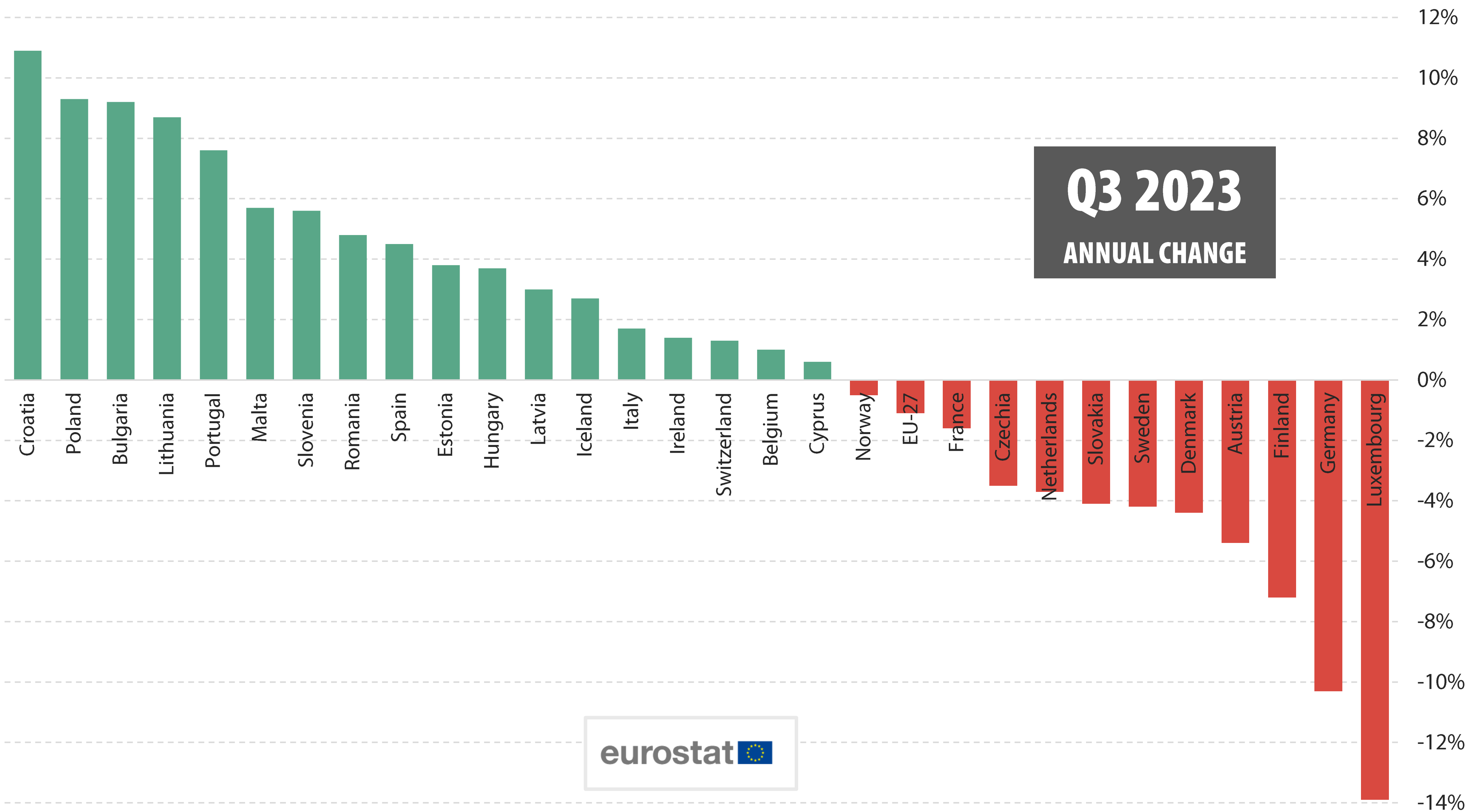
BALTIC REAL ESTATE INVESTMENT FORUM 2025

THE BALTIC HOUSING MARKET

OBER HAUS

IS THE RECENT MARKET SLUMP HITTING HOME PRICES IN EUROPE?

