

ANÁLISIS PRECIO DEPARTAMENTOS PLAZA ÑUÑO A

1 DE JULIO 2019

La investigación al servicio de una política pública sustentable



Descripción

- Fecha Consulta: 1 de Julio de 2019
- Datos de venta de departamentos en el barrio Plaza Nuñoa
- Fuente: portalinmobiliario

Datos Promedio

Datos promedio	
Baños	1.97
Dormitorio	2.44
Precio	5856
Superficie	77
Superficie total	86
UF por m2	78.43
n	708

-- Variable type:numeric -----												
variable	missing	complete	n	mean	sd	p0	p25	p50	p75	p100	hist	
banos	2	706	708	1.97	0.51	1	2	2	2	4		
dorm	0	708	708	2.44	0.84	1	2	2	3	5		
precio	0	708	708	1.6e+08	3.9e+07	7.1e+07	1.4e+08	1.6e+08	1.8e+08	3.3e+08		
precio_m2	2	706	708	2185215.78	393265.66	1104429.86	1915905.19	2135489.81	2386588.44	3533333.33		
precio_m2tot	39	669	708	2353530.98	8609057.63	773582.96	1758258.43	1944444.44	2150624.22	2.2e+08		
precio_MM	0	708	708	163.17	38.76	71	139.54	160.48	183.66	326.53		
precio_uf	0	708	708	5856.03	1389.01	2546.02	5009.69	5750	6592.5	11700		
sup	2	706	708	76.99	22.3	30	65	75	89	220		
sup_total	39	669	708	85.83	29.23	1.1	70	82	100	258		
uf_m2	2	706	708	78.43	14.09	39.57	68.89	76.6	85.77	127.37		
uf_m2tot	39	669	708	84.45	308.47	27.72	63.04	69.77	77.16	7983.58		

-- Variable type:factor -----							
variable	missing	complete	n	n_unique	top_counts	ordered	
banos_factor	2	706	708	4	2: 534, 1: 99, 3: 69, 4: 4	FALSE	
barrio	0	708	708	1	pla: 708, NA: 0	FALSE	
codigo	0	708	708	708	489: 1, 487: 1, 486: 1, 467: 1	FALSE	
descripcion	0	708	708	672	\r\n : 11, \r\n : 6, \r\n : 5, \r\n : 3	FALSE	
dir_url	0	708	708	708	htt: 1, htt: 1, htt: 1, htt: 1	FALSE	
dorm_factor	0	708	708	5	2: 287, 3: 269, 1: 89, 4: 59	FALSE	
equipamiento	471	237	708	190	NA: 471, Ser: 8, Ser: 6, Ser: 4	FALSE	
nombre	0	708	708	598	Pla: 16, Ave: 14, Met: 8, Dep: 8	FALSE	
tipo	0	708	708	6	2D2: 266, 3D2: 249, s/i: 84, 1D1: 74	FALSE	
vende	669	39	708	38	NA: 669, Con: 2, Con: 1, Con: 1	FALSE	
venta_arriendo	0	708	708	1	ven: 708, NA: 0	FALSE	

TABLAS RESUMEN

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

tipo	count	precio.p10	precio.mean	precio.p90	precioUF.p10	precioUF.mean	precioUF.p90
1D1B	74	\$84	\$106	\$130	\$3,003	\$3,811	\$4,666
2D1B	20	\$99	\$125	\$166	\$3,569	\$4,497	\$5,937
2D2B	266	\$130	\$156	\$185	\$4,663	\$5,594	\$6,695
3D2B	249	\$144	\$176	\$219	\$5,176	\$6,322	\$7,852
3D3B	15	\$138	\$199	\$249	\$4,930	\$7,147	\$8,920

Datos por Dormitorios/Baño: Precio por m2 total

tipo	count	precio.p10	precio.mean	precio.p90	precioUF.p10	precioUF.mean	precioUF.p90
1D1B	74	\$1,708,781	\$2,347,618	\$3,103,963	\$61	\$84	\$111
2D1B	20	\$1,391,429	\$1,835,561	\$2,418,384	\$50	\$66	\$87
2D2B	266	\$1,768,206	\$2,208,606	\$2,383,229	\$63	\$79	\$85
3D2B	249	\$1,583,746	\$1,845,360	\$2,144,005	\$57	\$66	\$77
3D3B	15	\$1,390,041	\$1,826,690	\$2,362,982	\$50	\$65	\$85

Superficie m2

tipo	count	sup.p10	sup.mean	sup.p90	supTotal.p10	supTotal.mean	supTotal.p90
1D1B	74	33	42	50	35	47	62
2D1B	20	48	60	80	51	71	88
2D2B	266	56	69	80	62	77	89
3D2B	249	74	87	100	78	97	115
3D3B	15	66	96	123	69	114	155

