



ZONAPROP INDEX

INFORME DE MERCADO

GBA NORTE. ANEXO BARRIOS. JULIO 2020

ZONAPROP INDEX

TRANSFORMANDO DATOS EN ESTADÍSTICAS CONFIABLES



OBJETIVO: BRINDAR ESTADÍSTICAS CLARAS, OBJETIVAS Y CONFIABLES SOBRE LOS PRECIOS DE LOS INMUEBLES



PERIODICIDAD: CALCULO MENSUAL, PUBLICACION TRIMESTRAL



FONTE DE DATOS: TODOS LOS ANUNCIOS DE INMUEBLES PUBLICADOS EN IMOVELWEB.COM



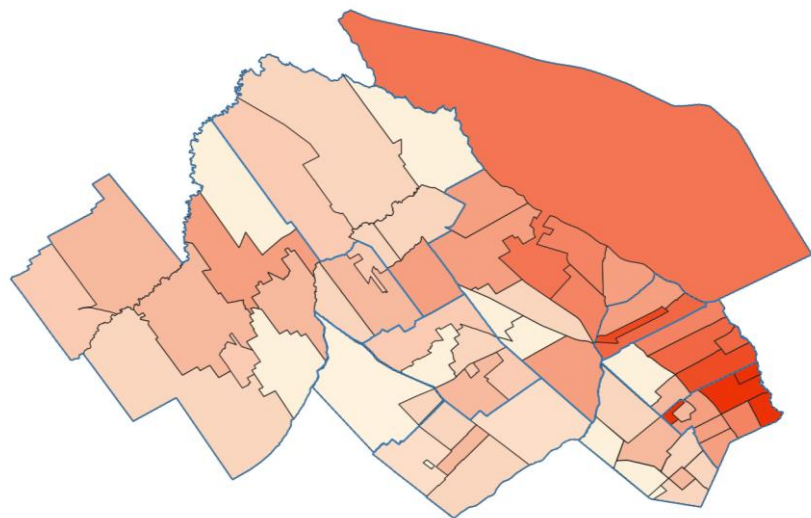
METODOLOGÍA: UTILIZAMOS LAS MEJORES PRÁCTICAS ESTADÍSTICAS DOCUMENTO METODOLÓGICO DISPONÍVEL NO WEBSITE

01

PRECIOS VENTA

VENTA

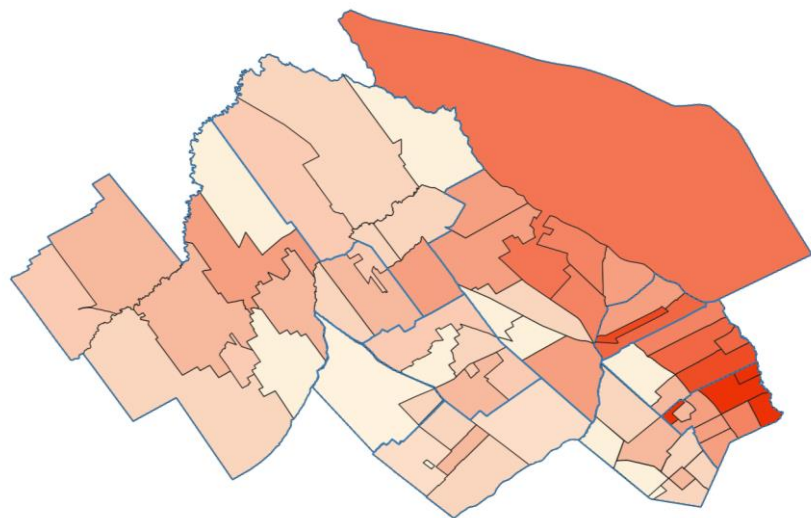
PILAR Y ESCOBAR



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
●	Pilar Golf	4,190	-0.2%	-2.3%
●	Vohe	2,793	-1.5%	-5.0%
●	Bouquet	2,699	-4.3%	-8.8%
●	Municipio Pilar	1,868	-1.1%	-3.0%
●	Farm Club	1,850	2.6%	3.4%
●	Pilar	1,769	-1.5%	-3.4%
●	Casas del Alto	1,338	1.8%	-8.6%
●	Manzanares	1,325	0.9%	-5.4%
●	La Angelica	1,195	-3.3%	7.3%

