

MARKET OVERVIEW

# Standard-type apartments | OCTOBER



RIGA  
2017

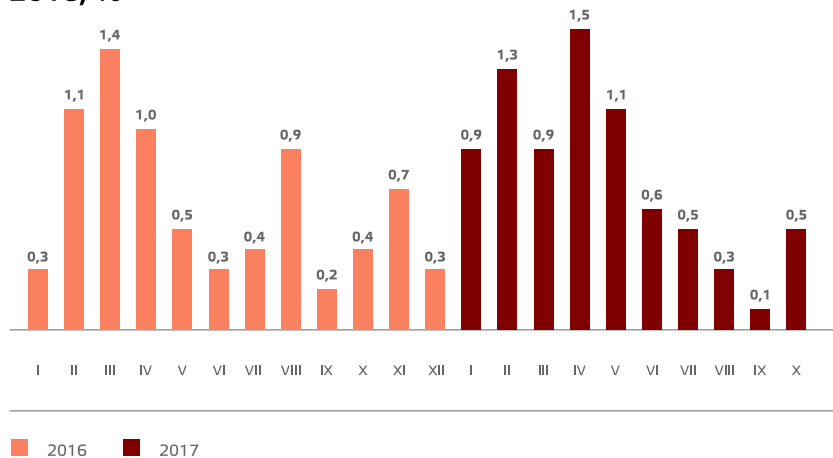


LATVIJAS  
ĪPAŠUMU  
VERTĒTAJU  
ASOCIĀCIJA

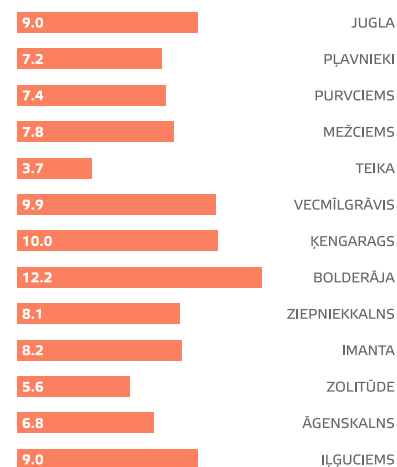
## Standard-type apartments, November 1, 2017

In October 2017, the prices of standard-type apartments located in Riga housing estates increased by 0.5 %. The average standard-type apartment price in October has increased to 761 EUR/m<sup>2</sup>. In whole, since the beginning of 2017, the prices of standard-type apartments have grown by 7.9 %.