RESIDENTIAL PROPERTY PRICE CHANGES IN EUROPE



RESIDENTIAL PROPERTY PRICE CHANGES IN EUROPE

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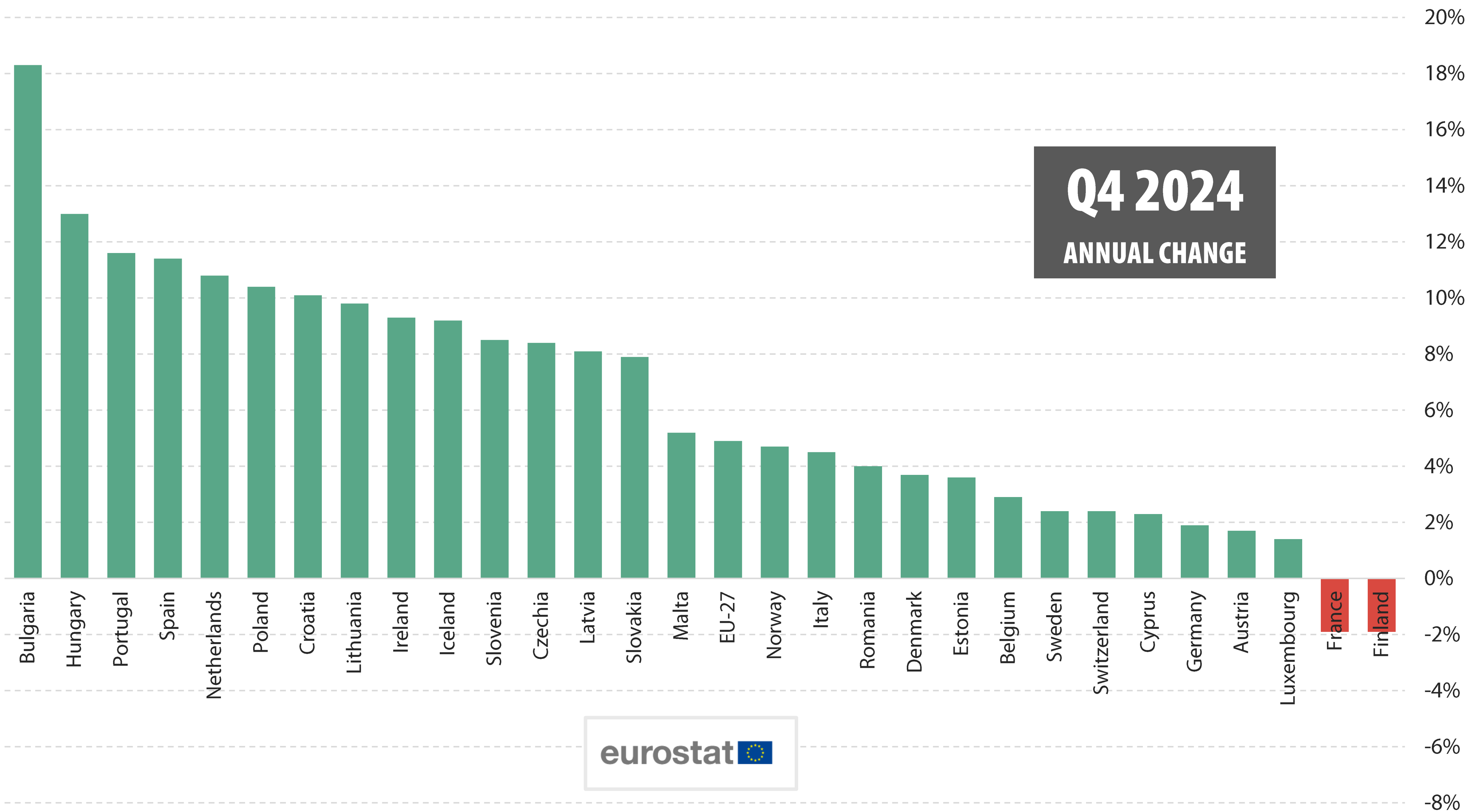


START
USAA
BOEING
USAA
BOEING
THE STARTING GUN'S FIRED!

MARKET ACTIVITY: APARTMENTS

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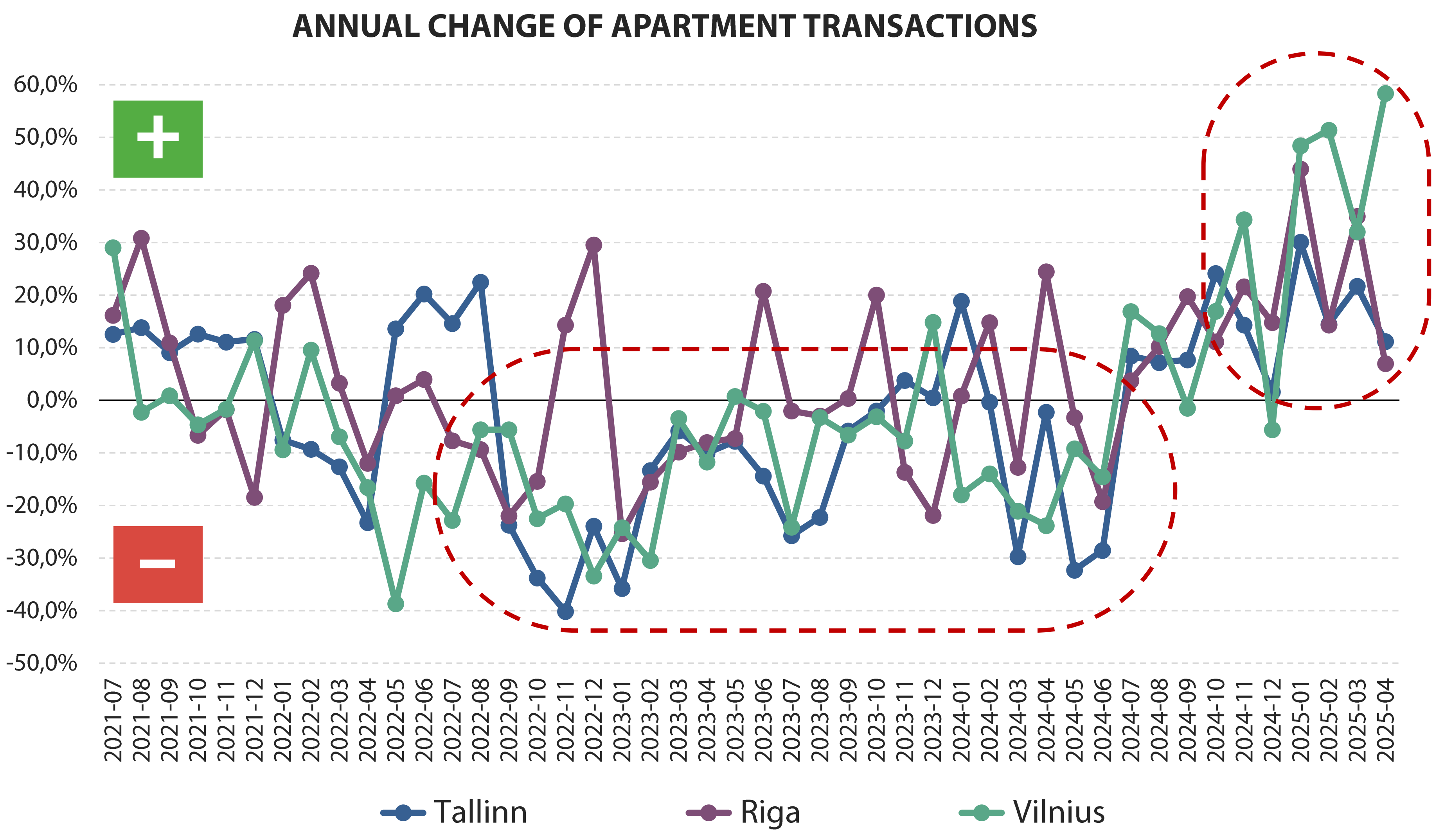

