

ANÁLISIS PRECIO VIVIENDAS VALDIVIA

8 DE JULIO 2019

La investigación al servicio de una política pública sustentable



Descripción

- Fecha Consulta: 8 de Julio de 2019
- Datos de venta de departamentos y casas en Valdivia
- Fuente: portalinmobiliario

Datos Promedio

Skim summary statistics

n obs: 350

n variables: 26

-- Variable type:Date -----

variable	missing	complete	n	min	max	median	n_unique
fecha_consulta	0	350	350	2019-07-08	2019-07-08	2019-07-08	1

-- Variable type:factor -----

variable	missing	complete	n	n_unique	top_counts	ordered
banos_factor	2	348	350	15	2: 139, 3: 101, 1: 39, 4: 35	FALSE
barrio	0	350	350	1	val: 350, NA: 0	FALSE
codigo	0	350	350	350	Cód: 1, Cód: 1, Cód: 1, Cód: 1	FALSE
descripcion	0	350	350	345	\r\n : 4, \r\n : 2, \r\n : 2, \r\n : 1	FALSE
dir_url	0	350	350	350	htt: 1, htt: 1, htt: 1, htt: 1	FALSE
dorm_factor	0	350	350	16	3: 122, 4: 90, 5: 49, 2: 26	FALSE
equipamiento	271	79	350	77	NA: 271, Ser: 2, Ser: 2, Ser: 1	FALSE
nombre	0	350	350	339	Sin: 4, Her: 3, ISL: 2, MAL: 2	FALSE
tipo	0	350	350	6	s/i: 223, 3D2: 70, 3D3: 26, 2D2: 16	FALSE
tipo_vivienda	0	350	350	2	cas: 303, dep: 47, NA: 0	FALSE
vende	342	8	350	8	NA: 342, Con: 1, Con: 1, Con: 1	FALSE
venta_arriendo	0	350	350	1	ven: 350, NA: 0	FALSE

-- Variable type:numeric -----

variable	missing	complete	n	mean	sd	p0	p25	p50	p75	p100	hist
banos	2	348	350	2.88	1.93	1	2	2	3	18	
dorm	0	350	350	4.24	2.21	1	3	4	5	17	
precio	0	350	350	2.5e+08	2.3e+08	4e+07	1.2e+08	2e+08	3.1e+08	1.7e+09	
precio_m2	3	347	350	4156674.62	3.3e+07	339473.68	950000	1209677.42	1500516.14	5.2e+08	
precio_m2tot	8	342	350	689620.86	1568554.48	10274.94	187597.88	475285.17	708333.33	2.4e+07	
precio_ml	0	350	350	254638.24	227933.78	40000	125000	2e+05	307426.32	1676870.81	
precio_MM	0	350	350	254.64	227.93	40	125	200	307.43	1676.87	
precio_uf	0	350	350	9138.65	8163.51	1440.79	4500	7207.32	11000	60000	
sup	3	347	350	196.1	136.7	1.2	97	160	253	940	
sup_total	8	342	350	1775.33	2848.51	8	184	499	1932	20400	
uf_m2	3	347	350	148.95	1165.56	12.32	34.14	43.88	54.03	18750	
uf_m2tot	8	342	350	24.81	56.86	0.37	6.71	17.11	25.57	889.21	

-- Variable type:POSIXct -----

variable	missing	complete	n	min	max	median	n_unique
fecha_publicacion	5	345	350	2017-02-03	2019-07-07	2019-05-13	160

TABLAS RESUMEN

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Datos por Dormitorios/Baño: Precio Total (MM y UF)

tipo_vivienda	tipo	count	precio.p10	precio.mean	precio.p90	precioUF.p10	precioUF.mean	precioUF.p90
departamento	1D1B	2	\$ 67	\$ 80	\$ 93	\$ 2,398	\$ 2,865	\$ 3,331
departamento	2D1B	5	\$ 52	\$ 70	\$ 92	\$ 1,865	\$ 2,527	\$ 3,339
departamento	2D2B	8	\$ 79	\$ 134	\$ 180	\$ 2,851	\$ 4,821	\$ 6,464
departamento	3D2B	17	\$ 88	\$ 141	\$ 187	\$ 3,166	\$ 5,069	\$ 6,691
departamento	3D3B	4	\$ 201	\$ 220	\$ 244	\$ 7,203	\$ 7,875	\$ 8,729
casa	1D1B	3	\$ 138	\$ 515	\$ 943	\$ 4,996	\$ 18,495	\$ 33,754
casa	2D1B	5	\$ 50	\$ 106	\$ 180	\$ 1,807	\$ 3,804	\$ 6,477
casa	2D2B	8	\$ 63	\$ 95	\$ 150	\$ 2,281	\$ 3,443	\$ 5,412
casa	3D2B	53	\$ 73	\$ 149	\$ 232	\$ 2,642	\$ 5,346	\$ 8,313
casa	3D3B	22	\$ 139	\$ 256	\$ 401	\$ 4,968	\$ 9,165	\$ 14,364

Datos por Dormitorios/Baño: Precio por m2 total

tipo_vivienda	tipo	count	uf_m2.p10	uf_m2.mean	uf_m2.p90	uf_m2tot.p10	uf_m2tot.mean	uf_m2tot.p90
departamento	1D1B	2	\$73	\$87	\$101	\$71	\$77	\$83
departamento	2D1B	5	\$41	\$156	\$360	\$39	\$155	\$360
departamento	2D2B	8	\$49	\$69	\$88	\$49	\$67	\$88
departamento	3D2B	17	\$45	\$57	\$66	\$43	\$55	\$64
departamento	3D3B	4	\$66	\$69	\$72	\$62	\$67	\$72
casa	1D1B	3	\$40	\$46	\$52	\$1	\$6	\$12
casa	2D1B	5	\$32	\$44	\$62	\$6	\$24	\$48
casa	2D2B	8	\$23	\$37	\$49	\$1	\$9	\$17
casa	3D2B	53	\$32	\$42	\$57	\$1	\$15	\$29
casa	3D3B	22	\$34	\$48	\$63	\$2	\$11	\$25

Superficie m2

tipo_vivienda	tipo	count	sup.p10	sup.mean	sup.p90	supTotal.p10	supTotal.mean	supTotal.p90
departamento	1D1B	2	33	33	33	34	37	40
departamento	2D1B	5	22	43	57	22	45	59
departamento	2D2B	8	56	69	81	56	71	81
departamento	3D2B	17	69	86	100	72	90	112
departamento	3D3B	4	108	115	128	108	119	137
casa	1D1B	3	118	367	638	3,142	5,993	9,080
casa	2D1B	5	55	82	120	91	1,694	4,860
casa	2D2B	8	68	94	122	185	1,559	5,200
casa	3D2B	53	72	123	205	125	2,203	7,800
casa	3D3B	22	137	195	273	283	2,615	5,300

