

MARKET OVERVIEW

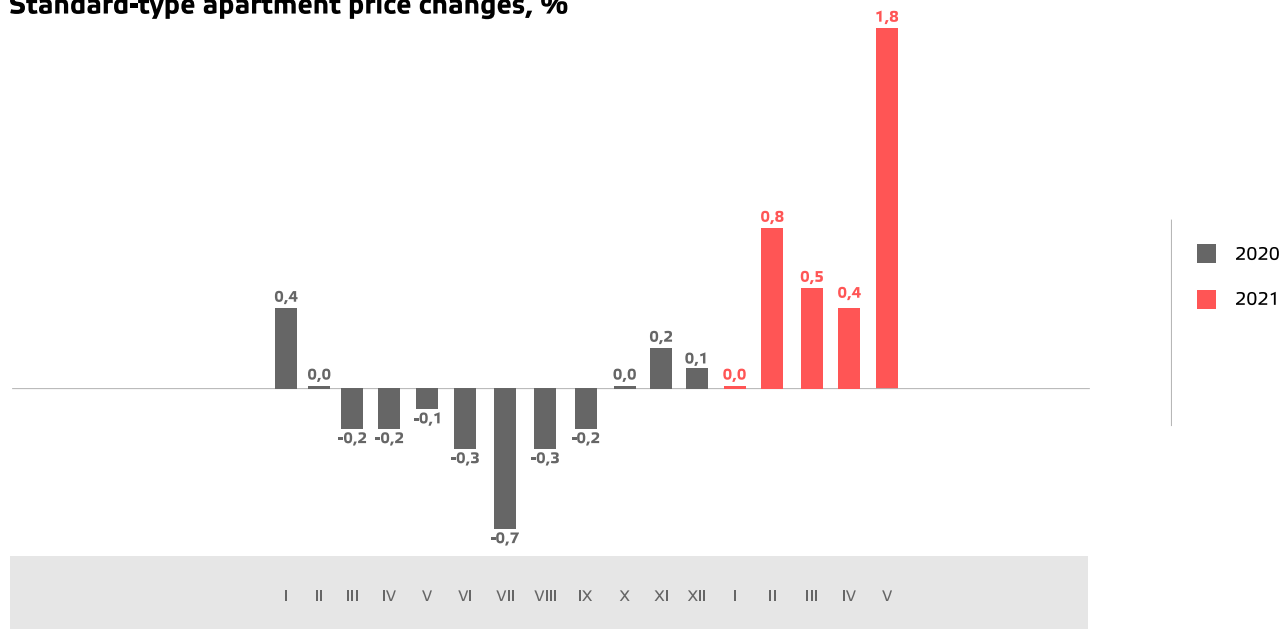
Standart-type apartments MAY

RIGA
2021

Standard-Type Apartments, June 1, 2021

In May 2021, the prices of standard-type apartments in Riga's housing estates increased - they increased by 1.8 % during the month. The average price of standard-type apartments rose to 834 EUR/m². In 2021, the prices of standard-type apartments increased by 3.4 %.

Standard-type apartment price changes, %

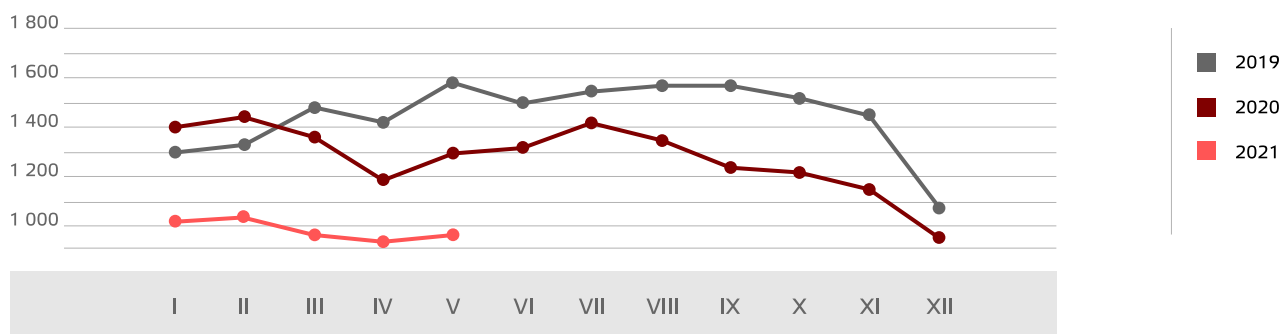


Source: ARCO REAL ESTATE

In May 2021, an increase in the prices of standard-type apartments was observed in all the largest housing estates of Riga. This price increase has been the highest in recent years. The significant price increase was based on the still low level of supply, which is observed in all districts of Riga, as well as in the vicinity of Riga. Apartment prices also tended to increase in the vicinity of Riga, where the number of apartments is still growing rapidly. In the vicinity of Riga in May, prices increased the most in Jūrmala, Kauguri.

