



ZONAPROP INDEX

INFORME DE MERCADO

GBA NORTE. ANEXO BARRIOS. AGOSTO 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



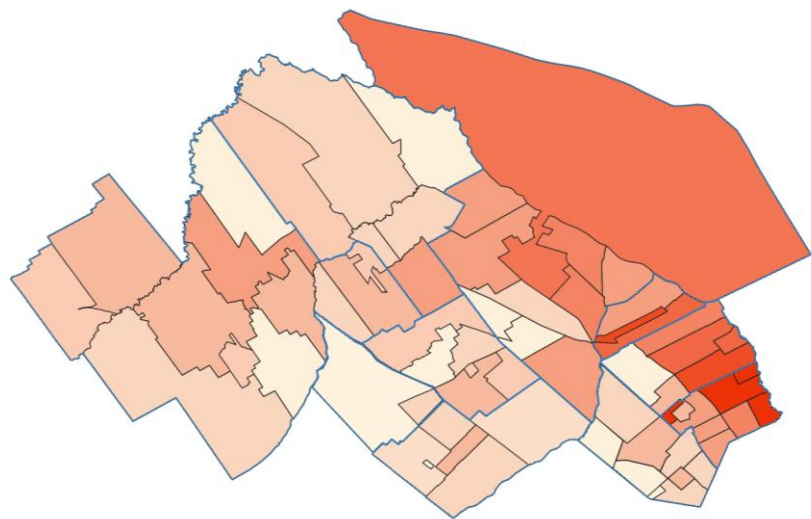
METODOLOGÍA: UTILIZAMOS LAS MEJORES PRACTICAS ESTADISTICAS DOCUMENTO METODOLÓGICO DISPONÍVEL NO WEBSITE

01

PRECIOS VENTA

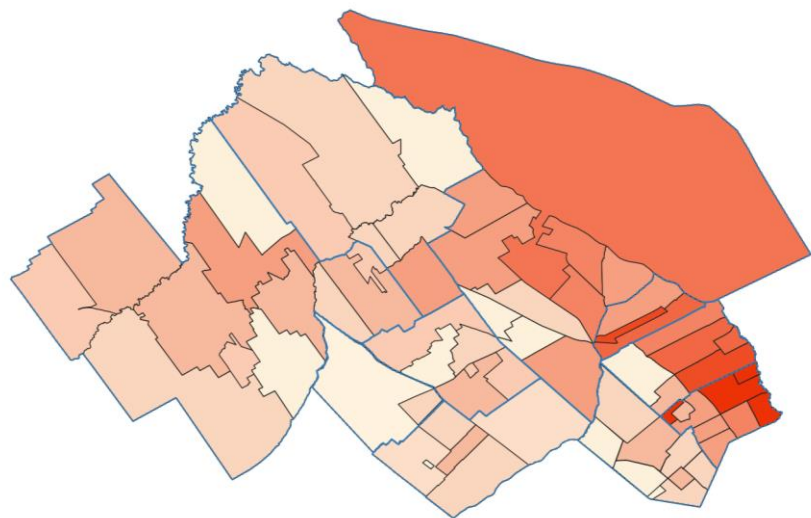
VENTA

PILAR Y ESCOBAR

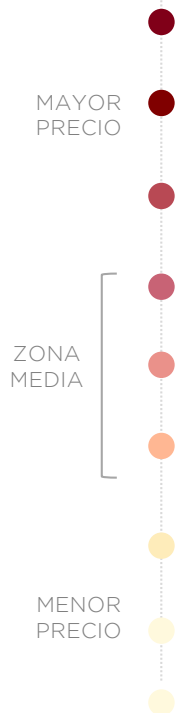


RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN MENSUAL ANUAL	
●	Pilar Golf	4,119	-1.7%	-4.5%
●	Vohe	2,780	-0.5%	-5.3%
●	Bouquet	2,688	-0.4%	-9.3%
●	Farm Club	1,897	2.5%	5.4%
●	Municipio Pilar	1,869	0.0%	-2.9%
●	Las Cañitas	1,797	10.5%	19.9%
●	Casas del Alto	1,371	2.5%	-5.8%
●	Manzanares	1,366	3.1%	0.6%
●	La Cañada de Pilar	1,074	-3.3%	-8.0%