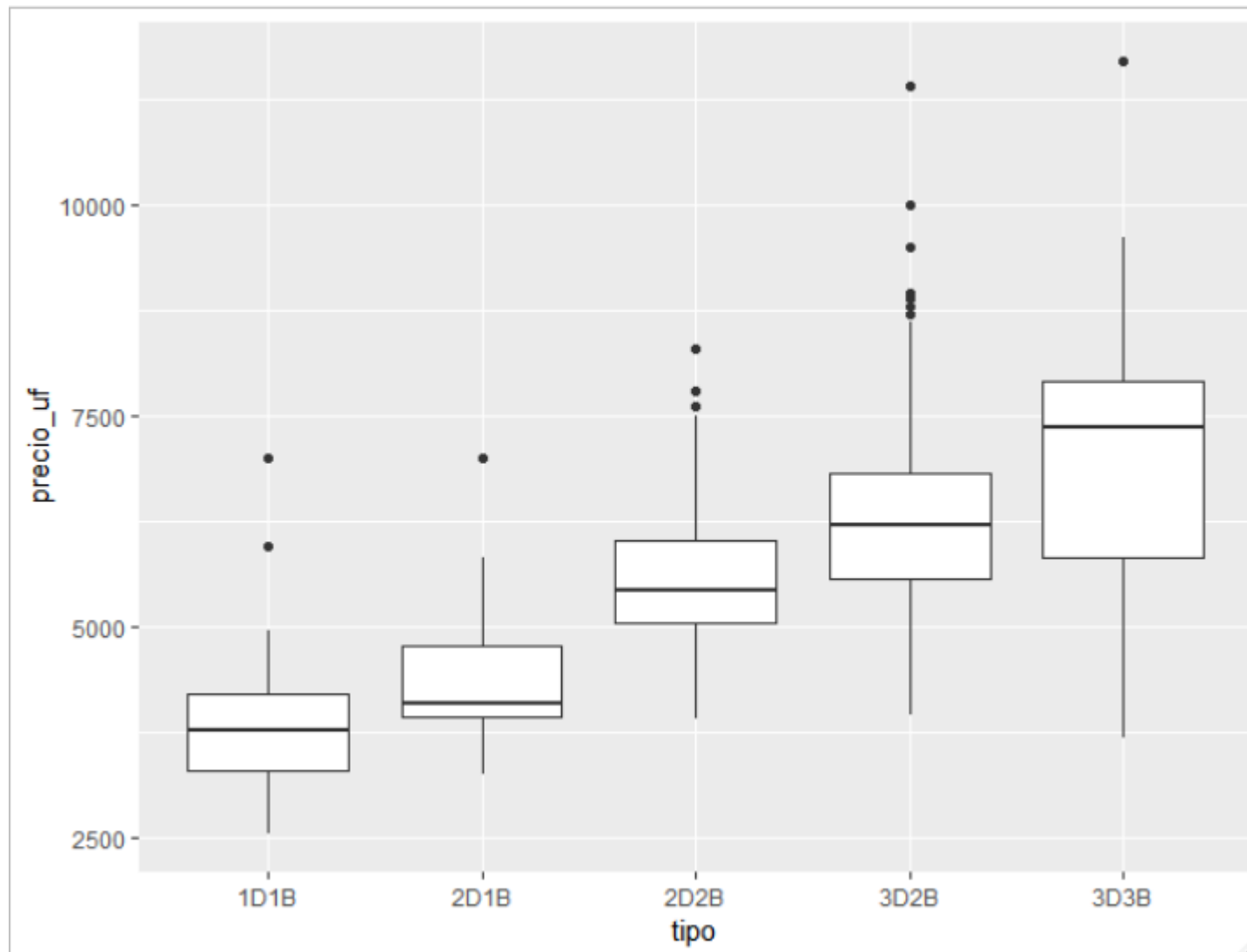
BOXPLOT

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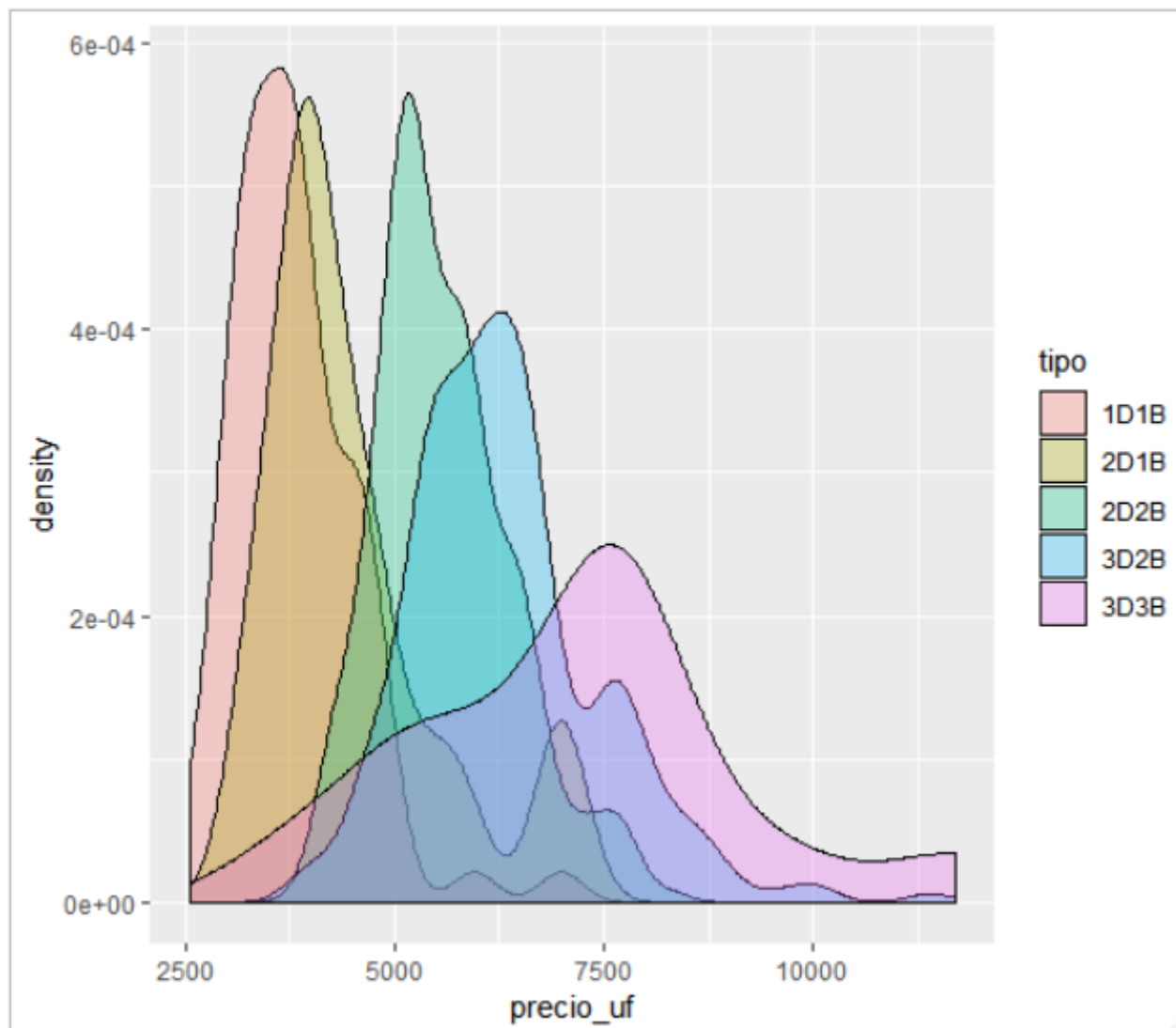
7



