Córdoba, 27 de enero de 2023

Índices de Ventas de Inmuebles en Córdoba

Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC)

Elaborado por Economic Trends S.A. para la CEDUC

Datos al 31 de diciembre de 2022

Síntesis de principales resultados

Tipología	Oct 2011 = 100		% de variación Series desestacionalizadas	
	dic-21	dic-22	Interanual (dic 22 / dic 21)	Últimos 3 meses vs 3 meses previos
Ventas No Financiadas				
Departamentos y casas	38.1	20.9	-45.2	-6.2
Cocheras	8.9	1.5	-82.9	10.1
Lotes	33.8	66.2	95.9	-23.1
Indice de Ventas No Financiadas	34.3	32.5	-5.3	-17.2
Ventas Financiadas				
Departamentos y casas	27.2	13.5	-50.3	53.3
Cocheras	10.0	0.0	-100.0	-90.5
Lotes	56.6	26.1	-54.0	-33.5
Indice de Ventas Financiadas	28.9	14.0	-51.4	16.0
Ventas Totales				
Departamentos y casas	29.6	15.2	-48.9	33.9
Cocheras	9.4	0.8	-91.6	-32.6
Lotes	42.7	50.6	18.5	-27.8
Indice de Ventas Totales	30.5	19.4	-36.3	1.2

Ventas de inmuebles durante diciembre de 2022, en comparación con diciembre de 2021:

1.- Las **ventas no financiadas** (departamentos y casas, cocheras y lotes) durante el mes de **diciembre de 2022** fueron un **5.3% inferiores** a las registradas en diciembre de 2021, con menores ventas no financiadas de departamentos y casas (-45.2%) y de cocheras (-82.9%) pero mayores ventas no financiadas de lotes (+95.9%).

2.- Las **ventas financiadas** (departamentos y casas, cocheras y lotes) durante el mes de **diciembre de 2022** fueron un **51.4% inferiores** a las registradas en diciembre de 2021, con menores ventas financiadas de departamentos y casas (-50.3%), de cocheras (-100.0%) y de lotes (-54.0%).

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3.- El **total de ventas financiadas y no financiadas** durante **diciembre de 2022** fue un **36.3% inferior** al nivel registrado en diciembre de 2021, con menores ventas totales (financiadas y no financiadas) de departamentos y casas (-48.9%) y de cocheras (-91.6%), pero mayores ventas totales (financiadas y no financiadas) de lotes (+18.5%).

Ventas de inmuebles durante los últimos 3 meses en comparación con 3 meses previos (series desestacionalizadas):

4.- Las **ventas no financiadas** (departamentos y casas, cocheras y lotes) durante los **últimos 3 meses** fueron un **17.2% inferiores** a las registradas durante los 3 meses previos, con menores ventas no financiadas de departamentos y casas (-6.2%) y de lotes (-23.1%), aunque mayores ventas no financiadas de cocheras (+10.1%).

5.- Las **ventas financiadas** (departamentos y casas, cocheras y lotes) durante los **últimos 3 meses** fueron un **16.0% superiores** a las registradas durante los 3 meses previos, con mayores ventas financiadas de departamentos y casas (+53.3%) y menores ventas financiadas de cocheras (-90.5%) y de lotes (-33.5%).

6.- El **total de ventas financiadas y no financiadas** durante los **últimos 3 meses** fue un **1.2% superior** al nivel registrado durante los 3 meses previos, con mayores ventas totales (financiadas y no financiadas) de departamentos y casas (+33.9%), con menores ventas totales (financiadas y no financiadas) de cocheras (-32.6%) y de lotes (-27.8%).

Ventas de inmuebles durante 2022, en comparación con 2021:

7.- Las **ventas no financiadas** (departamentos y casas, cocheras y lotes) durante **2022** fueron un **4.3% superiores** a las registradas durante 2021, con menores ventas no financiadas de departamentos y casas (-39.6%) y de cocheras (-73.2%), pero mayores ventas no financiadas de lotes (+82.6%).

8.- Las **ventas financiadas** (departamentos y casas, cocheras y lotes) durante **2022** fueron un **31.9% inferiores** a las registradas durante 2021, con menores ventas financiadas de departamentos y casas (-30.7%), de cocheras (-79.5%) y de lotes (-33.4%).

9.- El **total de ventas financiadas y no financiadas** durante **2022** fue un **21.6% inferior** al nivel registrado durante 2021, con menores ventas totales (financiadas y no financiadas) de departamentos y casas (-33.2%), de cocheras (-76.4%) y de lotes (-0.9%).

Para analizar más en detalle la evolución de cada uno de los índices, e interpretar mejor las tendencias en curso, es conveniente analizar el material incluido en la sección de gráficos.

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Índices de Ventas de Inmuebles en Córdoba

Series originales (con estacionalidad) - Octubre de 2011 = 100

Mes	Series originales (con estacionalidad)											
	No Financiado				Financiado				No Financiado + Financiado			
	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado
May-10	168.21				58.84				84.32		77.13	79.23
Jun-10	148.87				75.91				94.13	61.11	122.59	96.50
Jul-10	128.06				89.70				100.54	96.76	90.61	98.97
Aug-10	161.19				84.46				103.72	157.87	77.40	102.67
Sep-10	141.82				84.06				99.10	95.23	85.28	96.98
Oct-10	146.81				67.75				87.50	92.96	108.54	90.70
Nov-10	174.46				88.04				109.87	77.09	47.93	99.64
Dec-10	205.13				94.76				122.53	151.84	134.50	125.62
Jan-11	121.05				56.53				72.76	86.43	75.75	73.84
Feb-11	129.98				50.33				70.18	137.40	77.98	74.53
Mar-11	113.57				61.32				75.08	73.13	119.82	81.23
Apr-11	107.32				63.23				75.14	48.76	88.13	75.67
May-11	113.49				86.22				94.12	97.51	89.38	93.62
Jun-11	99.86				51.55				64.39	101.94	83.13	68.83
Jul-11	115.34				61.04				75.48	86.43	83.75	77.16
Aug-11	104.94				66.92				76.55	86.43	69.38	76.03
Sep-11	155.62				96.81				111.84	74.51	98.13	108.11
Oct-11	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Nov-11	96.70	89.74	122.22	103.58	93.14	80.56	198.41	100.79	93.94	85.33	151.85	101.60
Dec-11	97.53	60.64	237.37	135.32	75.39	88.89	38.10	72.98	80.31	74.20	159.88	91.12
Jan-12	58.77	65.49	102.02	72.03	46.84	127.78	266.67	66.33	49.50	95.39	166.05	67.99
Feb-12	71.90	87.32	86.87	77.62	56.23	127.78	223.81	71.41	59.72	106.74	140.12	73.22
Mar-12	101.87	82.72	121.21	105.88	61.89	61.11	312.70	81.07	70.78	72.35	195.68	88.29
Apr-12	65.38	68.94	84.85	71.39	89.09	94.44	193.65	97.28	83.82	81.18	127.16	89.74
May-12	90.74	66.64	130.30	100.25	86.97	105.56	165.08	93.56	87.81	85.32	143.83	95.51
Jun-12	97.38	48.25	66.67	84.12	61.13	113.89	84.13	64.62	69.19	79.76	73.46	70.30
Jul-12	87.93	59.74	88.89	85.77	110.16	175.00	123.81	113.33	105.22	115.07	102.47	105.31
Aug-12	104.70	96.51	91.92	100.25	79.23	177.78	120.63	85.64	84.90	135.52	103.09	89.89
Sep-12	78.20	96.51	83.84	81.44	89.75	250.00	115.87	97.01	87.18	170.18	96.30	92.48
Oct-12	102.99	128.68	82.83	99.30	91.71	213.89	74.60	94.41	94.22	169.58	79.63	95.83
Nov-12	86.84	52.85	139.39	99.30	104.72	186.11	49.21	103.14	100.75	116.82	104.32	102.03
Dec-12	71.62	85.57	79.80	75.22	90.55	155.56	93.65	92.92	86.34	119.16	85.19	87.77
Jan-13	62.41	42.78	62.63	60.77	86.99	238.89	100.00	92.97	81.53	136.91	77.16	83.60
Feb-13	69.29	37.75	72.73	67.57	70.20	175.00	84.13	74.70	70.00	103.63	77.16	72.63
Mar-13	78.86	60.40	84.85	79.01	53.55	161.11	280.95	74.49	59.17	108.74	161.11	75.80
Apr-13	64.75	42.78	63.64	62.52	53.59	161.11	106.35	61.15	56.07	99.58	80.25	61.55
May-13	92.16	103.18	147.47	109.32	64.50	100.00	253.97	80.17	70.65	101.66	188.89	88.65
Jun-13	75.40	76.73	84.85	78.28	41.64	100.00	285.71	62.24	49.15	87.90	162.96	66.91
Jul-13	67.43	89.96	108.08	81.29	56.67	283.33	398.41	90.27	59.06	182.78	220.99	87.66
Aug-13	63.71	277.80	145.45	106.21	47.06	80.56	487.30	81.86	50.76	183.12	278.40	88.95
Sep-13	55.45	113.77	154.55	89.54	63.12	66.67	346.03	84.90	61.41	91.16	229.01	86.25
Oct-13	72.43	89.96	234.34	121.40	55.09	336.11	200.00	75.40	58.94	208.11	220.99	88.79
Nov-13	72.62	134.93	103.03	86.93	61.80	108.33	265.08	78.89	64.21	122.17	166.05	81.23
Dec-13	90.49	89.96	115.15	97.67	33.14	66.67	77.78	37.66	45.89	78.78	100.62	55.13
Jan-14	53.37	44.98	111.11	69.56	39.77	72.22	214.29	54.20	42.80	58.06	151.23	58.67
Feb-14	54.73	153.45	84.85	72.11	36.71	55.56	111.11	43.03	40.72	106.46	95.06	51.49
Mar-14	43.35	48.46	62.63	49.44	29.43	27.78	250.79	46.32	32.53	38.53	135.80	47.23
Apr-14	39.30	80.76	66.67	50.91	23.51	19.44	252.38	40.90	27.02	51.33	138.89	43.81
May-14	56.52	91.53	102.08	72.91	33.73	38.89	303.17	54.53	38.80	66.26	180.29	59.88
Jun-14	42.25	91.53	169.79	83.89	25.21	41.67	380.95	52.99	29.00	67.60	251.91	61.98
Jul-14	41.62	48.46	111.46	62.68	32.45	55.56	376.19	59.53	34.49	51.87	214.41	60.44
Aug-14	39.30	29.61	122.92	62.97	27.52	47.22	211.11	42.23	30.14	38.07	157.21	48.26
Sep-14	64.06	83.46	458.61	181.37	21.30	16.67	325.40	44.43	30.81	51.40	406.81	84.28
Oct-14	62.14	45.77	115.69	76.42	23.24	36.11	226.98	39.26	31.89	41.13	158.97	50.08
Nov-14	43.36	40.38	104.32	60.97	5.35	33.33	71.43	11.33	13.81	37.00	91.53	25.78
Dec-14	50.06	35.00	104.32	64.66	11.62	30.56	130.16	21.32	20.17	32.87	114.37	33.93
Jan-15	70.97	26.25	55.29	62.50	11.44	38.89	52.38	15.47	24.68	32.32	54.16	29.16
Feb-15	54.31	87.50	71.98	62.36	27.16	16.67	71.43	30.20	33.20	53.50	71.77	39.56
Mar-15	56.10	183.19	74.07	72.37	39.27	25.00	31.75	38.22	43.01	107.26	57.61	48.16
Apr-15	35.19	51.95	189.87	81.98	20.00	30.56	42.86	22.10	23.38	41.68	132.70	39.52
May-15	44.75	60.15	257.68	108.49	26.65	25.00	58.73	29.05	30.68	43.28	180.31	52.17
Jun-15	81.15	155.85	302.54	152.50	27.32	11.11	61.90	29.44	39.29	86.38	208.96	65.25
Jul-15	43.30	49.22	181.52	84.32	30.73	27.78	76.19	34.11	33.52	38.93	140.56	48.73
Aug-15	42.77	139.45	167.96	87.83	41.92	30.56	100.00	46.00	42.11	87.18	141.53	58.17
Sep-15	63.74	106.63	239.95	119.10	30.58	13.89	57.14	32.07	37.95	62.12	168.86	57.40
Oct-15	62.42	62.89	212.82	106.54	31.02	11.11	44.44	31.40	38.00	38.03	147.34	53.27
Nov-15	42.21	46.48	234.73	99.00	28.82	13.89	30.16	28.43	31.79	30.84	155.17	48.97
Dec-15	39.32	355.45	134.58	94.61	30.73	191.67	22.22	35.36	32.64	276.83	90.88	52.60