VENTA TIGRE



RANKING



BARRIO

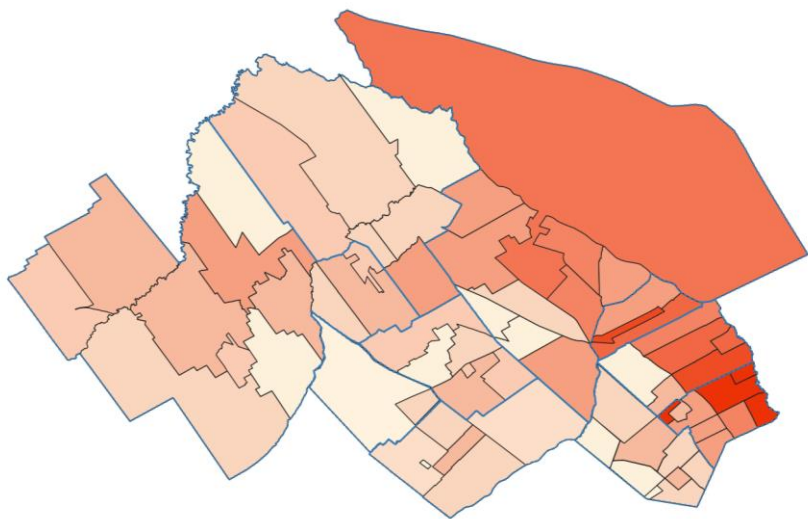
PRECIO USD/M2

VARIACIÓN
MENSUAL ANUAL

Nordelta	2,755	-0.5%	-4.7%
Santa Bárbara	2,725	-0.4%	-3.5%
Benavidez	2,552	-0.4%	-0.6%
Municipio Tigre	2,400	-1.0%	-2.7%
Tigre	2,371	0.4%	-5.6%
Villanueva	2,325	-5.8%	-5.6%
Dique Luján	1,847	4.8%	11.0%
Don Torcuato	1,818	1.6%	-18.8%
Delta	1,589	0.3%	S/D

VENTA

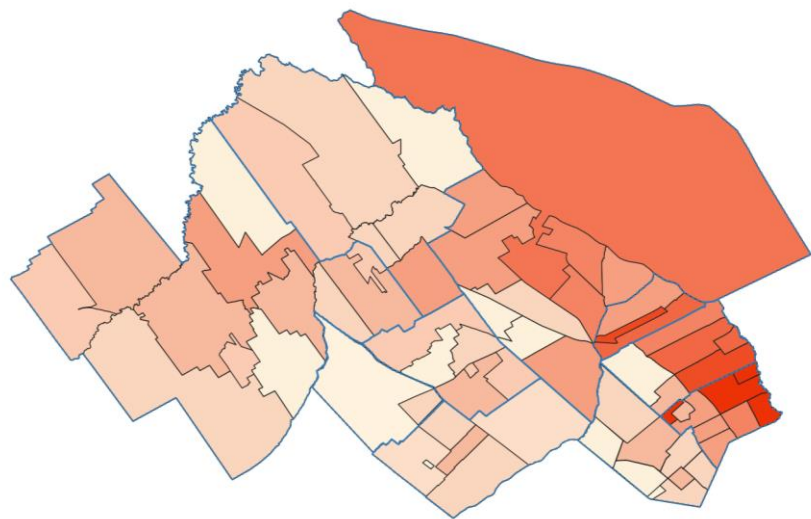
SAN ISIDRO



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
●	Árboris La Horqueta	3,735	-0.1%	-3.1%
●	Arboris Laslomas	3,702	-0.6%	-5.9%
●	San Isidro Loft	3,659	0.7%	12.0%
●	Beccar Central	3,128	3.2%	-6.1%
●	Jardines de San Isidro	3,015	-2.0%	-4.4%
●	Municipio San Isidro	2,850	2.0%	3.6%
●	Beccar	2,538	-0.1%	-2.9%
●	El Solar de San Isidro	2,421	1.5%	0.1%
●	Villa Adelina	1,775	-5.6%	0.8%