Jan-Apr 2025
(Y-o-Y)

+19%

+23%

+47%

Source: Official statistics

NUMBER OF APARTMENT TRANSACTIONS

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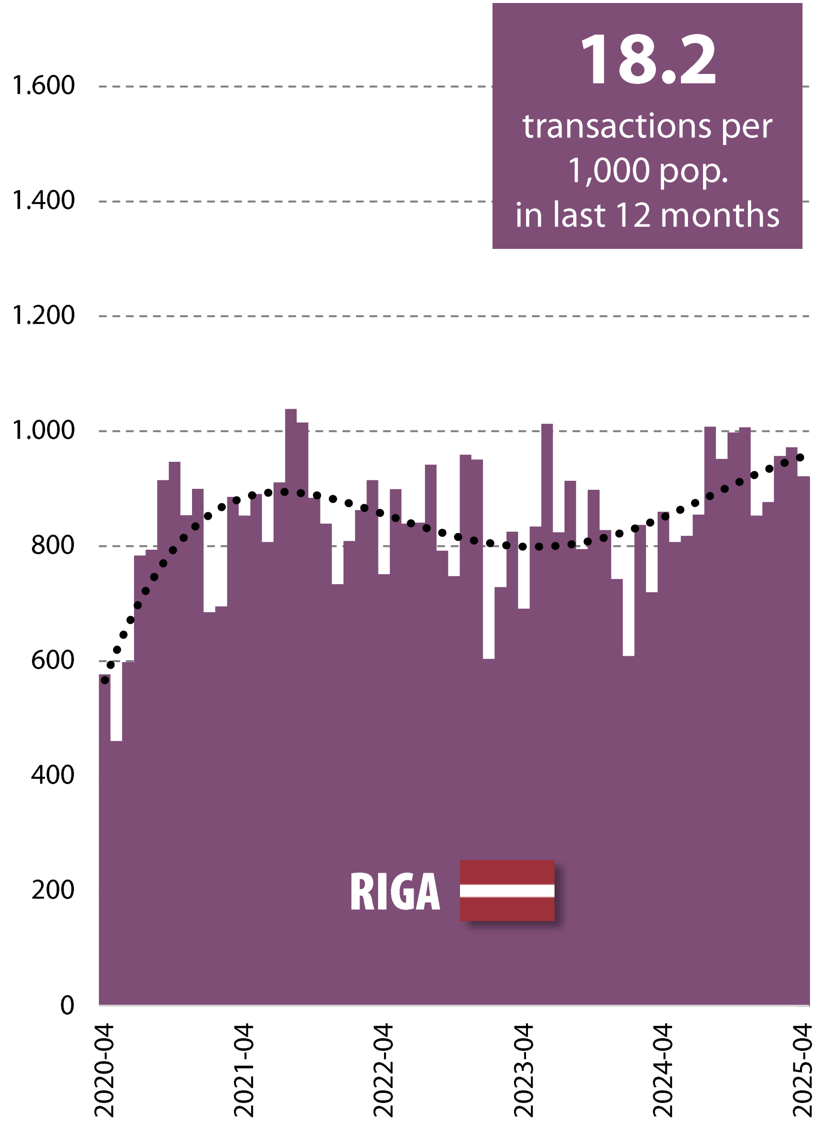
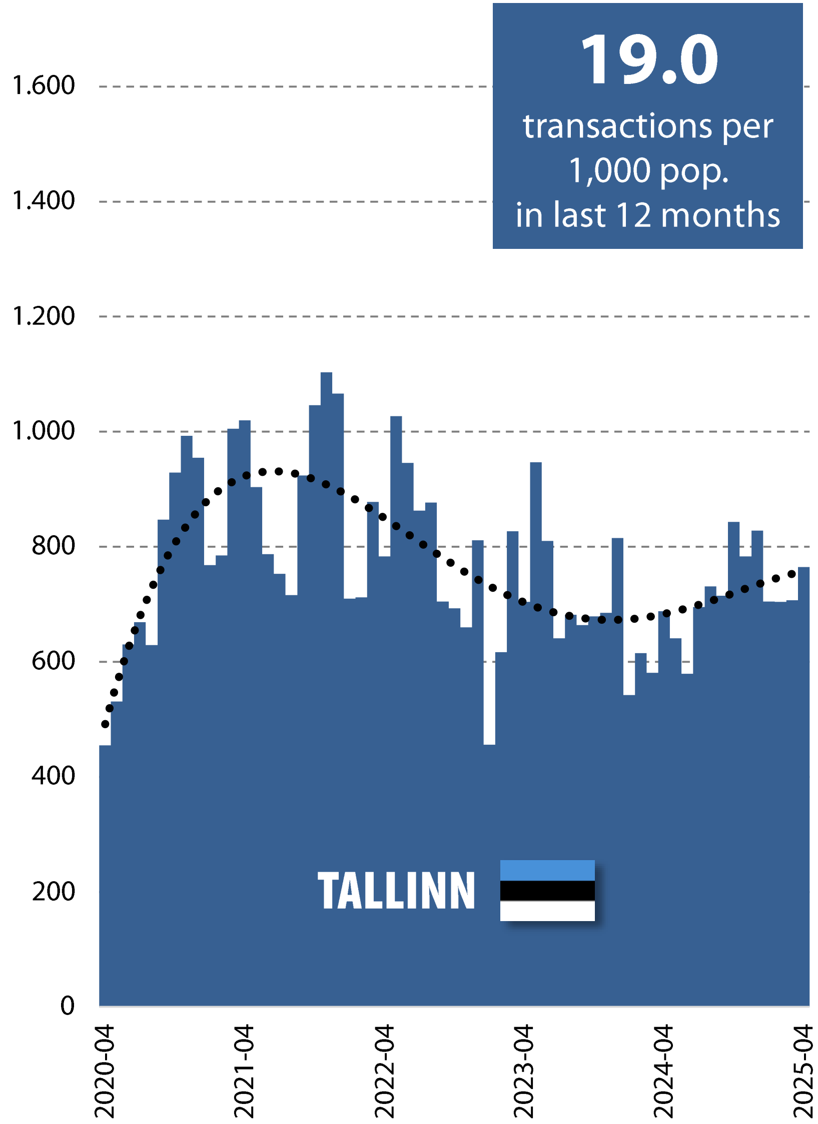
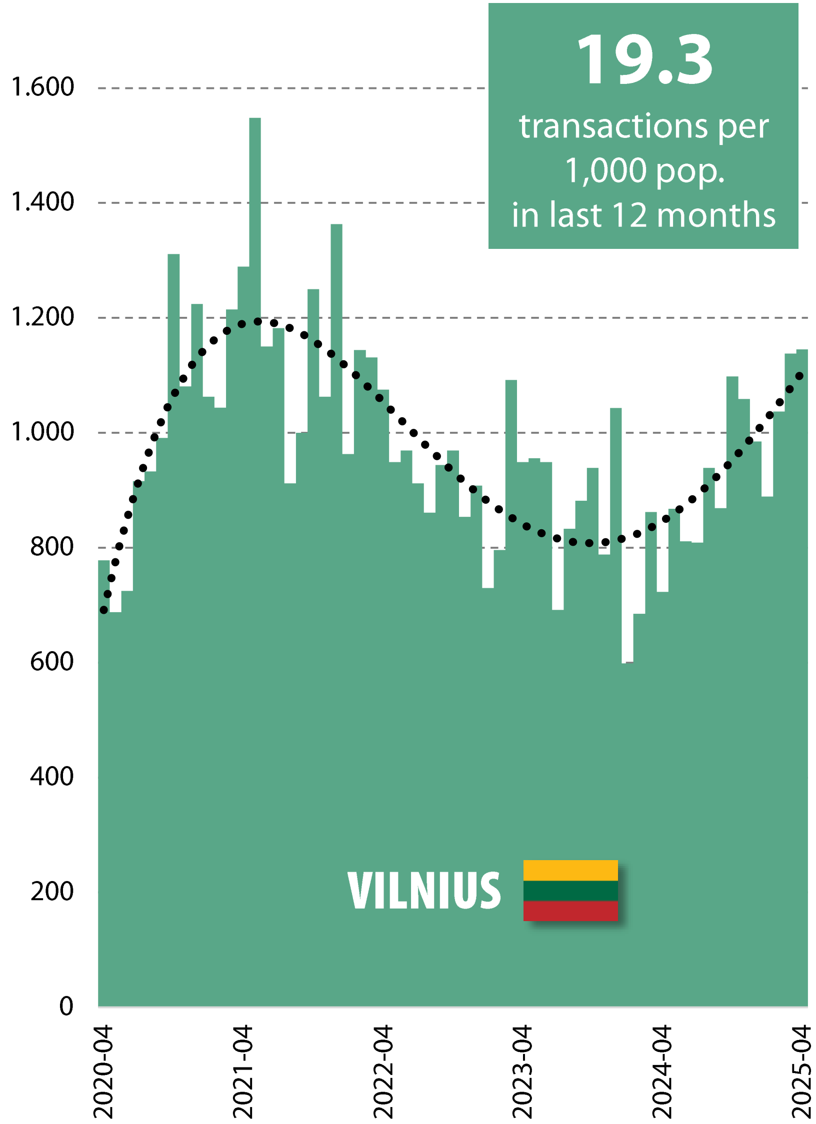