Following a decline in supply at the end of the first quarter of 2021, no significant increase in supply was observed in the second quarter. The total number of apartments offered for sale has remained unchanged over the past month.

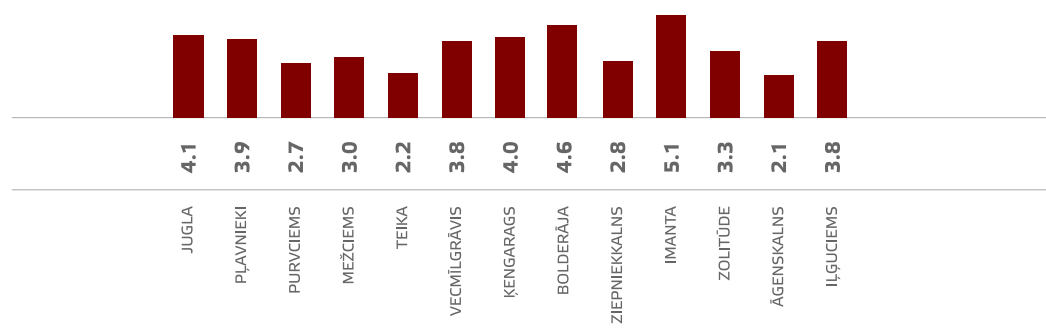
Dynamics of apartment supply in the largest housing estates of Riga



Source: ARCO REAL ESTATE

Since the beginning of 2021, in all major housing estates of Riga prices of apartments have generally increased. The largest price increase since the beginning of the year has been observed in Imanta (+ 5.1 %).

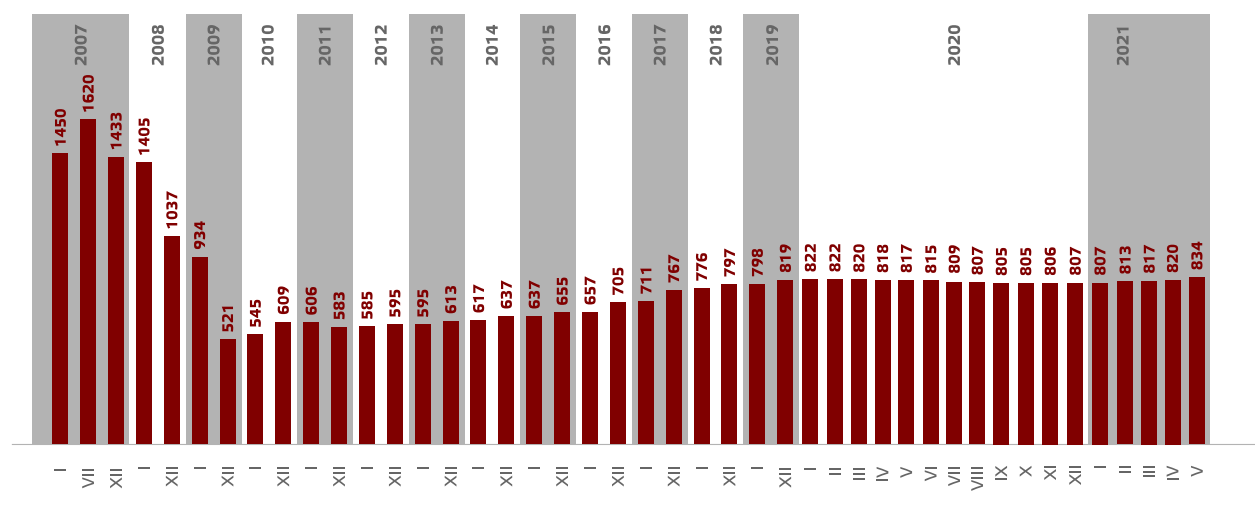
Price changes in the largest housing estates of Riga since January 1, 2021, %



