

MARKET OVERVIEW

Standart-type apartments OCTOBER

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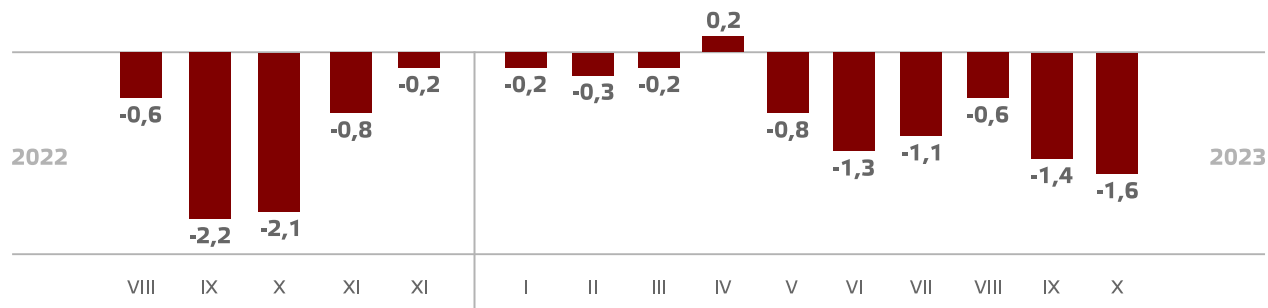
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ARCO REAL ESTATE is an international company with more than 25 years of experience in the Latvian real estate market. Since the establishment of the company in 1997, ARCO REAL ESTATE has been constantly developing and promoting the professional growth 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 40 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, November 1, 2023

In October 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 1.6 %, falling to 852 EUR/m². In 2023, apartment prices in general have already decreased by 7 %.

Standard-type apartment price changes, %

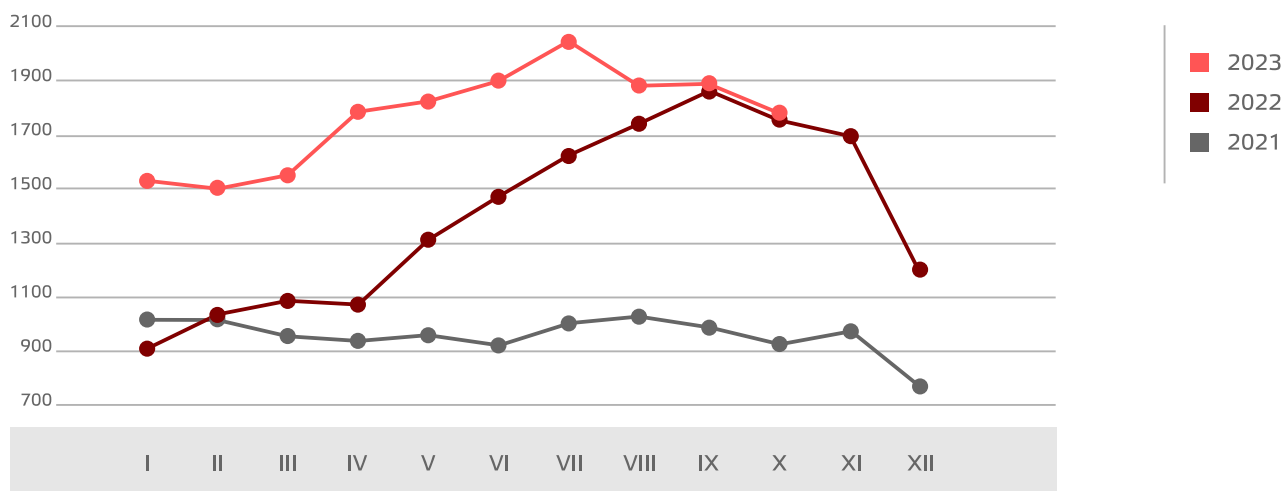


Source: ARCO REAL ESTATE

In October, an obvious price reduction was observed in all major housing estates, and in some housing estates, prices decreased by 3 %. In October, the biggest drop in the average price of apartments this year was also found.

