



MARKET OVERVIEW

# Standard-Type Apartments SEPTEMBER

RIGA  
2018

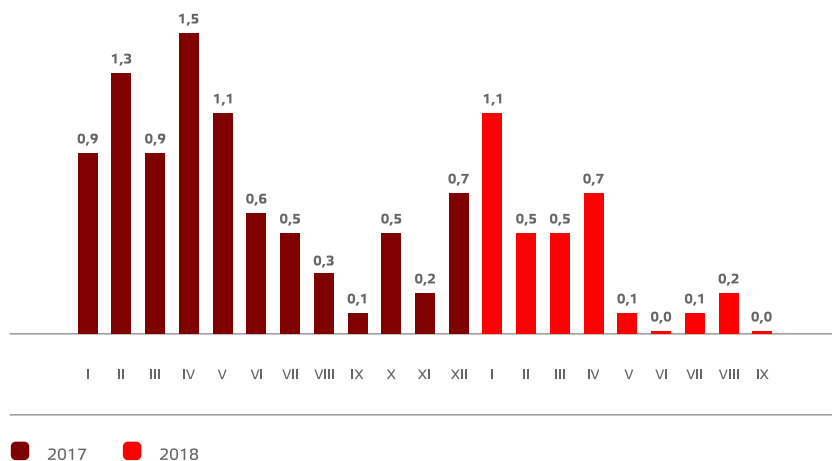


LATVIJAS  
ĪPAŠUMU  
VĒRTĒTĀJU  
ASOCIĀCIJA

## Standard-Type Apartments, October 1, 2018

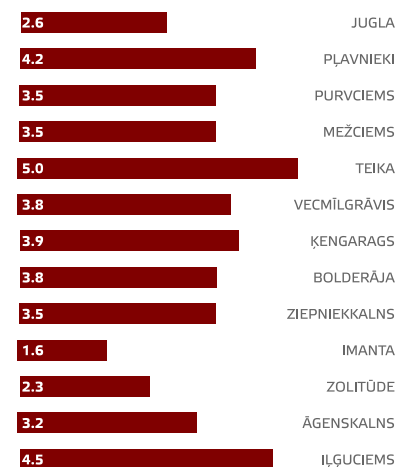
In September 2018, the standard-type apartment prices in Riga housing estates remained stable. The average price of standard-type apartments in September remained at 794 EUR/m<sup>2</sup>. Since the beginning of 2018, the standard-type apartment prices have generally increased by 3.5 %.

### Standard-type apartment price changes, %



Source: ARCO REAL ESTATE

### Price changes in the largest housing estates of Riga since January 1, 2018, %



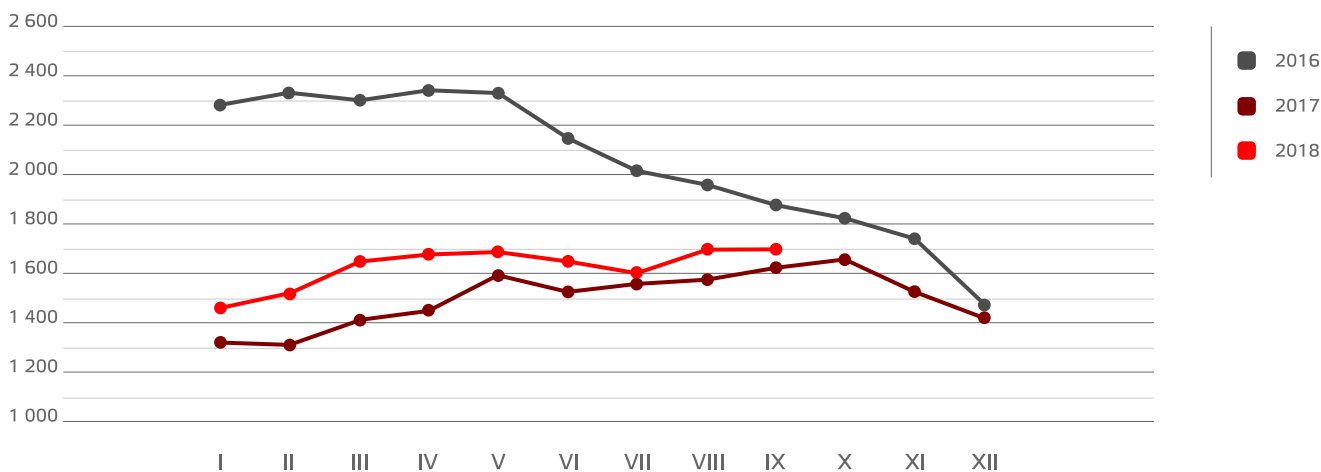
Source: ARCO REAL ESTATE

In September 2018, the average price of standard-type apartments, as in June, remained unchanged. In most of Riga's housing estates, no price changes were observed. In contrast, in the two housing districts - Pļavnieki and Ziepniekkalns - slight negative fluctuations have been observed. Similarly to other years in September, there was relatively little activity in the housing market, and no significant fluctuations in prices were observed.