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	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado
Jan-16	19.71	24.61	89.72	40.65	31.02	11.11	25.40	29.94	28.51	18.13	64.70	33.06
Feb-16	38.29	53.69	125.19	65.09	26.59	8.33	31.75	26.38	29.19	31.92	88.85	37.65
Mar-16	51.35	53.69	183.61	90.31	23.50	13.89	46.03	24.91	29.69	34.59	130.11	43.95
Apr-16	26.93	44.74	135.62	60.33	29.34	11.11	44.44	29.89	28.80	28.60	100.16	38.75
May-16	32.78	29.08	135.62	62.60	29.00	19.44	36.51	29.26	29.84	24.46	97.08	38.96
Jun-16	38.52	44.74	109.54	59.87	25.12	11.11	20.63	24.32	28.10	28.60	74.97	34.67
Jul-16	43.13	55.93	119.97	66.76	13.39	5.56	92.06	19.15	20.00	31.75	109.12	33.01
Aug-16	57.19	55.93	136.66	80.37	7.12	22.22	68.25	12.30	18.25	39.75	110.06	32.11
Sep-16	45.37	34.42	137.71	71.49	16.95	13.89	25.40	17.50	23.27	24.56	94.03	33.21
Oct-16	39.40	92.50	116.84	66.70	16.11	5.56	79.37	20.61	21.29	50.76	102.27	34.02
Nov-16	59.22	68.83	157.53	88.86	14.14	8.33	46.03	16.39	24.16	39.79	114.17	37.48
Dec-16	77.49	90.96	157.53	102.11	17.26	2.78	33.33	18.02	30.65	48.63	109.23	42.49
Jan-17	37.99	20.21	141.88	66.90	24.62	11.11	57.14	26.67	27.59	15.84	108.93	38.38
Feb-17	46.45	12.99	109.54	62.04	29.91	11.11	44.44	30.41	33.59	12.09	84.23	39.62
Mar-17	25.83	18.77	141.88	59.23	11.07	13.89	82.54	16.64	14.35	16.43	118.80	29.03
Apr-17	29.28	33.21	106.41	52.23	6.50	0.00	112.70	14.42	11.57	17.27	108.86	25.42
May-17	29.16	27.43	128.32	58.07	19.60	19.44	92.06	25.14	21.73	23.60	114.22	34.73
Jun-17	39.01	20.21	118.93	60.81	14.63	38.89	34.15	16.92	20.05	29.18	85.96	29.70
Jul-17	38.97	28.88	140.20	67.77	17.42	41.67	136.61	27.34	22.21	35.02	138.80	39.11
Aug-17	65.64	30.08	147.44	86.53	20.95	44.44	154.43	31.94	30.89	36.97	150.16	47.83
Sep-17	35.18	51.74	103.12	56.52	19.05	27.78	112.85	26.52	22.64	40.24	106.90	35.25
Oct-17	30.00	17.25	117.59	54.56	23.76	72.22	32.67	26.04	25.15	43.63	84.56	34.34
Nov-17	37.73	20.69	116.68	59.39	25.54	61.11	50.49	28.62	28.25	40.09	90.94	37.57
Dec-17	41.86	14.95	101.31	56.95	16.91	61.11	23.76	18.88	22.45	37.11	71.15	29.96
Jan-18	50.89	25.29	124.69	70.30	24.44	16.67	102.46	30.15	30.32	21.15	116.04	41.84
Feb-18	32.68	22.99	103.26	52.52	13.71	27.78	84.64	19.60	17.92	25.29	96.02	29.18
Mar-18	46.40	12.65	120.79	65.28	22.02	38.89	92.06	27.93	27.44	25.24	109.62	38.80
Apr-18	38.86	18.27	175.34	77.07	18.06	55.56	106.91	26.09	22.69	36.17	148.73	40.93
May-18	58.31	80.09	168.37	92.45	18.75	102.78	102.46	27.92	27.55	90.98	142.73	46.70
Jun-18	33.18	17.65	100.62	51.60	15.49	8.33	56.43	18.39	19.42	13.18	83.43	28.05
Jul-18	28.21	19.01	114.73	52.77	21.98	30.56	98.00	28.08	23.36	24.55	108.22	35.26
Aug-18	63.97	43.44	131.65	82.03	11.26	19.44	63.85	15.56	22.98	31.92	105.29	34.90
Sep-18	58.46	16.29	80.87	61.38	11.66	16.67	50.49	14.79	22.06	16.47	69.06	28.35
Oct-18	19.50	8.15	36.67	23.55	11.98	141.67	74.24	21.00	13.65	72.24	51.29	21.74
Nov-18	28.05	20.36	112.12	52.03	9.29	125.00	41.58	15.56	13.46	70.59	84.69	26.17
Dec-18	38.72	6.79	64.97	43.65	7.63	29.76	47.52	11.41	14.54	17.82	58.18	20.79
Jan-19	18.77	12.22	70.21	33.28	16.77	71.43	34.56	19.93	17.22	40.64	56.34	23.81
Feb-19	21.78	2.72	96.25	41.96	18.16	47.62	45.36	21.21	18.96	24.27	76.46	27.24
Mar-19	21.46	2.22	70.21	34.08	15.62	101.19	38.88	20.21	16.92	49.73	58.02	24.25
Apr-19	26.32	1.97	97.12	44.96	4.48	5.95	43.20	7.49	9.33	3.88	76.15	18.39
May-19	25.41	0.74	118.18	50.46	7.32	53.57	49.68	12.08	11.34	26.10	91.54	23.25
Jun-19	20.03	2.47	58.51	29.79	11.57	11.90	47.19	14.31	13.45	7.00	54.11	18.81
Jul-19	28.86	2.19	76.61	40.55	22.69	23.81	39.74	24.03	24.06	12.57	62.27	28.84
Aug-19	39.06	1.10	149.05	68.01	21.43	0.00	52.16	23.08	25.35	0.57	111.37	36.16
Sep-19	26.33	0.73	43.65	29.19	21.91	47.62	55.23	25.31	22.89	23.24	48.15	26.44
Oct-19	35.90	1.10	46.84	36.10	12.74	62.27	27.61	15.50	17.89	30.46	39.37	21.49
Nov-19	14.55	2.56	32.14	18.67	26.03	26.86	33.75	26.65	23.48	14.22	32.76	24.33
Dec-19	29.30	4.39	29.96	27.34	12.87	7.52	39.89	14.76	16.52	5.89	33.82	18.42
Jan-20	9.85	2.19	34.71	16.47	12.71	15.04	79.77	17.92	12.07	8.36	52.24	17.50
Feb-20	13.91	1.10	29.84	17.47	27.97	22.56	67.50	30.82	24.85	11.40	44.49	26.94
Mar-20	11.52	2.19	31.11	16.45	10.66	1.07	42.19	12.76	10.85	1.66	35.42	13.84
Apr-20	8.89	8.15	34.92	16.45	6.49	3.22	21.09	7.50	7.02	5.78	29.54	10.11
May-20	23.64	18.49	96.51	44.55	8.06	2.15	67.50	12.41	11.52	10.65	85.23	21.77
Jun-20	33.28	20.69	101.59	52.21	13.30	7.52	164.54	24.68	17.74	14.37	126.07	32.70
Jul-20	27.09	10.34	142.22	59.38	22.58	2.15	371.26	48.60	23.58	6.41	231.29	51.74
Aug-20	24.83	6.14	107.30	47.38	10.48	3.22	286.88	31.40	13.67	4.74	177.14	36.05
Sep-20	21.99	3.41	59.68	31.43	17.55	1.07	265.79	36.01	18.54	2.29	139.83	34.68
Oct-20	26.84	3.81	53.97	32.80	20.69	10.74	478.42	55.40	22.06	7.14	219.03	48.82
Nov-20	17.53	3.21	26.03	18.78	41.24	8.60	345.52	63.47	35.97	5.80	150.28	50.46
Dec-20	18.36	4.82	15.24	16.27	16.23	4.30	199.34	29.86	16.71	4.57	86.83	25.91
Jan-21	12.85	2.28	29.84	16.92	17.36	4.30	363.24	43.41	16.36	3.25	159.50	35.70
Feb-21	8.50	1.77	30.48	14.36	12.56	2.87	230.35	28.91	11.66	2.30	108.20	24.68
Mar-21	30.22	9.89	36.19	30.21	19.77	2.87	265.79	38.05	22.10	6.52	125.48	35.77
Apr-21	27.45	3.04	28.57	25.66	20.18	5.73	270.22	38.85	21.80	4.33	122.54	35.01
May-21	66.93	6.08	34.92	52.28	25.31	7.16	70.88	28.20	34.57	6.60	48.90	35.21
Jun-21	43.39	3.04	24.13	34.25	24.32	7.16	75.31	27.66	28.56	5.02	44.03	29.58