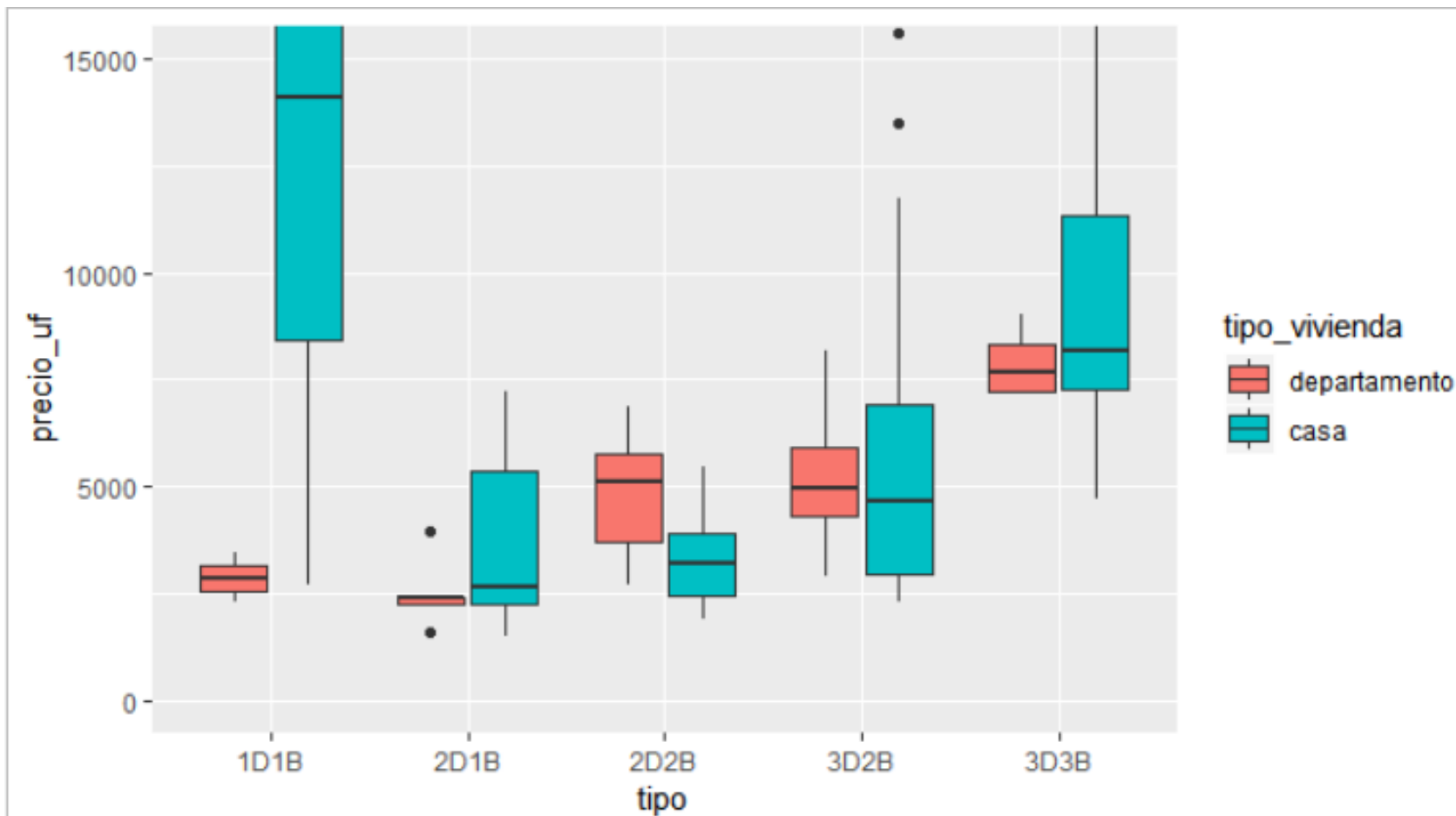
BOXPLOT

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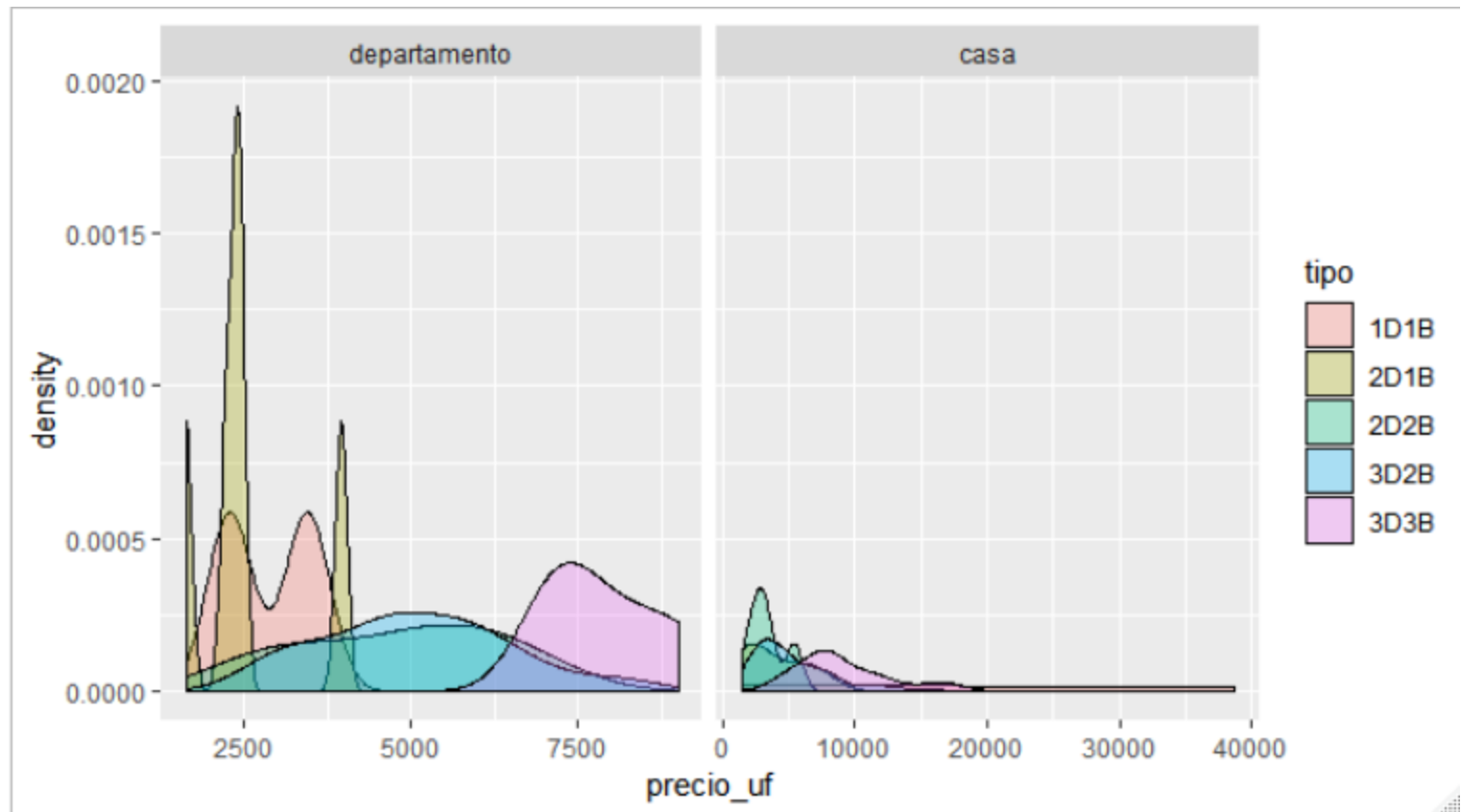