VENTA

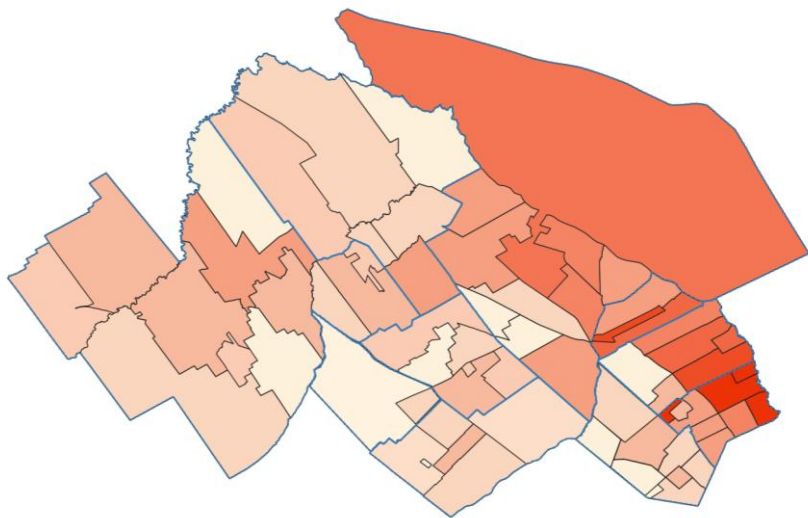
TIGRE



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
●	Nordelta	2,770	-0.4%	-4.8%
●	Santa Bárbara	2,737	-0.9%	-3.1%
●	Rincón de Milberg	2,569	-0.3%	-3.6%
●	Villanueva	2,467	-3.4%	0.6%
●	Municipio Tigre	2,423	0.7%	-2.1%
●	Tigre	2,362	-0.8%	-6.0%
●	Don Torcuato	1,789	-1.6%	-19.8%
●	Dique Luján	1,763	4.1%	5.6%
●	Delta	1,585	-8.3%	S/D

VENTA

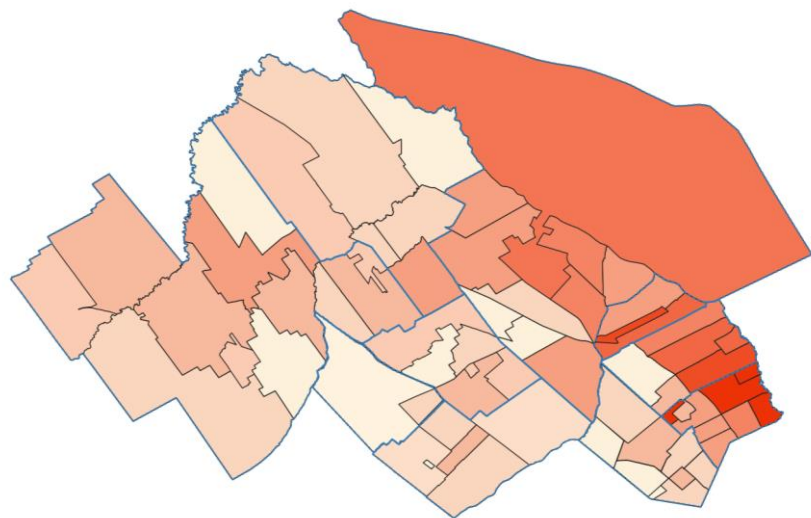
SAN ISIDRO



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
MAYOR PRECIO	Árboris La Horqueta	3,739	-1.5%	-3.5%
	Arboris Laslomas	3,724	-1.3%	-4.9%
	San Isidro Loft	3,634	0.7%	12.0%
ZONA MEDIA	Acassuso	3,109	-0.5%	-5.0%
	El Talar de Martínez	3,056	-2.2%	-9.1%
	Municipio San Isidro	2,793	1.8%	1.7%
	Beccar	2,540	0.1%	-1.9%
MENOR PRECIO	El Solar de San Isidro	2,385	2.0%	0.0%
	Villa Adelina	1,881	-5.3%	8.3%

