

## CHANGES IN APARTMENT PRICES IN URBAN DISTRICTS OF VILNIUS

2012 - 2015

### RE MARKET TRENDS September 2015

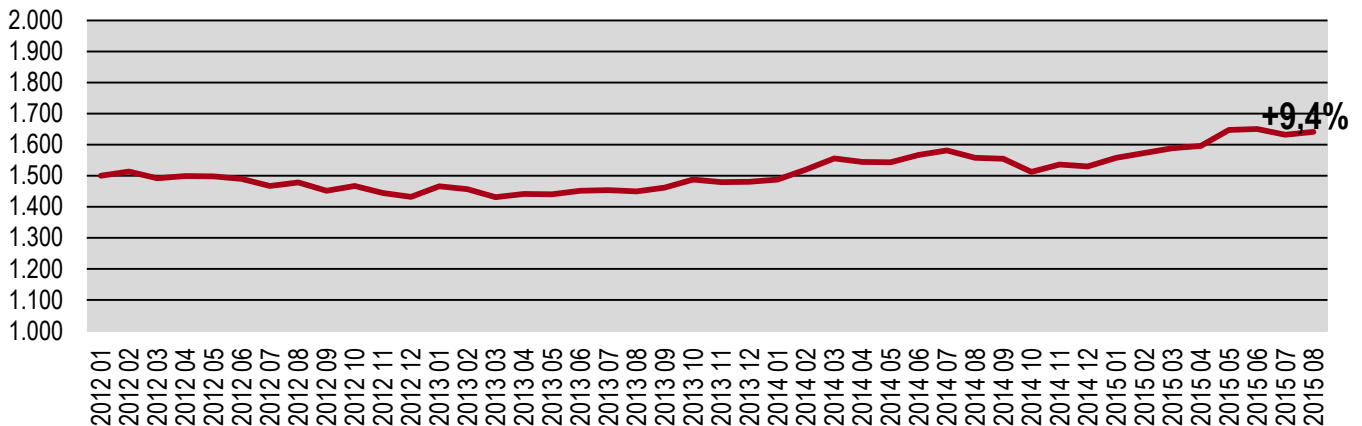


- Since 2012, the average price of one square metre in a newly built apartments has increased by 9.4 percent in Vilnius.
- The analysis of separate urban districts showed a significant difference – from -9.7 to +18.6 percent.
- Since 2012 the average price of one square metre increased by 14-18 percent, at an average, in the major housing projects located in Antakalnis, Baltupiai, Pilaitė, and Visoriai.
- A new trend – 3 or 4-room apartments are becoming more popular.

## CHANGES IN APARTMENT PRICES IN URBAN DISTRICTS OF VILNIUS 2012 – 2015

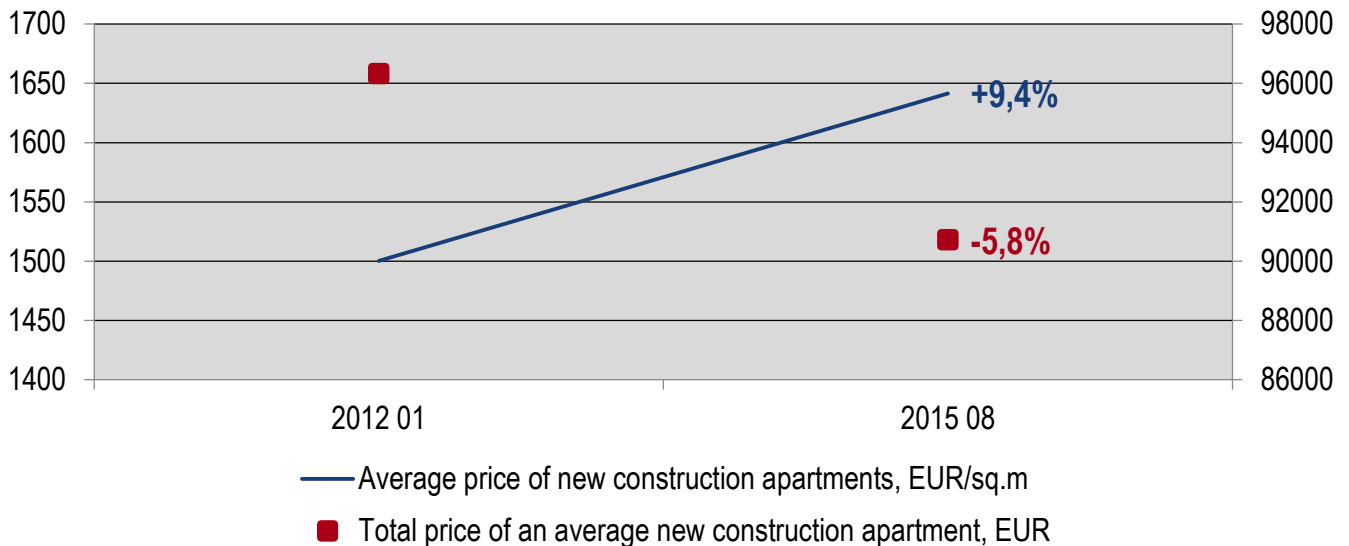
Since 2012, the average price of one square metre in a newly built apartment has increased by 9.4 percent in Vilnius; however, it does not mean that the prices of newly built apartments were growing in all urban districts. The analysis of separate urban districts showed a significant difference – from -9.7 to +18.6 percent. The highest increase in prices was observed in the most popular urban districts, where the major housing projects are being developed.

