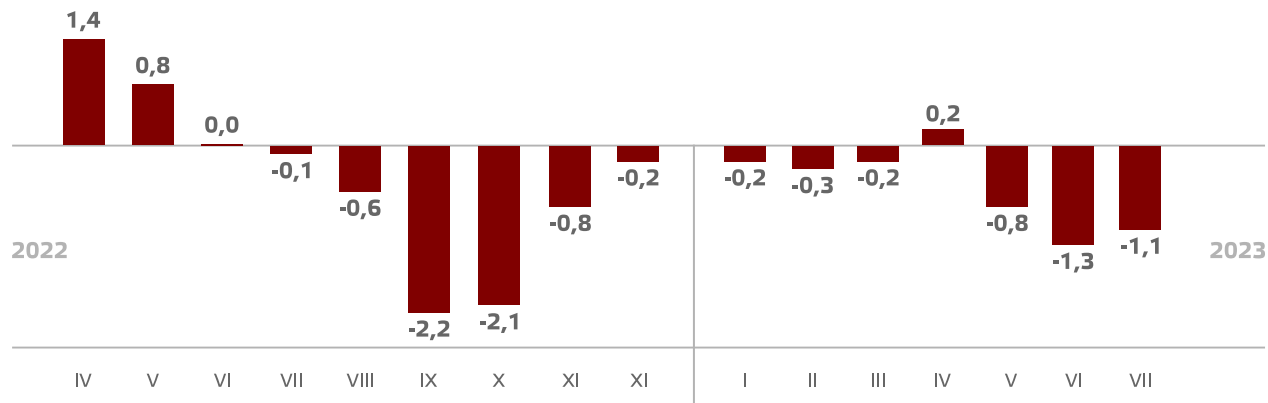
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ARCO REAL ESTATE is an international company with more than 25 years of experience in the Latvian real estate market. Since the establishment of the company in 1997, ARCO REAL ESTATE has been constantly developing and promoting the professional growth 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, August 1, 2023

In July 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 1.1%. The average price of standard-type apartments dropped to 883 EUR/m². In the first six months of 2023, apartment prices in general have decreased by 3.6 %.

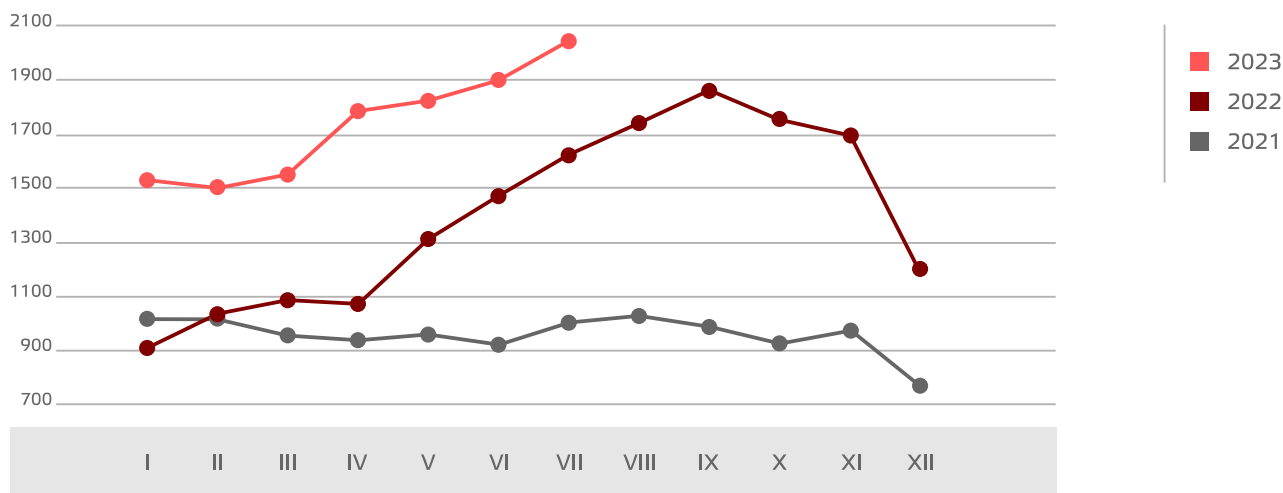
Standard-type apartment price changes since beginning of 2023, %