Source: ARCO REAL ESTATE

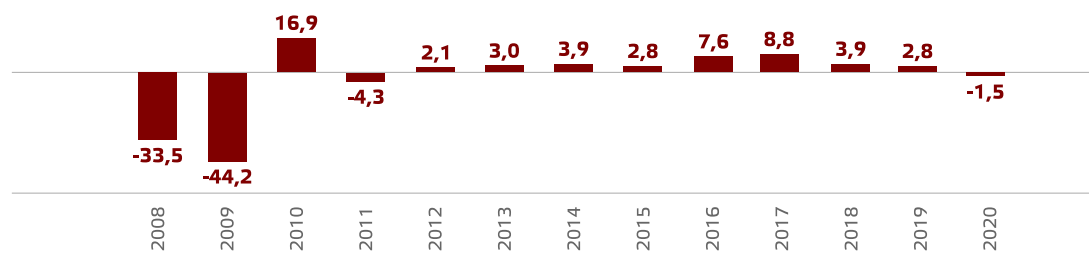
In May 2021, the average price of standard-type apartments increased to 834 EUR/m². The prices on average were by 48 % lower than on July 1, 2007, when the average price of a non-renovated standard-type apartment reached the highest ever value – 1 620 EUR/m².

Dynamics of average price of standard-type apartments in the largest housing estates of Riga, EUR



Source: ARCO REAL ESTATE

Changes in prices of standard-type apartments in Riga housing estates, %



Source: ARCO REAL ESTATE

In May, changes in apartment prices, measured by the number of rooms, were observed. The average price per square meter of standard-type apartments increased for one-room (+1.8 %), two-room (+2.4 %), three-room (+1.3 %) and four-room (+1.3 %) apartments.

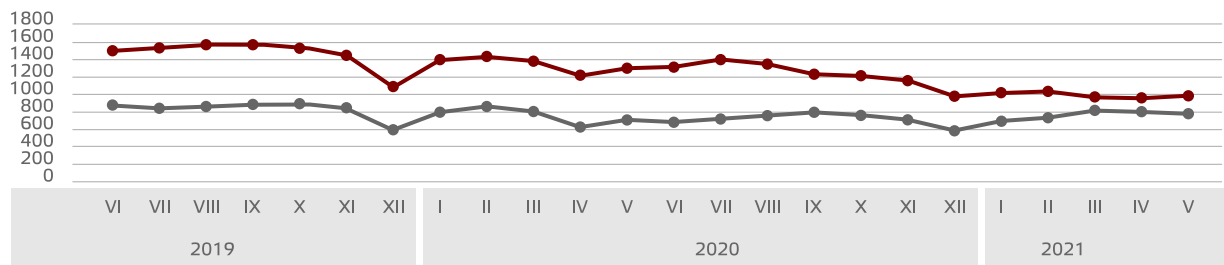
Average prices of standard-type apartments in Riga housing estates: breakdown by number of rooms, EUR/m²

	2019												2020												2021					
1 room	878	880	885	890	890	889	888	888	888	890	890	888	884	883	879	875	872	869	869	871	872	873	877	881	887	903				
2 rooms	830	830	832	835	835	835	835	835	835	836	836	833	830	829	826	819	818	817	818	819	820	820	824	827	830	850				
3 rooms	773	777	781	785	785	785	786	786	786	789	789	787	786	785	782	776	775	773	772	772	773	773	780	785	787	797				
4 rooms	751	755	758	761	762	763	764	766	768	774	774	774	773	773	771	766	763	761	761	762	762	763	772	775	777	787				
	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.	01.03.	01.04.	01.05.	01.06.				

Source: ARCO REAL ESTATE

In May, the supply of apartments in Riga decreased by 1 % compared to the previous month. The number of apartments offered for sale in the largest housing estates of Riga analysed by ARCO REAL ESTATE increased by 3 %. Compared to May 2020, the supply of apartments was generally lower: the total number of apartments offered for sale was 12 % lower than a year ago, but the supply of apartments in the largest housing estates was 26 % lower than a year ago.