Economic Trends S.A.
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Índices de Ventas de Inmuebles en Córdoba

Series originales (con estacionalidad) - Octubre de 2011 = 100

Mes	Series originales (con estacionalidad)											
	No Financiado				Financiado				No Financiado + Financiado			
	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado
Jul-21	32.25	2.54	38.10	31.39	34.06	1.43	53.16	34.45	33.66	2.01	43.95	33.56
Aug-21	27.37	3.46	53.46	32.95	26.49	0.00	163.90	36.14	26.69	1.80	96.41	35.21
Sep-21	24.57	1.84	41.17	27.46	22.24	7.16	110.74	28.52	22.76	4.40	68.23	28.21
Oct-21	21.17	1.84	49.40	27.77	14.76	1.43	65.14	18.18	16.18	1.65	55.52	20.97
Nov-21	28.48	6.91	43.64	31.05	11.99	5.73	65.14	15.85	15.65	6.35	52.00	20.28
Dec-21	38.11	8.89	33.80	34.32	27.22	10.03	56.65	28.91	29.65	9.44	42.69	30.49
Jan-22	13.45	2.22	43.02	21.14	24.70	5.73	104.80	30.21	22.20	3.91	67.05	27.57
Feb-22	13.21	0.24	47.73	22.20	13.64	0.20	67.65	17.33	13.54	0.22	55.47	18.75
Mar-22	18.52	0.58	84.57	36.33	10.29	0.00	40.09	12.24	12.12	0.30	67.27	19.25
Apr-22	11.73	1.02	66.15	26.75	10.52	1.02	170.10	22.43	10.79	1.02	106.57	23.68
May-22	14.27	0.82	43.54	21.69	9.98	1.43	126.67	18.63	10.93	1.12	75.87	19.52
Jun-22	20.59	1.03	66.98	32.49	10.30	0.20	100.22	16.85	12.58	0.63	79.91	21.40
Jul-22	24.31	0.53	156.58	61.02	17.02	1.02	253.34	34.59	18.64	0.77	194.21	42.28
Aug-22	20.62	1.21	86.24	38.17	7.42	0.00	107.74	14.85	10.35	0.63	94.60	21.64
Sep-22	21.17	1.84	49.40	27.77	14.76	1.43	65.14	18.18	16.18	1.65	55.52	20.97
Oct-22	17.04	0.68	25.45	18.09	5.62	0.41	22.55	6.75	8.16	0.55	24.32	10.05
Nov-22	22.59	2.11	74.10	35.92	39.90	0.00	108.57	43.85	36.05	1.10	87.51	41.54
Dec-22	20.89	1.52	66.22	32.49	13.52	0.00	26.06	14.04	15.16	0.79	50.60	19.41
% a/a	-45.20	-82.92	95.89	-5.32	-50.32	-100.00	-54.00	-51.44	-48.86	-91.63	18.54	-36.33

Fuente: Economic Trends S.A. para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba CEDUC).

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Humberto Primo 630. Complejo Capitalinas. Piso 1. CP X5000FAN. Córdoba. Argentina
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CEDUC
CAMARA EMPRESARIAL DE DESARROLLISTAS URBANOS CORDOBA

Índices de Ventas de Inmuebles en Córdoba

Series desestacionalizadas - Octubre de 2011 = 100

Mes	Series desestacionalizadas											
	No Financiado				Financiado				No Financiado + Financiado			
	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado
Oct-11	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Nov-11	105.18	87.57	124.69	109.24	80.88	103.69	263.92	95.75	86.18	93.05	178.94	99.71
Dec-11	88.97	41.04	311.09	150.19	85.73	103.05	59.75	84.04	86.43	62.11	213.14	103.45
Jan-12	79.28	100.14	138.76	98.98	48.72	224.38	299.53	72.12	55.39	142.36	201.41	80.00
Feb-12	92.23	113.30	115.54	101.21	53.95	268.10	294.53	77.36	62.30	165.90	185.29	84.35
Mar-12	116.10	76.11	146.71	121.27	67.59	123.54	318.60	88.51	78.17	92.23	213.69	98.12
Apr-12	89.41	77.97	95.79	90.19	117.46	229.28	193.14	125.75	111.34	129.38	133.73	115.32
May-12	84.00	44.82	106.09	86.72	88.57	167.21	164.53	96.19	87.57	86.41	128.86	93.41
Jun-12	94.08	37.71	65.72	80.14	70.93	228.65	95.04	76.12	75.98	102.58	77.14	77.30
Jul-12	92.90	58.11	79.16	85.41	96.04	308.15	87.58	99.81	95.35	143.07	82.44	95.59
Aug-12	92.17	67.91	71.26	83.59	83.13	340.03	84.77	88.63	85.10	160.37	76.53	87.15
Sep-12	73.37	86.79	67.47	72.94	86.53	445.59	102.40	95.29	83.66	208.70	81.08	88.74
Oct-12	102.99	128.68	82.83	99.52	91.71	213.89	74.60	92.92	94.17	157.63	79.62	94.86
Nov-12	94.45	51.57	142.20	104.43	90.93	239.56	65.45	92.04	91.70	115.44	112.29	95.67
Dec-12	65.33	57.91	104.58	76.25	102.97	180.33	146.88	108.04	94.76	99.50	121.06	98.72
Jan-13	84.19	65.42	85.18	82.65	90.47	419.50	112.32	99.08	89.10	185.73	95.76	94.26
Feb-13	88.89	48.98	96.73	87.31	67.35	367.18	110.71	77.04	72.05	157.10	102.18	80.05
Mar-13	89.87	55.58	102.69	90.32	58.47	325.70	286.26	81.98	65.32	147.35	174.23	84.43
Apr-13	88.56	48.39	71.84	79.66	70.65	391.13	106.07	80.14	74.55	164.84	85.18	80.00
May-13	85.32	69.41	120.07	94.07	65.68	158.41	253.12	82.37	69.97	99.65	171.92	85.80
Jun-13	72.84	59.95	83.64	74.79	48.31	200.76	322.78	73.09	53.66	107.80	176.83	73.59
Jul-13	71.23	87.50	96.25	80.25	49.41	498.91	281.84	77.09	54.17	227.28	168.57	78.02
Aug-13	56.09	195.47	112.77	86.56	49.37	154.08	342.45	74.61	50.84	181.41	202.27	78.12
Sep-13	52.02	102.31	124.37	78.42	60.86	118.82	305.79	81.33	58.93	107.92	195.07	80.48
Oct-13	72.43	89.96	234.34	122.20	55.09	336.11	200.00	72.37	58.87	173.59	220.96	86.98
Nov-13	78.99	131.66	105.11	91.90	53.66	139.44	352.60	78.97	59.19	134.31	201.55	82.76
Dec-13	82.55	60.88	150.91	100.71	37.69	77.29	121.99	45.15	47.47	66.45	139.64	61.45
Jan-14	71.99	68.78	151.13	95.16	41.37	126.82	240.70	58.83	48.05	88.50	186.03	69.49
Feb-14	70.21	199.12	112.85	95.49	35.22	116.56	146.22	45.66	42.86	171.07	125.85	60.27
Mar-14	49.40	44.59	75.80	56.77	32.14	56.15	255.53	50.21	35.91	48.52	145.84	52.13
Apr-14	53.75	91.35	75.27	63.82	30.99	47.21	251.71	48.69	35.96	76.35	144.02	53.13
May-14	52.33	61.57	83.12	62.37	34.35	61.60	302.16	55.99	38.27	61.58	168.48	57.86
Jun-14	40.82	71.52	167.37	81.38	29.25	83.65	430.38	61.94	31.77	75.64	269.86	67.64
Jul-14	43.97	47.14	99.26	60.69	28.29	97.82	266.12	48.45	31.71	64.36	164.28	52.04
Aug-14	34.60	20.84	95.30	51.26	28.88	90.32	148.36	39.56	30.13	44.45	115.97	42.99
Sep-14	60.11	75.06	369.08	153.27	20.53	29.71	287.55	41.73	29.17	59.65	337.31	74.45
Oct-14	62.14	45.77	115.69	76.43	23.24	36.11	226.98	39.54	31.73	42.49	159.06	50.36
Nov-14	47.16	39.40	106.43	63.99	4.65	42.91	95.01	12.56	13.92	40.59	101.98	27.64
Dec-14	45.67	23.69	136.72	70.54	13.22	35.42	204.14	28.70	20.30	27.67	162.99	40.97
Jan-15	95.73	40.14	75.20	84.20	11.90	68.29	58.84	16.77	30.19	49.70	68.83	36.55
Feb-15	69.67	113.53	95.74	81.71	26.06	34.97	94.00	31.59	35.57	86.84	95.06	46.29
Mar-15	63.93	168.56	89.65	81.81	42.88	50.54	32.35	42.21	47.47	128.46	67.32	53.83
Apr-15	48.13	58.76	214.36	98.51	26.37	74.18	42.74	28.65	31.11	64.00	147.48	49.14
May-15	41.43	40.46	209.80	91.30	27.14	39.60	58.53	29.87	30.26	40.17	150.85	47.89
Jun-15	78.41	121.78	298.23	147.89	31.70	22.31	69.94	34.51	41.89	87.98	209.26	67.77
Jul-15	45.75	47.87	161.66	80.36	26.79	48.91	53.90	29.39	30.93	48.23	119.67	44.34
Aug-15	37.65	98.12	130.22	71.05	43.99	58.44	70.27	46.36	42.61	84.64	106.86	53.60
Sep-15	59.81	95.90	193.10	102.90	29.48	24.76	50.50	31.04	36.10	71.73	137.53	52.12
Oct-15	62.42	62.89	212.82	107.10	31.02	11.11	44.44	31.66	37.87	45.30	147.21	53.79
Nov-15	45.91	45.35	239.46	103.30	25.02	17.88	40.12	26.06	29.58	36.02	161.78	48.72
Dec-15	35.87	240.56	176.37	97.61	34.95	222.20	34.85	38.86	35.15	234.32	121.22	56.09
Jan-16	26.59	37.63	122.03	56.00	32.26	19.51	28.53	31.70	31.03	31.47	85.59	38.83
Feb-16	49.12	69.67	166.50	85.97	25.51	17.48	41.78	26.62	30.66	51.94	117.90	44.03
Mar-16	58.52	49.40	222.23	106.21	25.66	28.08	46.90	27.39	32.83	42.16	153.90	50.51
Apr-16	36.83	50.61	153.12	72.69	38.68	26.97	44.33	38.88	38.27	42.58	110.72	48.80
May-16	30.34	19.56	110.42	53.05	29.54	30.80	36.39	30.10	29.71	23.38	81.57	36.83
Jun-16	37.22	34.96	107.98	58.00	29.15	22.31	23.31	28.55	30.91	30.66	74.98	37.18
Jul-16	45.57	54.40	106.84	64.62	11.67	9.78	65.13	15.84	19.07	39.24	90.59	30.15
Aug-16	50.34	39.35	105.95	65.77	7.47	42.50	47.96	11.39	16.82	40.42	83.36	27.34
Sep-16	42.58	30.95	110.82	61.69	16.35	24.76	22.44	17.00	22.07	28.85	76.38	30.11
Oct-16	39.40	92.50	116.84	67.59	16.11	5.56	79.37	20.87	21.19	62.96	102.24	34.57
Nov-16	64.41	67.16	160.71	93.26	12.28	10.73	61.23	16.10	23.65	47.99	121.94	38.73
Dec-16	70.68	61.56	206.45	110.08	19.63	3.22	52.28	21.86	30.77	41.74	146.37	47.74
Jan-17	51.25	30.91	192.98	91.32	25.61	19.51	64.19	28.52	31.20	27.04	142.79	46.94
Feb-17	59.59	16.86	145.69	80.96	28.70	23.31	58.49	30.93	35.44	19.05	111.71	45.61
Mar-17	29.44	17.27	171.72	70.47	12.09	28.08	84.10	18.09	15.88	20.94	137.58	33.46
Apr-17	40.05	37.56	120.14	63.57	8.57	0.00	112.40	16.56	15.44	24.80	117.12	30.35
May-17	26.99	18.45	104.48	49.15	19.96	30.80	91.76	25.83	21.49	22.65	99.52	32.67
Jun-17	37.69	15.79	117.23	59.16	16.98	78.07	38.58	19.96	21.50	36.96	86.58	31.45