In the first half of this year, the number of apartments offered for sale in Riga's largest housing estates was significantly higher than last year, but in the autumn months it dropped to the same level as last year. In October, the supply of apartments fell below the 1,800 mark. In the largest housing estates of Riga, the supply level was only 1 % higher than a year ago.

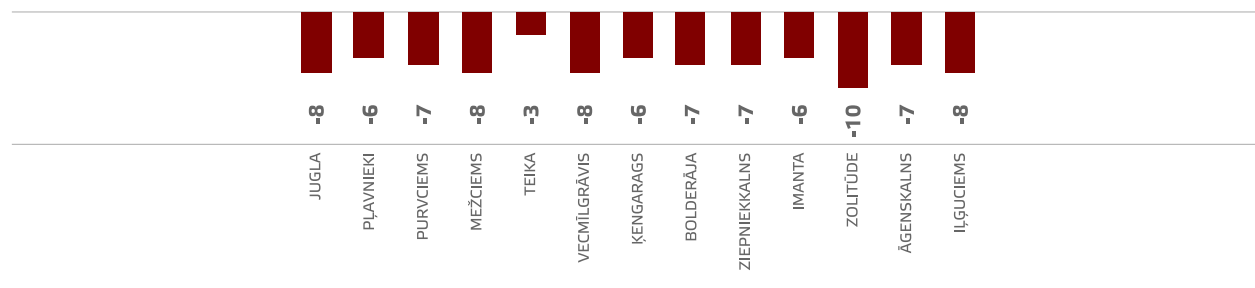
Dynamics of apartment supply in the largest housing estates of Riga



Source: ARCO REAL ESTATE

Since the beginning of 2023, apartment prices have decreased in all major housing estates of Riga. The biggest price decrease since the beginning of the year in Riga housing estates was observed in Zolitūde (-10 %). In other major housing estates of Riga, prices decreased by 3-8 % this year.

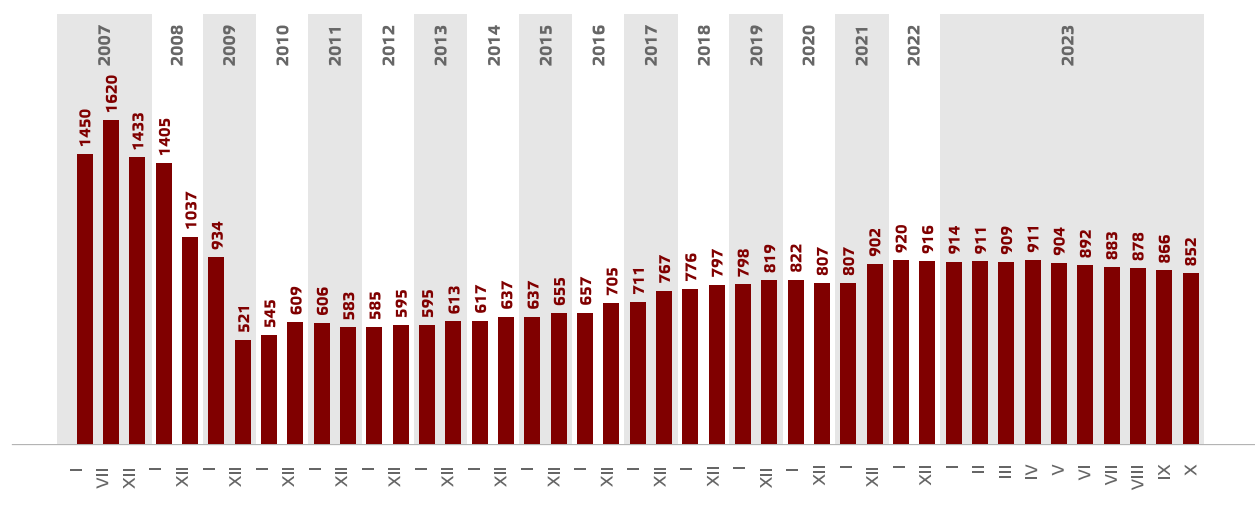
Price changes in the largest housing estates of Riga since January 1, 2023, %