### Standard-type apartment price changes since beginning of 2016, %



### Price changes in the largest housing estates since January 1, 2017, %



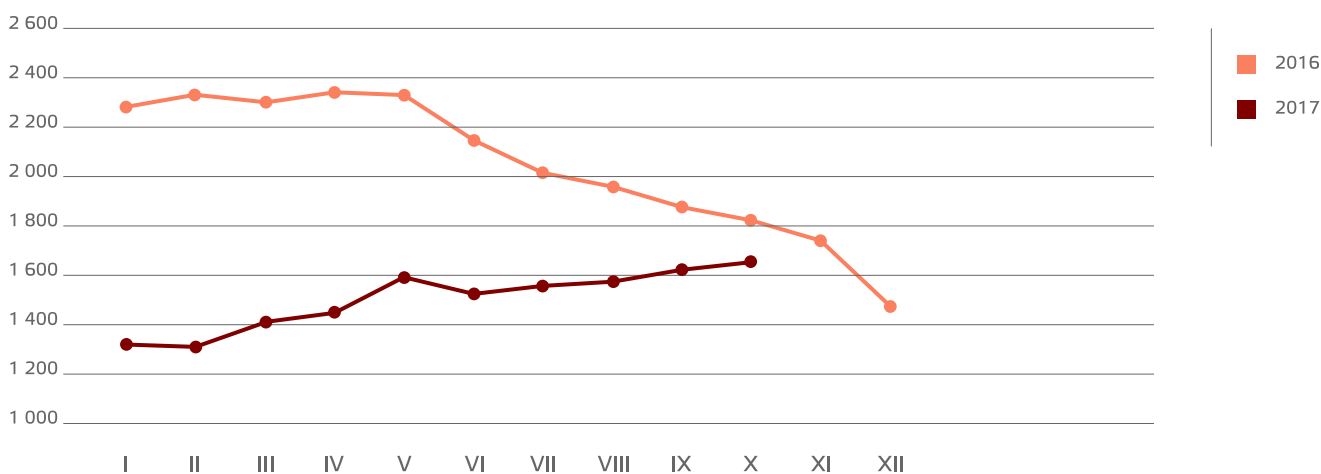
Source: ARCO REAL ESTATE

Source: ARCO REAL ESTATE

In October, apartment prices in Riga's largest housing estates increased again and the price growth increased in comparison with the previous two months. The largest price growth was registered in the housing estates located on the left bank of the Daugava river. It was observed that in October, prices in Zolitūde, Imanta and Āgenskalns were almost equally high and that the average price per square metre of apartments was in the range from 817 to 819 EUR/m<sup>2</sup>.

In October, the supply of apartments in general increased slightly, i. e., by 1.5 %, while the supply in the central part of Riga was reduced by 7 %. In Riga's largest housing estates, the number of apartments offered for sale continued to increase.

### Dynamics of apartment supply in the largest housing estates of Riga, in 2016 – 2017

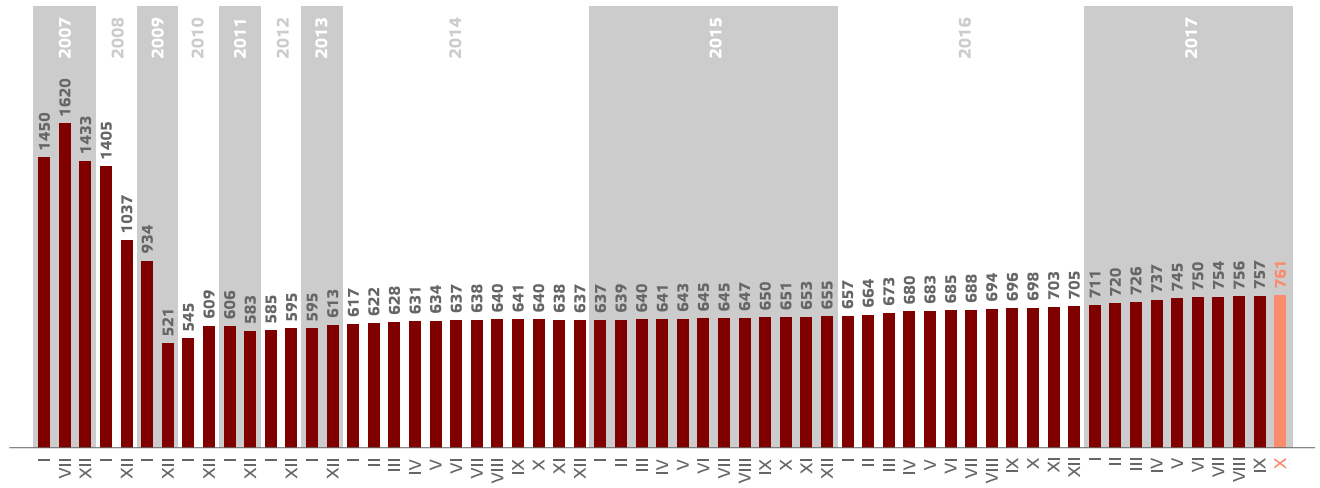


Source: ARCO REAL ESTATE

The largest growth of the average one square metre price of an apartment in the housing estates of Riga since the beginning of 2017 was observed in Bolderāja (+ 12.2 %). Also in other major housing estates of Riga the prices tended to increase this year. The slowest apartment price growth since the beginning of the year was observed in Teika (+ 3.7 %).