VENTA

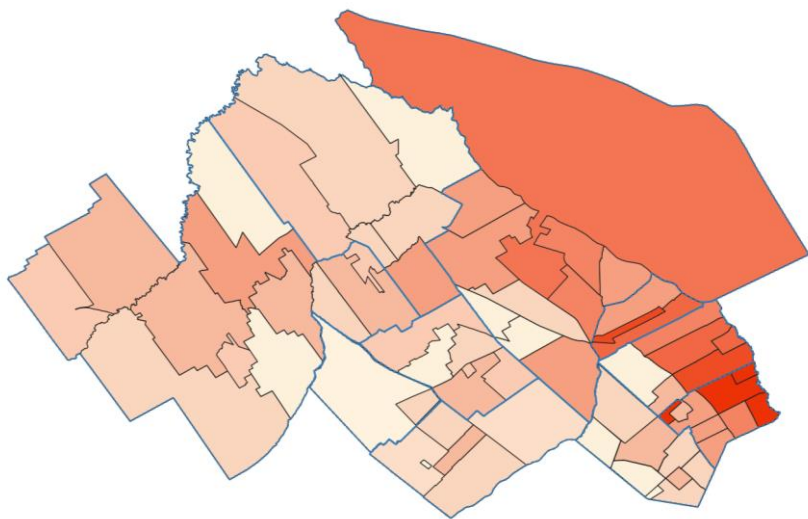
VICENTE LÓPEZ



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
●	La Lucila	3,594	0.4%	-5.5%
●	Olivos	3,427	-1.0%	-8.4%
●	Vicente López	3,298	-2.1%	-18.9%
●	Florida	2,820	-0.9%	-2.3%
●	Municipio Vicente López	2,742	-0.8%	-8.6%
●	Florida Oeste	2,246	1.9%	-11.9%
●	Munro	2,200	-2.3%	-3.2%
●	Villa Martelli	2,196	-1.8%	-11.6%
●	Carapachay	2,147	-0.4%	-1.8%

VENTA

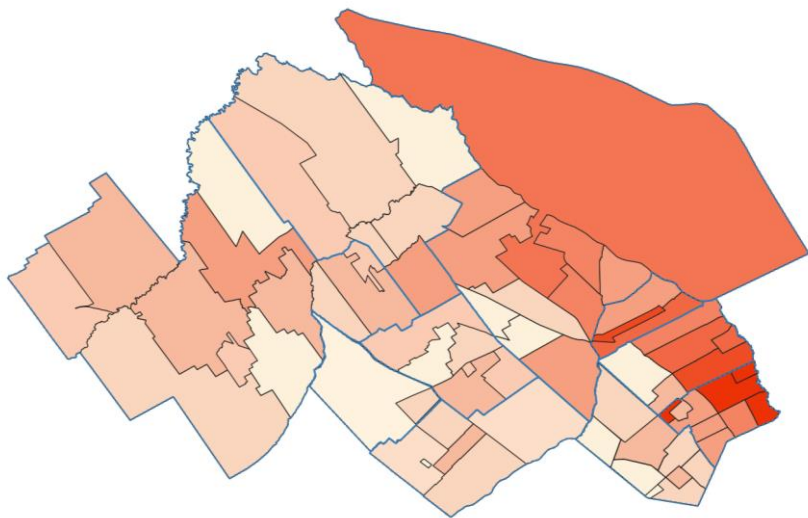
SAN FERNANDO



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
●	Marinas del Sol	4,243	-0.5%	-1.9%
●	Bahía del Sol	3,765	0.1%	0.0%
●	Buena Vista	3,475	1.9%	7.8%
●	Punta Chica	3,084	-1.3%	-2.5%
●	Municipio San Fernando	2,703	-0.3%	1.6%
●	Victoria	2,454	-0.1%	-0.3%
●	San Fernando	2,428	-0.2%	2.7%
●	Altos de San Fernando	2,288	-2.6%	-3.1%
●	Virreyes	1,629	4.1%	-3.8%