Source: ARCO REAL ESTATE

Despite the positive price fluctuations in April, apartment prices in standard-type buildings in Riga are decreasing for the third month in a row. Prices have been decreasing by an average of 1 % per month in recent months. As the decline in prices continued, in several housing estates in Pārdaugava they dropped even by 2 % during the month. The number of apartments offered for sale in the largest housing estates of Riga is significantly higher this year than in the first half of last year. This year, the supply of apartments in July already exceeded the mark of 2,000 units, which has not been reached in the last seven years. In the largest housing estates of Riga, the supply level was significantly higher than a year ago (+25 %).

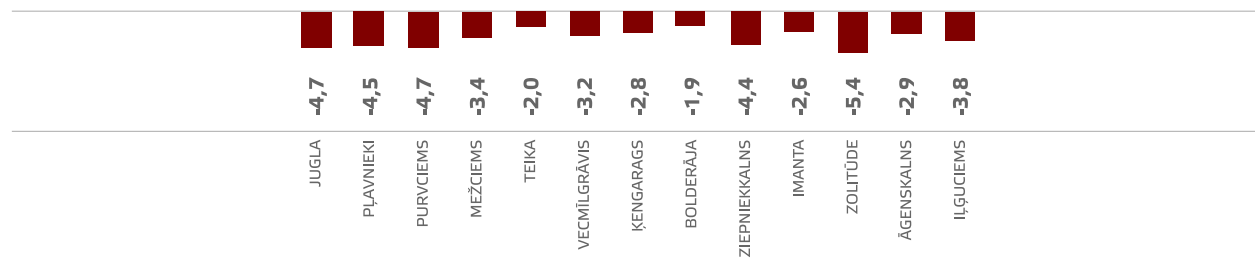
Dynamics of apartment supply in the largest housing estates of Riga



Source: ARCO REAL ESTATE

Since the beginning of 2023, apartment prices have decreased in all major housing estates of Riga. The biggest price reduction since the beginning of the year in Riga housing estates was observed in Zolitūde (-5.4 %). In other major housing estates of Riga, prices have decreased by 2-5 % this year.

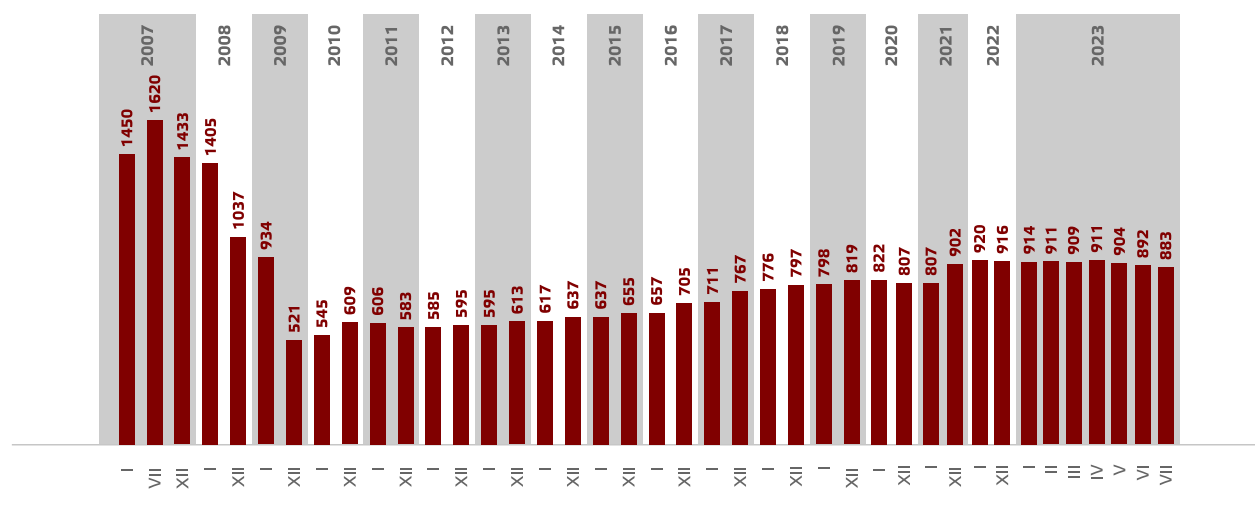
Price changes in the largest housing estates of Riga since January 1, 2023, %