VENTA

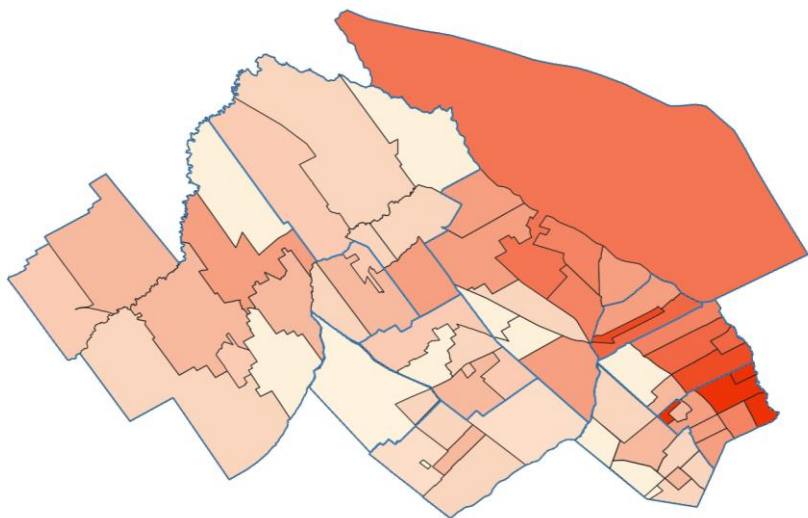
VICENTE LÓPEZ



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
●	La Lucila	3,640	1.3%	-4.3%
●	Olivos	3,396	-0.9%	-8.9%
●	Vicente López	3,236	-1.9%	-19.9%
●	Florida	2,805	-0.5%	-2.1%
●	Municipio Vicente López	2,747	0.2%	-8.1%
●	Florida Oeste	2,403	7.0%	-5.0%
●	Villa Martelli	2,216	0.9%	-10.9%
●	Munro	2,168	-1.5%	-4.6%
●	Carapachay	2,101	-2.2%	-3.4%

VENTA

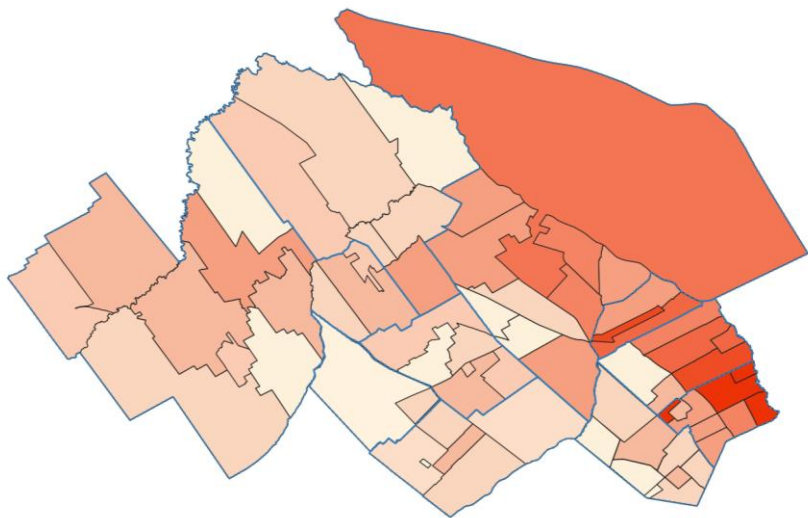
SAN FERNANDO



RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
MAYOR PRECIO	Marinas del Sol	4,299	1.3%	-1.4%
	Bahía del Sol	3,750	-0.4%	0.7%
	Buena Vista	3,532	1.6%	6.4%
ZONA MEDIA	Punta Chica	3,089	0.2%	-3.9%
	Municipio San Fernando	2,668	-1.3%	-0.6%
	Victoria	2,432	-0.9%	-0.9%
	San Fernando	2,382	-1.9%	0.8%
	Altos de San Fernando	2,179	-4.8%	-5.7%
MENOR PRECIO	Virreyes	1,560	-4.2%	-6.1%