Also, an increase in apartment prices in the vicinity of Riga was observed only in Salaspils, while the prices in Jelgava, Ogre and Jurmala, Kauguri remained unchanged.

The apartment supply in Riga housing estates was still higher than in the last year. In September, the supply level remained unchanged.

### Dynamics of apartment supply in the largest housing estates of Riga

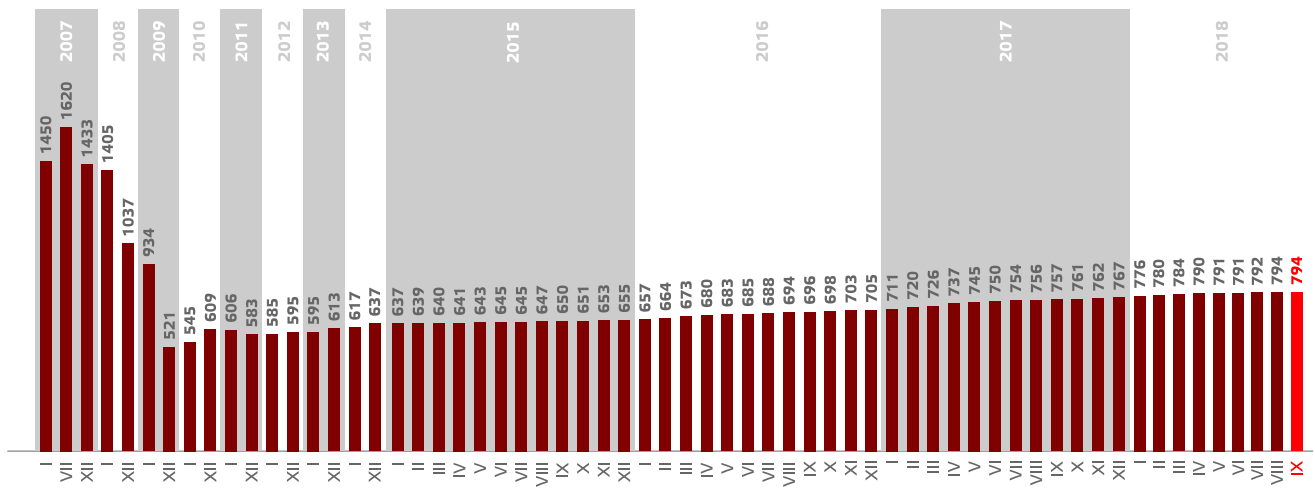


Source: ARCO REAL ESTATE

The largest growth of the average one square meter price of an apartment in the housing estates of Riga since the beginning of 2018 was observed in Teika (+ 5 %). Also in other major housing estates of Riga the prices increased this year. The slowest apartment price growth since the beginning of this year was observed in Imanta (+ 1,6 %).

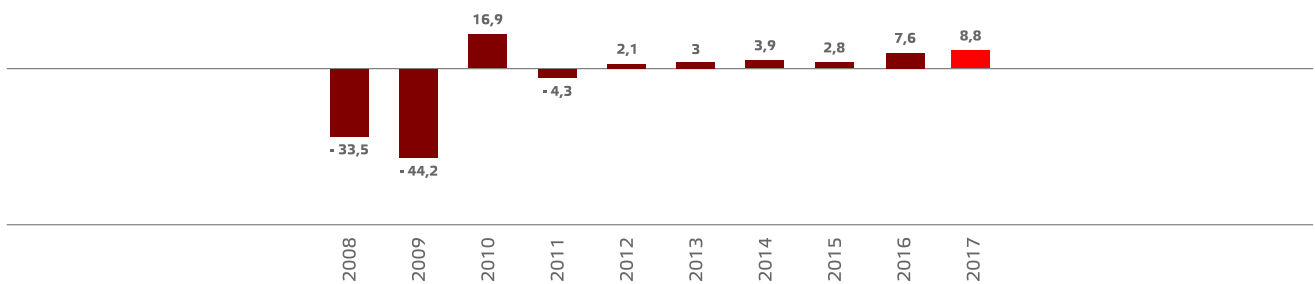
In September, the average price of a standard-type apartment remained at the level of 794 EUR/m<sup>2</sup>. The prices on average are by 51 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m<sup>2</sup>.