Source: ARCO REAL ESTATE

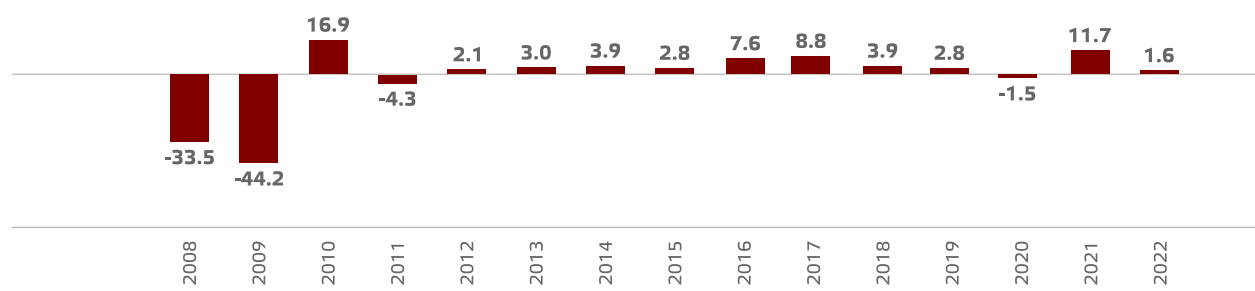
In July, the average price of standard-type apartments fell to 883 EUR/m². The prices on average were by 46 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m².

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 decreased for one-room (-1.2 %), two-room (-1 %), three-room (-1.2 %) and four-room (-0.7 %) apartments.

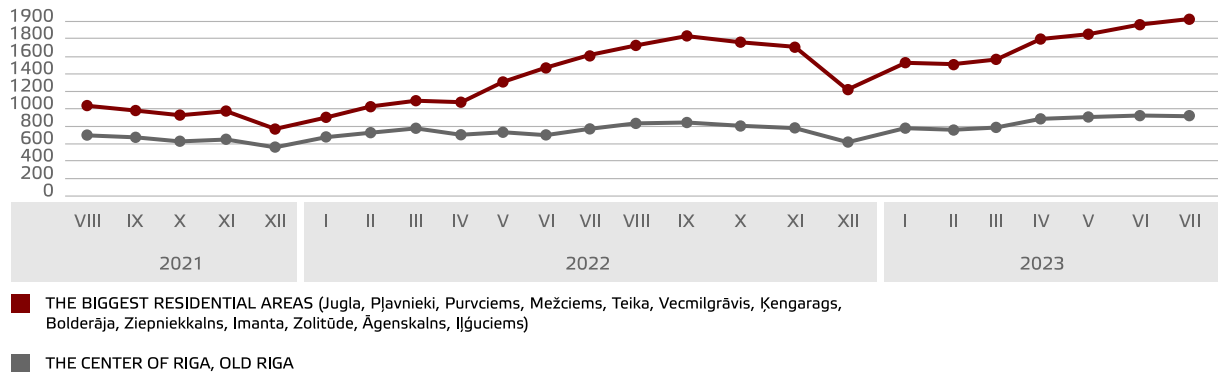
Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m²

	2022												2023									
	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.
1 room	967	976	980	1004	1024	1047	1059	1069	1069	1069	1062	1043	1017	1008	1003	1003	997	993	995	989	976	964
2 rooms	903	909	913	935	948	963	979	984	984	982	976	954	935	925	923	920	920	919	920	912	896	887
3 rooms	854	860	865	879	896	906	920	927	927	927	920	900	881	876	874	873	871	869	870	862	854	844
4 rooms	834	839	848	861	876	895	910	917	917	915	911	885	871	865	863	860	858	856	857	850	841	835

Source: ARCO REAL ESTATE

Compared to the previous month, the supply of apartments in Riga increased by 3 % in July. The supply in the largest housing estates of Riga analysed by ARCO REAL ESTATE increased by 6 %. Compared to July 2022, the supply of apartments was generally higher: the total number of apartments offered for sale was higher by 20 %, while the number of apartments offered for sale in the largest housing estates was 25 % higher than a year ago.