Source: ARCO REAL ESTATE

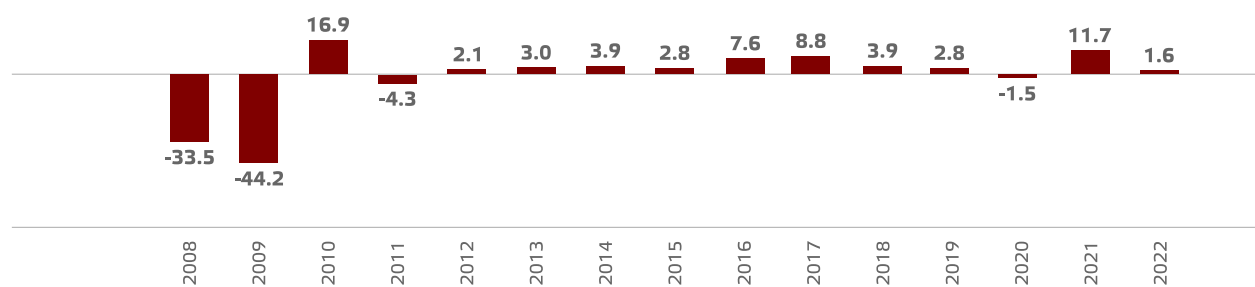
In October, the average price of standard-type apartments fell to 852 EUR/m². The prices on average were by 47 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m².

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 October, the following changes were observed in apartment prices: the average price per square meter of standard-type apartments decreased for one-room (-2 %), two-room (-1 %), three-room (-2 %) and four-room (-2 %) apartments.

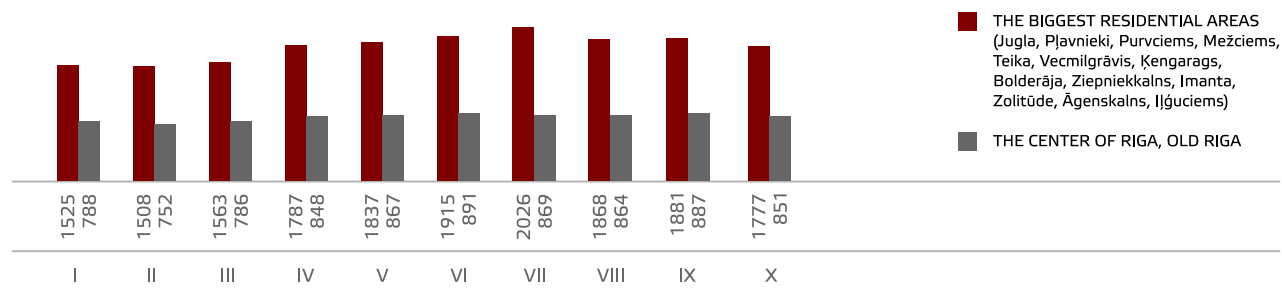
Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m²

	2022										2023										
1 room	1024	1047	1059	1069	1069	1069	1062	1043	1017	1008	1003	1003	997	993	995	989	976	964	960	946	928
2 rooms	948	963	979	984	984	982	976	954	935	925	923	920	920	919	920	912	896	887	880	865	855
3 rooms	896	906	920	927	927	927	920	900	881	876	874	873	871	869	870	862	854	844	841	830	817
4 rooms	876	895	910	917	917	915	911	885	871	865	863	860	858	856	857	850	841	835	830	822	807
	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.

Source: ARCO REAL ESTATE

Compared to the previous month, the supply of apartments in Riga decreased by 5 % in October. The supply in the largest housing estates of Riga analysed by ARCO REAL ESTATE decreased by 6 %. Compared to October 2022, the supply of apartments was generally higher: the total number of apartments offered for sale was higher by 5 %, while the number of apartments offered for sale in the largest housing estates was 1% higher than a year ago.