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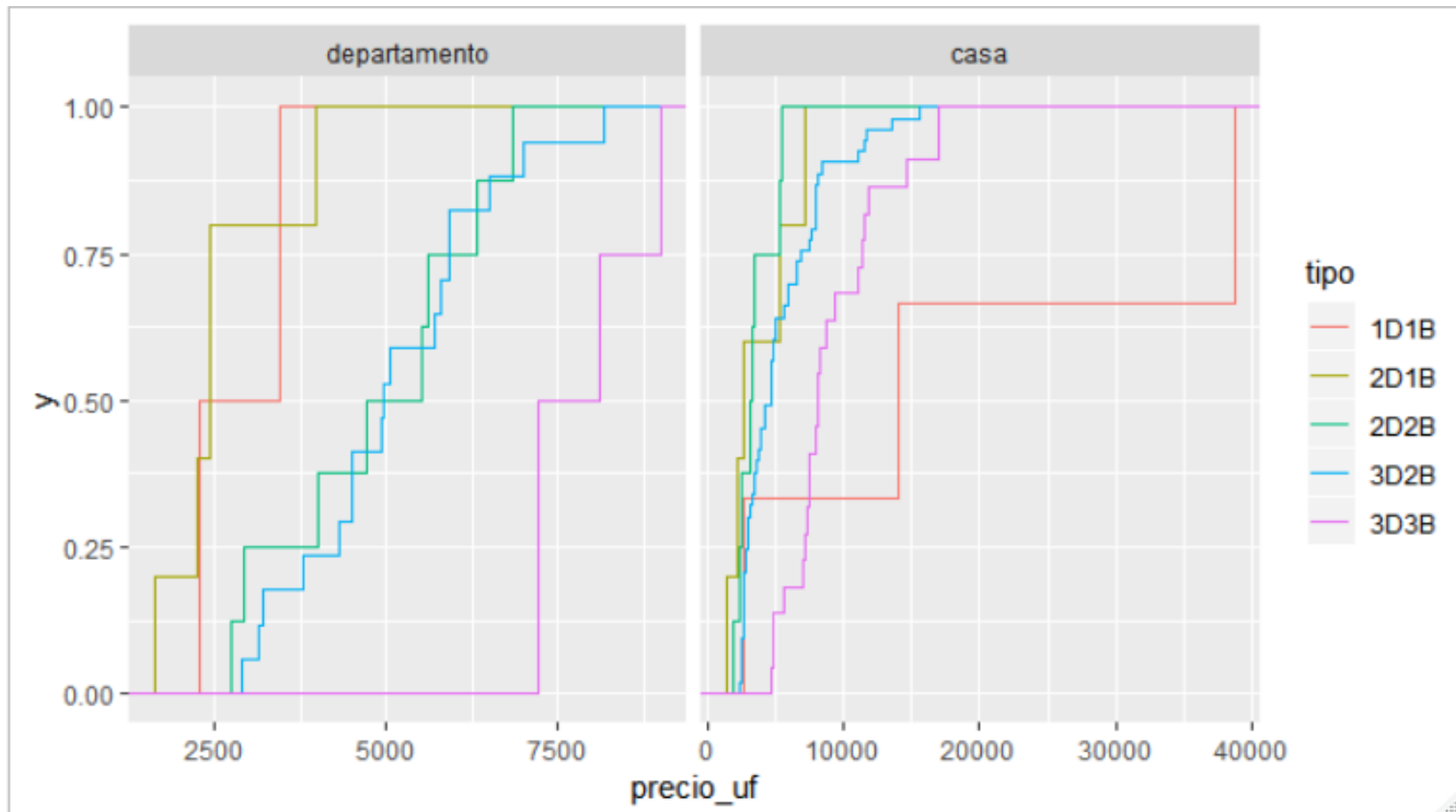
Precio vs Tipo