Dynamics of supply of apartments in Riga



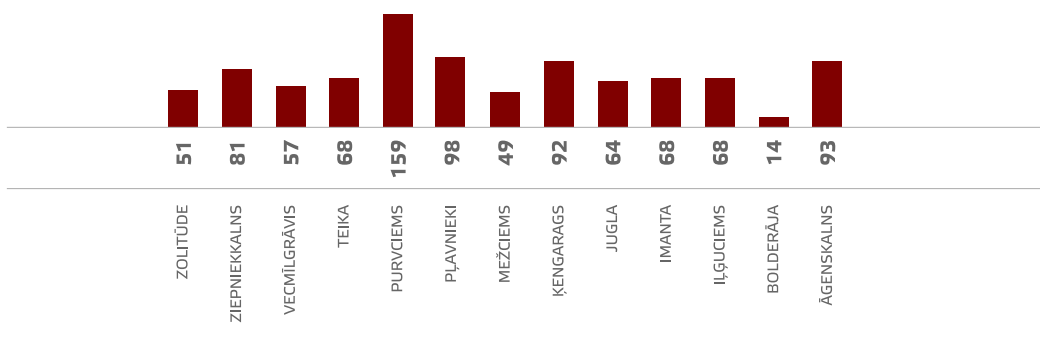
■ THE BIGGEST RESIDENTIAL AREAS (Jugla, Pļavnieki, Purvciems, Mežciems, Teika, Vecmīlgrāvis, Ķengarags, Bolderāja, Ziepniekkalns, Imanta, Zolitūde, Āgenskalns, Ilģuciems)

■ THE CENTER OF RIGA, OLD 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 May was in Purvciems, while the lowest - in Bolderāja.

Number of apartments offered for sale in Riga at the end of May 2021

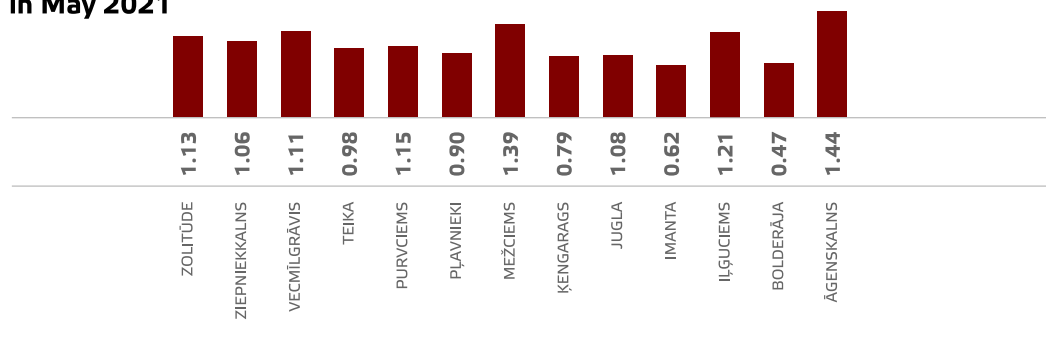


Source: ARCO REAL ESTATE

Last month, the supply of apartments in the largest housing estates of Riga mostly increased. The supply increased the most in Jugla - by 28 %. The supply decreased the most during the month in Bolderāja (-36 %).

When analysing the supply of apartments in proportion to the size of the housing estate, i.e., by population, the largest supply in May was found in Āgenskalns, while in Bolderāja the supply was proportionally the lowest.

Number of apartments offered for sale in proportion to the size of the housing estates in Riga in May 2021



Source: ARCO REAL ESTATE

In May, changes in the prices of standard-type apartments in the largest housing estates of Riga were observed. Apartment prices increased in all major housing estates. The largest price increase was observed in Imanta, where prices increased by 2.7 % during the month. The smallest changes affected Āgenskalns, where prices increased by 0.4 %.