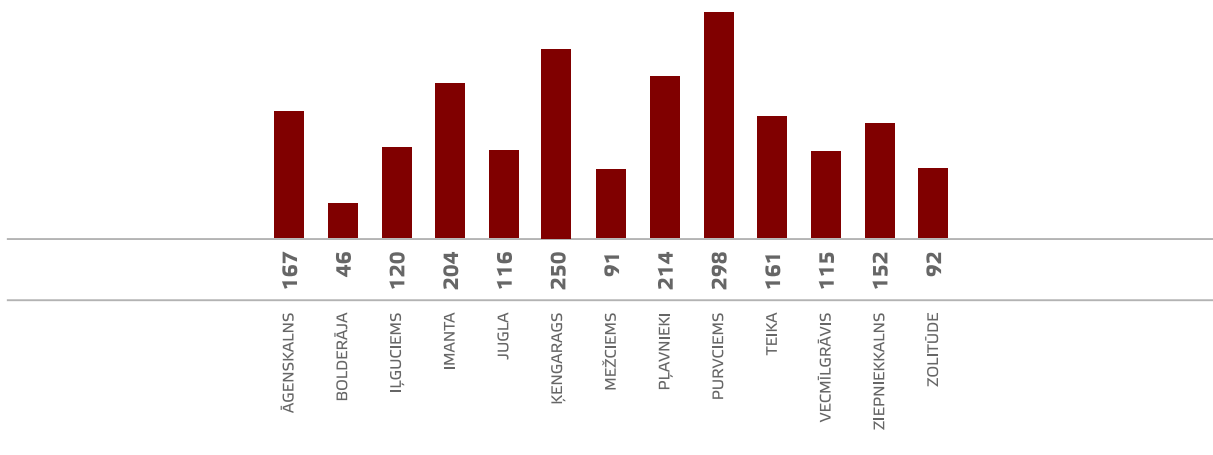
Dynamics of supply of apartments in Riga



Source: ARCO REAL ESTATE

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

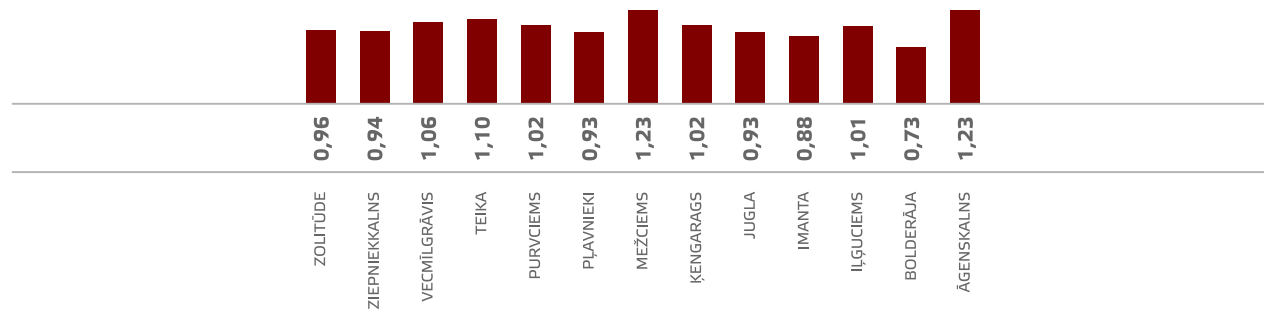
Number of apartments offered for sale in Riga at the end of July 2023



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 Ziepniekalns and Bolderāja (+15 %). Only in Pļavnieki and Āgenskalnā the supply of apartments remained unchanged in July. 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 and Āgenskalns. On the other hand, the number of apartments offered for sale was proportionally the lowest in Bolderāja.