### The average price of new construction apartments in Vilnius, EUR/ sq.m.



Source: Inreal

### Changes in prices of new construction apartments in Vilnius, 2012-2015



Source: Inreal

Since early 2012, the price of one square metre in the major housing projects, i.e. “Antakalnis Terraces” in Antakalnis, “Ozo Park” in Baltupiai, “Oslo Houses” and “Naujamiestis Houses” in Naujamiestis, “Vilmesta Quarter” and “Bajorai Hills” in Visoriai, has increased by 14-18 percent, at an average. Whereas the projects cover the major share of the market and partially has become the market makers, therefore we may consider them as the basic cause for a noticeable increase in average prices of new construction apartments in the abovementioned urban districts along with an increase in average prices of new construction apartments in Vilnius.

## Map of changes in prices of new construction apartments in Vilnius (2012 – 2015)



Source: Inreal

The increase in the price of one square metre in new construction housing in Vilnius was resulted by changes in the structure of supply, when smaller apartments were offered more often in order to achieve better liquidity during last few years. In 2012, the average area of an apartment was approx. 64 sq.m., and the price was about 96,300 Euro. In 2015, the average area of an apartment “shrank” to 55 sq.m., and the total price decreased to 90,700 Euro.

Nevertheless, a new reverse trend is currently observed – more spacious, 3 or 4-room apartments are becoming more popular in the market, therefore, the developers will likely respond to it, what will result in changes in the structure of supply and increase in the total price of average housing.

## Changes in prices in urban districts of Vilnius

Urban district	Price (€ / sq.m.)		Change	Comments
	01 2012	08 2015		
Baltupiai	1423	1687	18.6%	The highest influence on the increase in prices was made by the project "Ozo Park", developed by JSC "Realco". In several years, RE prices increased by 17 percent, at an average.
Žirmūnai	1552	1729	11.4%	An attractive and demandable urban district, meanwhile it has almost no new supply – in several years, just about 190 newly built apartments were offered in the market, and therefore, the developers were able to raise the prices more.
Antakalnis	1622	1797	10.8%	The highest influence on the increase in prices was made by the project "Antakalnis Terraces", developed by JSC "MG Valda". In several years, RE prices increased by 17 percent, at an average.
Senamiestis	2217	2399	8.2%	High demand; many new projects occurred. Active development of new projects resulted in higher level of prices.
Naujamiestis	1756	1897	8.0%	The highest influence on the increase in prices was made by the projects "Naujamiestis Houses" and "Oslo Houses", developed by JSC "Vilbra" and JSC "SELVAAG LT". In several years, RE prices increased by 18 and 14 percent, respectively.
Visoriai	1272	1373	7.9%	The highest influence on the increase in prices was made by the project "Bajorai Hills", developed by SC "Hanner". In several years, RE prices increased by 9 percent, at an average.
Užupis	2038	2193	7.6%	Many new projects occurred in the market. Active development of the urban district resulted in increasing RE prices.
Pilaitė	1209	1288	6.5%	The highest influence on the increase in prices was made by the projects "Vilmesta Quarter" and "EIKOS Apartments" in Pilaitė. In several years, RE prices increased, respectively, by 18 and 8 percent, at an average.
Šnipiškės	1547	1641	6.1%	Many new projects occurred in the market. Active development of the urban district resulted in increasing prices of new construction apartments.
Valakampiai	1904	1985	4.2%	The change in the average price of newly built apartments is not significant. On the one hand, the urban districts are attractive, but, on the other hand, their development was not as active as of other urban districts – respectively, purchasers showed lower interest, therefore, the change in prices was also minor.
Santariškės	1530	1589	3.9%	
Žvėrynas	1882	1942	3.2%	
Verkiai	2183	2244	2.8%	
Karoliniškės	1505	1547	2.8%	
Lazdynai	1271	1295	1.9%	
Pašilaičiai	1072	1064	-0.7%	Not very popular urban districts among the purchasers; therefore, there were no sufficient presumptions for the average prices of newly built apartments to grow.
Justiniškės	1160	1131	-2.5%	
Naujininkai	1235	1182	-4.3%	
Vilkpėdė	1352	1221	-9.7%	The development of new projects and supply in the urban district is minor. Current projects face low liquidity, therefore prices were decreased.

Source: Inreal

## AUTHOR

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## ABOUT COMPANY / CONTACTS

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### INREAL GROUP



JSC "Inreal GEO", JSC "Inreal valdymas" and JSC "Inreal", provides probably the widest spectrum of services in Lithuania, related to real estate. Inreal group companies belong to SC "Invalda privatus kapitalas". About 90 employees are currently working in Inreal group; mediations in lease or sale of more than 550 thousand sq. m. of commercial premises, over 1,000 residential housing objects, and over 200 land plots. The company mediates in 40 residential housing projects, 24 investment projects, or their portfolios. More than 4,900 valuation reports and about 80 consultations (feasibility studies, investment memorandums, and market research) are being drawn up annually. The value of asset of valuation is above 725 million euros. Company offices or representations are operating in Vilnius, Kaunas, Klaipėda, Šiauliai, Panevėžys, Mažeikiai, Alytus, Plungė, Tauragė, Utena and Druskininkai. Currently JSC "Inreal Valdymas" develops two real estate projects: houses in Nida "Kopų vetrunges" ("Dunes weathervanes"; „Kopų vētrungės“) and apartments and commercial premises in Klaipeda oldtown "Danes uzutekis" ("Danes Bay"; „Danės užutėkis“).

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