Distribución precio por Tipo



Distribución precio por Tipo

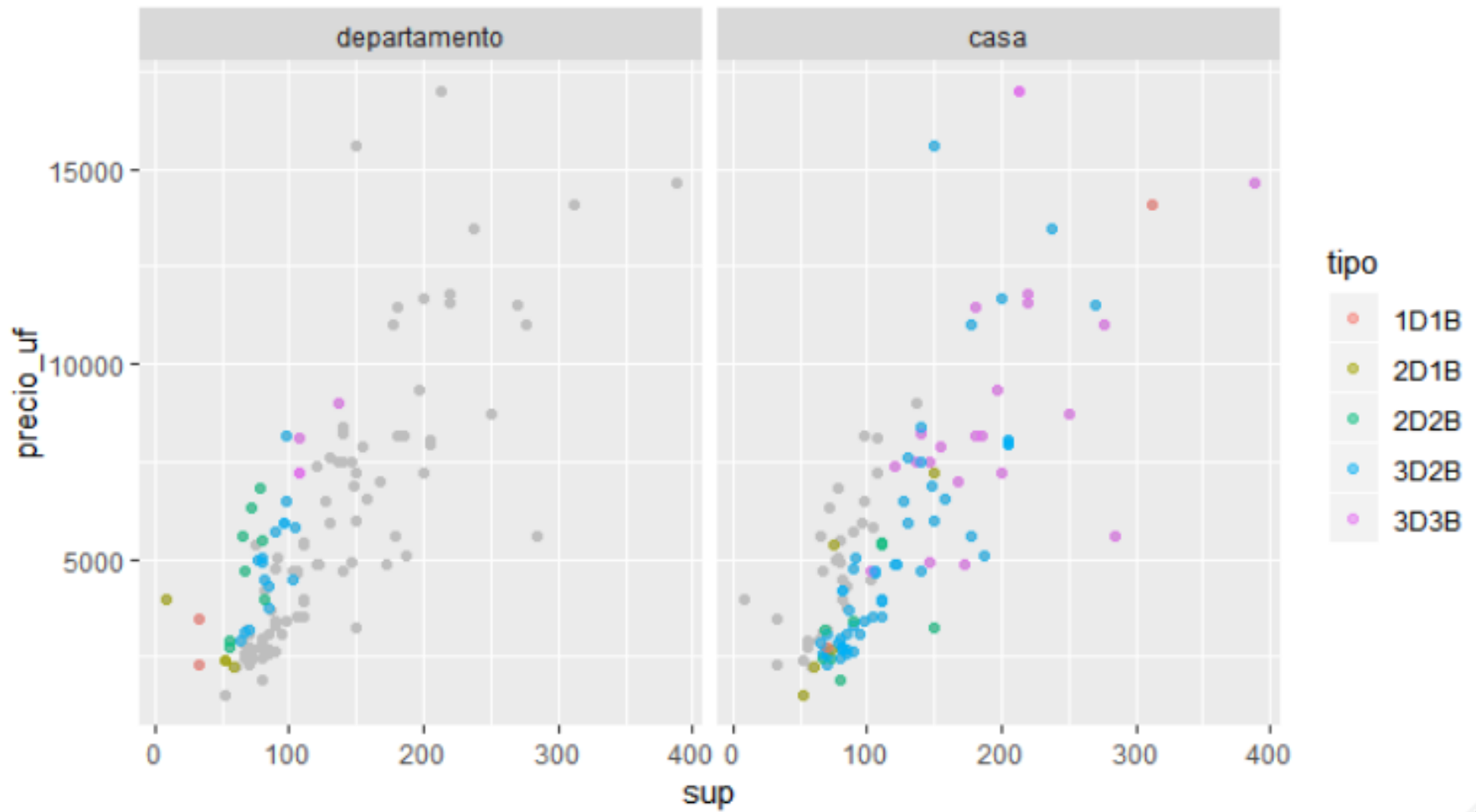


SCATTER

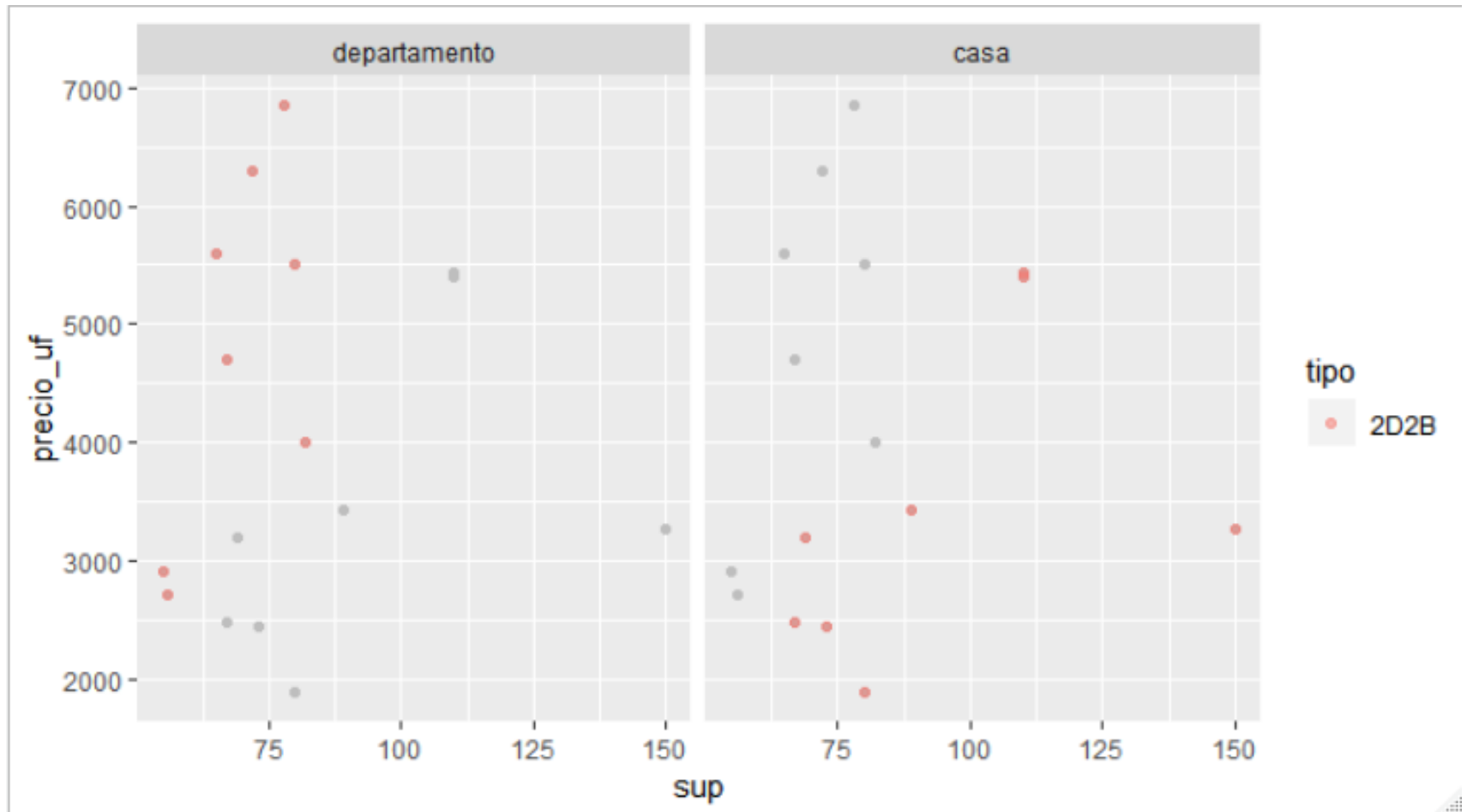
La investigación al servicio de una política pública sustentable