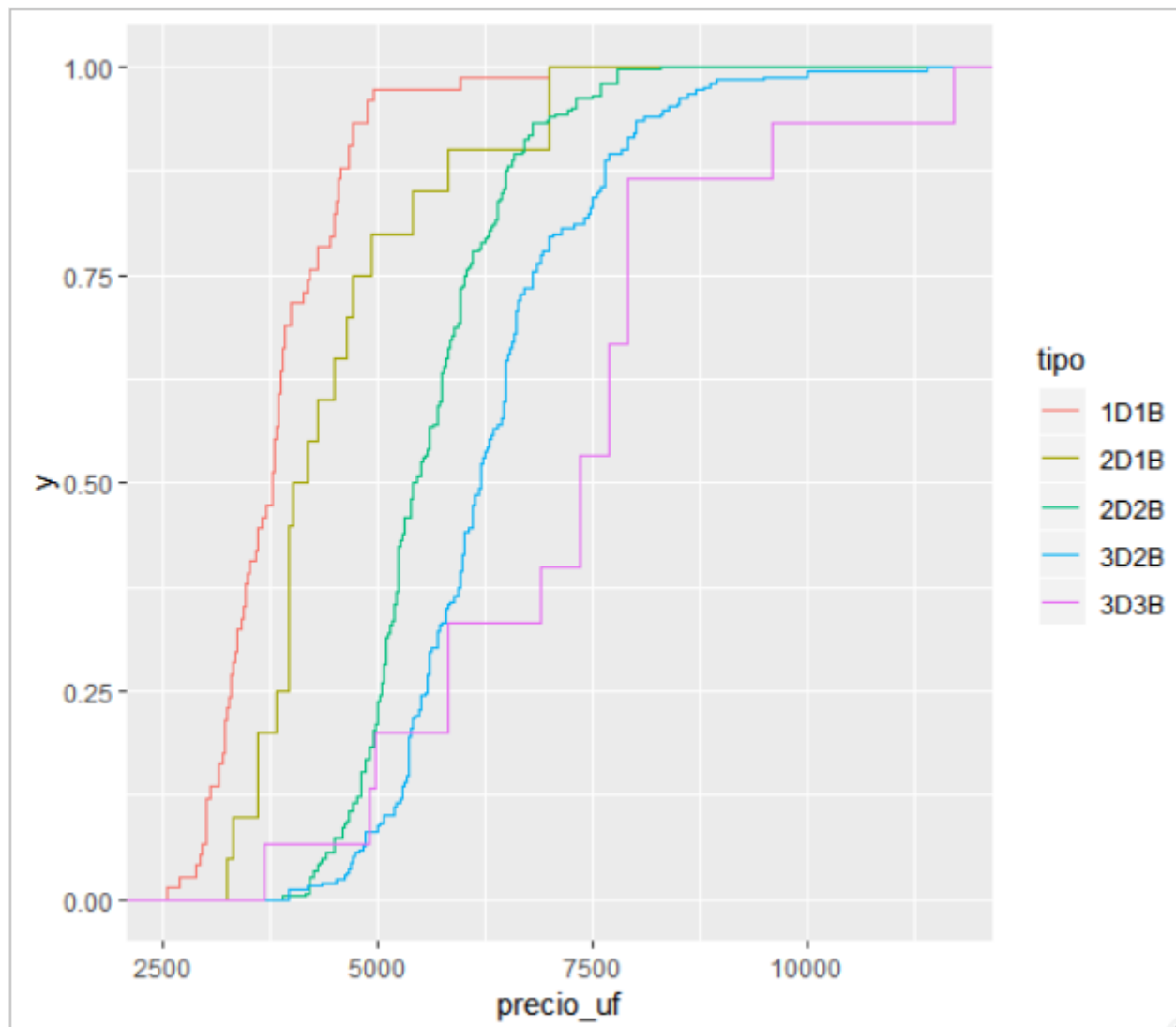
Precio vs Tipo



Distribución precio por Tipo



Distribución precio por Tipo