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



Source: ARCO REAL ESTATE

In July, there were changes in the prices of standard-type apartments in the housing estates of Riga - negative price fluctuations were observed in almost all the largest housing estates of Riga. The most significant price reduction was observed in Zolitūde, where prices fell by 2.3 % during the month. Only in Mežciems the prices of standard-type apartments remained unchanged in July.

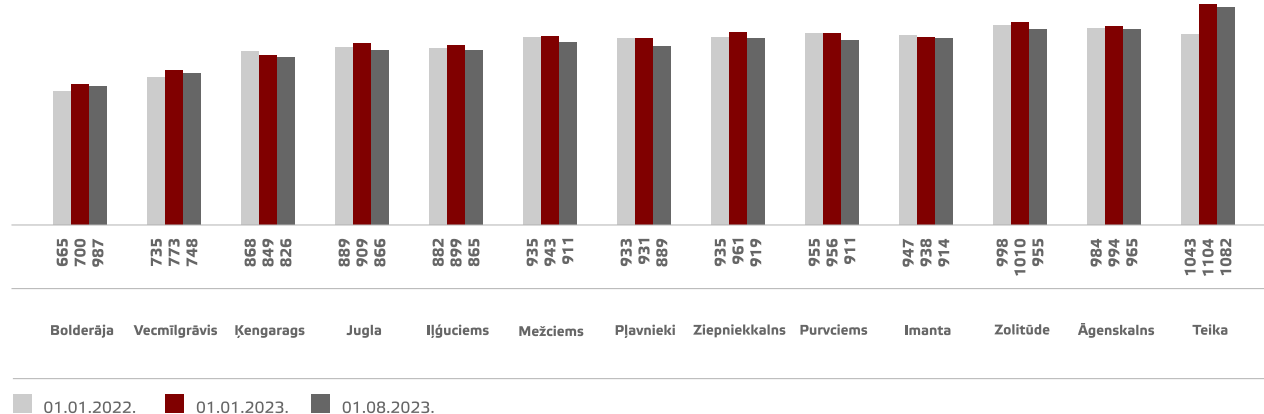
Average price changes of square meter of standard-type apartment in Riga housing estates, %

Housing Estate	The average value per 1 m ² on 01.08.2023.	The average value per 1 m ² on 01.07.2023.	Changes, %
Jugla	866	873	-0,8
Plāvnīki	889	892	-0,3
Purvciešs	911	920	-1,0
Mežciems	911	911	0,0
Teika	1082	1085	-0,3
Vecmīlgrāvis	748	757	-1,2
Ķengarags	826	837	-1,4
Bolderāja	687	691	-0,6
Ziepniekkalns	919	934	-1,6
Imanta	914	930	-1,7
Zolitūde	955	978	-2,3
Āgenskalns	965	976	-1,1
Ilģuciems	865	874	-1,1

Source: ARCO REAL ESTATE

Compared to the beginning of 2023, serial apartment prices were 4 % lower in July. On the other hand, compared to the beginning of 2022, prices were lower by 2 %.

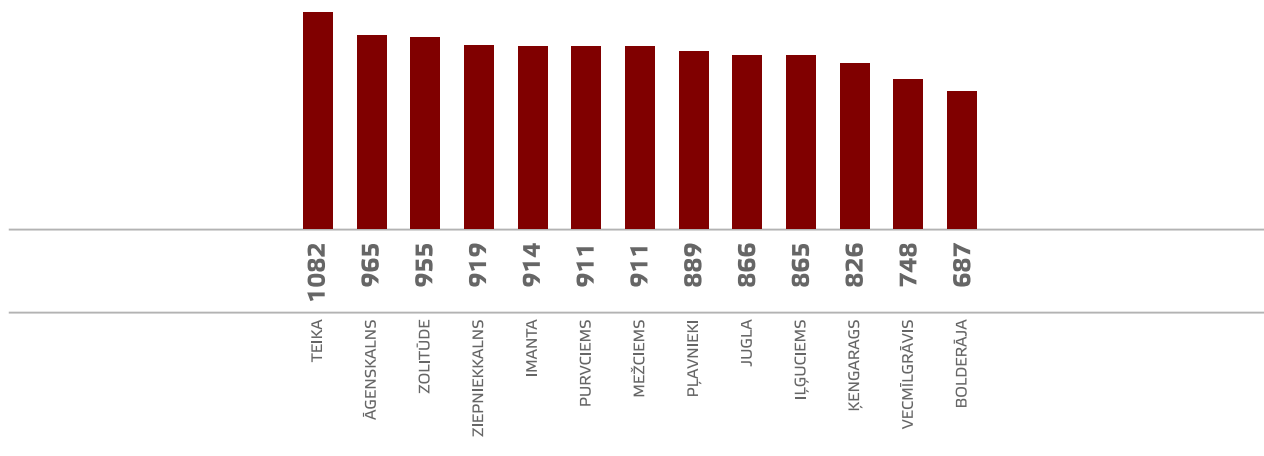
Average standard-type apartment prices in housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