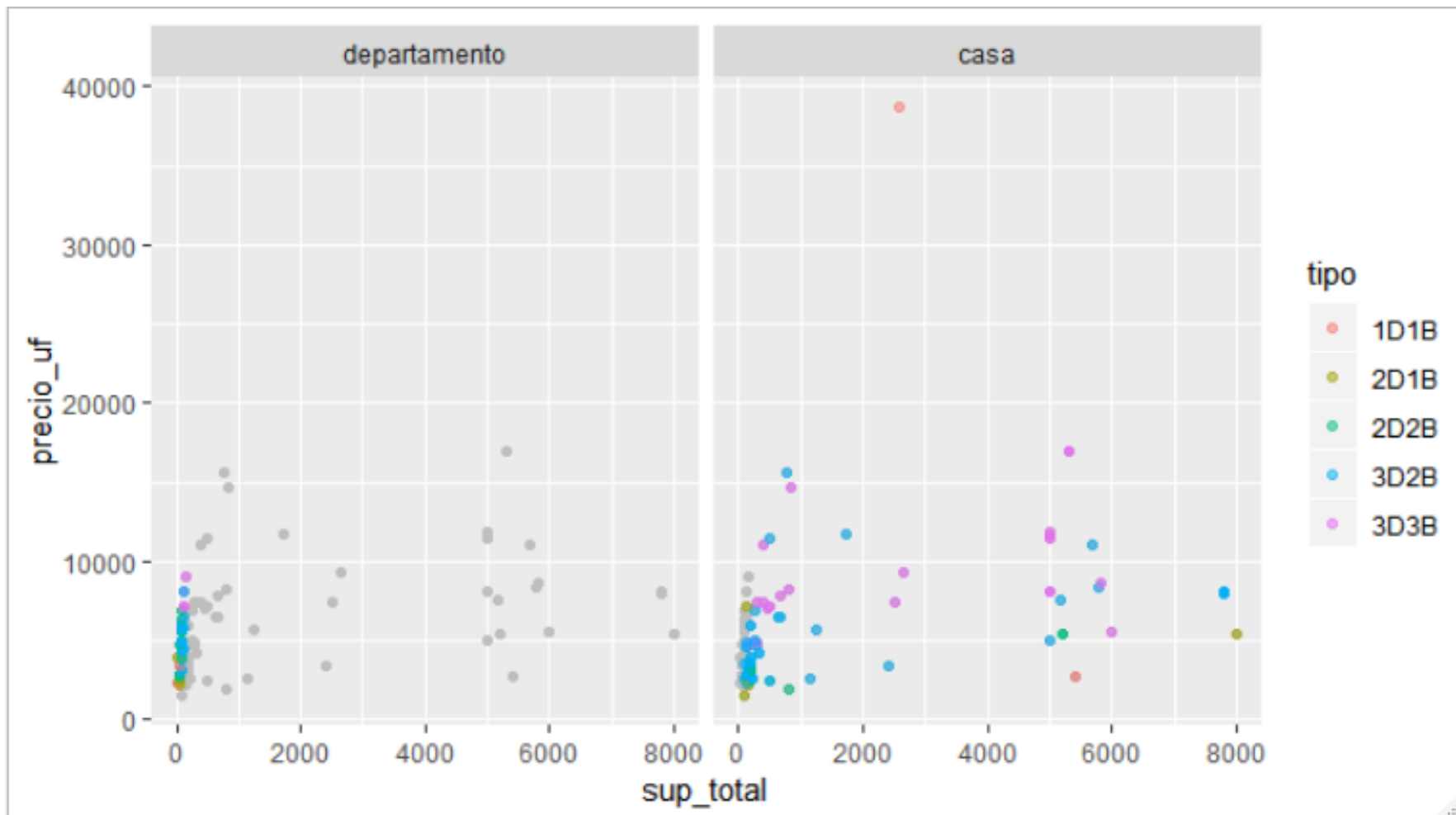
Precio vs Superficie útil



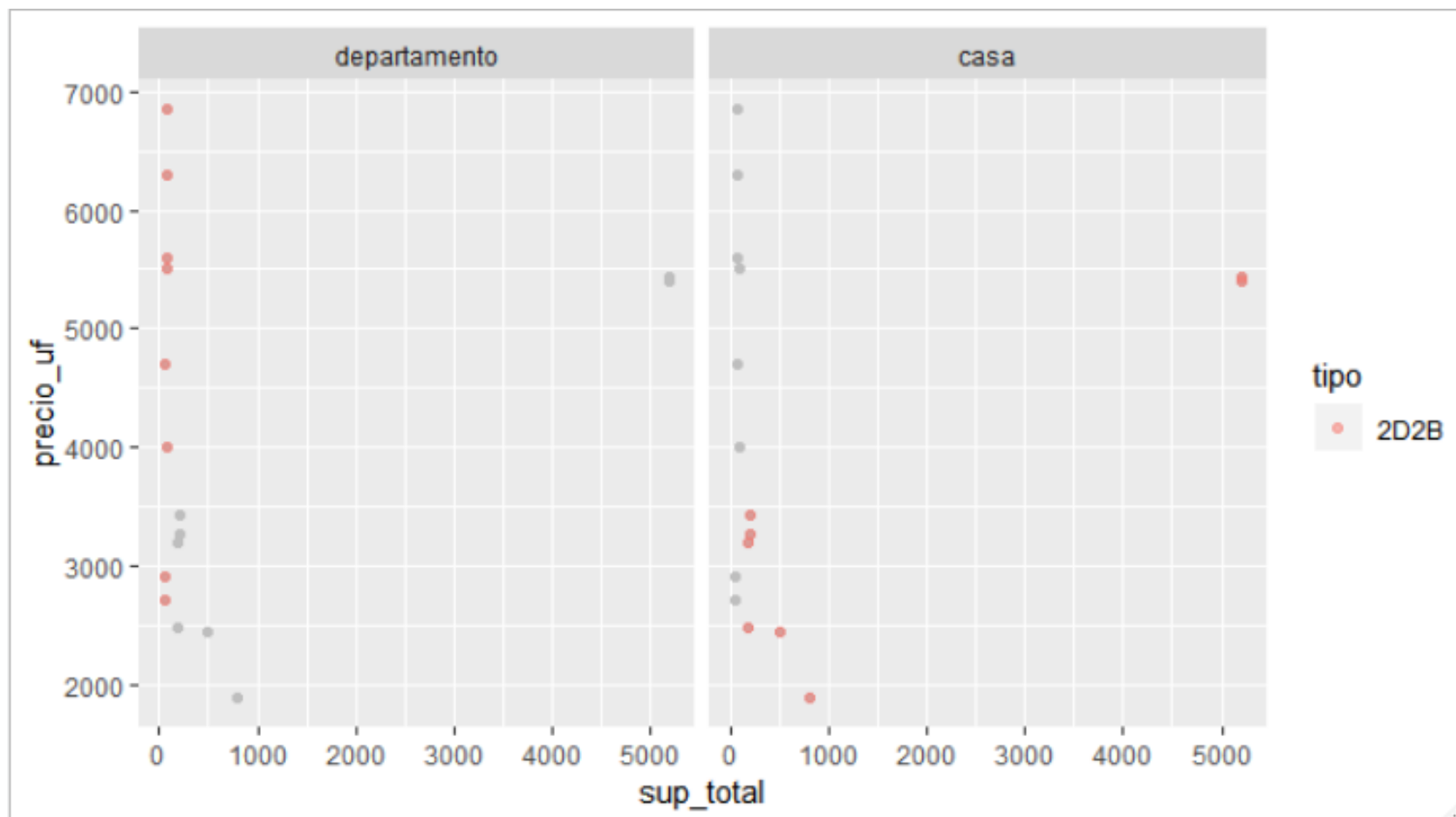
Precio vs Superficie útil: 2D2B



Precio vs Superficie total



Precio vs Superficie total: 2D2B



DIVIDENDOS ESTIMADOS SEGÚN PRECIO

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Dividendo aproximado a un plazo de 20 años