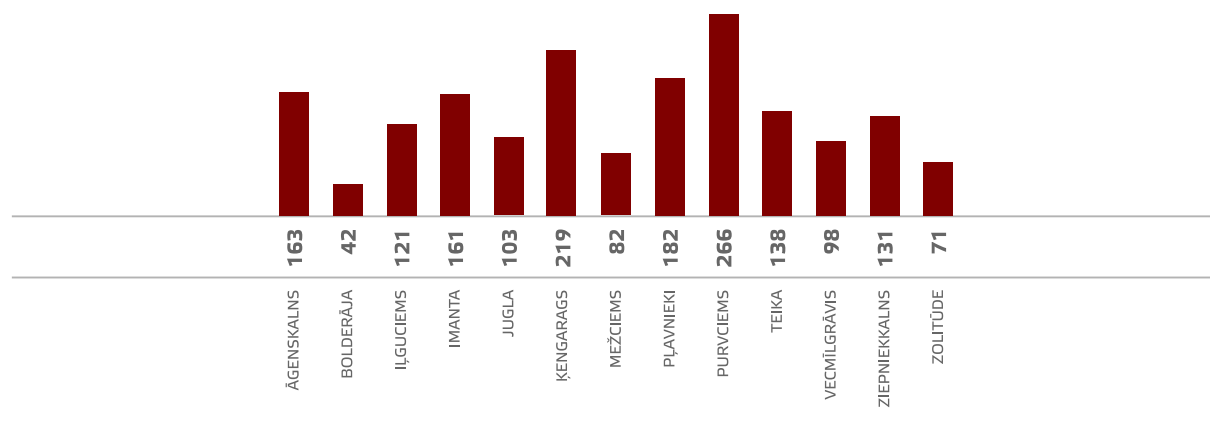
Dynamics of supply of apartments in Riga



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 October was in Purvciems, while the smallest was in Bolderāja.

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

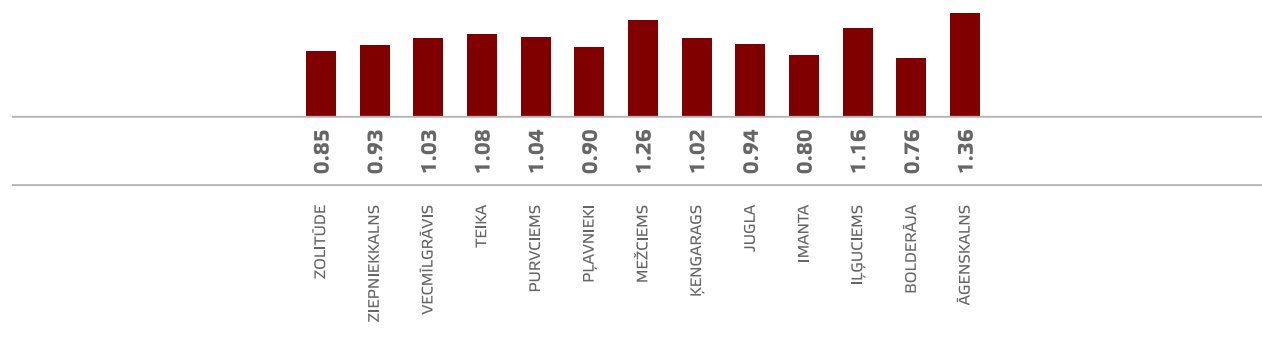


Source: ARCO REAL ESTATE

Last month, the number of apartments offered for sale in the major housing estates of Riga mostly decreased. The number of apartments offered for sale decreased the most in Vecmīlgāvis (-16 %). On the other hand, the supply of apartments in Ilģuciems increased the most in October (+8 %).

When analysing the supply of apartments in proportion to the size of the housing estate, i. e., by population, the largest supply in October was found in 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 October 2023



Source: ARCO REAL ESTATE

In October, there were changes in the prices of standard-type apartments in Riga housing estates. Negative price fluctuations were observed in all the largest housing estates of Riga. The most significant price reduction was observed in Zolitūde and Āgenskalns, where prices decreased by 3 % during the month. In October, the smallest price reduction was observed in Teika, the most expensive housing estate of Riga. There, the prices of standard-type apartments decreased by 0.7 % during the last month.