VENTA

SAN MARTIN, SAN MIGUEL Y MALVINAS ARGENTINAS



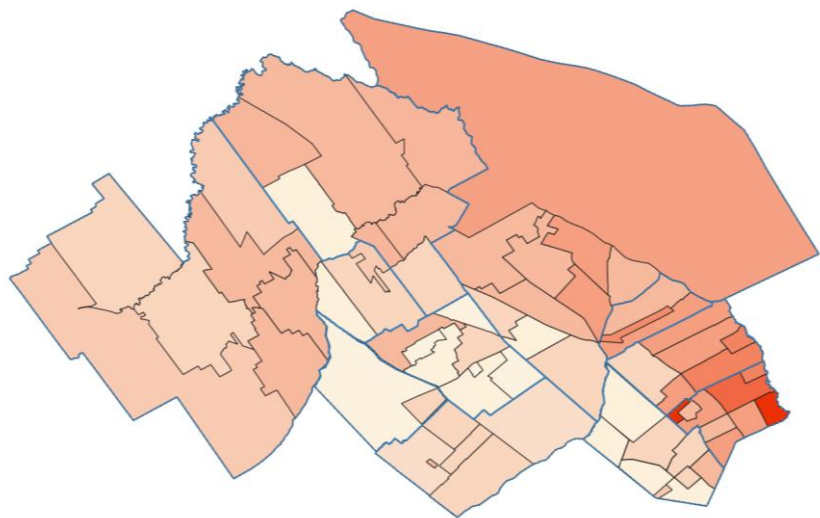
RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
MAYOR PRECIO	Villa Ballester	2,007	-1.3%	-1.5%
	Barrio Parque General San Martín	1,989	-2.4%	-1.5%
	Villa de Mayo	1,896	1.4%	-9.0%
ZONA MEDIA	Municipio Malvinas Argentinas	1,696	-0.2%	-8.9%
	Los Olivares	1,616	-0.1%	-2.0%
	Bella Vista	1,550	0.6%	-3.8%
	Villa Bonich	1,242	-0.5%	2.9%
	Villa Libertad	1,218	4.5%	-14.2%
MENOR PRECIO	Billinghurst	1,027	1.2%	-11.3%

02

PRECIOS ALQUILER

ALQUILER

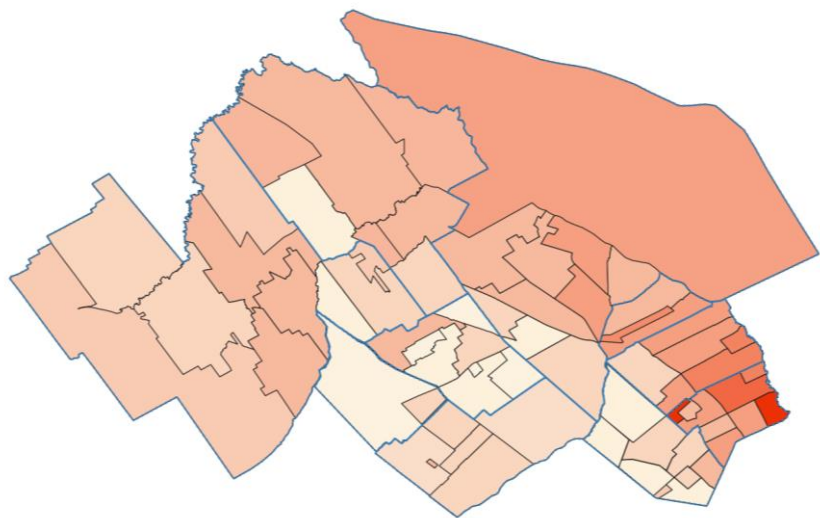
PILAR Y ESCOBAR



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN MENSUAL ANUAL	
	Manuel Alberti	22,222	S/D	S/D
MAYOR PRECIO	Lagoon Pilar	20,273	4.8%	32.7%
	Civis Tortuguitas	19,726	6.6%	64.8%
	Ayres Vila	18,234	2.9%	32.4%
ZONA MEDIA	Pilar Garden	17,990	14.3%	29.8%
	Municipio Pilar	17,718	2.9%	41.1%
	Pilar	15,662	6.0%	39.0%
MENOR PRECIO	Del Viso	15,444	3.7%	33.5%
	José C Paz	13,732	9.2%	41.4%