The highest prices of standard-type apartments remained in Teika in July, where the average price of one square metre decreased to 1,082 EUR/m² during the month. The lowest average price per square meter was observed in Bolderāja in July – 687 EUR/m², which also slightly decreased in July.

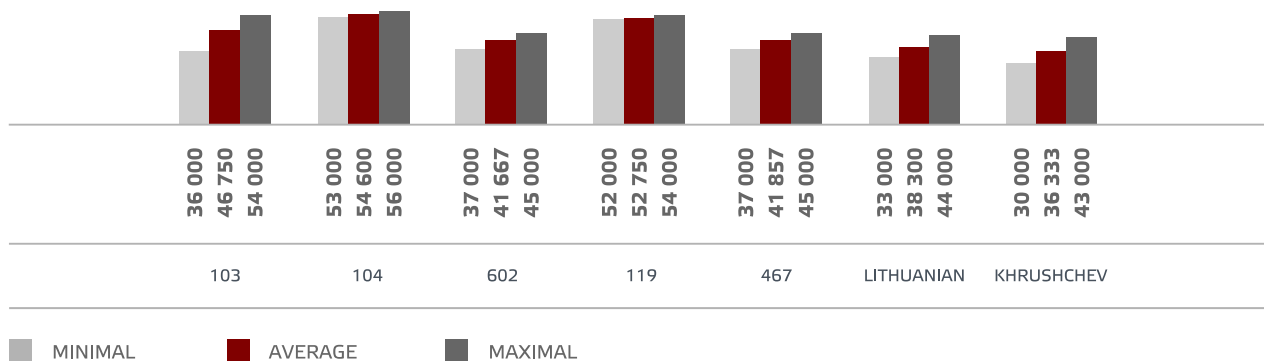
Average standard-type apartment prices in housing estates of Riga on August 1, 2023, EUR/m²



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 52 000 to 56 000 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 44 000 EUR, and the so-called Khrushchev-time houses, where the price of a 2-room apartment varied from 30 000 to 43 000 EUR depending on the housing estate.

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

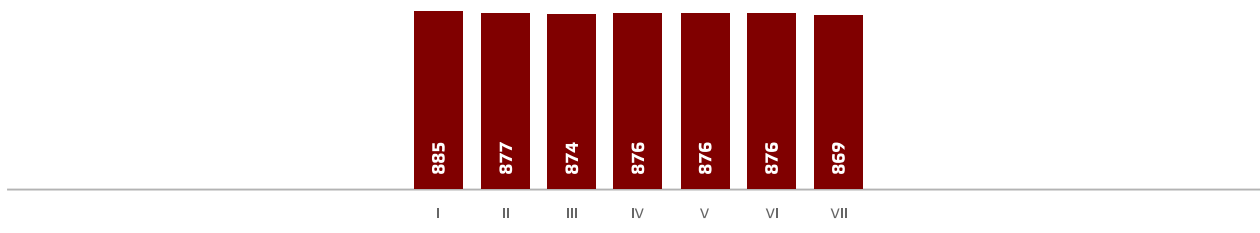


Source: ARCO REAL ESTATE

Apartment market in the vicinity of Riga

Ogre In July, standard-type apartment prices in Ogre decreased by 0.8 %, the average price decreasing to 869 EUR/m. Since the beginning of 2023, apartment prices in Ogre have decreased by 2 %.