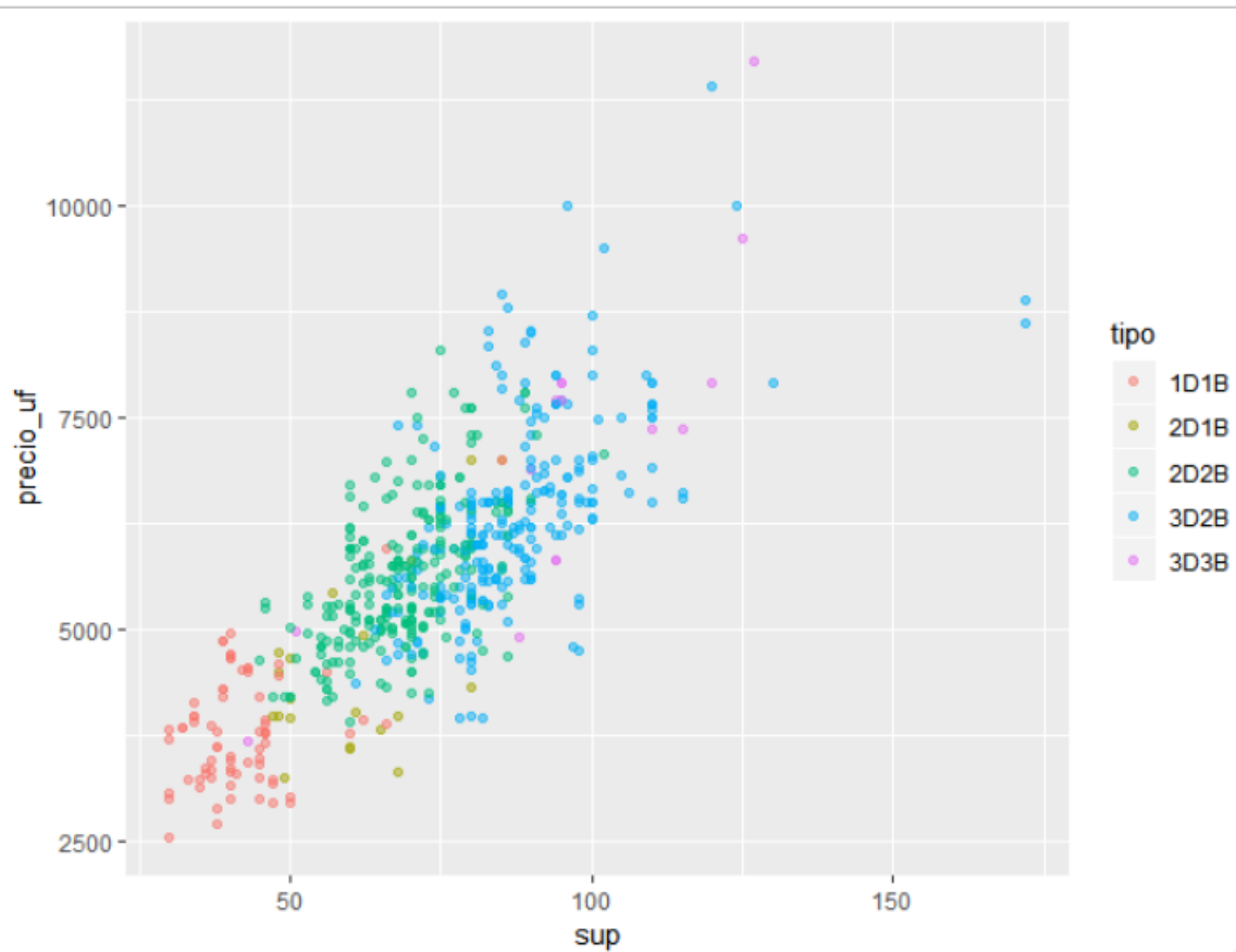


SCATTER

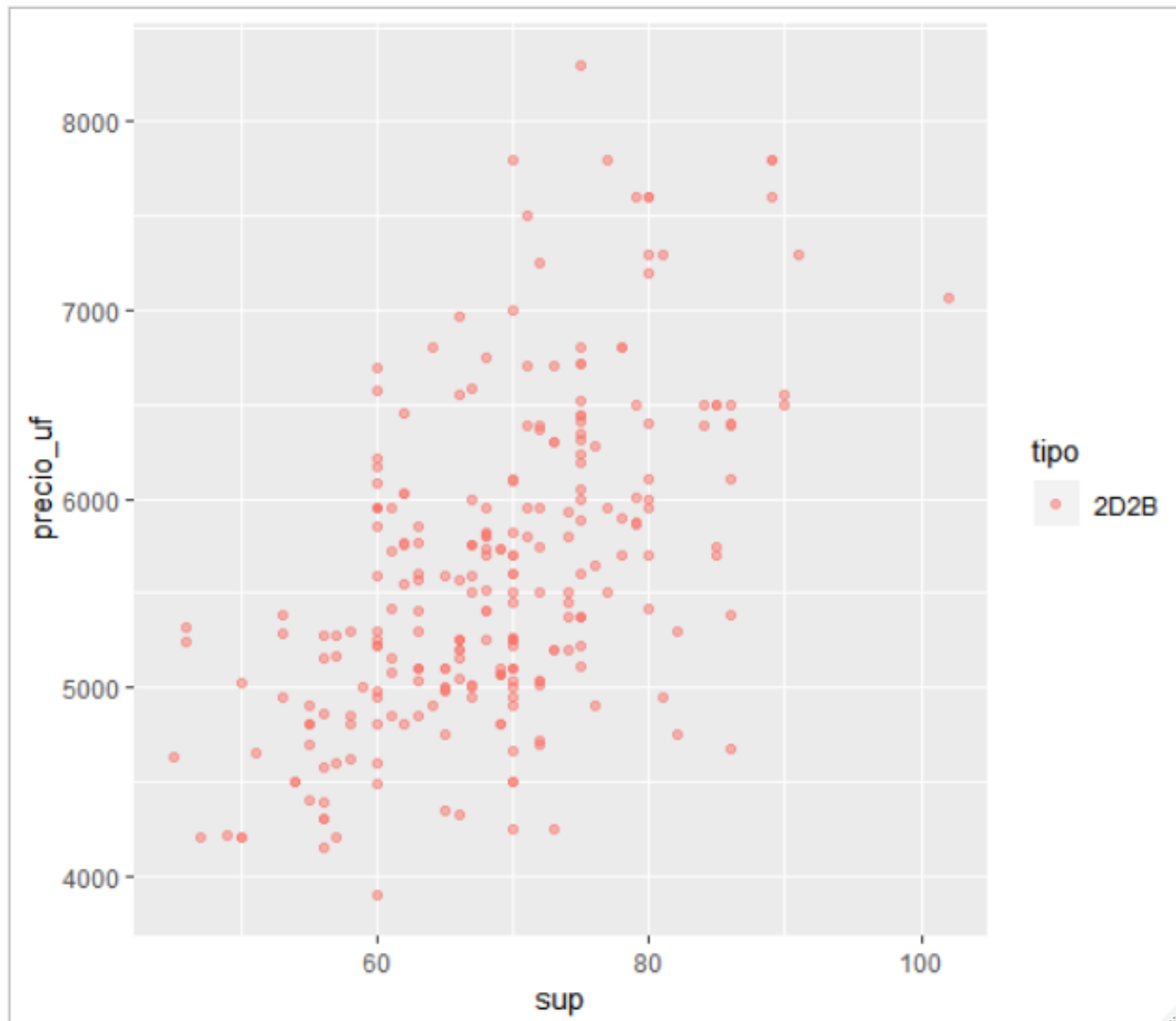