## 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, %



Source: ARCO REAL ESTATE

In September 2018, taking into account the number of rooms, apartment prices slightly increased only for one-room apartments. The average price of one square meter of standard-type apartments for single-room apartments increased by 0.1 %.

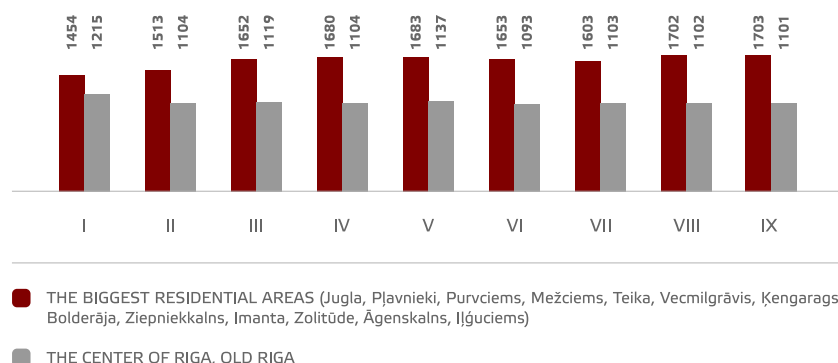
## Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m<sup>2</sup>

	2016						2017						2018															
<b>1 room</b>	755	757	765	768	771	775	779	784	795	799	811	819	821	829	830	831	836	837	840	853	855	858	864	865	865	866	867	868
<b>2 rooms</b>	704	706	711	712	715	721	723	731	740	748	761	767	770	773	774	775	778	780	787	797	800	805	812	814	815	815	817	817
<b>3 rooms</b>	653	656	661	662	666	667	668	674	683	689	701	710	715	717	719	720	723	725	730	736	741	745	748	749	750	750	752	752
<b>4 rooms</b>	630	632	641	641	642	649	649	655	663	669	674	684	693	697	702	703	705	708	711	718	725	728	734	735	735	736	738	738
	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.	01.03.	01.04.	01.05.	01.06.	01.07.	01.08.	01.09.	01.10.

Source: ARCO REAL ESTATE

In September 2018, the overall supply of apartments in Riga compared to the previous month decreased by 2 %. But the number of apartments offered for sale in the largest housing estates analyzed by ARCO REAL ESTATE remained unchanged. Compared to September 2017, the apartment supply was higher: the total number of apartments offered for sale was by 2 % lower, but the number of apartments offered for sale in the largest housing estates was by 4 % higher.

## Dynamics of supply of apartments in Riga



Source: ARCO REAL ESTATE

Having summarized the number of apartments offered in the housing estates of Riga, it can be concluded that the largest supply of apartments in September was in Purvciems, but the lowest apartment supply was in Bolderāja.

Last month, the number of apartments offered in Riga housing estates both increased and decreased. In September, the supply of apartments for the second consecutive month increased most significantly in Jugla (+ 14 %). But the most significant decrease was seen in Vecmīlgrāvis (- 17 %).

When analyzing the number of apartments offered for sale in September in proportion to the size of the housing estate, i. e., by number of population, the highest number was recorded in Mežciems and Āgenskalns. By contrast, the number of apartments offered for sale was proportionally lowest in Bolderāja.

In September 2018, small-scale changes in standard-type apartment prices were observed in the largest housing estates in Riga. In most of the housing estates, the prices remained at the level of the previous month. In certain housing estates the prices slightly increased by 0.2 - 0.3 %. The largest price increase was observed in Bolderāja and Zolitūde, where apartment prices increased by 0.3 % during the month. In turn, small negative price fluctuations were registered in Pļavnieki and Ziepniekkalns.

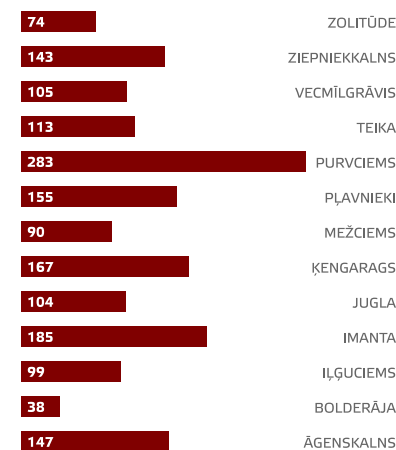
## Changes in average standard-type apartment prices in Riga housing estates for 1 m<sup>2</sup>, %