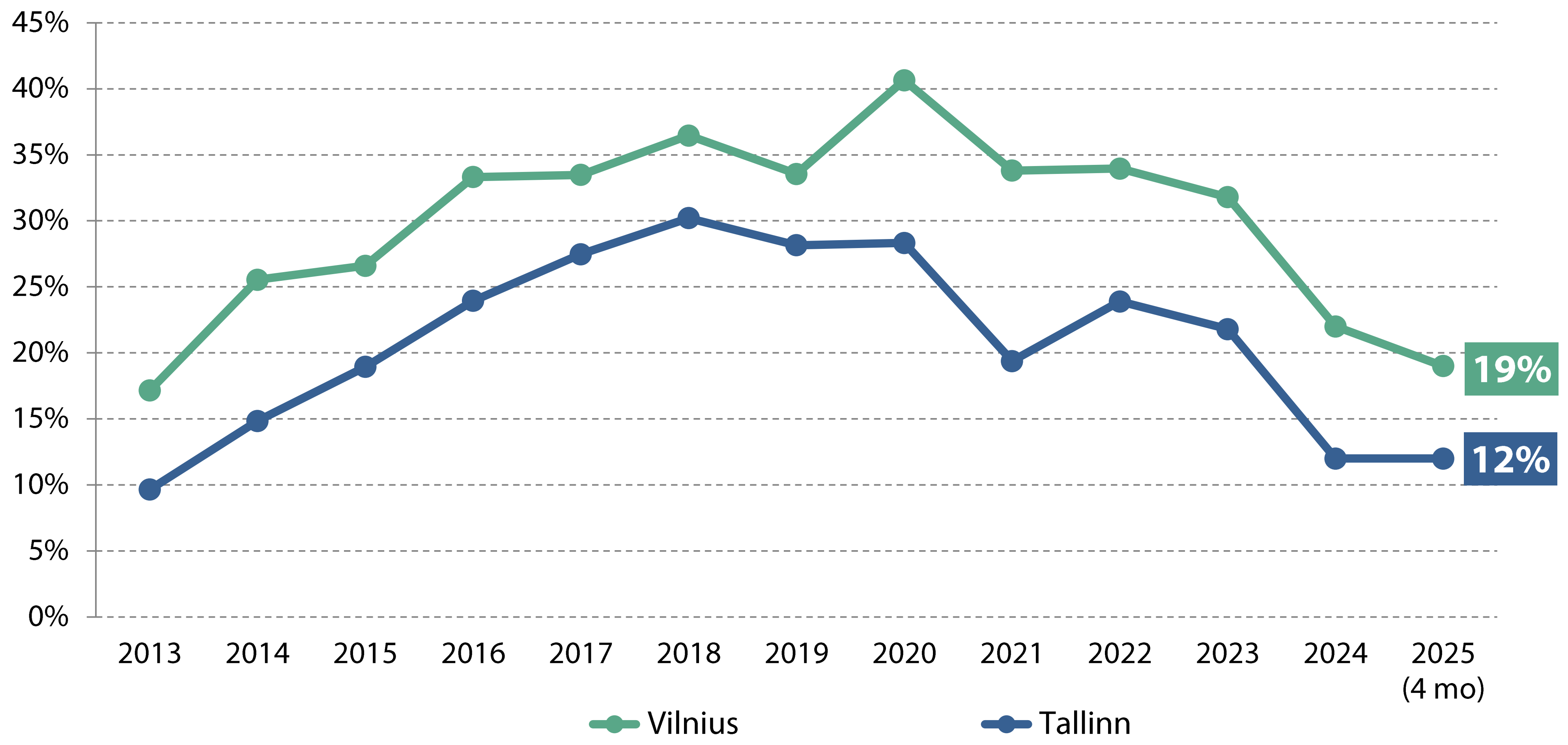


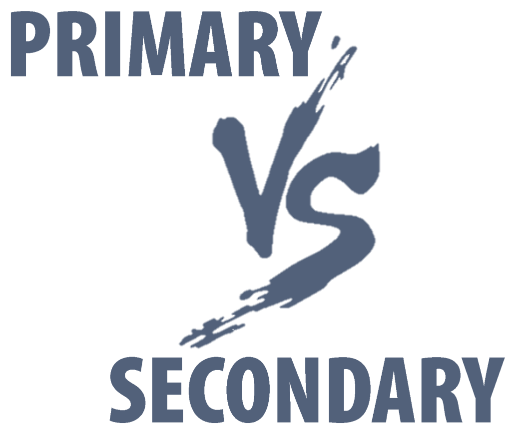


Source: Official statistics

FALLING CONSTRUCTION PACE WEAKENS OFFICIAL FIGURES

SHARE OF FIRST-TIME SALE APARTMENTS FROM TOTAL APARTMENT TRANSACTIONS