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Índices de Ventas de Inmuebles en Córdoba
Series desestacionalizadas - Octubre de 2011 = 100

Mes	Series desestacionalizadas											
	No Financiado				Financiado				No Financiado + Financiado			
	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado	Deptos y casas	Cocheras	Lotes	Índice No Financiado
Jul-17	41.31	28.28	123.55	64.67	15.30	73.39	96.61	23.02	21.00	43.64	113.08	35.31
Aug-17	57.93	21.29	113.29	70.91	22.07	85.04	108.46	30.30	29.92	43.00	111.41	42.28
Sep-17	33.04	46.73	82.48	49.20	18.38	49.32	99.61	25.51	21.59	47.61	89.14	32.50
Oct-17	30.00	17.25	117.59	54.99	23.76	72.22	32.67	25.50	25.13	35.97	84.58	34.20
Nov-17	40.73	17.51	118.41	61.72	23.29	76.55	67.07	27.91	27.11	37.62	98.45	37.89
Dec-17	36.95	8.79	132.67	62.86	18.40	62.41	37.26	20.84	22.46	27.05	95.58	33.24
Jan-18	70.06	36.88	167.00	95.85	24.67	26.01	112.79	31.73	34.61	33.18	145.93	50.65
Feb-18	42.90	32.81	135.59	69.68	13.46	64.09	112.96	22.47	19.91	43.46	126.80	36.40
Mar-18	53.17	12.63	136.43	74.13	24.74	87.37	99.66	32.05	30.97	38.09	122.13	44.47
Apr-18	54.45	21.58	192.69	92.64	24.05	138.87	99.68	32.52	30.71	61.52	156.53	50.26
May-18	55.87	57.78	141.31	81.66	19.78	167.20	99.27	29.25	27.68	95.04	124.97	44.72
Jun-18	32.16	14.35	98.15	50.18	18.47	18.06	62.76	21.99	21.47	15.62	84.39	30.31
Jul-18	29.90	18.61	101.10	50.12	19.30	53.82	69.31	24.03	21.63	30.60	88.74	31.73
Aug-18	56.45	30.75	101.16	67.32	11.86	37.20	44.84	15.03	21.63	32.95	79.27	30.46
Sep-18	54.91	14.72	64.69	53.89	11.25	29.59	44.56	14.29	20.81	19.78	56.87	25.98
Oct-18	19.50	8.15	36.67	23.53	11.98	141.67	74.24	19.70	13.63	53.62	51.28	20.83
Nov-18	30.29	17.23	113.77	54.02	8.47	156.57	55.23	15.35	13.25	64.68	91.02	26.76
Dec-18	34.18	3.99	85.08	46.46	8.30	30.40	74.52	14.05	13.97	12.98	80.98	23.62
Jan-19	25.84	17.81	94.03	45.49	16.93	111.45	38.04	20.63	18.88	49.70	72.27	27.96
Feb-19	28.59	3.87	126.39	55.47	17.83	109.87	60.53	23.19	20.19	39.97	100.79	32.72
Mar-19	24.59	2.22	79.29	38.78	17.56	227.35	42.08	23.97	19.10	78.89	64.83	28.34
Apr-19	36.87	2.33	106.73	54.41	5.96	14.88	40.27	8.89	12.73	6.61	80.90	22.32
May-19	24.35	0.53	99.19	44.43	7.72	87.15	48.13	12.63	11.36	30.03	79.34	22.01
Jun-19	19.42	2.01	57.07	28.99	13.80	25.81	52.49	17.14	15.03	10.11	55.29	20.64
Jul-19	30.59	2.15	67.51	38.86	19.93	41.94	28.10	21.05	22.27	15.70	52.19	26.31
Aug-19	34.47	0.78	114.53	55.15	22.57	0.00	36.63	23.22	25.18	0.51	84.25	32.64
Sep-19	24.73	0.66	34.92	25.41	21.14	84.55	48.75	24.69	21.92	29.23	40.29	24.90
Oct-19	35.90	1.10	46.84	35.76	12.74	62.27	27.61	14.97	17.81	21.93	39.37	21.11
Nov-19	15.71	2.17	32.61	19.44	23.74	33.65	44.84	25.63	21.98	12.89	37.36	23.80
Dec-19	25.87	2.58	39.23	27.58	14.01	7.68	62.55	17.75	16.61	4.32	48.30	20.65
Jan-20	13.56	3.20	46.50	22.41	12.83	23.47	87.82	19.04	12.99	10.10	62.56	20.03
Feb-20	18.26	1.57	39.19	22.89	27.48	52.06	90.09	32.99	25.46	18.76	58.97	30.01
Mar-20	13.20	2.19	35.14	18.69	11.98	2.41	45.67	14.47	12.25	2.27	39.23	15.71
Apr-20	12.46	9.63	38.38	19.94	8.64	8.06	19.67	9.51	9.48	9.09	31.10	12.59
May-20	22.66	13.34	81.00	39.22	8.50	3.50	65.40	12.93	11.60	9.99	74.94	20.69
Jun-20	32.26	16.82	99.09	50.77	15.86	16.30	182.99	29.20	19.45	16.65	131.71	35.56
Jul-20	28.71	10.13	125.33	55.84	19.83	3.79	262.55	38.85	21.78	7.97	178.67	43.86
Aug-20	21.91	4.35	82.45	38.33	11.04	6.17	201.48	26.12	13.42	4.97	128.72	29.72
Sep-20	20.65	3.08	47.74	27.04	16.93	1.91	234.60	33.97	17.74	2.68	120.37	31.93
Oct-20	26.84	3.81	53.97	32.71	20.69	10.74	478.42	56.98	22.03	6.17	218.96	49.82
Nov-20	18.93	2.72	26.42	19.58	37.60	10.77	459.00	70.64	33.51	5.46	194.57	55.57
Dec-20	16.21	2.83	19.96	16.01	17.67	4.39	312.61	40.91	17.35	3.36	133.72	33.57
Jan-21	17.70	3.33	39.97	22.96	17.52	6.71	399.86	47.79	17.56	4.48	179.87	40.46
Feb-21	11.16	2.53	40.02	18.96	12.34	6.61	307.42	35.75	12.08	3.92	143.96	30.79
Mar-21	34.64	9.88	40.88	34.07	22.22	6.44	287.71	43.06	24.94	8.70	136.82	40.41
Apr-21	38.46	3.59	31.40	32.92	26.88	14.32	251.93	44.56	29.41	7.25	117.12	41.12
May-21	64.14	4.39	29.31	47.83	26.70	11.65	68.67	29.73	34.90	6.86	44.61	35.07
Jun-21	42.07	2.47	23.53	32.62	29.01	15.53	83.75	33.09	31.87	6.92	46.94	32.95
Jul-21	34.19	2.48	33.57	30.89	29.92	2.52	37.59	29.95	30.85	2.50	35.13	30.22
Aug-21	24.16	2.45	41.08	27.09	27.90	0.00	115.11	34.27	27.08	1.61	69.85	32.15
Sep-21	23.07	1.67	32.93	23.92	21.45	12.72	97.75	27.35	21.81	5.43	58.13	26.34
Oct-21	21.17	1.84	49.40	27.73	14.76	1.43	65.14	18.50	16.16	1.70	55.52	21.22
Nov-21	30.75	5.85	44.28	32.35	10.93	7.18	86.54	16.88	15.27	6.30	60.71	21.45
Dec-21	33.64	5.23	44.27	34.03	29.63	10.24	88.84	33.94	30.51	6.93	61.59	33.97
Jan-22	18.51	3.24	57.63	28.73	24.94	8.94	115.36	31.81	23.53	5.18	80.07	30.90
Feb-22	17.34	0.35	62.67	29.25	13.39	0.47	90.28	19.25	14.26	0.39	73.41	22.20
Mar-22	21.23	0.58	95.52	41.46	11.57	0.00	43.40	13.86	13.68	0.38	75.26	22.00
Apr-22	16.44	1.20	72.69	31.80	14.01	2.56	158.59	25.30	14.54	1.66	106.08	27.21
May-22	13.68	0.59	36.54	19.24	10.52	2.33	122.73	19.30	11.21	1.19	70.04	19.28
Jun-22	19.96	0.84	65.34	31.68	12.28	0.44	111.46	19.94	13.96	0.70	83.27	23.40
Jul-22	25.77	0.52	137.98	56.91	14.95	1.80	179.16	27.77	17.32	0.96	153.98	36.37
Aug-22	18.20	0.86	66.27	30.90	7.81	0.00	75.67	13.06	10.09	0.57	69.92	18.32
Sep-22	19.88	1.67	39.52	23.97	14.24	2.54	57.50	17.44	15.47	1.96	46.51	19.37
Oct-22	17.04	0.68	25.45	17.95	5.62	0.41	22.55	6.86	8.12	0.59	24.32	10.14
Nov-22	24.39	1.78	75.20	37.39	36.38	0.00	144.23	44.21	33.76	1.18	102.03	42.20
Dec-22	18.44	0.89	86.72	37.17	14.72	0.00	40.86	16.49	15.54	0.59	68.90	22.60
% últ. 3m / 3m previos	-6.24	10.11	-23.14	-17.24	53.30	-90.53	-33.52	15.96	33.89	-32.59	-27.80	1.18