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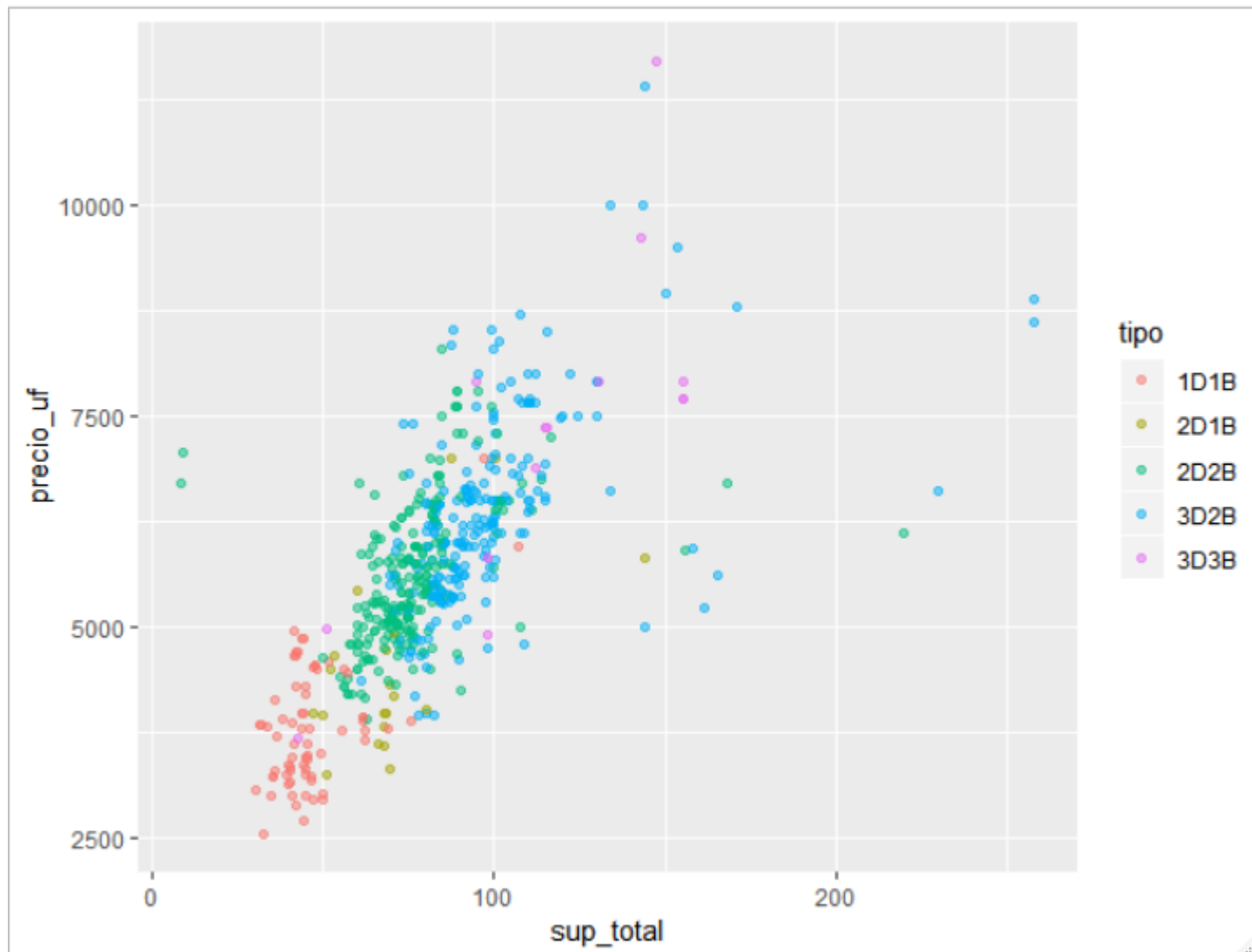
Precio vs Superficie útil