ALQUILER

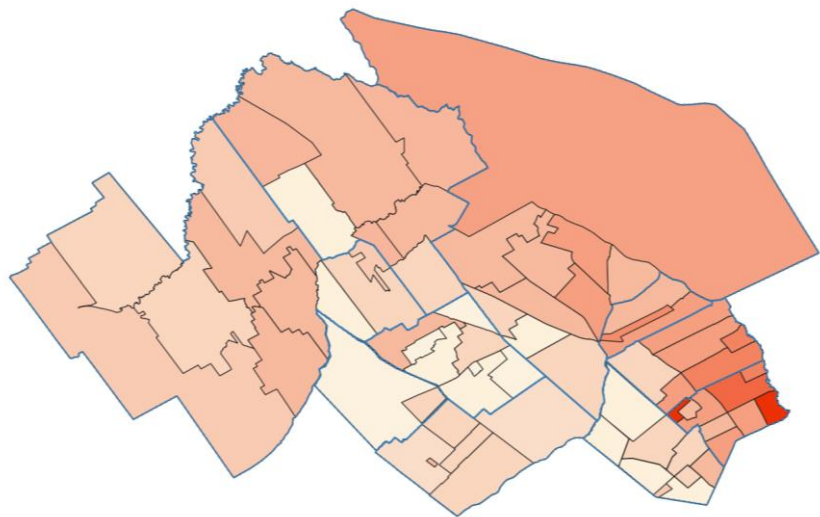
TIGRE



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN	
			MENSUAL	ANUAL
●	Nordelta	22,683	7.1%	40.9%
●	Santa Bárbara	21,775	4.8%	40.7%
●	Municipio Tigre	20,318	4.6%	36.3%
●	Rincón de Milberg	19,441	4.3%	34.5%
●	Tigre	19,028	6.4%	25.5%
●	Benavidez	18,495	1.8%	28.2%
●	General Pacheco	13,391	0.8%	4.1%

ALQUILER

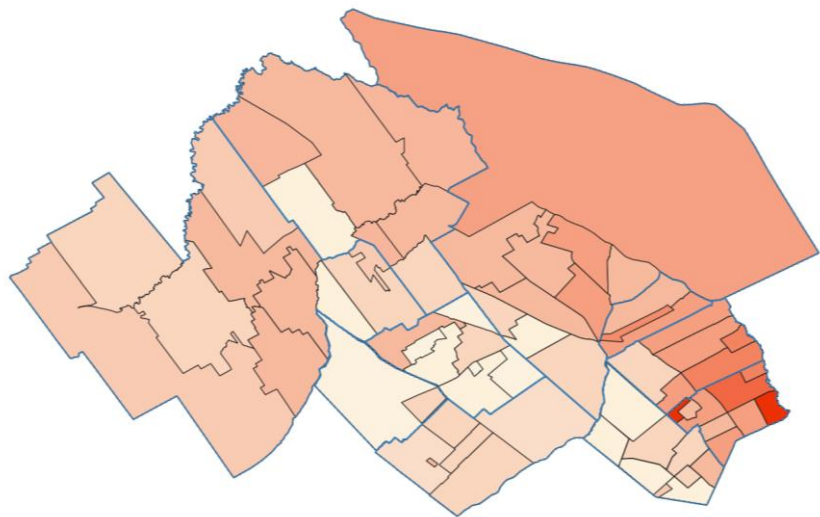
SAN ISIDRO



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN	
			MENSUAL	ANUAL
●	Jardines de San Isidro	23,381	5.1%	52.1%
●	San Isidro	22,736	5.5%	35.5%
●	Martínez	21,558	2.8%	29.9%
●	Acassuso	21,547	9.8%	19.6%
●	Municipio San Isidro	21,412	5.0%	30.6%
●	Beccar	18,404	1.1%	20.6%
●				
●				
●				