VENTA

SAN MARTIN, SAN MIGUEL Y MALVINAS ARGENTINAS



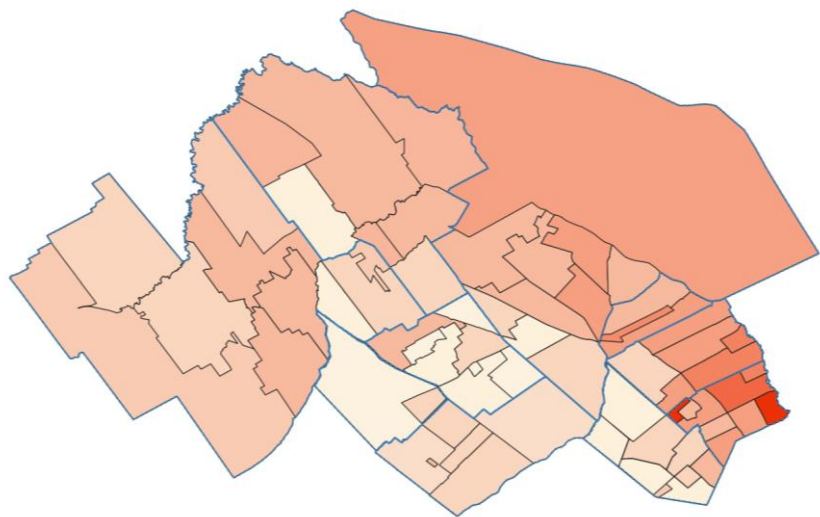
RANKING	BARRIO	PRECIO USD/M2	VARIACIÓN	
			MENSUAL	ANUAL
MAYOR PRECIO	Villa Ballester	2,002	-0.3%	-2.1%
	Barrio Parque General San Martín	1,982	-0.4%	-2.8%
	Tortuguitas	1,828	-1.7%	13.0%
ZONA MEDIA	Municipio Malvinas Argentinas	1,710	0.8%	-8.9%
	Los Olivares	1,622	0.4%	-1.6%
	Bella Vista	1,565	0.9%	-3.8%
	Villa Libertad	1,292	6.1%	-12.0%
	Villa Bonich	1,244	0.2%	1.6%
MENOR PRECIO	Billinghurst	1,010	-1.7%	-11.1%

02

PRECIOS ALQUILER

ALQUILER

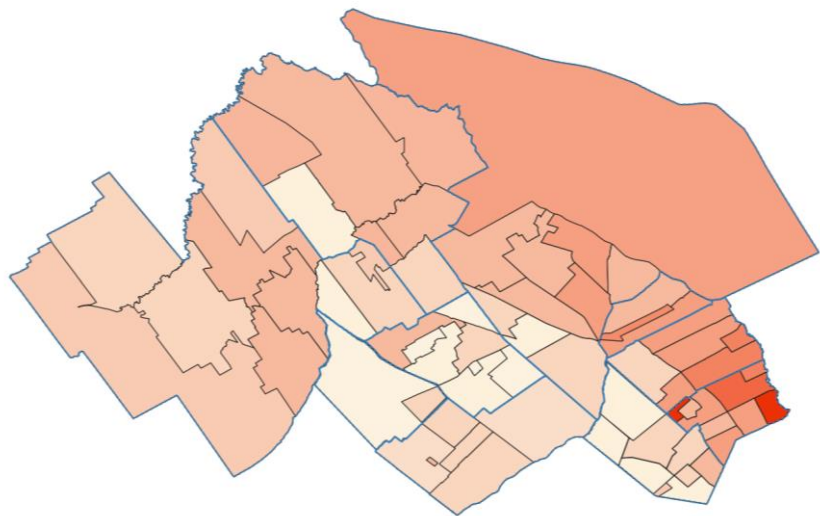
PILAR Y ESCOBAR



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN	
			MENSUAL	ANUAL
●	Manuel Alberti	25,546	15.0%	S/D
●	Lagoon Pilar	22,797	12.5%	50.5%
●	Civis Tortuguitas	22,515	14.1%	S/D
●	Municipio Pilar	18,808	6.1%	49.0%
●	La Magdalena	18,627	0.1%	31.3%
●	Villa del Lago	18,410	-1.5%	S/D
●	Pilar	16,484	5.2%	41.8%
●	Del Viso	16,116	4.3%	36.9%
●	José C Paz	14,585	6.2%	42.3%