		Porcentaje_Pie		Valor			
Precio_UF	Tasa_Interes_Anual			10%	15%		20%
		Dividendo	Renta Requerida	Dividendo	Renta Requerida	Dividendo	Renta Requerida
4000	3.00%	\$547,048	\$2,188,191	\$516,656	\$2,066,625	\$486,265	\$1,945,059
	3.50%	\$571,370	\$2,285,480	\$539,627	\$2,158,509	\$507,885	\$2,031,538
	4.00%	\$596,197	\$2,384,786	\$563,075	\$2,252,298	\$529,953	\$2,119,810
	4.21%	\$606,770	\$2,427,081	\$573,061	\$2,292,243	\$539,351	\$2,157,405
	5.00%	\$647,298	\$2,589,192	\$611,337	\$2,445,348	\$575,376	\$2,301,504
4500	3.00%	\$615,429	\$2,461,715	\$581,238	\$2,324,953	\$547,048	\$2,188,191
	3.50%	\$642,791	\$2,571,165	\$607,081	\$2,428,323	\$571,370	\$2,285,480
	4.00%	\$670,721	\$2,682,885	\$633,459	\$2,533,835	\$596,197	\$2,384,786
	4.21%	\$682,617	\$2,730,466	\$644,693	\$2,578,774	\$606,770	\$2,427,081
	5.00%	\$728,210	\$2,912,841	\$687,754	\$2,751,017	\$647,298	\$2,589,192
5000	3.00%	\$683,810	\$2,735,239	\$645,820	\$2,583,281	\$607,831	\$2,431,324
	3.50%	\$714,213	\$2,856,850	\$674,534	\$2,698,137	\$634,856	\$2,539,423
	4.00%	\$745,246	\$2,980,983	\$703,843	\$2,815,373	\$662,441	\$2,649,763
	4.21%	\$758,463	\$3,033,851	\$716,326	\$2,865,304	\$674,189	\$2,696,757
	5.00%	\$809,123	\$3,236,491	\$764,171	\$3,056,685	\$719,220	\$2,876,880
5500	3.00%	\$752,191	\$3,008,763	\$710,402	\$2,841,610	\$668,614	\$2,674,456
	3.50%	\$785,634	\$3,142,535	\$741,988	\$2,967,950	\$698,341	\$2,793,365
	4.00%	\$819,770	\$3,279,081	\$774,227	\$3,096,910	\$728,685	\$2,914,739
	4.21%	\$834,309	\$3,337,236	\$787,959	\$3,151,834	\$741,608	\$2,966,432
	5.00%	\$890,035	\$3,560,140	\$840,589	\$3,362,354	\$791,142	\$3,164,568
6000	3.00%	\$820,572	\$3,282,287	\$774,984	\$3,099,938	\$729,397	\$2,917,588
	3.50%	\$857,055	\$3,428,221	\$809,441	\$3,237,764	\$761,827	\$3,047,307
	4.00%	\$894,295	\$3,577,179	\$844,612	\$3,378,447	\$794,929	\$3,179,715
	4.21%	\$910,155	\$3,640,622	\$859,591	\$3,438,365	\$809,027	\$3,236,108
	5.00%	\$970,947	\$3,883,789	\$917,006	\$3,668,023	\$863,064	\$3,452,257
6500	3.00%	\$888,953	\$3,555,811	\$839,566	\$3,358,266	\$790,180	\$3,160,721
	3.50%	\$928,476	\$3,713,906	\$876,894	\$3,507,577	\$825,312	\$3,301,249
	4.00%	\$968,819	\$3,875,278	\$914,996	\$3,659,985	\$861,173	\$3,444,691
	4.21%	\$986,002	\$3,944,007	\$931,224	\$3,724,895	\$876,446	\$3,505,784
	5.00%	\$1,051,859	\$4,207,438	\$993,423	\$3,973,691	\$934,986	\$3,739,945
7000	3.00%	\$957,334	\$3,829,335	\$904,148	\$3,616,594	\$850,963	\$3,403,853
	3.50%	\$999,898	\$3,999,591	\$944,348	\$3,777,391	\$888,798	\$3,555,192
	4.00%	\$1,043,344	\$4,173,376	\$985,380	\$3,941,522	\$927,417	\$3,709,668
	4.21%	\$1,061,848	\$4,247,392	\$1,002,856	\$4,011,426	\$943,865	\$3,775,459
	5.00%	\$1,132,772	\$4,531,087	\$1,069,840	\$4,279,360	\$1,006,908	\$4,027,633
7500	3.00%	\$1,025,715	\$4,102,859	\$968,731	\$3,874,922	\$911,746	\$3,646,985
	3.50%	\$1,071,319	\$4,285,276	\$1,011,801	\$4,047,205	\$952,283	\$3,809,134
	4.00%	\$1,117,869	\$4,471,474	\$1,055,765	\$4,223,059	\$993,661	\$3,974,644
	4.21%	\$1,137,694	\$4,550,777	\$1,074,489	\$4,297,956	\$1,011,284	\$4,045,135
	5.00%	\$1,213,684	\$4,854,736	\$1,146,257	\$4,585,028	\$1,078,830	\$4,315,321

DATOS ARRIENDO VALDIVIA

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Datos por Dormitorios/Baño: Precio Total Arriendo

tipo_vivienda	tipo	count	precio.p10	precio.mean	precio.p90	precioUF.p10	precioUF.mean	precioUF.p90
departamento	1D1B	4	\$349	\$398	\$444	\$13	\$14	\$16
departamento	2D1B	6	\$315	\$362	\$425	\$11	\$13	\$15
departamento	2D2B	6	\$460	\$492	\$525	\$17	\$18	\$19
departamento	3D2B	4	\$430	\$453	\$485	\$15	\$16	\$17
casa	1D1B	2	\$270	\$350	\$430	\$10	\$13	\$15
casa	2D1B	2	\$240	\$280	\$320	\$9	\$10	\$11
casa	2D2B	3	\$504	\$540	\$584	\$18	\$19	\$21
casa	3D2B	11	\$480	\$591	\$790	\$17	\$21	\$28

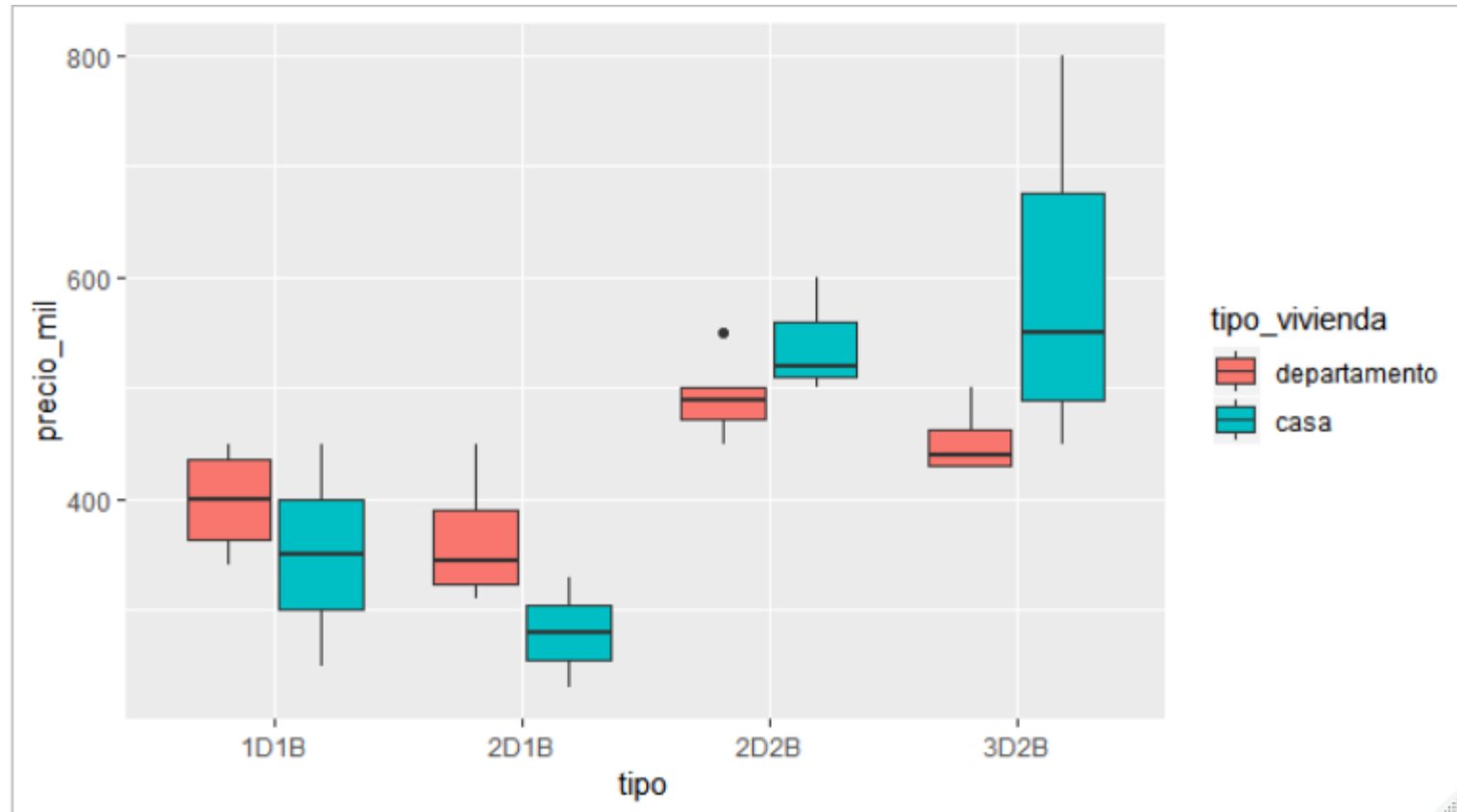
Datos por Dormitorios/Baño: Arriendo por m2 total