ALQUILER

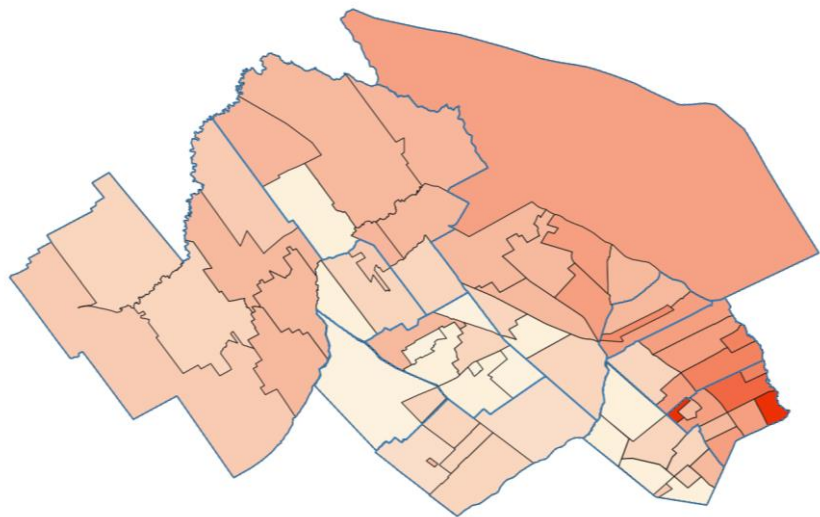
VICENTE LÓPEZ



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN	
			MENSUAL	ANUAL
●	Vicente López	41,893	5.6%	S/D
●	La Lucila	37,190	4.0%	S/D
●	Municipio Vicente López	31,242	9.2%	57.9%
●	Olivos	30,766	6.3%	50.9%
●	Florida	22,545	7.4%	38.8%
●	Carapachay	21,892	9.4%	58.8%
●	Munro	17,967	3.1%	29.5%