ALQUILER

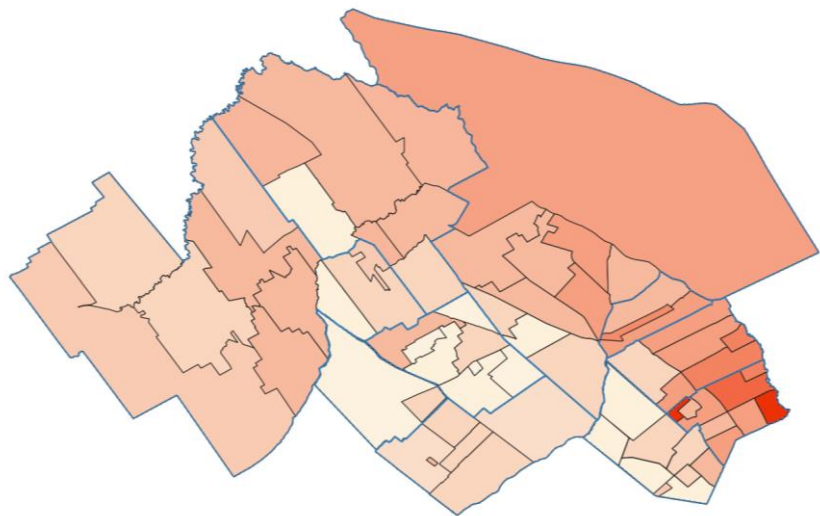
TIGRE



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN	
			MENSUAL	ANUAL
●	Nordelta	24,855	9.6%	51.4%
●	Municipio Tigre	21,995	8.3%	47.9%
●	Rincón de Milberg	21,570	11.0%	49.8%
●	Santa Bárbara	21,480	-1.4%	37.7%
●	Tigre	20,643	8.5%	38.2%
●	Benavidez	20,155	9.0%	37.7%
●	General Pacheco	13,853	3.5%	4.2%

ALQUILER

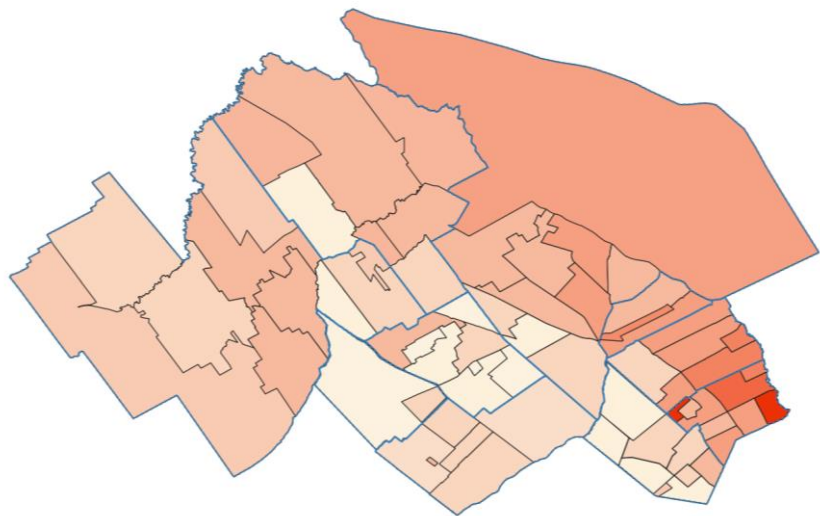
SAN ISIDRO



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN	
			MENSUAL	ANUAL
●	Acassuso	27,022	S/D	44.2%
●	Jardines de San Isidro	24,697	5.6%	59.0%
●	San Isidro	23,961	5.4%	38.8%
●	Municipio San Isidro	23,871	11.5%	40.6%
●	Martínez	23,003	6.7%	33.4%
●	Beccar	19,671	6.9%	25.5%
●				
●				
●				