tipo_vivienda	tipo	count	precio_m2.p10	precio_m2.mean	precio_m2.p90	precio_m2tot.p10	precio_m2tot.mean	precio_m2tot.p90
departamento	1D1B	4	\$6,967	\$9,322	\$11,135	\$6,089	\$8,433	\$10,525
departamento	2D1B	6	\$4,894	\$6,057	\$7,006	\$4,894	\$6,010	\$6,866
departamento	2D2B	6	\$6,815	\$7,292	\$7,692	\$6,638	\$7,154	\$7,692
departamento	3D2B	4	\$5,574	\$18,053	\$39,673	\$5,574	\$11,334	\$20,860
casa	1D1B	2	\$5,500	\$7,500	\$9,500	\$3,200	\$4,000	\$4,800
casa	2D1B	2	\$4,800	\$5,600	\$6,400	\$1,203	\$2,713	\$4,223
casa	2D2B	3	\$3,700	\$6,143	\$8,443	\$920	\$3,400	\$5,880
casa	3D2B	11	\$3,621	\$5,202	\$7,710	\$366	\$1,702	\$3,328

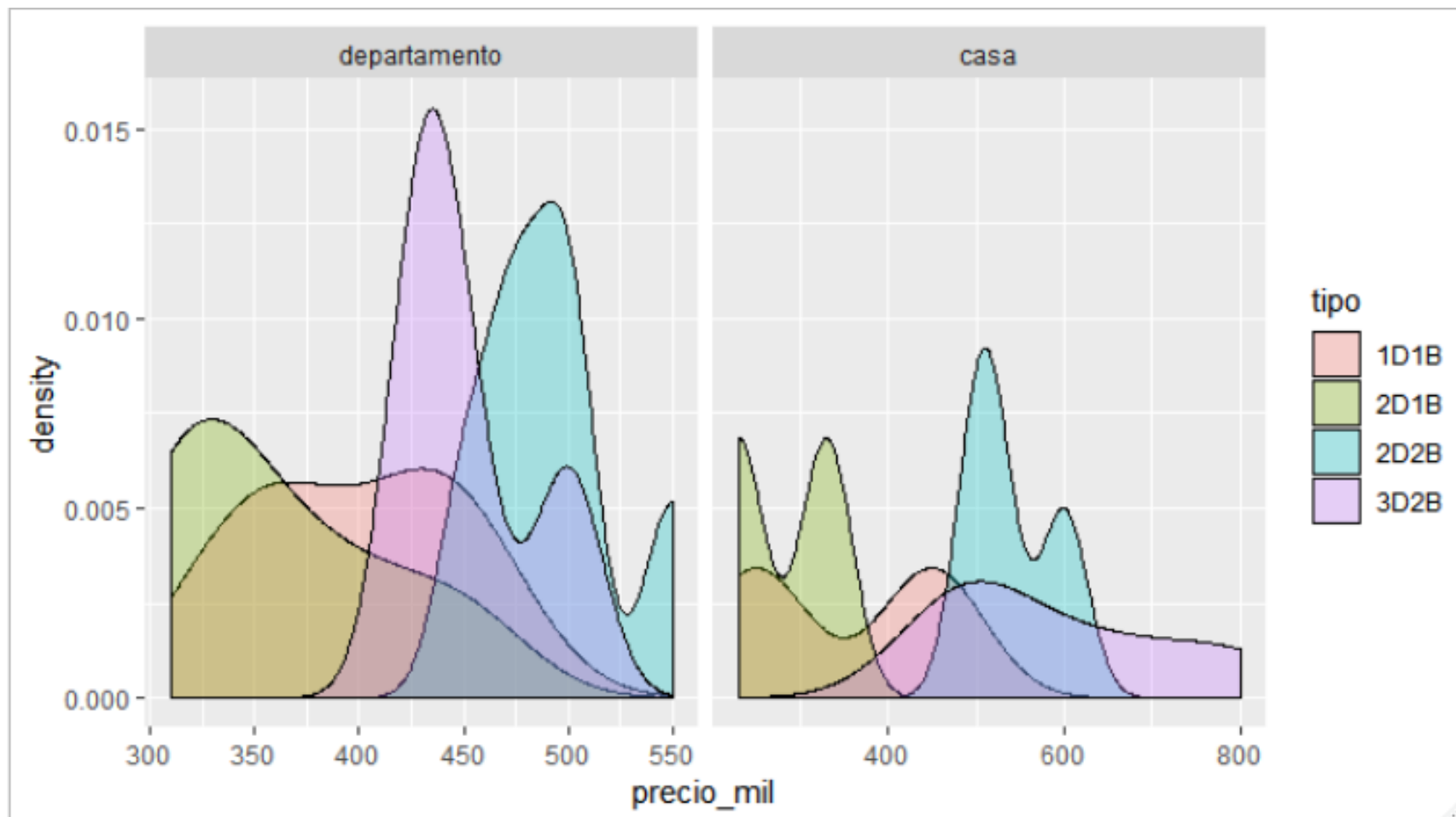
Superficie m2

tipo_vivienda	tipo	count	sup.p10	sup.mean	sup.p90	supTotal.p10	supTotal.mean	supTotal.p90
departamento	1D1B	4	37	45	56	38	50	61
departamento	2D1B	6	50	61	70	51	61	70
departamento	2D2B	6	63	68	76	65	69	78
departamento	3D2B	4	25	59	88	30	61	88
casa	1D1B	2	46	48	50	60	100	140
casa	2D1B	2	50	50	50	85	225	365
casa	2D2B	3	61	112	176	272	1,040	1,808
casa	3D2B	11	87	121	151	178	988	2,200