Source: Official statistics, Ober-Haus calculations

NEW APARTMENT CONSTRUCTION

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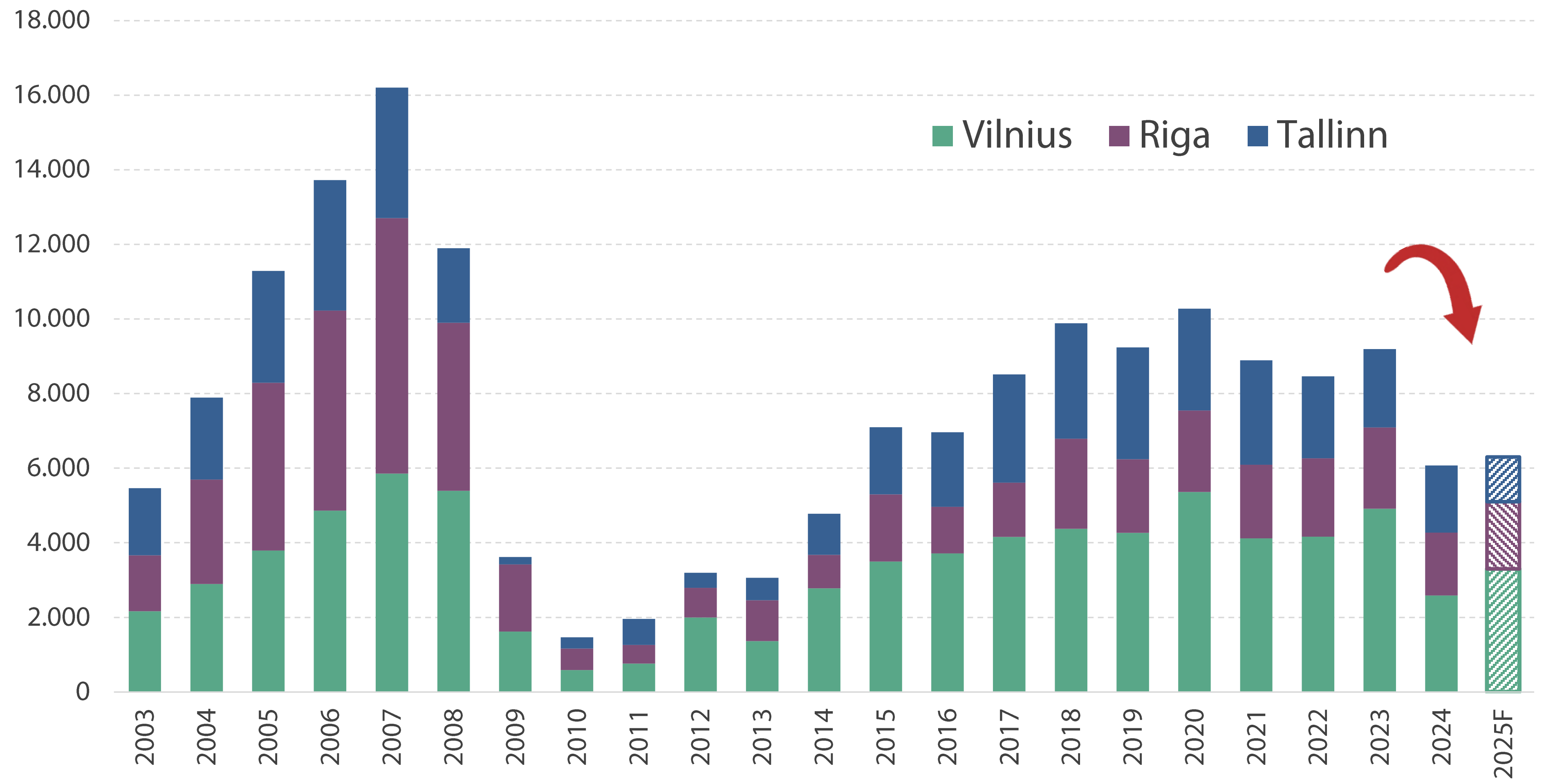
COMPLETED APARTMENTS

(in multi-apartment buildings for sale)