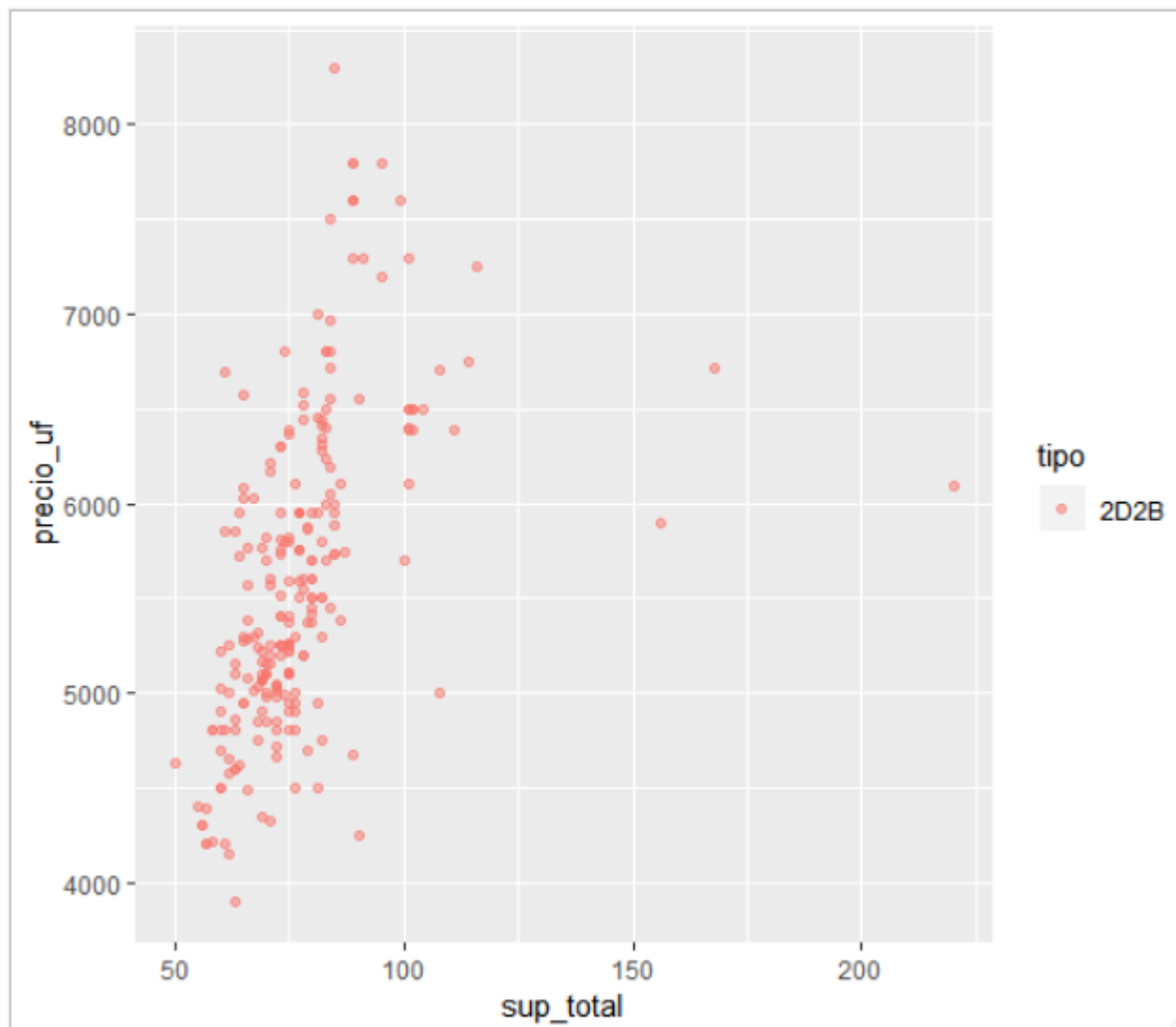
Precio vs Superficie útil: 2D2B



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 PLAZA ÑUÑO

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Datos por Dormitorios/Baño: Precio Total Arriendo

tipo	count	precio.p10	precio.mean	precio.p90	precioUF.p10	precioUF.mean	precioUF.p90
1D1B	33	\$350,000	\$401,364	\$450,000	\$13	\$14	\$16
2D1B	11	\$450,000	\$476,451	\$502,460	\$16	\$17	\$18
2D2B	105	\$460,000	\$534,858	\$650,000	\$17	\$19	\$23
3D2B	63	\$534,000	\$677,825	\$889,200	\$19	\$24	\$32
3D3B	1	\$600,000	\$600,000	\$600,000	\$22	\$22	\$22