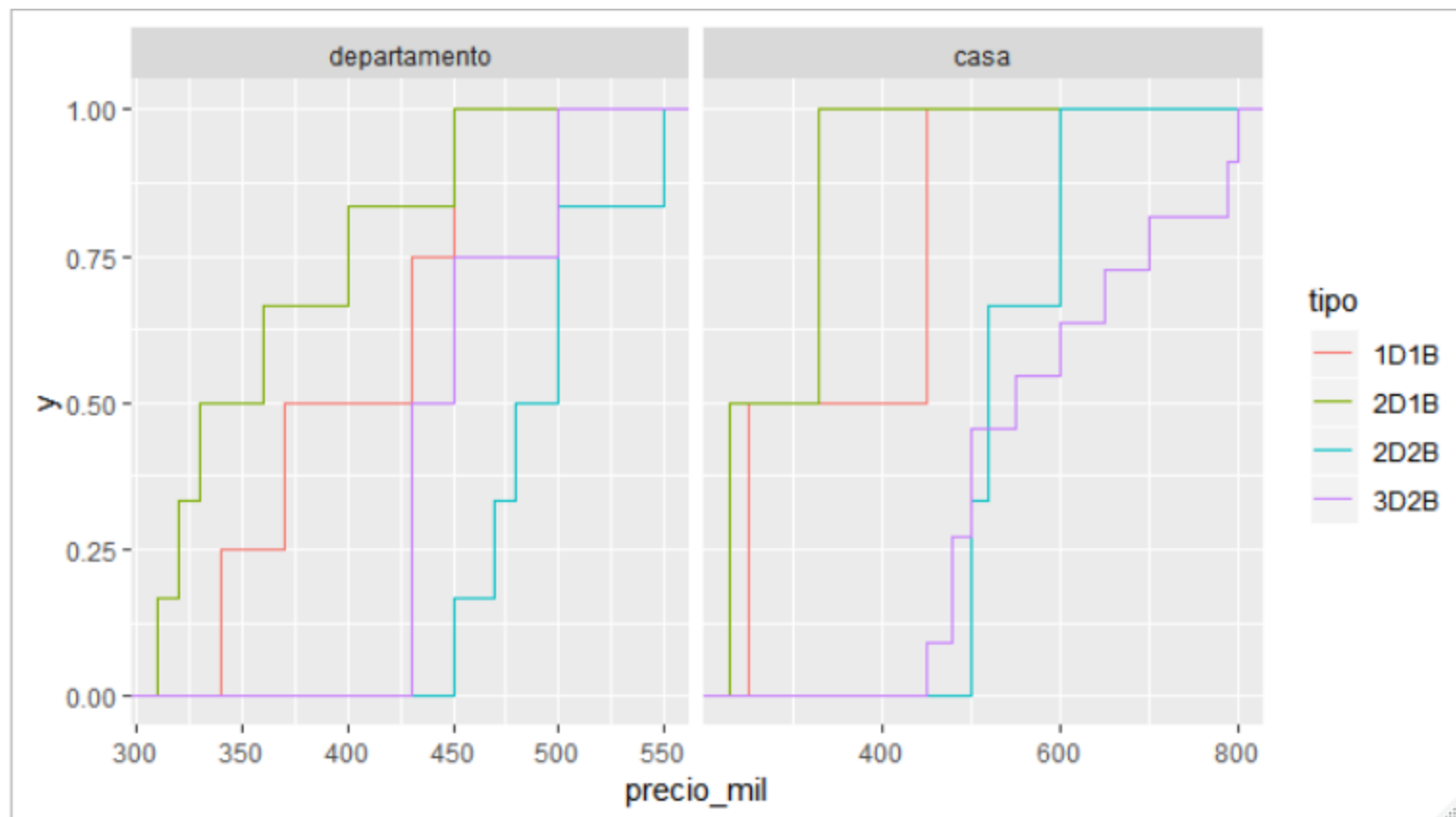
Boxplot por Tipo



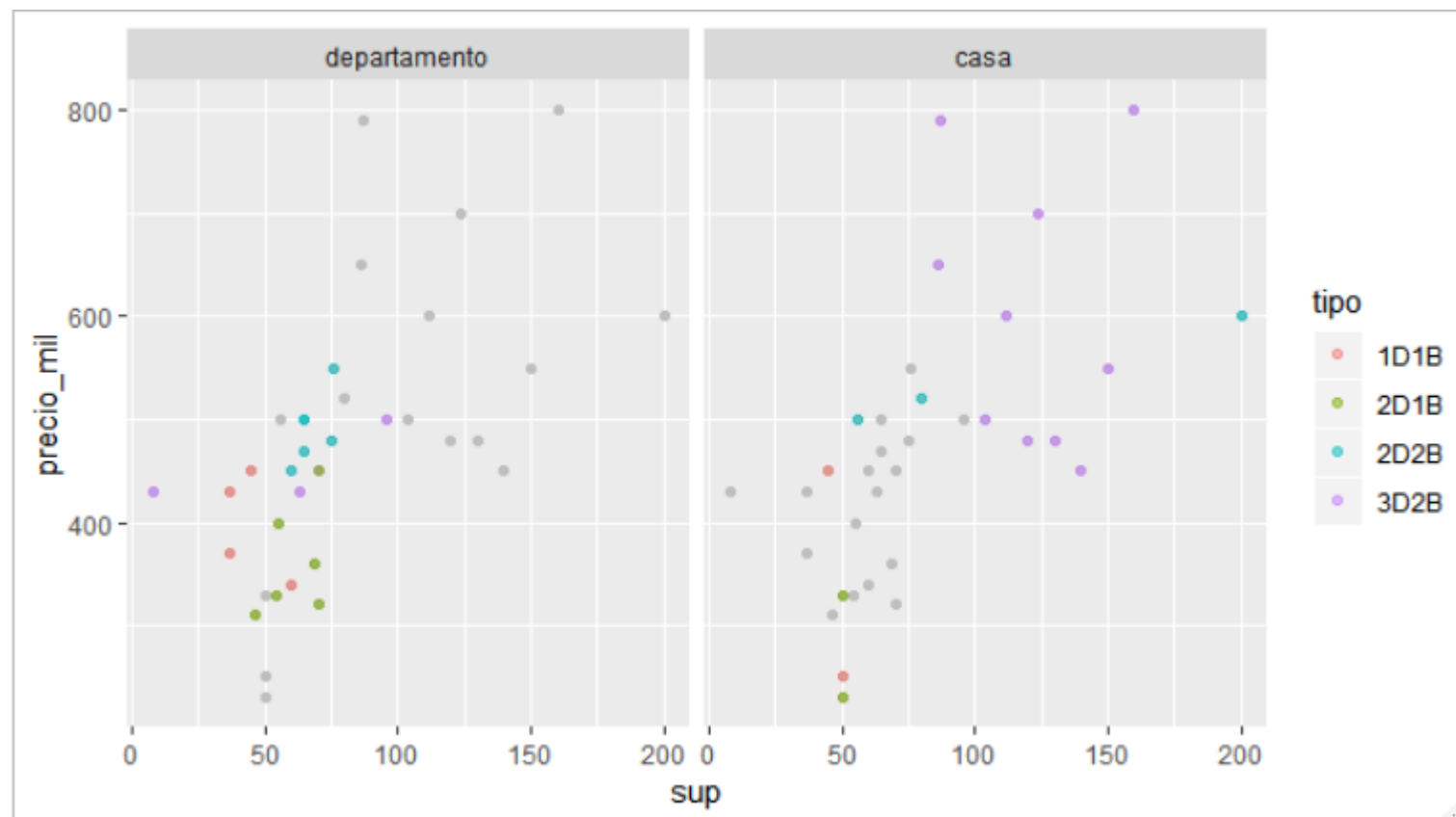
Distribución precio por Tipo



Distribución precio por Tipo



Precio vs Superficie construida



Precio vs Superficie construida: 2D2B