	The average value per 1 m <sup>2</sup> on 01.10.2018.	The average value per 1 m <sup>2</sup> on 01.09.2018.	Changes, %
Jugla	<b>793</b>	793	0.0 ➡
Pļavnieki	<b>837</b>	838	- 0.1 ⬇
Purvciems	<b>850</b>	850	0.0 ➡
Mežciems	<b>830</b>	830	0.0 ➡
Teika	<b>952</b>	952	0.0 ➡
Vecmīlgrāvis	<b>641</b>	641	0.0 ➡
Ķengarags	<b>753</b>	753	0.0 ➡
Bolderāja	<b>570</b>	569	0.3 ⬆
Ziepniekkalns	<b>830</b>	831	- 0.1 ⬇
Imanta	<b>841</b>	841	0.0 ➡
Zolitūde	<b>854</b>	851	0.3 ⬆
Āgenskalns	<b>852</b>	852	0.0 ➡
Ilģuciemis	<b>770</b>	769	0.2 ⬆

Source: ARCO REAL ESTATE

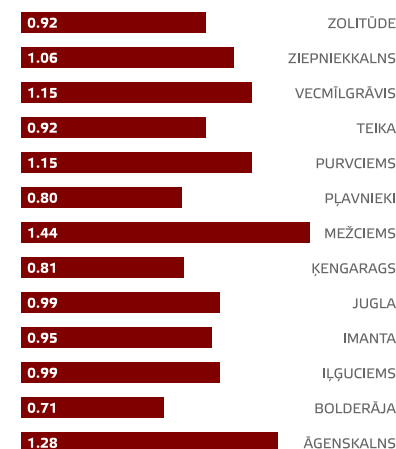
In September 2018, the standard-type apartment prices, compared with the beginning of 2017, were by 13 % higher. In turn, since the beginning of 2018, the prices have increased by 3 %.

## Number of apartments offered for sale in Riga at the end of September 2018



Source: ARCO REAL ESTATE

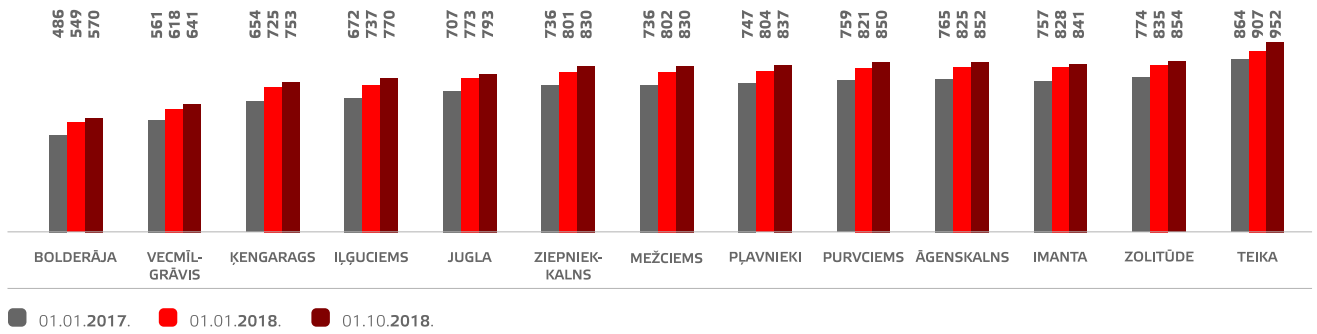
## Number of apartments offered for sale in proportion to the size of the housing estates in Riga in September 2018



\* 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>**

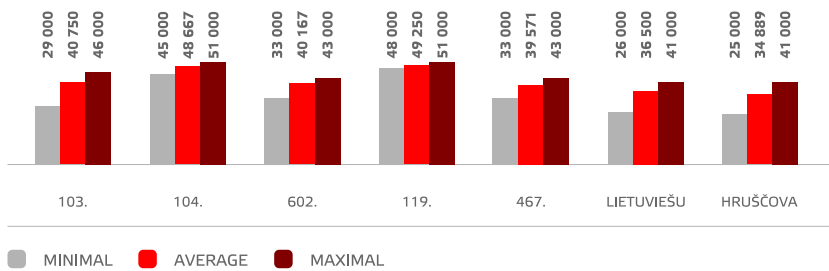


Source: ARCO REAL ESTATE

The highest prices of standard-type apartments remained in Teika in September 2018, where the average price per square meter remained unchanged at 952 EUR/m<sup>2</sup>. The lowest price per square meter in September remained in Bolderāja – 570 EUR/m<sup>2</sup>.