Fuente: Economic Trends S.A. para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba CEDUC).

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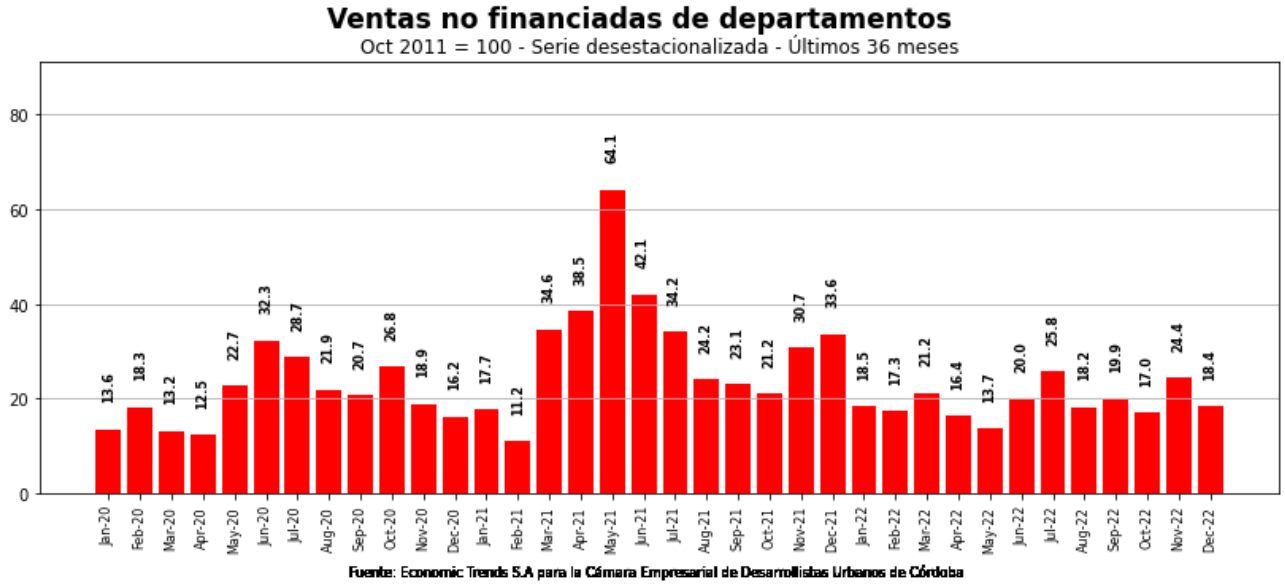
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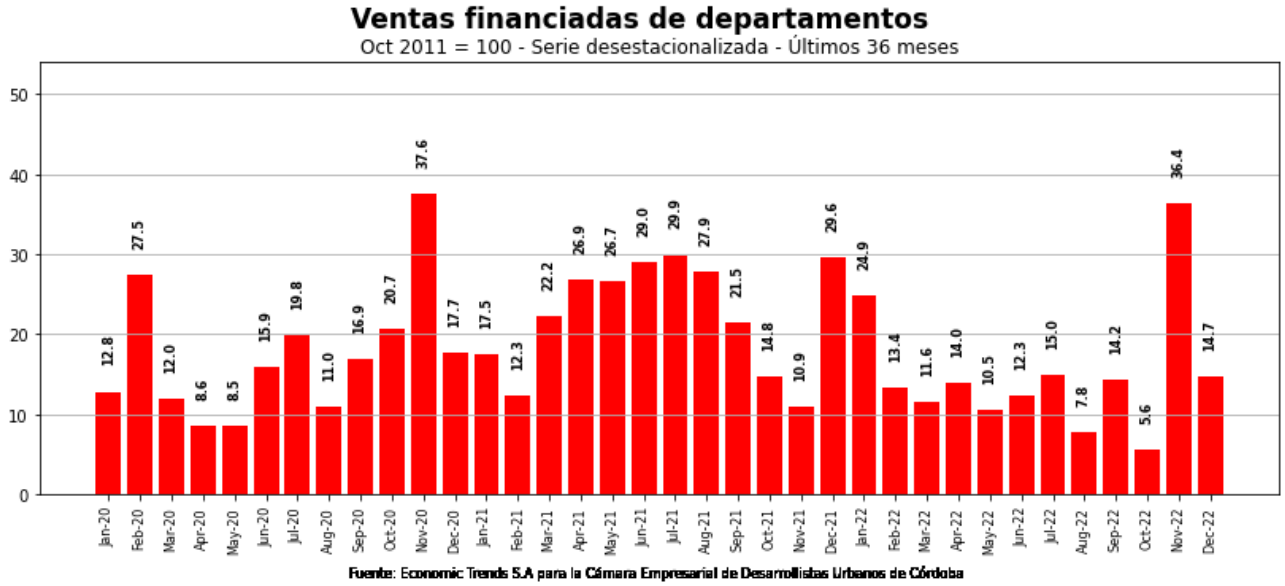
Fuente: Economic Trends S.A para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba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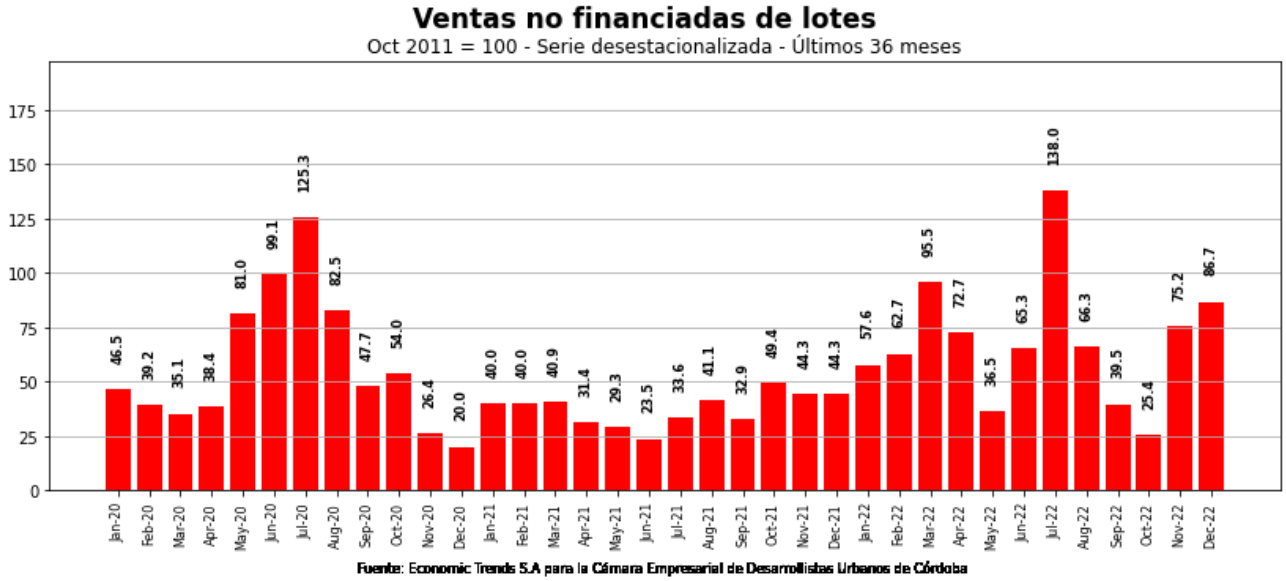