ALQUILER

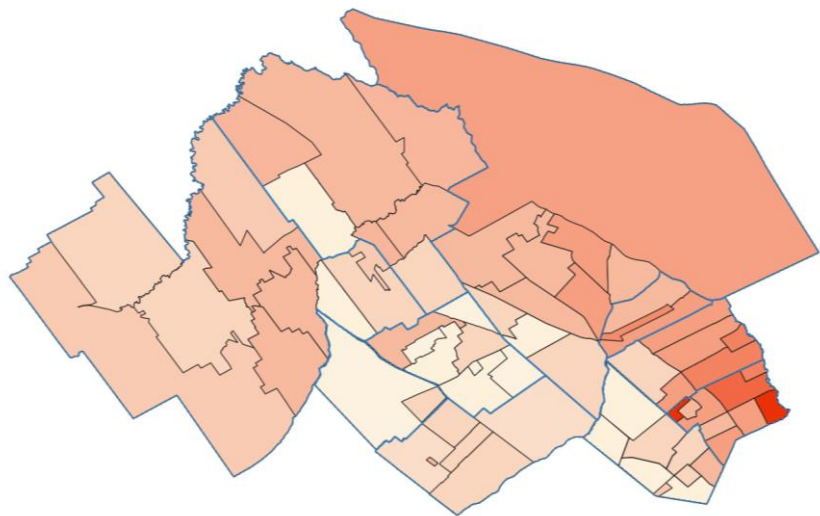
VICENTE LÓPEZ



RANKING	BARRIO	PRECIO ARS/MES	VARIACIÓN MENSUAL ANUAL	
●	Vicente López	43,347	3.5%	69.5%
●	La Lucila	38,936	4.7%	S/D
●	Municipio Vicente López	34,089	9.1%	71.5%
●	Olivos	32,766	6.5%	57.7%
●	Florida	24,037	6.6%	45.6%
●	Carapachay	23,928	9.3%	69.5%
●	Munro	18,785	4.6%	29.2%