ALQUILER

SAN FERNANDO



RANKING



BARRIO

PRECIO ARS/MES

VARIACIÓN
MENSUAL ANUAL

Punta Chica



22,816

7.5%

46.0%

Buena Vista



22,177

-5.9%

28.8%

Municipio San
Fernando



21,322

8.9%

40.6%

Victoria



20,205

9.3%

39.2%

San Fernando



18,353

7.7%

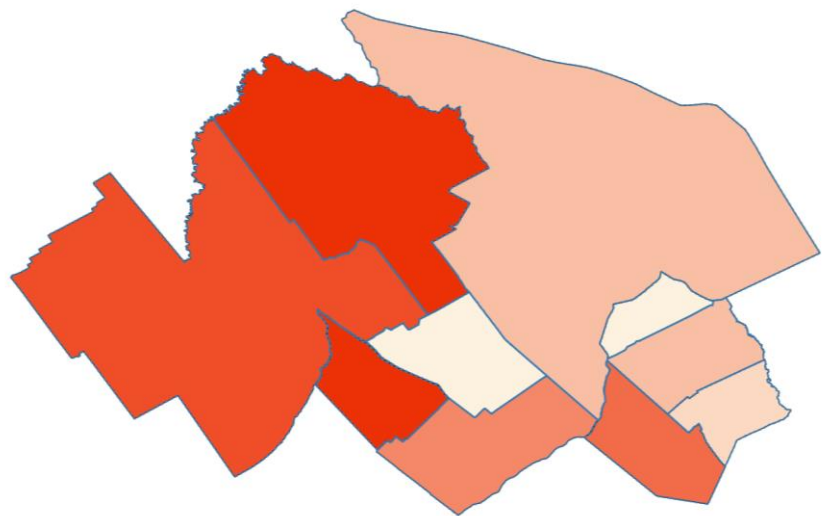
33.5%

03

RENTABILIDAD INMOBILIARIA

RENTABILIDAD

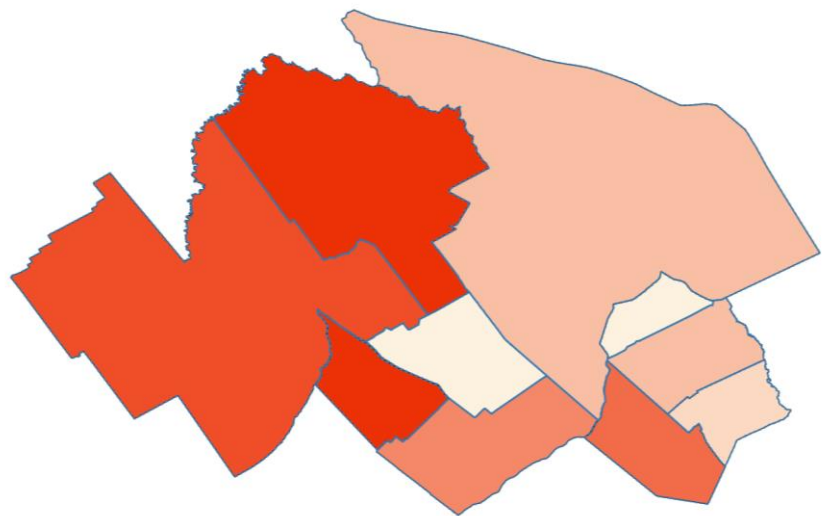
PILAR Y ESCOBAR



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN	
			MENSUAL	ANUAL
●	Manzanares	3.1%	↓	↓
●	Las Campanillas	2.5%	=	↓
●	Del Viso	2.4%	↓	↓
ZONA MEDIA	Manuel Alberti	2.1%	↑	↓
	Municipio Pilar	2.1%	↓	↓
	Villa del Lago	2.1%	↓	↓
	Tortugas I y II	1.8%	↓	↓
	Ayres Vila	1.8%	↓	↓
●	La Magdalena	1.7%	↓	↓

RENTABILIDAD

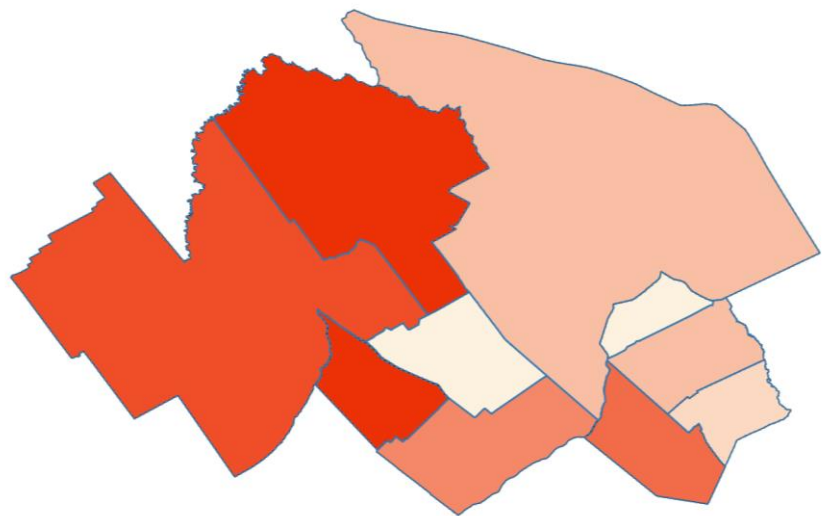
TIGRE



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN MENSUAL ANUAL	
	Nordelta	2.0%	=	↓
MAYOR PRECIO	Tigre	1.9%	=	↓
	Santa Bárbara	1.9%	↓	↓
	Municipio Tigre	1.9%	↓	↓
ZONA MEDIA	Rincón de Milberg	1.8%	↓	↓
	Benavidez	1.7%	↓	↓
	General Pacheco	1.6%	S/D	↓
MENOR PRECIO				