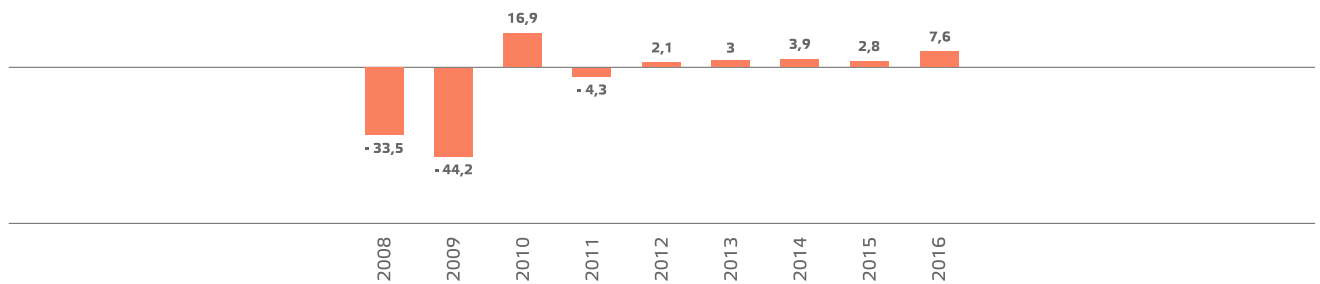
In October 2017, the average price of a standard-type apartment increased to the position of 761 EUR/m<sup>2</sup>. The prices on average were by 53.1 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m<sup>2</sup>.

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



Source: ARCO REAL ESTATE

### Standard-type apartment price changes in Riga housing estates, 2008 – 2016, %



Source: ARCO REAL ESTATE

In October 2017, the prices rated by number of rooms in apartment grow for 1–4-room apartments. The average price of one square metre of area increased for one-room (+ 0.6 %), two-room (+ 0.4 %), three-room (+ 0.4 %) and four-room (+ 0.3 %) standard-type apartments.

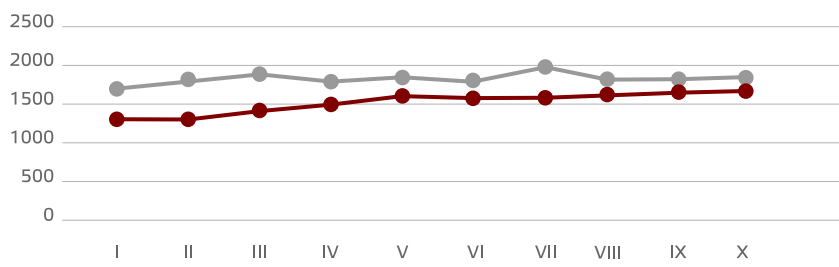
### Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m<sup>2</sup>

	2015				2016												2017										
<b>1 room</b>	712	718	718	722	722	728	738	744	752	754	755	757	765	768	771	775	779	784	795	799	811	819	821	829	830	831	836
<b>2 rooms</b>	659	663	664	667	667	673	681	693	699	702	704	706	711	712	715	721	723	731	740	748	761	767	770	773	774	775	778
<b>3 rooms</b>	619	621	621	622	622	626	631	641	647	651	653	656	661	662	666	667	668	674	683	689	701	710	715	717	719	720	723
<b>4 rooms</b>	596	598	599	602	602	603	607	614	620	626	630	632	641	641	642	649	649	655	663	669	674	684	693	697	702	703	705
	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.

Source: ARCO REAL ESTATE

In October 2017, the supply of apartments compared to the previous month, in Riga increased a bit, namely, by 1 %. Also the number of apartments offered for sale in the largest housing estates analyzed by ARCO REAL ESTATE increased slightly in October – by 2 %. However, compared to October 2016, the apartment supply still was significantly lower: the total number of apartments offered was by 23 % lower, but the number of apartments offered for sale in the largest housing estates was by 9 % lower.