ALQUILER

SAN FERNANDO



RANKING



BARRIO

PRECIO ARS/MES

VARIACIÓN
MENSUAL ANUAL

Punta Chica



S/D

65.2%

Buena Vista



6.3%

36.9%

Municipio San
Fernando



10.6%

54.0%

Victoria



9.0%

49.6%

San Fernando



9.4%

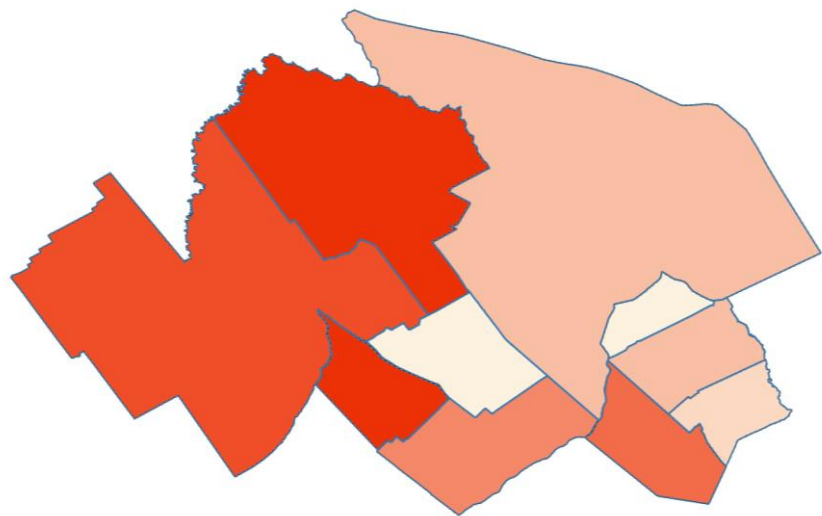
45.3%

03

RENTABILIDAD INMOBILIARIA

RENTABILIDAD

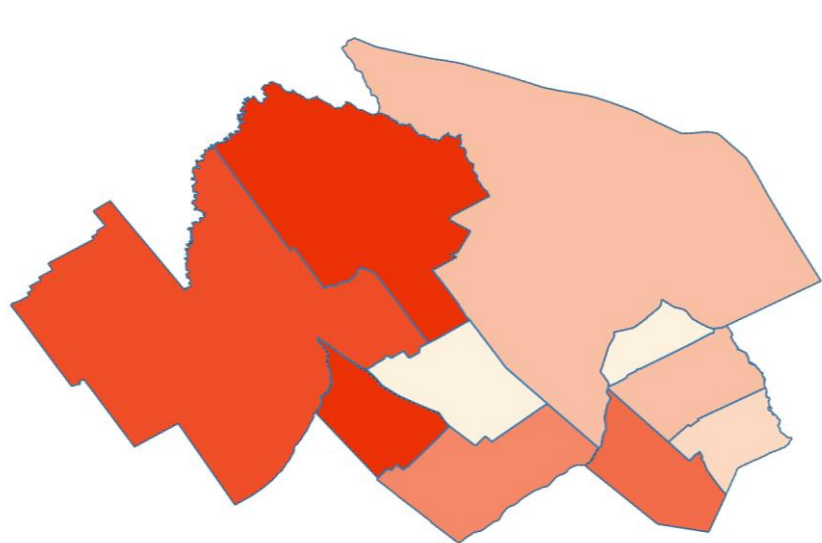
PILAR Y ESCOBAR



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN MENSUAL ANUAL	
●	Manzanares	3.0%	↓	↓
●	Pilar Garden	2.7%	↑	↓
●	Las Campanillas	2.6%	↑	↓
ZONA MEDIA	Pilar	2.2%	↑	↓
	Municipio Pilar	2.2%	↑	↓
	Belén de Escobar	2.1%	↓	↓
	Ayres Vila	1.7%	↓	↓
	Bosque Alto	1.3%	S/D	↓
●	La Magdalena	1.1%	S/D	↓

RENTABILIDAD

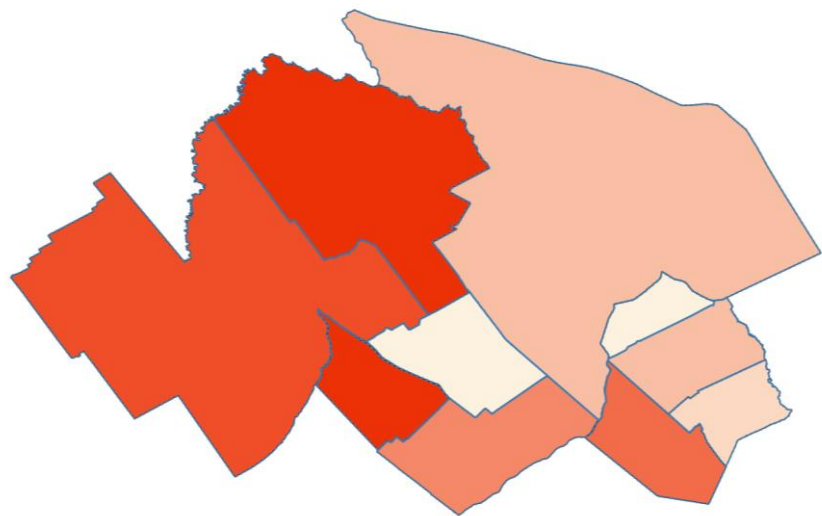
TIGRE



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN	
			MENSUAL	ANUAL
●	Nordelta	2.1%	↑	↓
● MAYOR PRECIO	Tigre	2.0%	↑	↓
●	Municipio Tigre	2.0%	↑	↓
●	Rincón de Milberg	2.0%	↑	↓
● ZONA MEDIA	Santa Bárbara	1.9%	↓	↓
●	Benavidez	1.9%	↑	↓
●	General Pacheco	1.7%	↑	↓
● MENOR PRECIO				
●				