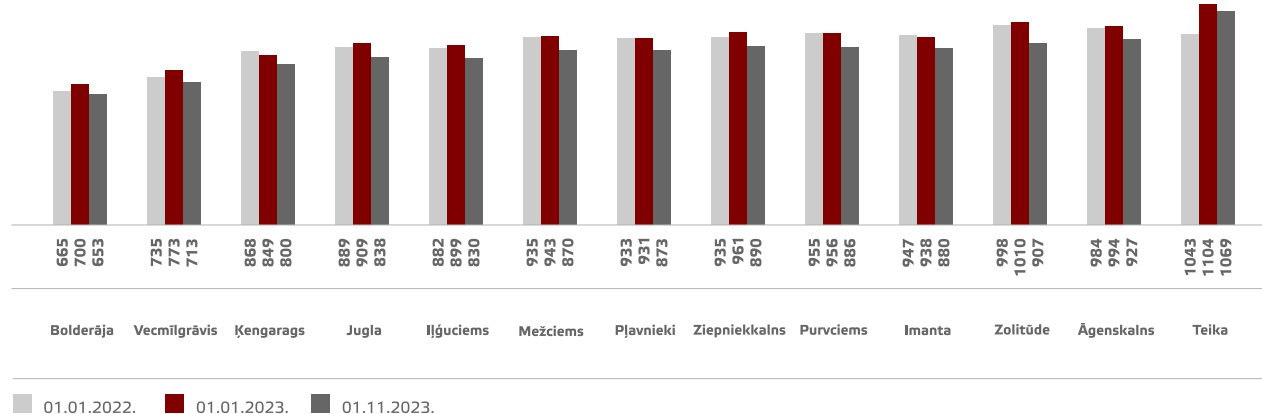
Average price changes of square meter of standard-type apartment in Riga housing estates, %

Housing Estate	The average value per 1 m ² on 01.11.2023.	The average value per 1 m ² on 01.10.2023.	Changes, %
Jugla	838	852	-1.7
Pļavnieki	873	880	-0.8
Purvciems	886	894	-0.9
Mežciems	870	882	-1.3
Teika	1069	1076	-0.7
Vecmīlgrāvis	713	724	-1.5
Ķengarags	800	809	-1.1
Bolderāja	653	665	-1.8
Ziepniekkalns	890	908	-1.9
Imanta	880	899	-2.2
Zolitūde	907	936	-3.1
Āgenskalns	927	955	-3.0
Ilģuciems	830	840	-1.2

Source: ARCO REAL ESTATE

Compared to the beginning of 2023, in October, standard-type apartment prices were lower by 7 %. On the other hand, compared to the beginning of 2022, the prices were lower by 6 %.

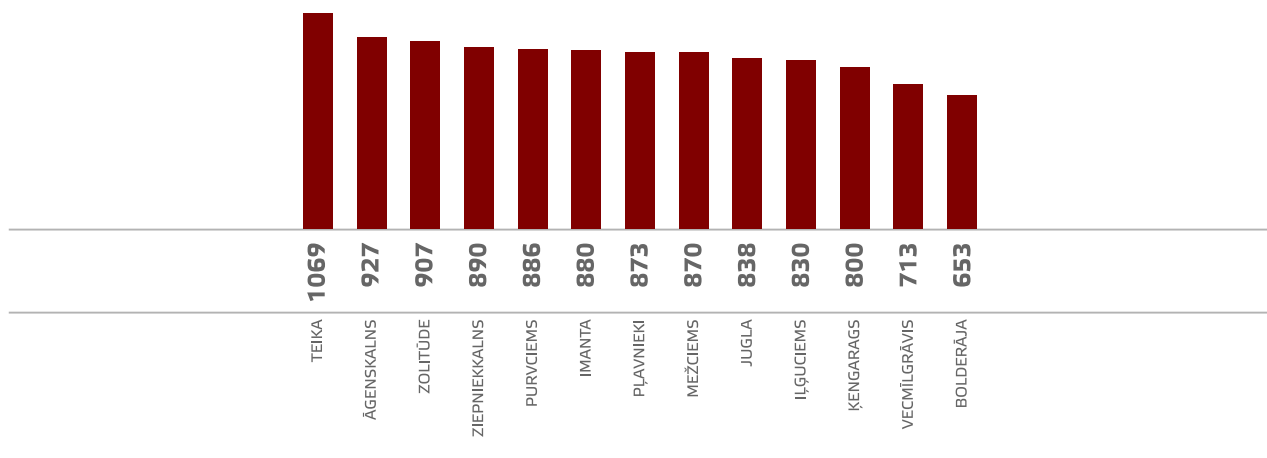
Average standard-type apartment prices in housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