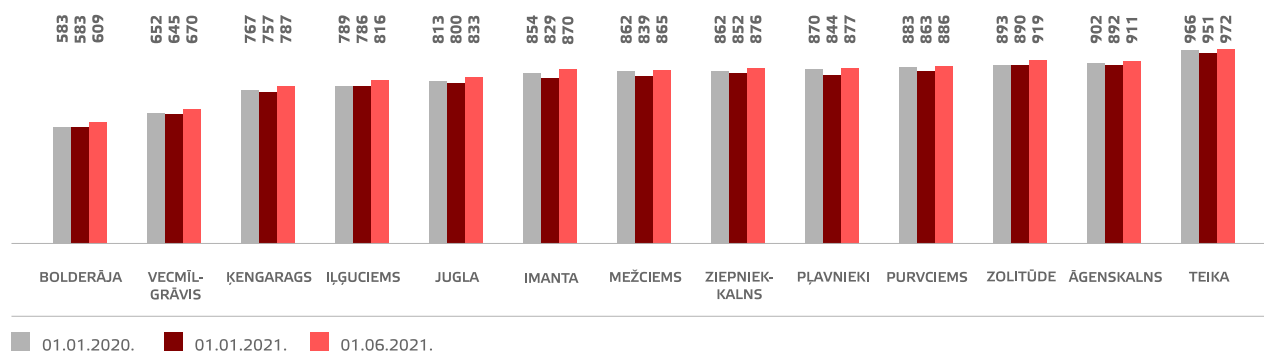
Average price changes of square meter of standard-type apartment in Riga housing estates, %

Housing Estate	The average value per 1 m ² on 01.06.2021.	The average value per 1 m ² on 01.05.2021.	Changes, %
Jugla	833	814	2.3
Pļavnieki	877	858	2.2
Purvciems	886	871	1.6
Mežciems	865	850	1.7
Teika	972	959	1.3
Vecmīlgrāvis	670	660	1.4
Ķengarags	787	776	1.4
Bolderāja	609	598	2.0
Zieņiekkalns	876	861	1.8
Imanta	870	848	2.7
Zolitūde	919	903	1.8
Āgenskalns	911	907	0.4
Iļģuciems	816	801	1.9

Source: ARCO REAL ESTATE

Compared to the beginning of 2020, in May the prices of standard-type apartments were higher by 2 %. However, since the beginning of 2021, prices have increased by 3.4 %.

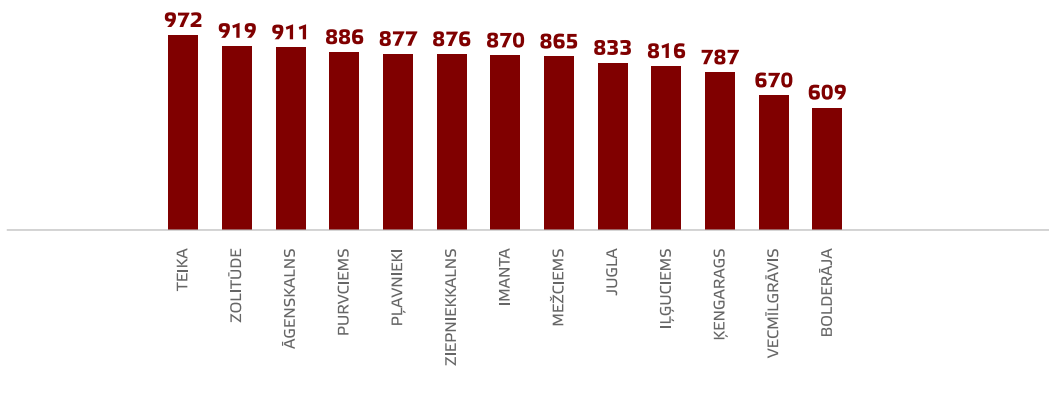
Average standard-type apartment prices in housing estates of Riga, EUR/m²



Source: ARCO REAL ESTATE

The highest prices of standard-type apartments in May remained in Teika, where the price per square meter increased to 972 EUR/ m². The lowest average price per square meter in May was in Bolderāja - 609 EUR/ m², which also increased during the month.

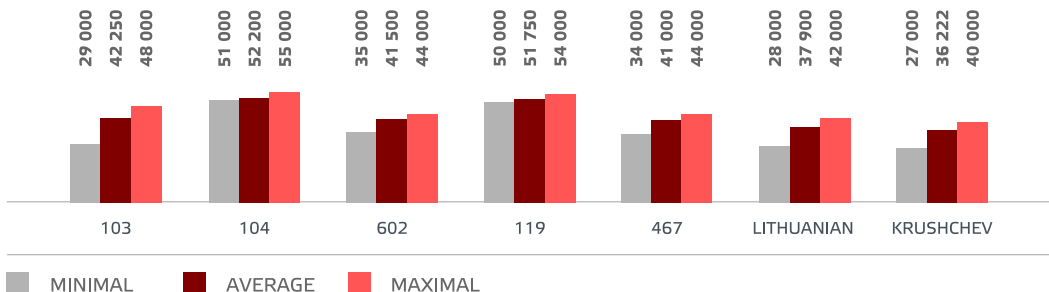
Average standard-type apartment prices in housing estates of Riga as per June 1, 2021, EUR/m²



Source: ARCO REAL ESTATE

In May, 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 50 000 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 28 000 to 42 000 EUR, and the so-called Khrushchev-time houses, where the price of 2-room apartments varied from 27 000 to 40 000 EUR, depending on the housing estate.