RENTABILIDAD

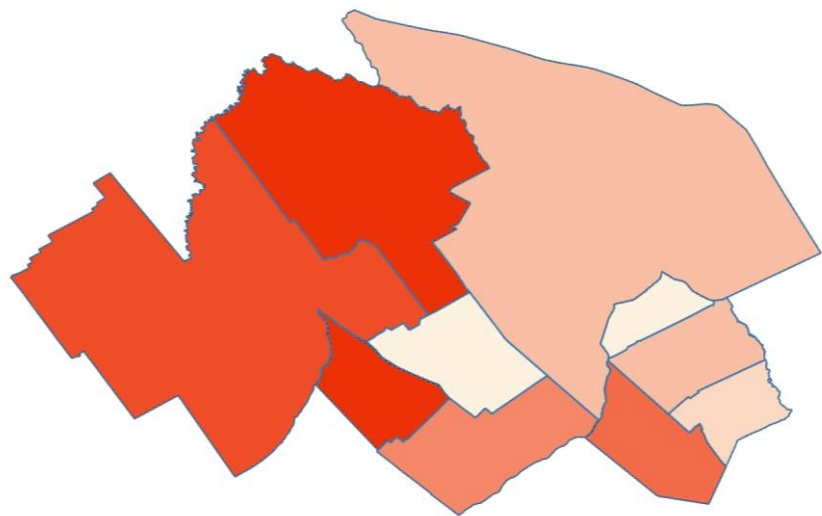
SAN ISIDRO



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN	
			MENSUAL	ANUAL
MAYOR PRECIO	Acassuso	2.0%	S/D	↓
	Jardines de San Isidro	1.9%	↑	↓
	San Isidro	1.9%	↑	↓
ZONA MEDIA	Beccar	1.8%	↑	↓
	Municipio San Isidro	1.8%	=	↓
	Martínez	1.6%	↑	↓
MENOR PRECIO				

RENTABILIDAD

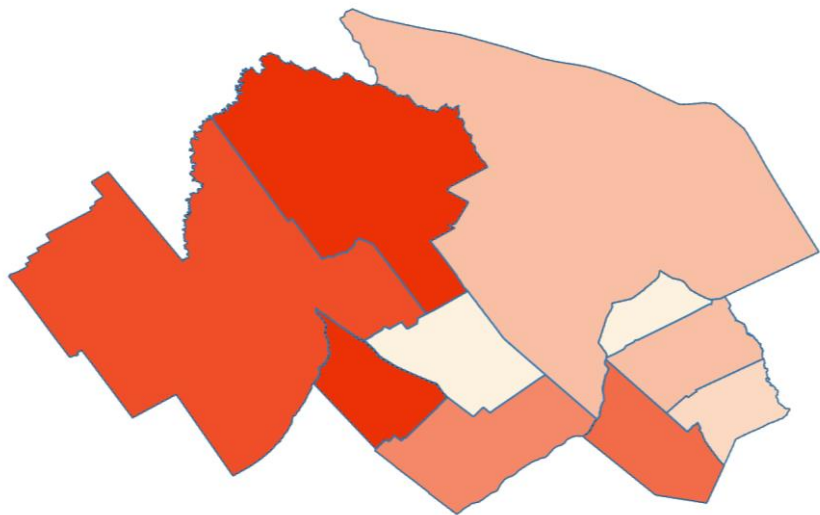
VICENTE LÓPEZ



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN	
			MENSUAL	ANUAL
	Vicente López	3.2%	↑	↓
	Carapachay	2.7%	↑	↓
	La Lucila	2.5%	↑	↓
	Municipio Vicente López	2.5%	↑	↓
	Olivos	2.3%	↑	↓
	Munro	2.0%	↑	↓
	Florida	2.0%	↑	↓

RENTABILIDAD

SAN FERNANDO



RANKING	BARRIO	RETORNO 12 MESES	VARIACIÓN	
			MENSUAL	ANUAL
●	Victoria	2.1%	↑	↓
●	Municipio San Fernando	2.1%	↑	↓
●	Punta Chica	2.0%	↑	↓
●	San Fernando	2.0%	↑	↓
●	Buena Vista	1.6%	↑	↓



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