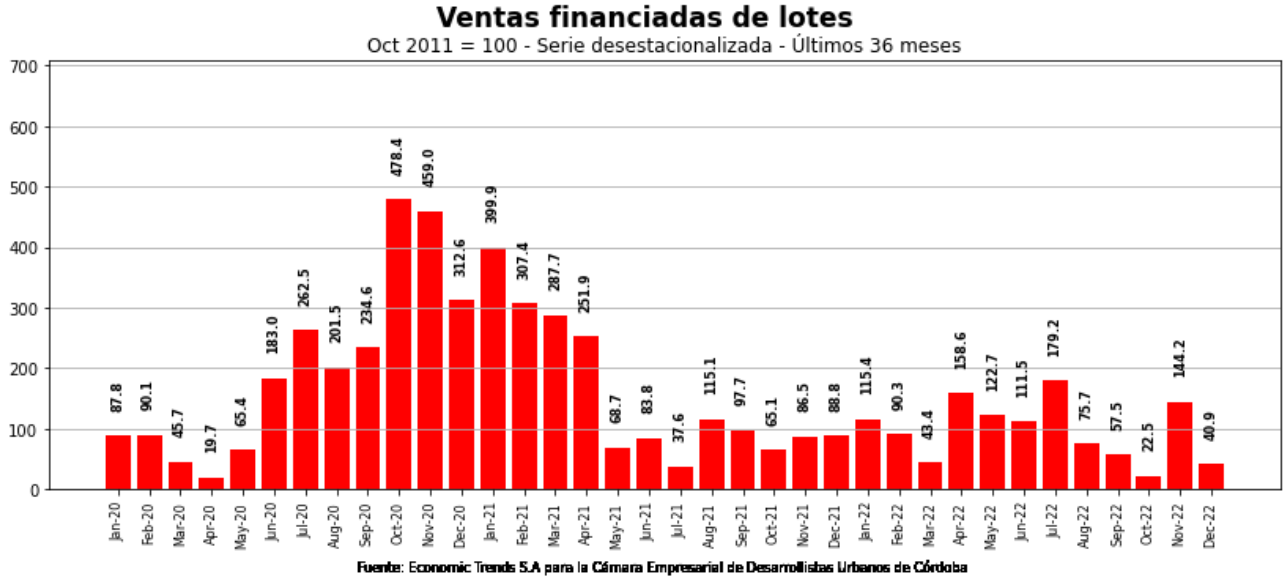

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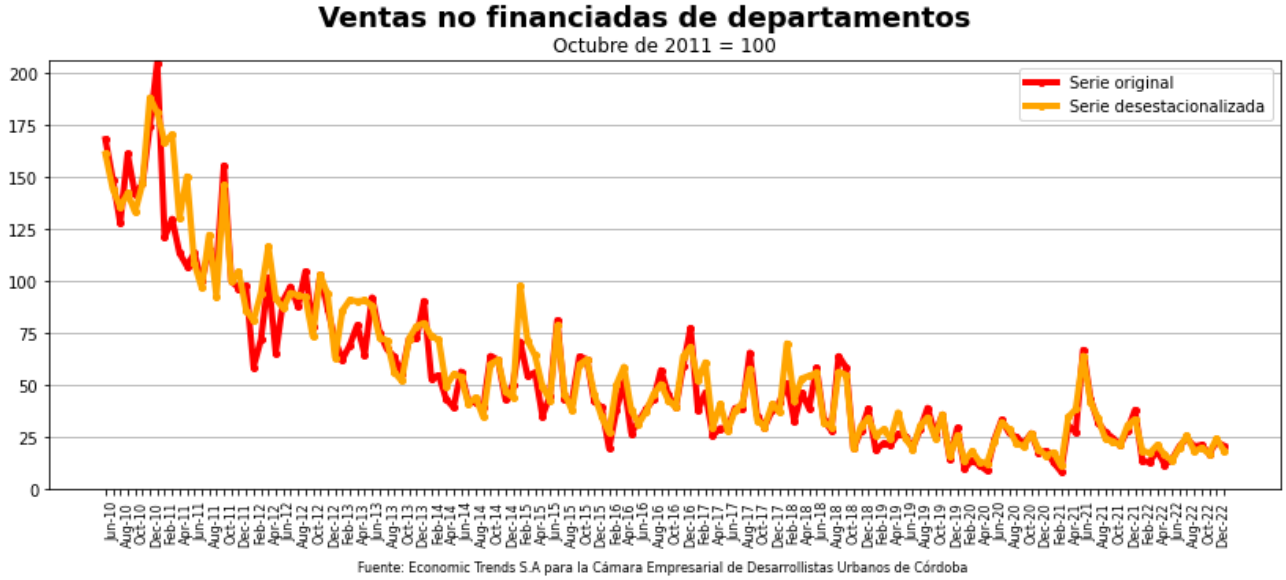
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Serie original
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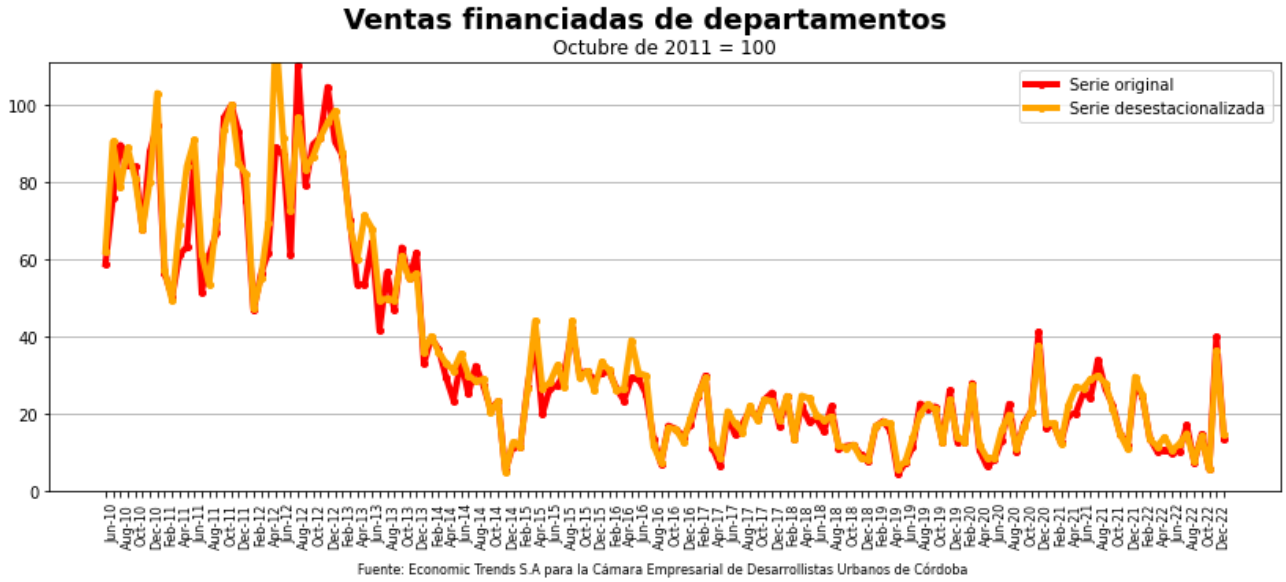
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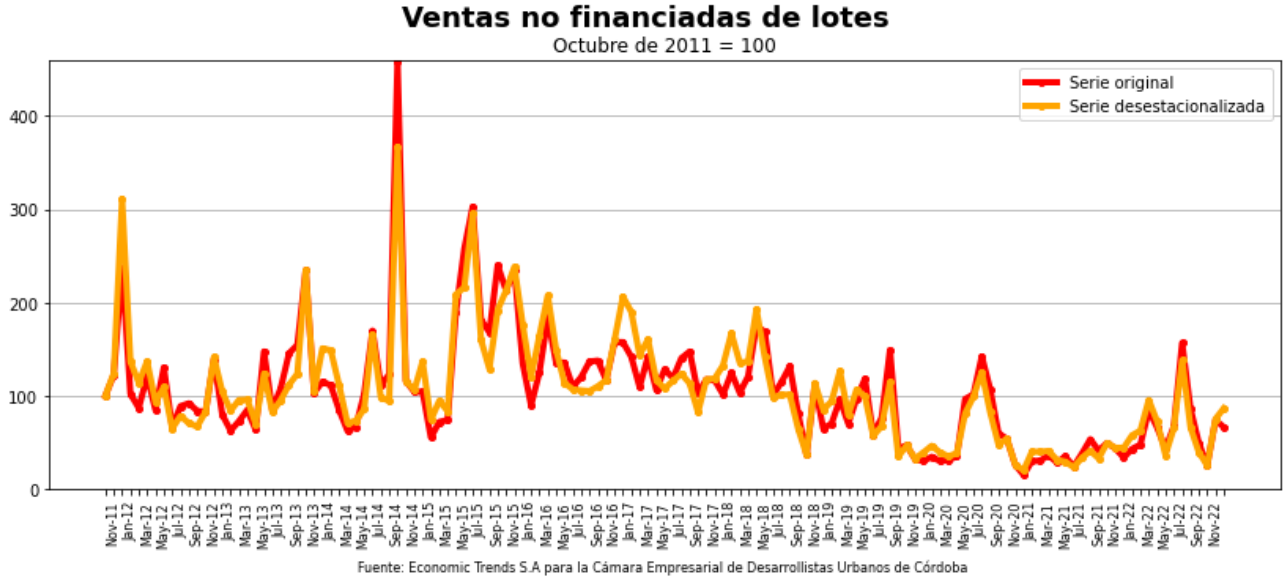
Ventas no financiadas de lotes
Octubre de 2011 = 100
Serie original
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0
100
200
300
400
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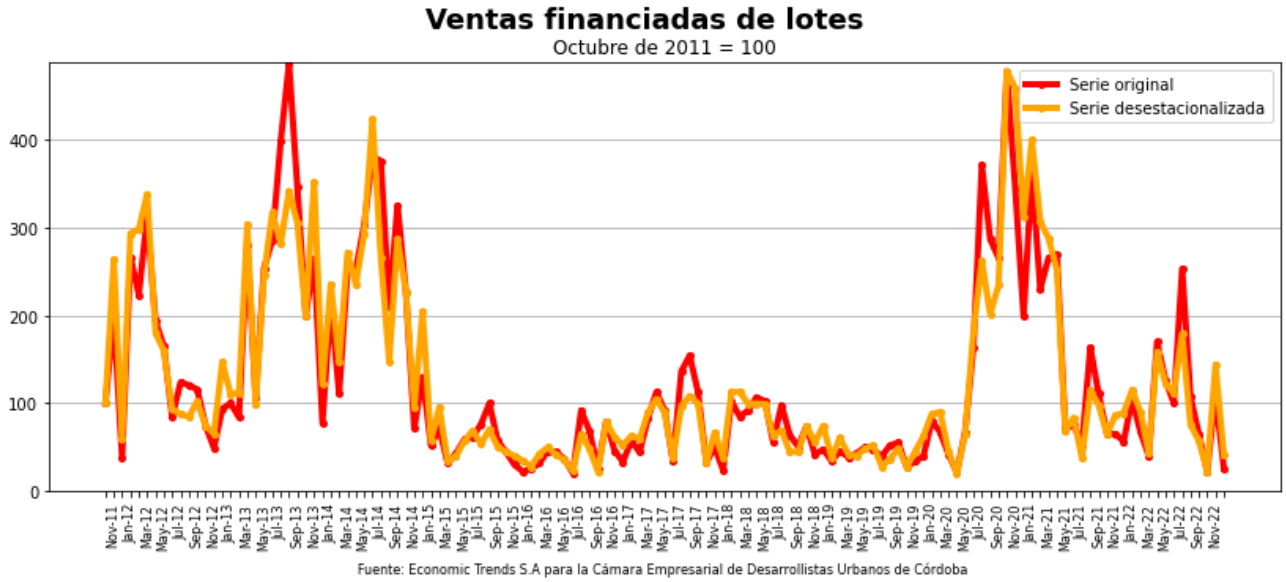
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Octubre de 2011 = 100
Serie original
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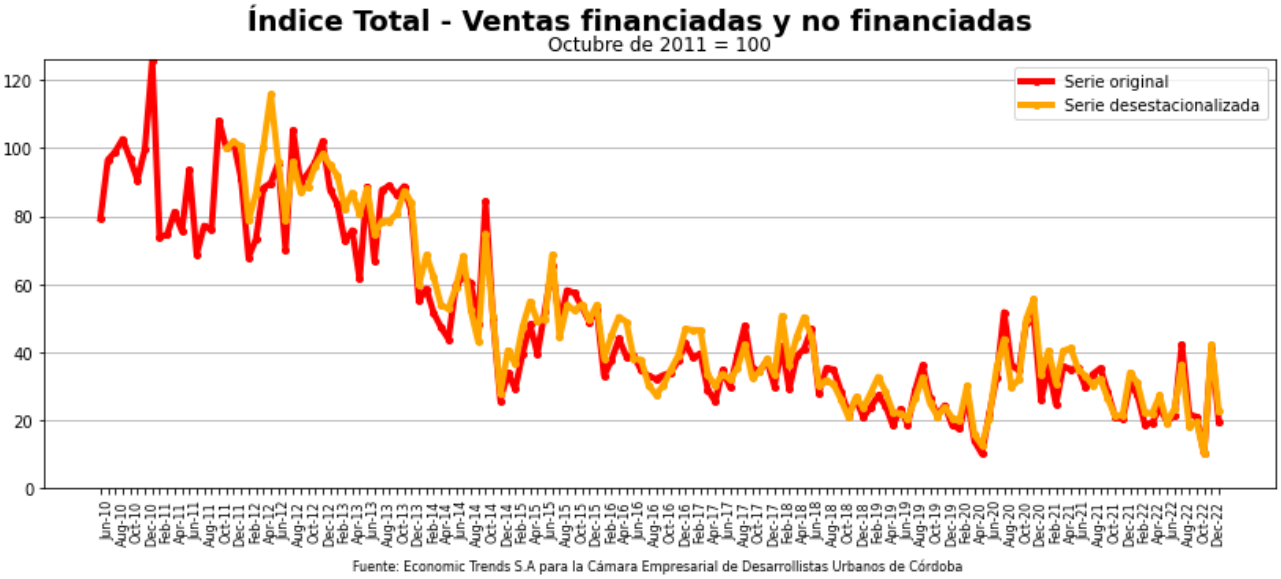