## Apartment supply dynamics in Riga, 2017



■ THE BIGGEST RESIDENTIAL AREAS (Jugla, Pļavnieki, Purvciems, Mežciems, Teika, Vecmīlgrāvis, Ķengarags, Bolderāja, Ziepniekkalns, Imanta, Zolitūde, Āgenskalns, Ilģuciems).

■ THE REST OF RIGA (center and other areas).

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 October was in Purvciems, Ķengarags and Ziepniekkalns. But the lowest apartment supply was in Bolderāja.

Last month, despite the increase in the total supply, in most of Riga's housing estates the number of apartments offered for sale decreased. In October, the most significant decrease of the supply of apartments was registered in Imanta (- 14 %), while the most significant increase of the supply of apartments was registered in Ķengarags (+ 28 %).

When analyzing the number of apartments offered for sale in proportion to the size of the housing estates, i. e., in proportion to the population, the highest number in October was still recorded in Āgenskalns, while in Bolderāja it was proportionally the lowest.

In October 2017, positive changes were observed in standard-type apartment prices in almost all major housing estates in Riga. Prices in the housing estates increased by 0.1 - 1.6 %. The largest apartment price growth was seen in Āgenskalns, where the prices grew by 1.6 % during this month. No price growth in October was seen in Jugla and Vecmīlgrāvis where the apartment prices remained to be on the same level as in the previous month.

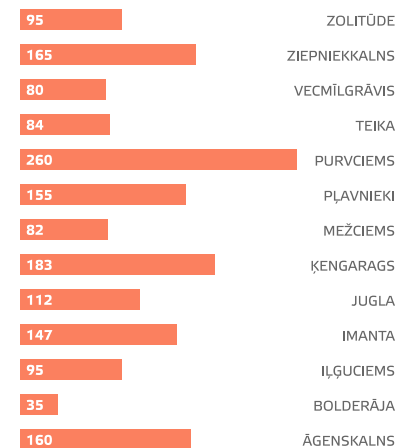
## Changes in average standard-type apartment prices of 1 m<sup>2</sup> in Riga housing estates, %

	The average value per 1 m <sup>2</sup> on 01.11.2017.	The average value per 1 m <sup>2</sup> on 01.10.2017.	Changes, %
Jugla	<b>770</b>	770	0.0 ➡
Pļavnieki	<b>801</b>	800	0.1 ⬆
Purvciems	<b>815</b>	812	0.4 ⬆
Mežciems	<b>794</b>	792	0.2 ⬆
Teika	<b>896</b>	895	0.1 ⬆
Vecmīlgrāvis	<b>616</b>	616	0.0 ➡
Ķengarags	<b>720</b>	718	0.2 ⬆
Bolderāja	<b>546</b>	541	0.8 ⬆
Ziepniekkalns	<b>796</b>	793	0.4 ⬆
Imanta	<b>819</b>	815	0.5 ⬆
Zolitūde	<b>818</b>	808	1.2 ⬆
Āgenskalns	<b>817</b>	804	1.6 ⬆
Ilģuciems	<b>732</b>	725	1.0 ⬆

Source: ARCO REAL ESTATE

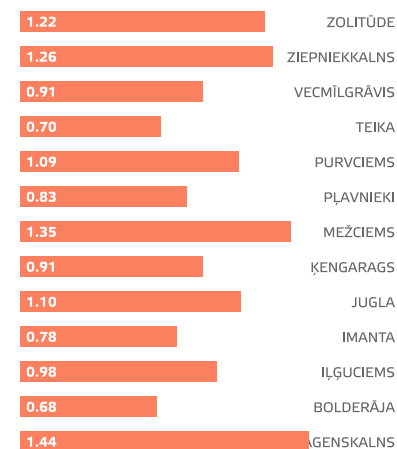
In October 2017, the standard-type apartment prices were by 16.1 %, higher than the prices recorded in the beginning of 2016. But since the beginning of 2017, the prices have increased by 7.9 %.