RENTABILIDAD

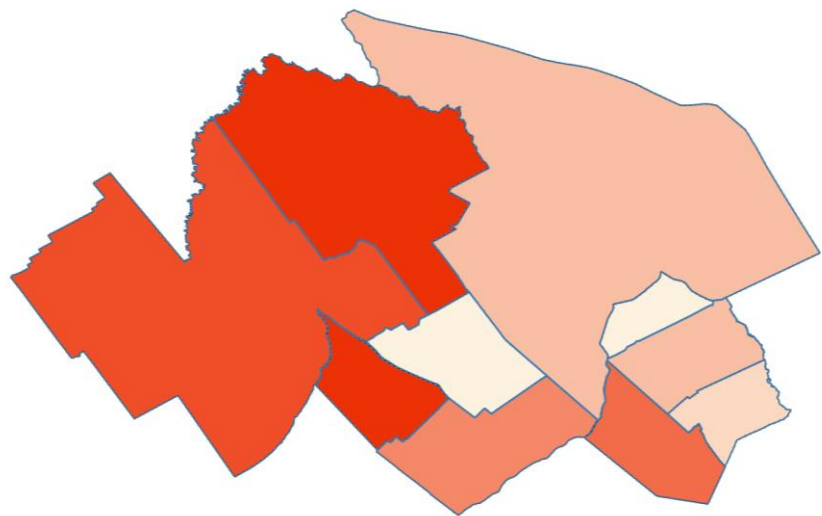
SAN ISIDRO



RANKING		BARRIO	RETORNO 12 MESES	VARIACIÓN	
				MENSUAL	ANUAL
MAYOR PRECIO	●	San Isidro	1.9%	↓	↓
	●	Jardines de San Isidro	1.8%	=	↓
	●	Municipio San Isidro	1.8%	↓	↓
ZONA MEDIA	●	Beccar	1.7%	↓	↓
	●	Acassuso	1.7%	↑	↓
	●	Martínez	1.6%	↓	↓
MENOR PRECIO	●				
	●				
	●				

RENTABILIDAD

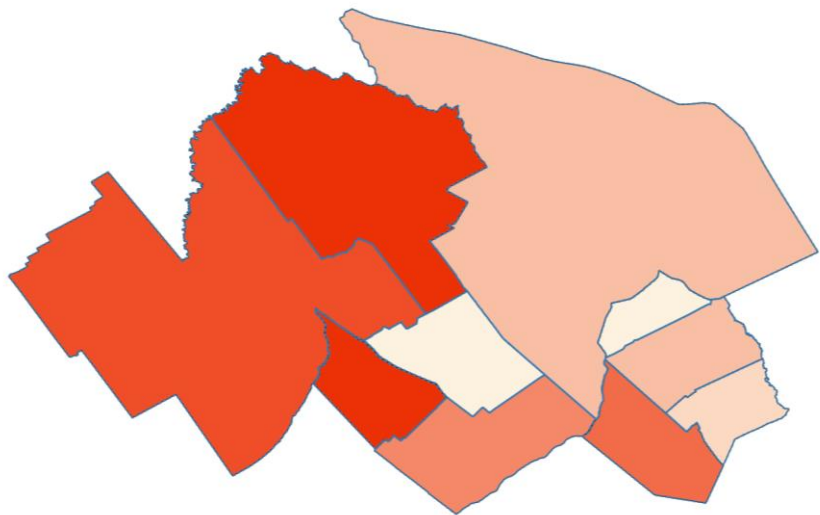
VICENTE LÓPEZ



RANKING		BARRIO		RETORNO 12 MESES	VARIACIÓN MENSUAL ANUAL	
MAYOR PRECIO	●	Vicente López		3.1%	=	↓
	●	La Lucila		2.5%	↓	↓
	●	Carapachay		2.5%	↑	↓
ZONA MEDIA	●	Municipio Vicente López		2.4%	=	↓
	●	Olivos		2.2%	=	↓
	●	Munro		2.0%	↓	↓
	●	Florida		1.9%	↑	↓
MENOR PRECIO	●					
	●					

RENTABILIDAD

SAN FERNANDO



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN	
			MENSUAL	ANUAL
1	Victoria	2.0%	↑	↓
2	Municipio San Fernando	1.9%	↑	↓
3	San Fernando	1.8%	=	↓
4	Punta Chica	1.8%	↑	↓
5	Buena Vista	1.5%	↓	↓



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