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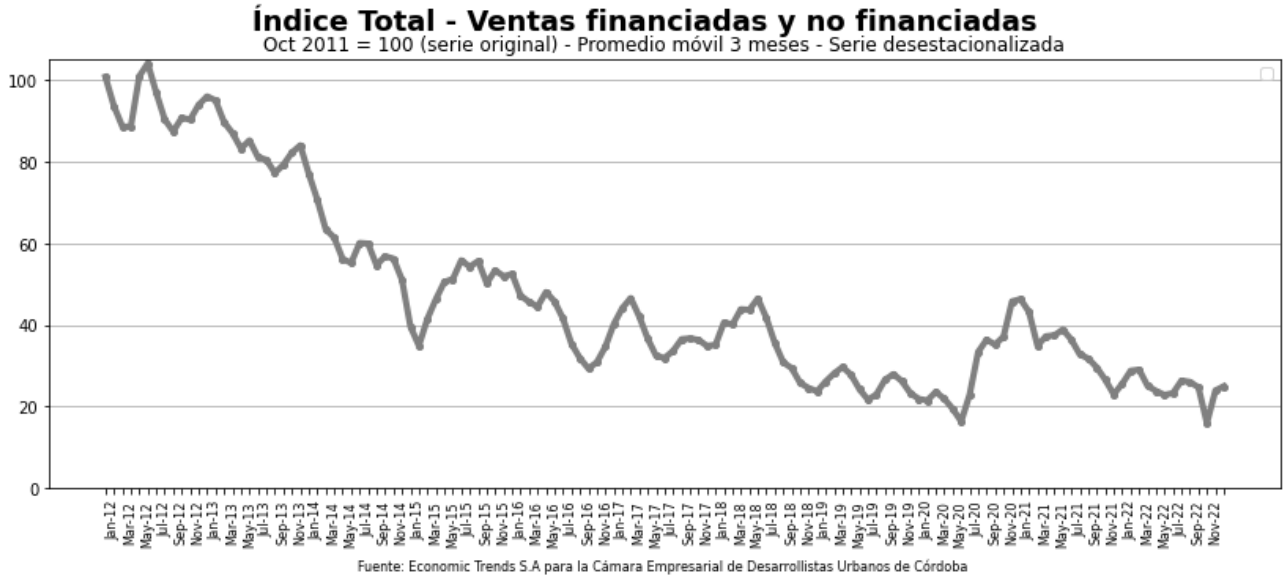

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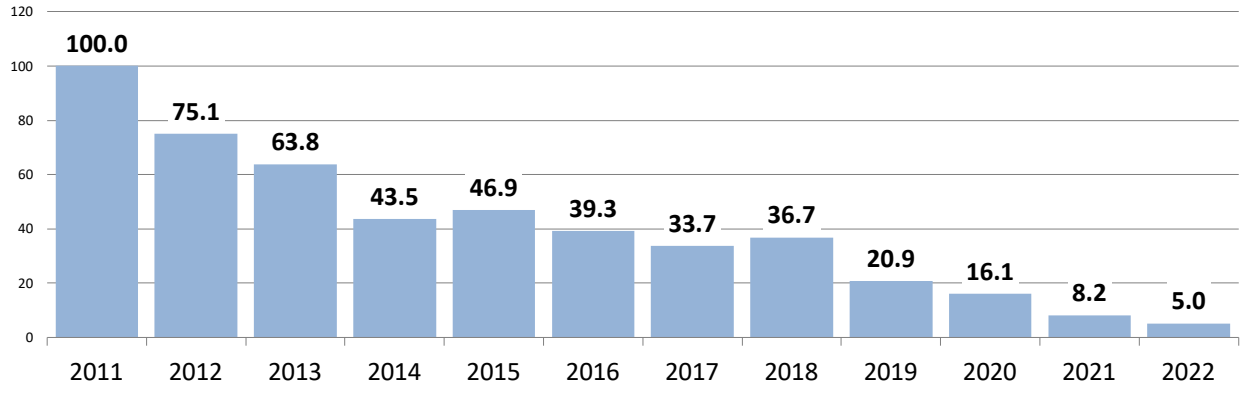
Ventas no financiadas de departamentos