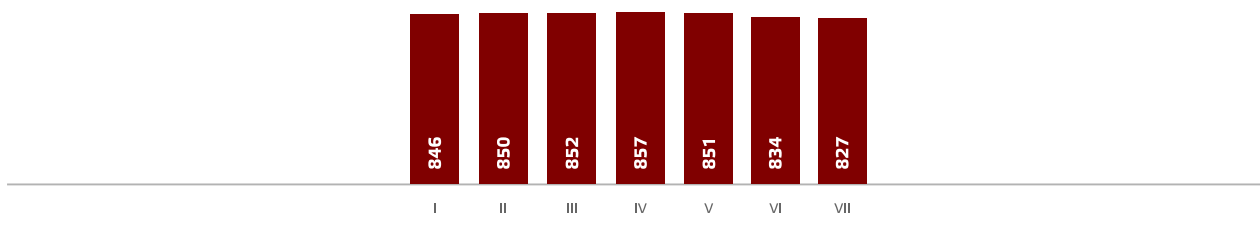
Sērijveida dzīvokļu vidējās cenas dinamika Ogrē, EUR/m²



Source: ARCO REAL ESTATE

Kauguri, Jūrmala In Kauguri, standard-type apartment prices decreased slightly in July - by 0.9 %. The average price per square metre of apartments fell to 827 EUR/m². Since the beginning of 2023, apartment prices in Kauguri have decreased by 2 % in general.

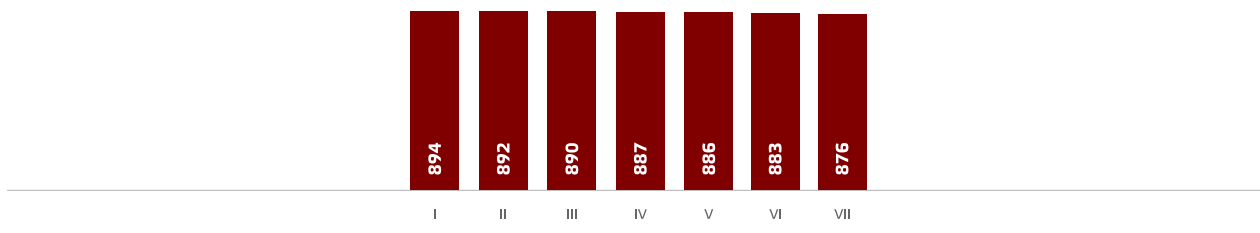
Dynamics of the average price of standard-type apartments in Jūrmala, Kauguri, EUR/m²



Source: ARCO REAL ESTATE

Salaspils In July, apartment prices in Salaspils decreased by 0.8 %, the average price decreasing to 876 EUR/m². In July, standard-type apartment prices in Salaspils were 2 % lower than at the beginning of 2023.

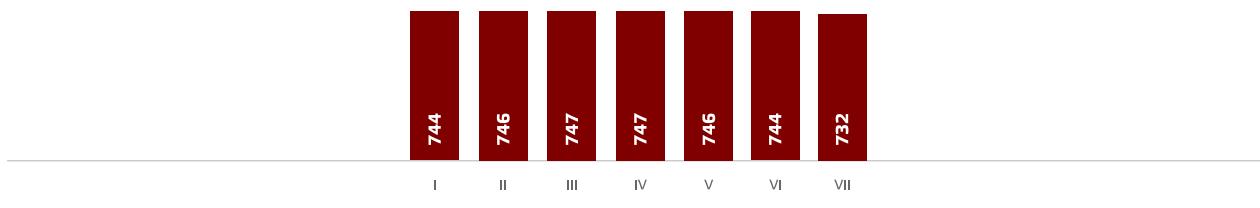
Dynamics of average price of standard-type apartments in Salaspils, EUR/m²



Source: ARCO REAL ESTATE

Jelgava Apartment prices in Jelgava decreased by 1.6 % in July. The average price of standard-type apartments in July was 732 EUR/m². Since the beginning of 2023, the prices of standard-type apartments in Jelgava have decreased by 1 %.

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



Source: ARCO REAL ESTATE