The highest prices of standard-type apartments remained in Teika in October, where the average price of one square meter decreased to 1,069 EUR/m² during the month. The lowest average price per square meter in October was in Bolderāja – 653 EUR/m², which also decreased in October.

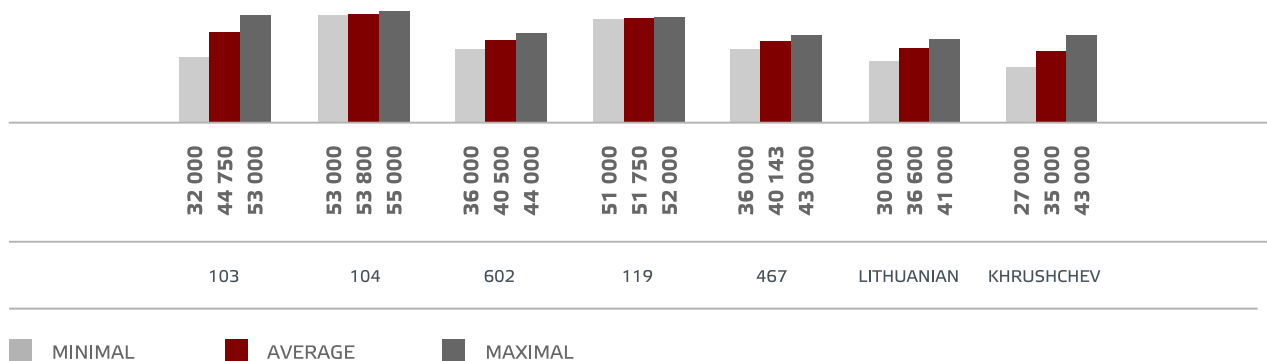
Average standard-type apartment prices in housing estates of Riga on November 1, 2023, EUR/m²



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 51 000 to 55 000 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 30 000 to 41 000 EUR, and the so-called Khrushchev-time houses, where the price of a 2-room apartment varied from 27 000 to 43 000 EUR depending on the housing estate.

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

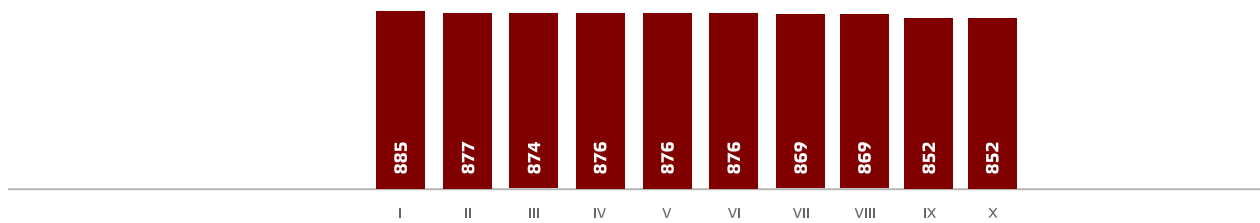


Source: ARCO REAL ESTATE

Apartment market in the vicinity of Riga

Ogre In October, standard-type apartment prices in Ogre did not change, the average price remaining at 852 EUR/m². Since the beginning of 2023, apartment prices in Ogre have decreased by 4 %.