Source: Ober-Haus

MORTGAGE MARKET

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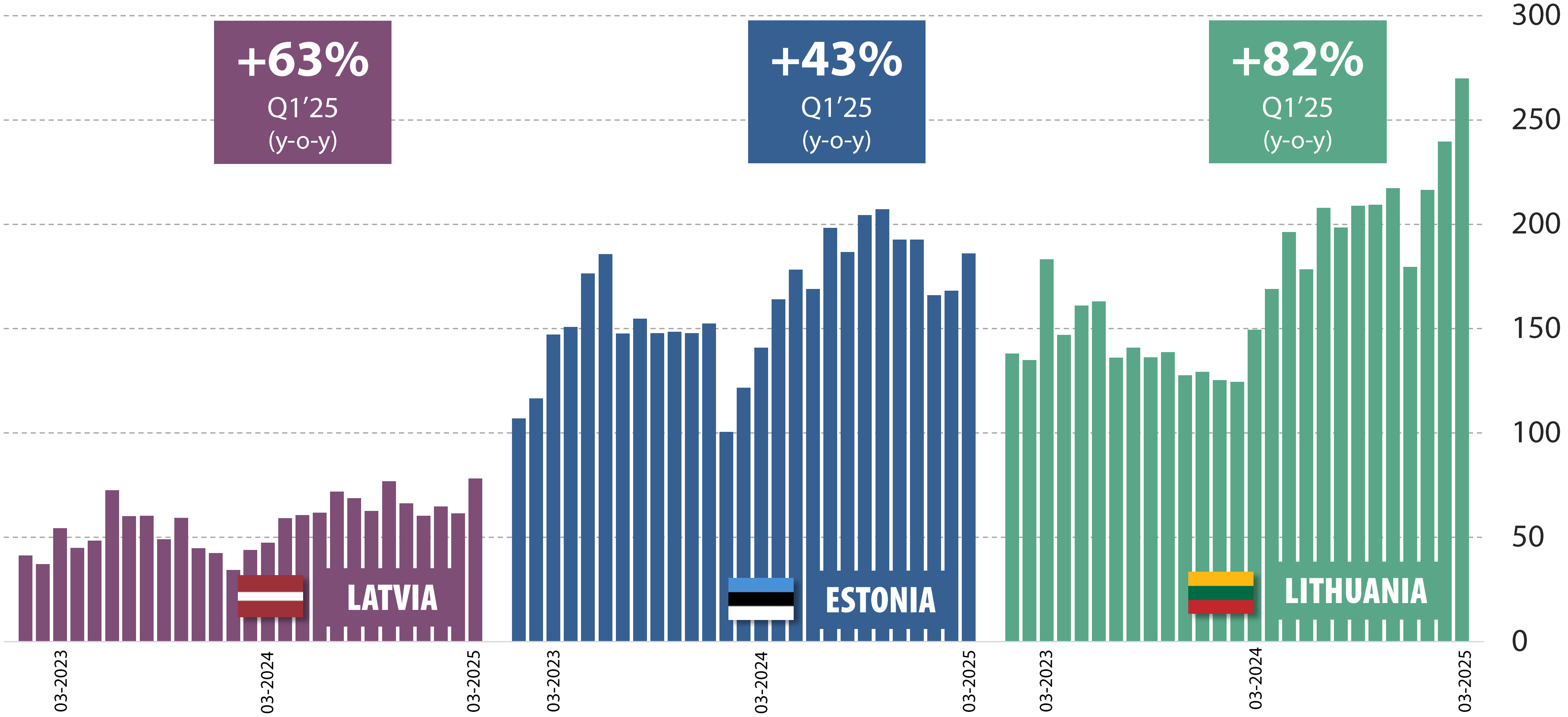
NEW HOUSING LOANS
(Jan 2023 - Mar 2025 / million EUR)