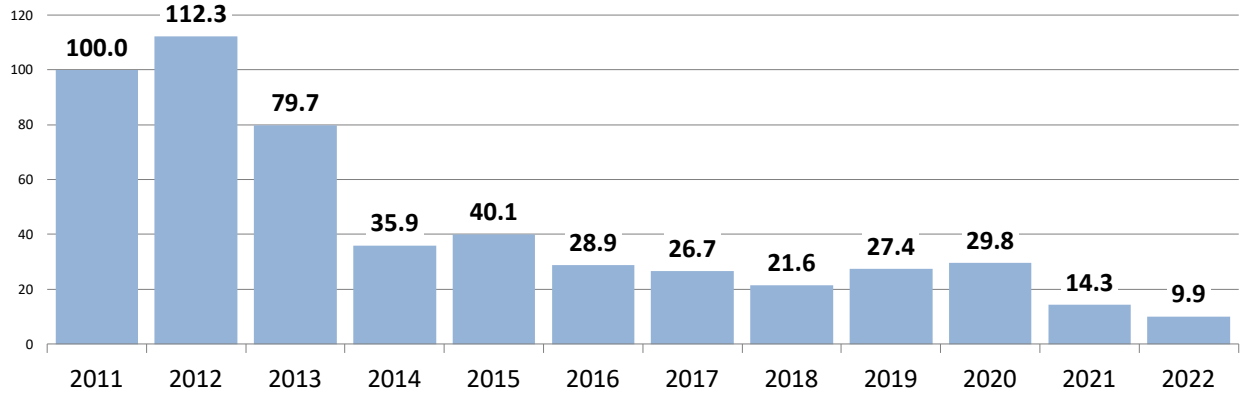
2011 = 100



Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles

Ventas financiadas de departamentos

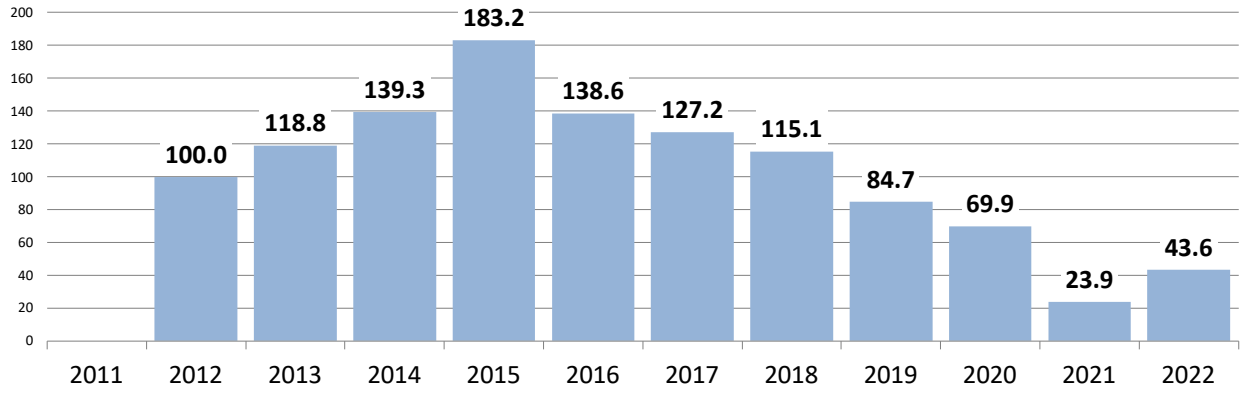
2011 = 100



Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles

Ventas no financiadas de lotes

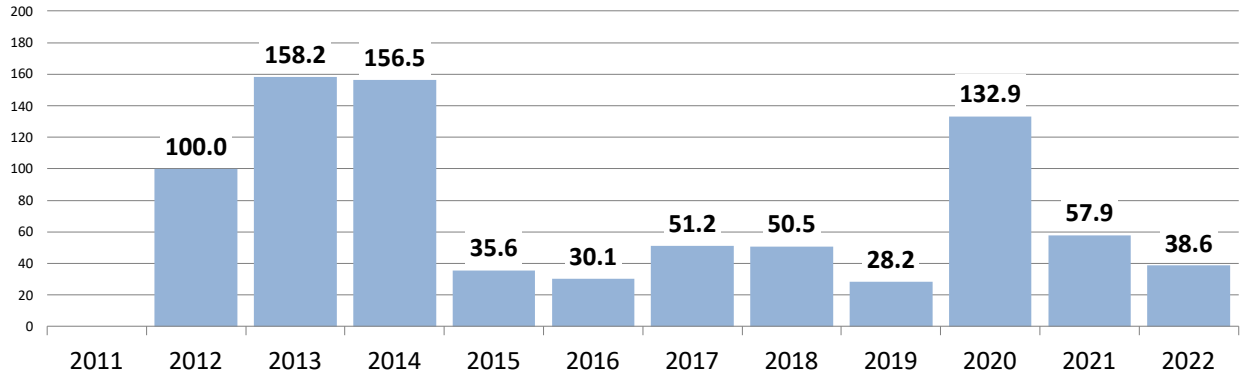
2012 = 100



Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles

Ventas financiadas de lotes

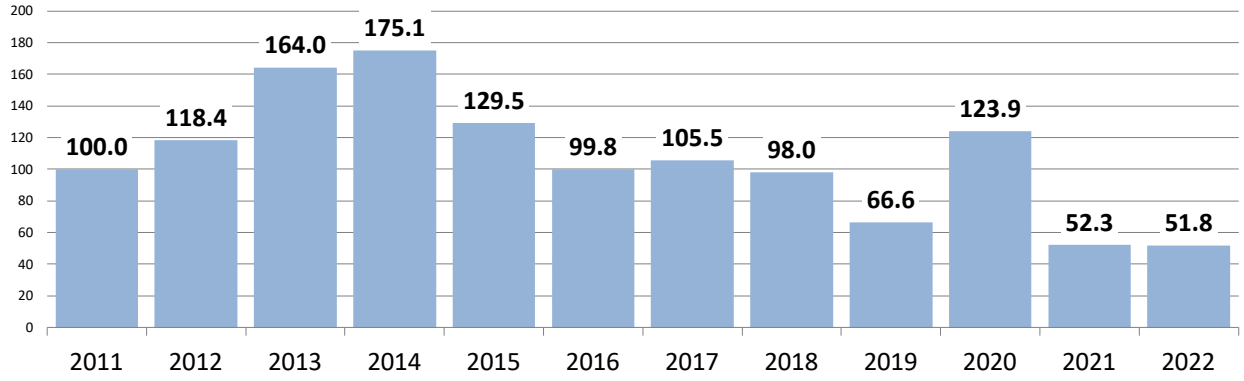
2012 = 100



Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles

Ventas financiadas y no financiadas de lotes

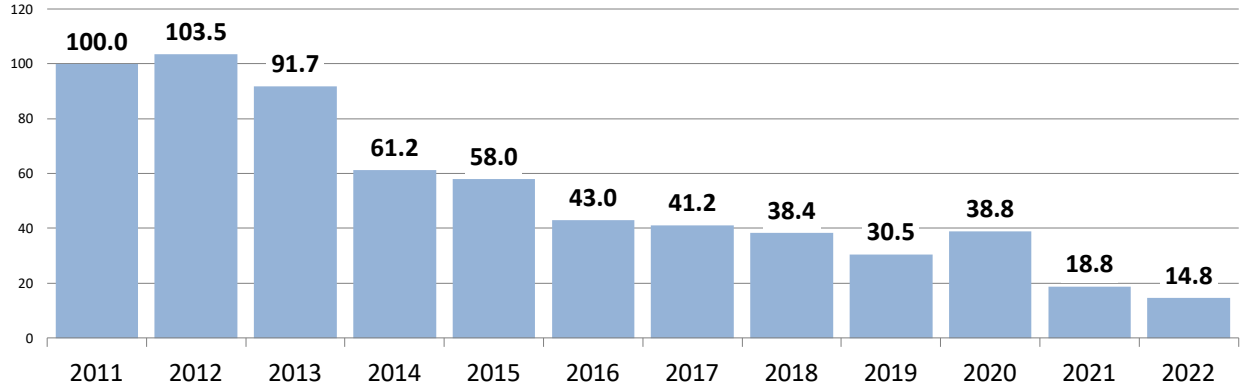
2011 = 100



Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles

Índice Total - Ventas financiadas y no financiadas

2011 = 100



Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles

Notas metodológicas

1.- Todos los índices reportados en este informe reflejan ventas efectivamente realizadas en cada mes calendario, independientemente de si las unidades vendidas fueron escrituradas o no, lo que permite medir en tiempo real la evolución de las ventas de los desarrollistas cordobeses, sin los rezagos propios de los índices basados en escrituras.

2.- La información utilizada para la elaboración de los distintos índices es reportada por las empresas socias de CEDUC mediante formularios electrónicos auto-administrados a través de un esquema de triangulación de correos electrónicos que permite garantizar la confidencialidad de los datos reportados ya que no es posible detectar a qué empresa corresponde cada dato individual.

3.- Los índices del Monitor de Ventas de Inmuebles en Cordoba están calculados en unidades homogéneas, lo que permite consolidar diferentes tipologías de inmuebles. En el caso de departamentos (de uno, dos y tres dormitorios), casas y cocheras, la unidad homogénea es la cantidad de metros cuadrados promedio por tipología. Y en el caso de lotes, tanto en barrios abiertos como en barrios cerrados, la unidad homogénea es el valor promedio de los lotes expresado en su equivalente en metros cuadrados de construcción.

4.- El cálculo de los índices ajusta por la eventual diferencia en la cantidad de respondentes entre mediciones, por ejemplo, por incorporación de nuevas empresas o falta de respuesta de alguna de ellas, para evitar variaciones que no se deban a los movimientos de mercado que se desea captar.

5.- Las series desestacionalizadas se obtuvieron aplicando el método econométrico X-11 ARIMA multiplicativo, con algoritmo escrito por Economic Trends en lenguaje de programación PYTHON.

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