## Number of apartments offered for sale in Riga at the end of October 2017



Source: ARCO REAL ESTATE

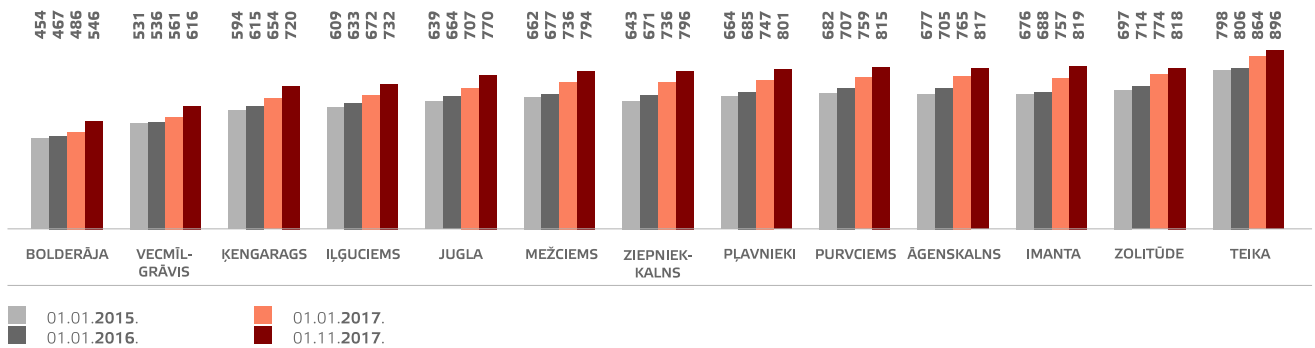
## Number of apartments offered for sale in proportion to the size of the housing estates in Riga in October 2017



\* 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

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

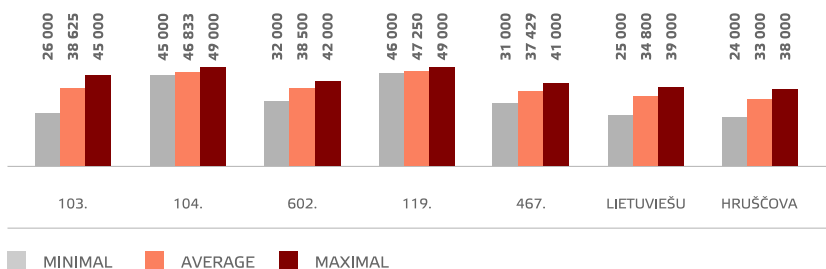


Source: ARCO REAL ESTATE

The highest standard-type apartment prices in October 2017 still were in Teika, where the average price of one square metre increased to 896 EUR/m<sup>2</sup>. But the lowest average price of one square metre in October remained in Bolderāja, where it increased to 546 EUR/m<sup>2</sup>.

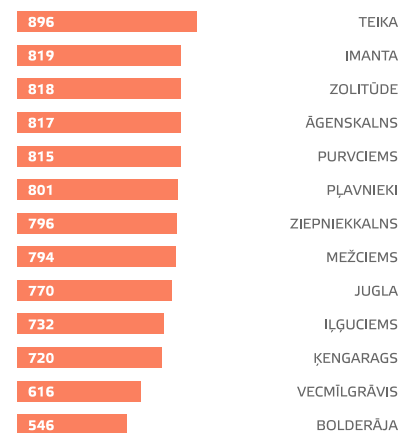
In October 2017, the most expensive apartments as usual were apartments in the houses of the 119<sup>th</sup> series and 104<sup>th</sup> series, where the price of 2-room apartments in satisfactory condition varied from 45 000 to 49 000 EUR, depending on the location. In turn, the so-called Lithuanian design were the cheapest ones, where the price of 2-room apartments varied from 25 000 to 39 000 EUR, and the so-called Khrushchev-time houses, where the price of 2-room apartments varied from 24 000 to 38 000 EUR, depending on the housing estate.