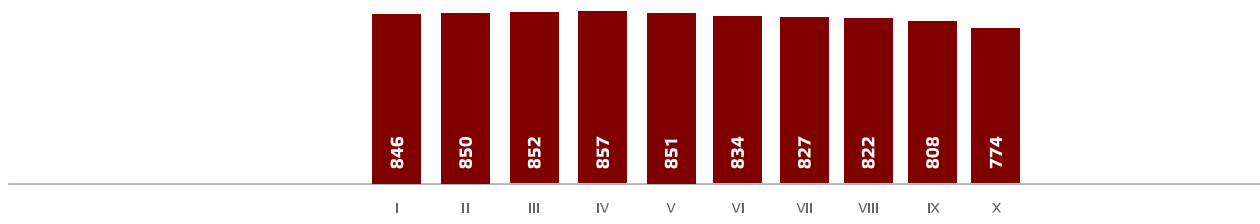
Dynamics of the average price of standard-type apartments in Ogre, EUR/m²



Source: ARCO REAL ESTATE

Kauguri, Jūrmala In Kauguri, the prices of standard-type apartments decreased slightly in October - by 4%. The average price per square meter of apartments dropped to 774 EUR/m². Since the beginning of 2023, apartment prices in Kauguri have decreased by 9 % in general.

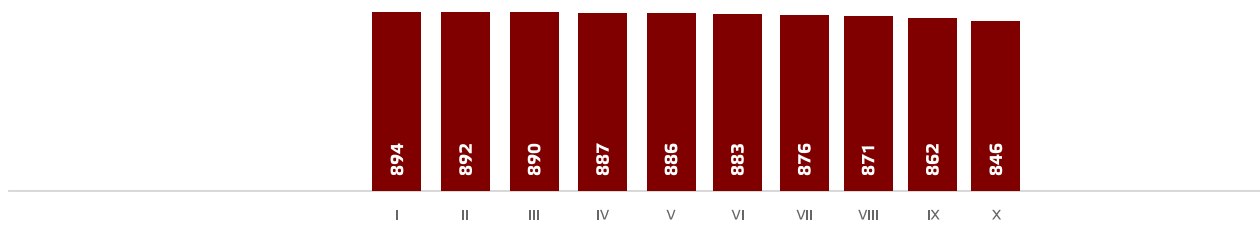
Dynamics of the average price of standard-type apartments in Jūrmala, Kauguri, EUR/m²



Source: ARCO REAL ESTATE

Salaspils In October, apartment prices in Salaspils decreased by 1.9 %, the average price decreasing to 846 EUR/m². In October, standard-type apartment prices in Salaspils were 6 % lower than at the beginning of 2023.

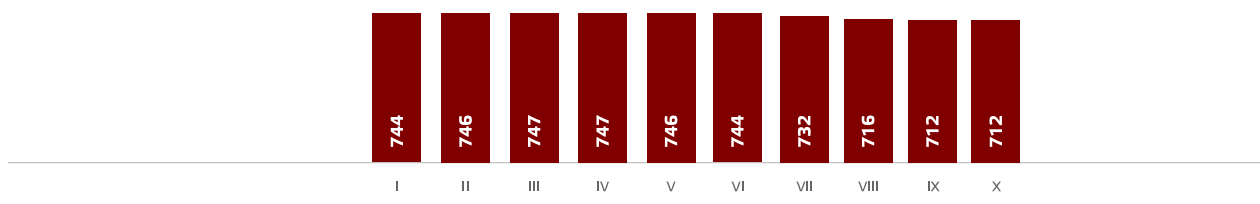
Dynamics of average price of standard-type apartments in Salaspils, EUR/m²



Source: ARCO REAL ESTATE

Jelgava Apartment prices in Jelgava did not change in October. The average price of standard-type apartments remained at 712 EUR/m² in October. Since the beginning of 2023, the prices of standard-type apartments in Jelgava have decreased by 3 %.

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



Source: ARCO REAL ESTATE