Standard-type apartment prices by series in Riga housing estates in May 2021 (2-room apartments), EUR



Source: ARCO REAL ESTATE

Apartment market in the vicinity of Riga

Ogre

In May, the prices of standard-type apartments in Ogre increased by 2 %, reaching an average apartment price of 713 EUR / m². In 2021, apartment prices in Ogre have increased by 8 %.

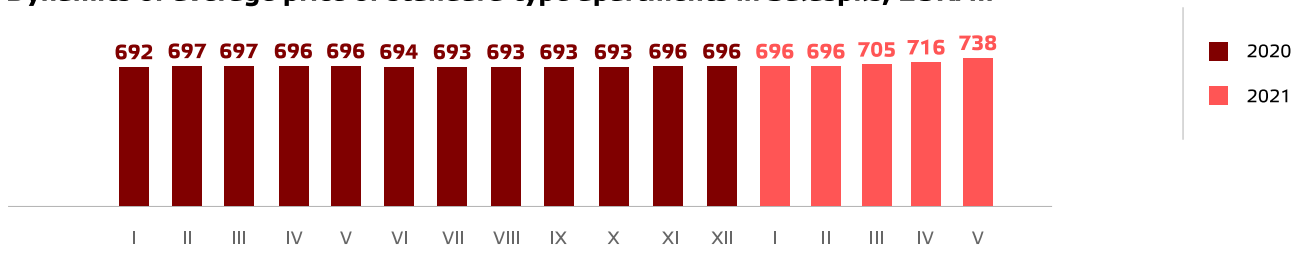
Kauguri, Jūrmala

In Kauguri, the prices of standard-type apartments increased by 4 % in May. The average price of one square meter of apartments rose to 678 EUR/m². Since the beginning of 2021, apartment prices in Kauguri have increased by 8 %.

Salaspils

In May, apartment prices in Salaspils increased by 3 %. The average price per square meter of standard-type apartments in Salaspils increased to 738 EUR / m². This year, the prices of standard-type apartments in Salaspils have increased by 6 %.

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

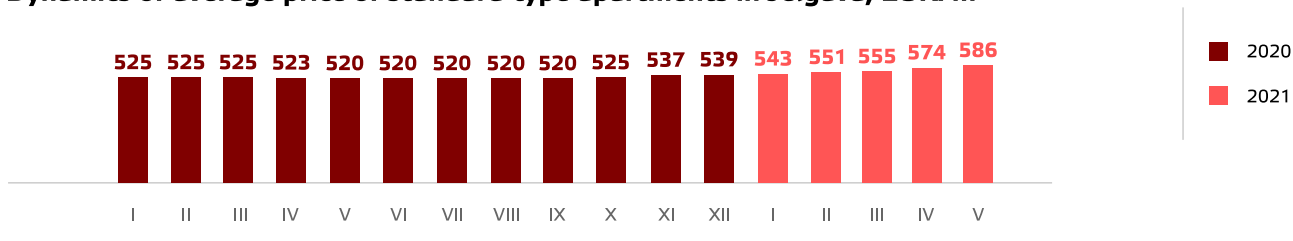


Source: ARCO REAL ESTATE

Jelgava

In May, apartment prices in Salaspils increased by 3 %. The average price per square meter of standard-type apartments in Salaspils increased to 738 EUR/m². This year, the prices of standard-type apartments in Salaspils have increased by 6 %.

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



Source: ARCO REAL ESTATE

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 Riga, Jūrmala, Saulkrasti, Daugavpils, Jelgava, as well as in Limbaži and elsewhere in Latvia, offering real estate brokerage, appraisal and consulting services to clients.

Māris Laukalējs | Member of the Board, Head of Valuation Department No. 1

maris.laukalejs@arcoreal.lv
Blaumaņa ielā 5a-1, Rīgā
LV-1011, Latvija
Tālr. +371 6736 5555
www.arcoreal.lv