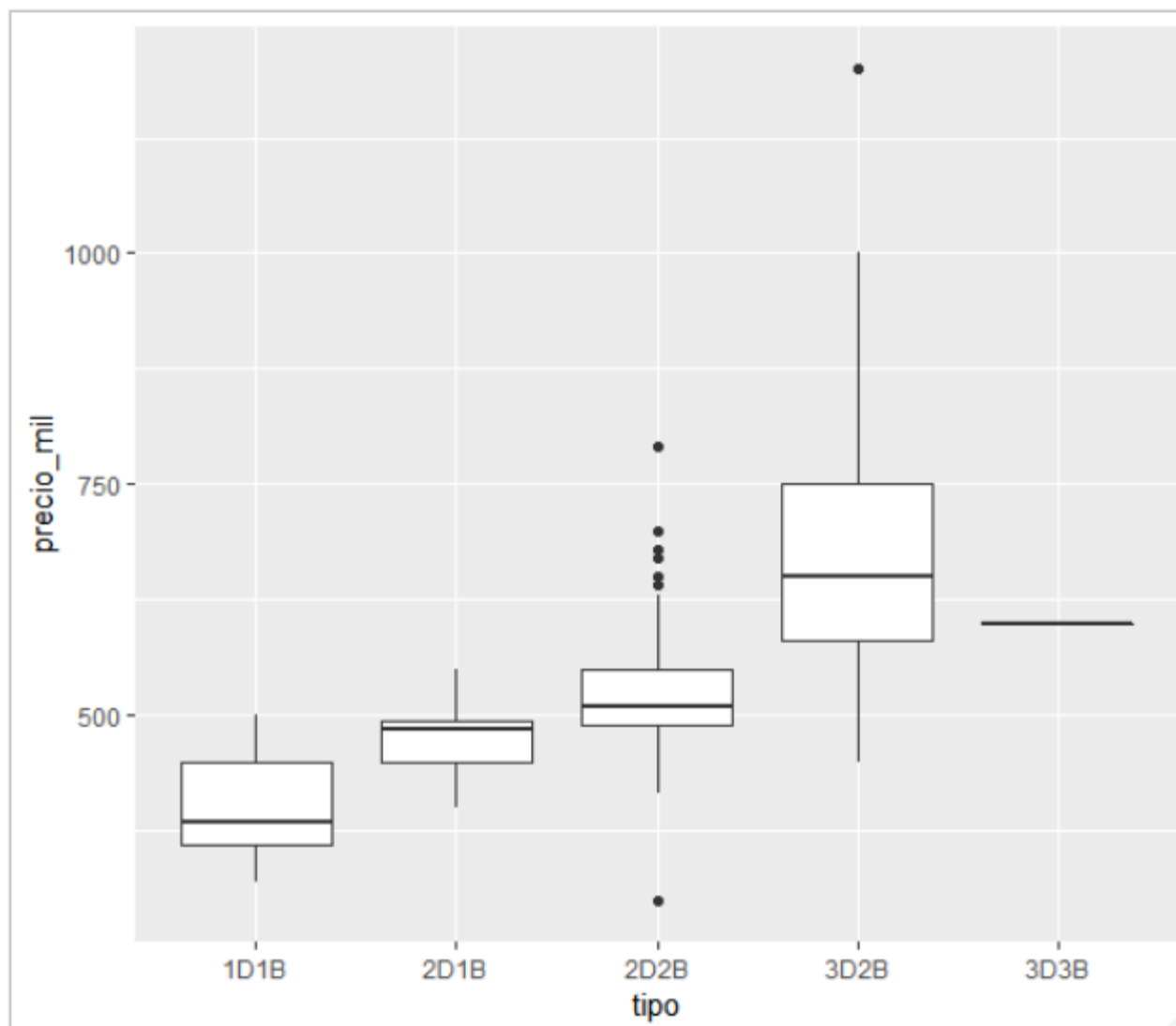
Datos por Dormitorios/Baño: Arriendo por m2 total

tipo	count	precio.p10	precio.mean	precio.p90
1D1B	33	\$7,640	\$9,050	\$10,702
2D1B	11	\$6,000	\$8,275	\$9,167
2D2B	105	\$6,214	\$12,044	\$9,020
3D2B	63	\$5,909	\$7,025	\$8,814
3D3B	1	\$6,122	\$6,122	\$6,122