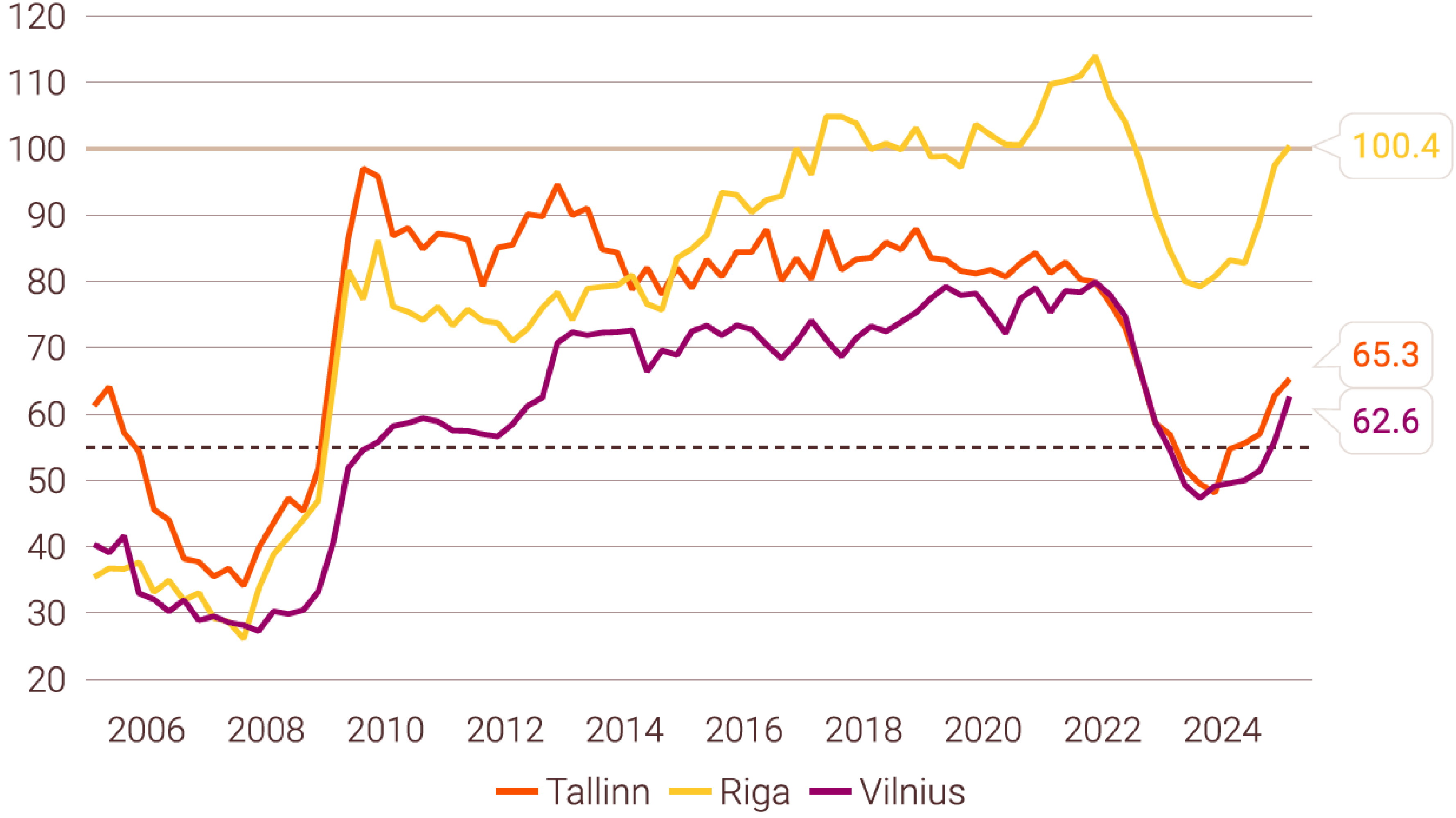


Source: Central banks

BALTIC HOUSING AFFORDABILITY: Q1 2025

OBER HAUS

Size of an apartment that an average household can afford to purchase with a mortgage, m²

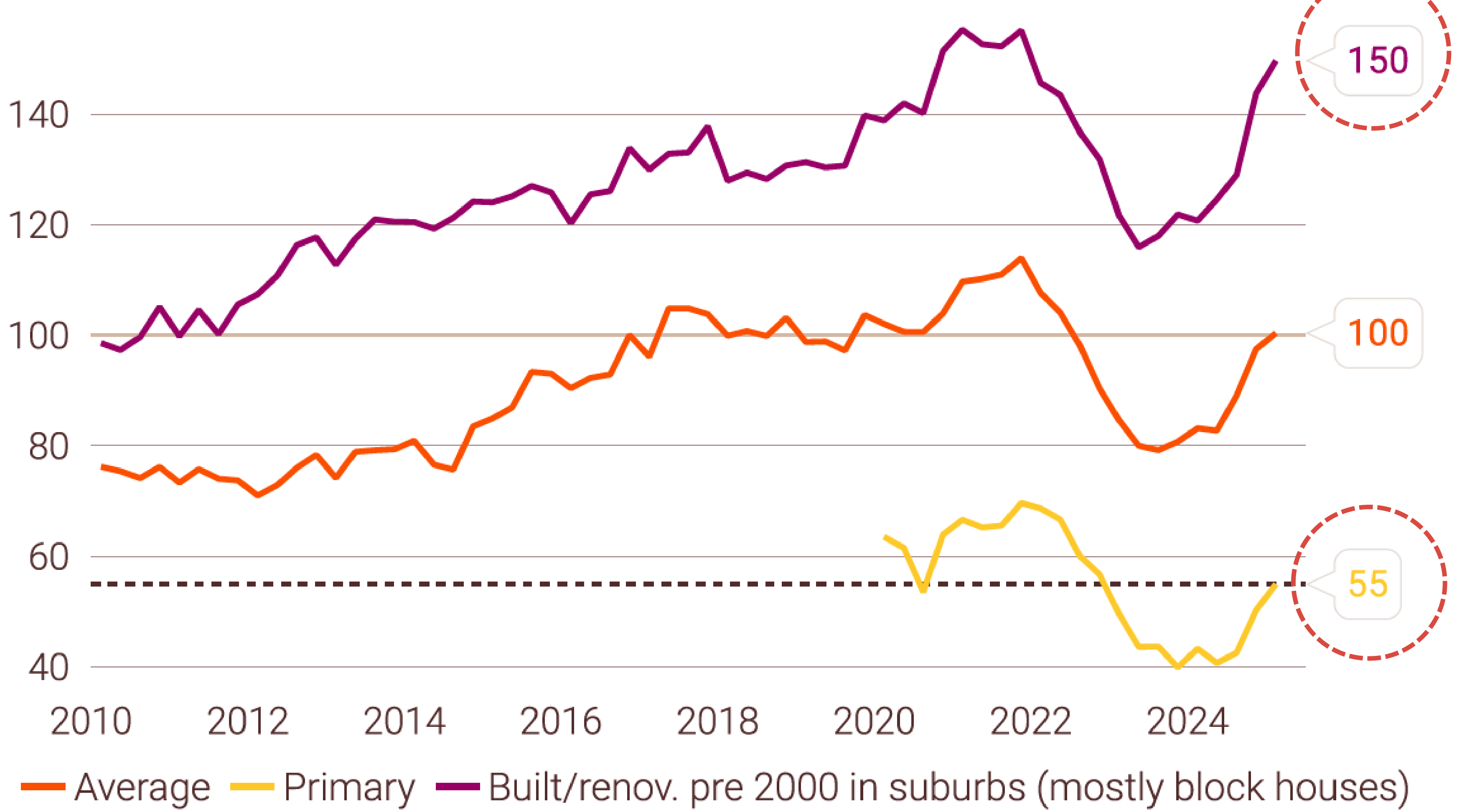


Source: Swedbank Research & Macrobond

HOUSING AFFORDABILITY IN RIGA: Q1 2025

OBER HAUS

Size of an apartment that an average household can afford to purchase with a mortgage, m²



Source: Swedbank Research & Macrobond

DEVELOPMENT OF THE RESIDENTIAL REAL ESTATE MARKET