In September 2018, the most expensive apartments still 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 a satisfactory condition varied from 45 000 to 51 000 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 26 000 to 41 000 EUR, and the so-called Khrushchev-time houses, where the price of 2-room apartments varied from 25 000 to 41 000 EUR, depending on the housing estate.

**Standard-type apartment prices by series in Riga housing estates in September 2018 (2-room apartments), EUR**



Source: ARCO REAL ESTATE

**Average standard-type apartment prices in housing estates of Riga as per October 1, 2018, EUR/m<sup>2</sup>**



Source: ARCO REAL ESTATE

## Apartment market in the vicinity of Riga

### Ogre

In September 2018, in Ogre, the standard-type apartment prices remained unchanged. The average price of an apartment was 594 EUR/m<sup>2</sup>. In 2018, the apartment prices in total in Ogre increased by 6.3 %.

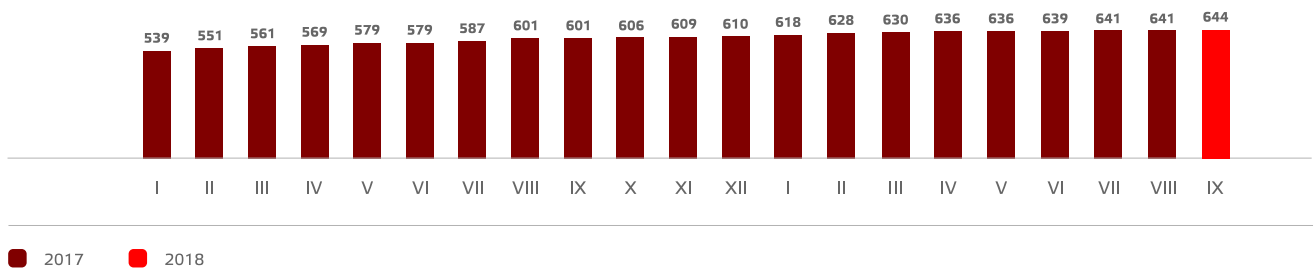
### Kauguri, Jūrmala

In Kauguri, in September 2018, the standard-type apartment prices did not change. The average price of apartments per square meter was 564 EUR/m<sup>2</sup>. Since the beginning of 2018, the apartment prices in Kauguri have increased by 7.8 % in total. For four consecutive months no price changes have been observed there.

### Salaspils

In September 2018, the apartment prices in Salaspils increased by 0.4 %. The average price of standard-type apartments in Salaspils has increased to 644 EUR/m<sup>2</sup>. Since the beginning of 2018, the standard-type apartment prices in Salaspils have increased by 5.6 % in total.

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

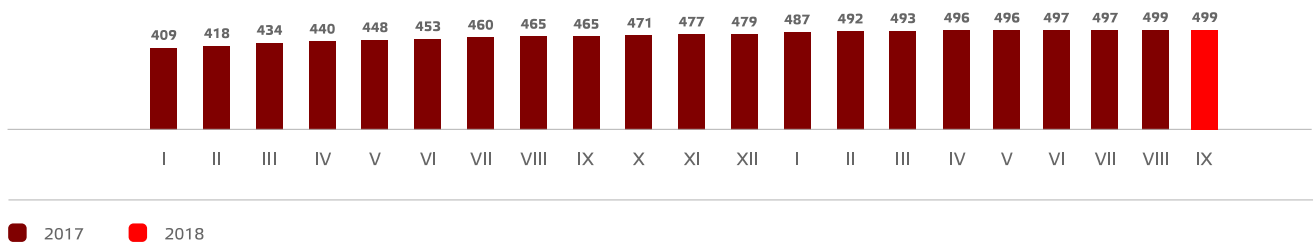


Source: ARCO REAL ESTATE

### Jelgava

In September 2018, the apartment prices did not change in Jelgava. The average price of standard-type apartments was 499 EUR/m<sup>2</sup>. Since the beginning of 2018, the standard-type apartment prices in Jelgava have increased by 4.1 %.

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



Source: ARCO REAL ESTATE

ARCO REAL ESTATE is the leading real estate company of the Baltic states, founded in 1992 in Estonia, the offices are today in cities in Latvia, Estonia and Bulgaria. ARCO REAL ESTATE is listed in Tallinn Stock Exchange since June, 2007. ARCO REAL ESTATE Latvia is founded in 1997 and today we are able to offer services in Riga, Jūrmala, Saulkrasti, Daugavpils, Jelgava as well as in Limbaži and Liepāja. More than 80 highly-qualified employees work in the company.

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