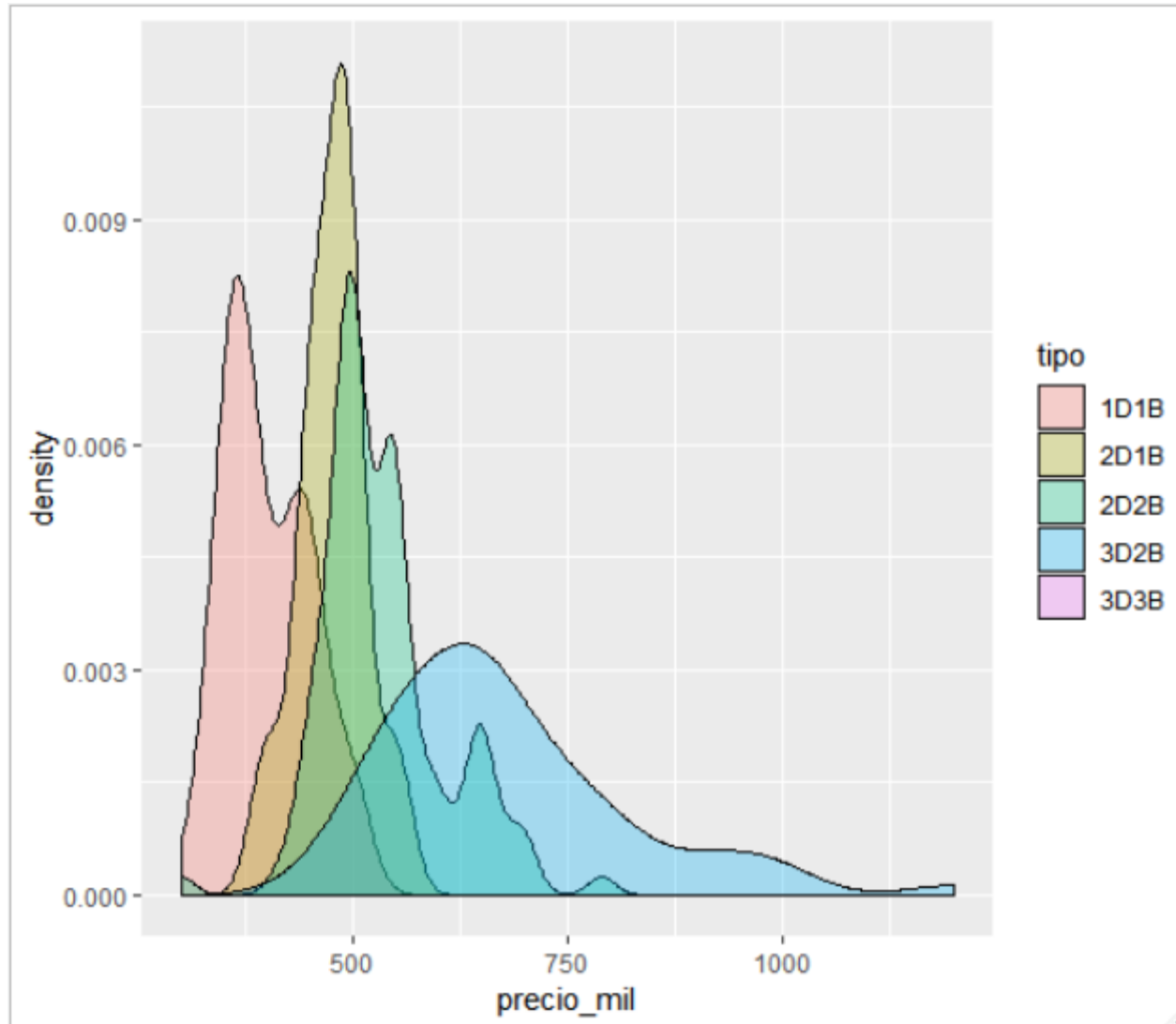
Superficie m2

tipo	count	sup.p10	sup.mean	sup.p90	supTotal.p10	supTotal.mean	supTotal.p90
1D1B	33	35	42	50	37	46	54
2D1B	11	45	58	70	45	61	75
2D2B	105	55	65	75	60	71	84
3D2B	63	75	90	109	78	98	115
3D3B	1	90	90	90	98	98	98

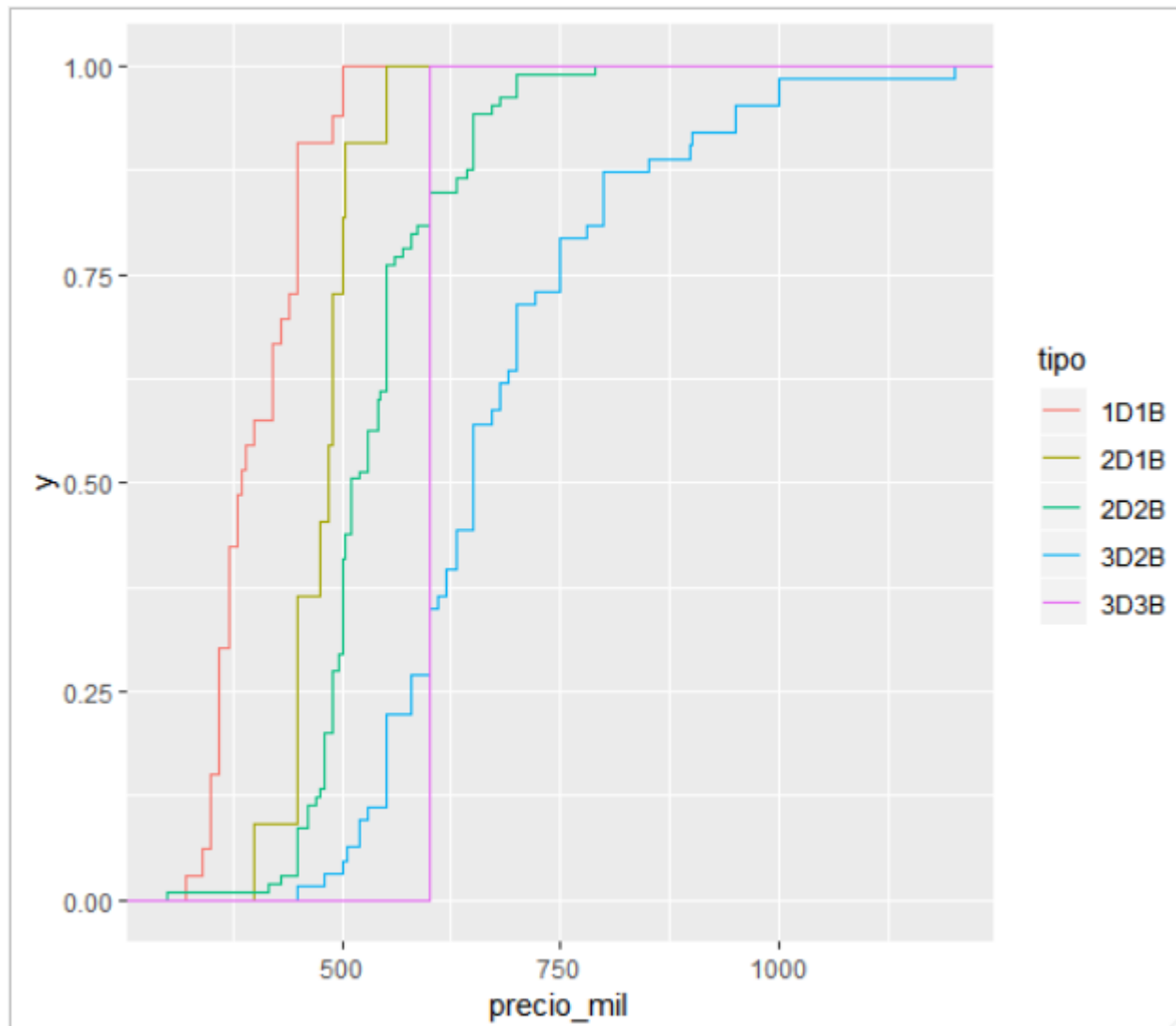
Boxplot por Tipo



Distribución precio por Tipo



Distribución precio por Tipo



Precio vs Superficie total