## Standard-type apartment prices by series in Riga housing estates in October 2017 (2-room apartments), EUR



Source: ARCO REAL ESTATE

## Average standard-type apartment prices in housing estates of Riga as per November 1, 2017, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

## Apartment market in the vicinity of Riga

### Ogre

In October 2017, the standard-type apartment prices in Ogre increased by 1 %. The average price reached 543 EUR/m<sup>2</sup>. In 2017, apartment prices in total in Ogre increased by 13 %. This year, in Ogre, the apartment prices have been rising for almost all months. Ogre also had a small apartment supply in October, which could be considered as the main reason for rising prices.

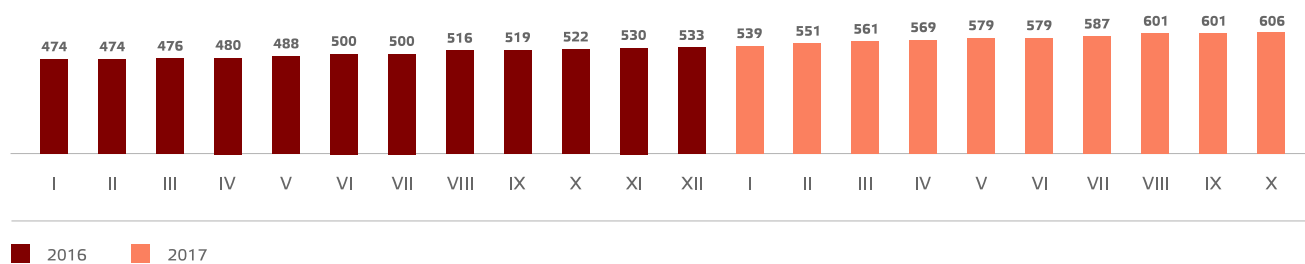
### Kauguri, Jūrmala

In October 2017, the standard-type apartment prices in Kauguri increased by 0.5 %. The average price of one square metre of apartment grew up to 522 EUR/m<sup>2</sup>. Since the beginning of 2017, the prices in Kauguri have grown by 11 % in total. In comparison with other places in the vicinity of Riga the price growth in Kauguri has been the slowest.

### Salaspils

In October 2017 apartment prices in Salaspils increased by 0.9 %. The average price of standard-type apartments increased to 606 EUR/m<sup>2</sup>. Since the beginning of 2017, the overall prices of standard-type apartments in Salaspils have increased by 14 %. Like in the majority of Riga housing estates, apartment prices in Salaspils continued to increase in October.

### Dynamics of average price of standard-type apartments in Salaspils, EUR/m<sup>2</sup>

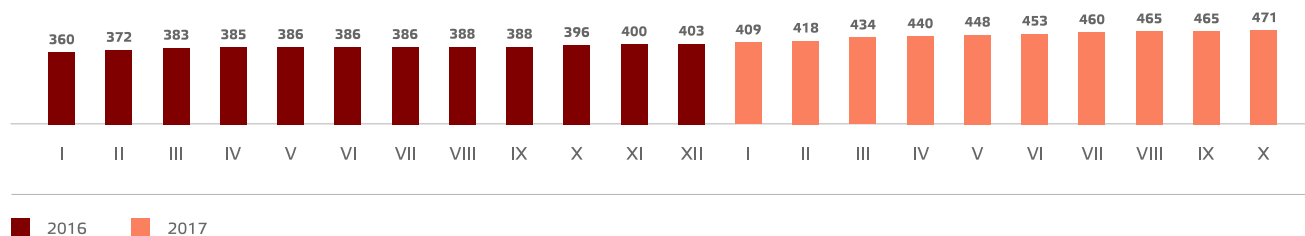


Source: ARCO REAL ESTATE

### Jelgava

In October 2017, prices of apartments in Jelgava increased by 1.4 %, with the average price increasing to 471 EUR/m<sup>2</sup>. Since the beginning of 2017, standard-type apartment prices in Jelgava have increased by 17 %.

### Dynamics of average price of standard-type apartments in Jelgava, EUR/m<sup>2</sup>



Source: ARCO REAL ESTATE

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