Córdoba, 30 de agosto 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 julio de 2023

Síntesis de principales resultados

Tipología	Octubre 2011 = 100		% de variación Series desestacionalizadas	
	Jul-22	Jul-23	Interanual	Últimos 3 meses vs 3 meses previos
Ventas No Financiadas				
Departamentos y casas	24.3	109.7	351.4	-5.5
Cocheras	0.5	7.3	1275.0	-7.0
Lotes	156.6	103.3	-34.0	-4.4
Índice de ventas no financiadas	61.0	99.0	62.2	-5.1
Ventas Financiadas				
Departamentos y casas	17.0	10.5	-38.5	-29.9
Cocheras	1.0	0.0	-100.0	-22.5
Lotes	253.3	28.9	-88.6	-51.0
Índice de ventas financiadas	34.6	11.5	-66.6	-33.9
Ventas Totales				
Departamentos y casas	18.6	32.5	74.5	-14.0
Cocheras	0.8	3.8	396.4	-7.0
Lotes	194.2	74.4	-61.7	-13.4
Índice de ventas totales	42.3	37.0	-12.5	-13.8

Ventas de inmuebles durante julio de 2023, en comparación con julio de 2022:

1.- Las **ventas no financiadas** (departamentos y casas, cocheras y lotes) durante el mes de **julio de 2023** fueron **62.2% superiores** a las registradas en julio de 2022, con mayores ventas de cocheras (+1275.0%, sobre un nivel muy bajo un año atrás) y de departamentos y casas (+351.4%), pero menores ventas de lotes (-34.0%).

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2.- Las **ventas financiadas** (departamentos y casas, cocheras y lotes) durante el mes de **julio de 2023** fueron **66.6% inferiores** a las registradas en julio de 2022, con menores ventas de departamentos y casas (-38.5%), de lotes (-88.6%) y de cocheras (-100.0%).

3.- El **total de ventas financiadas y no financiadas** durante **julio de 2023** fue **12.5% inferior** al total registrado en julio de 2022, con mayores ventas de cocheras (+396.4%) y de departamentos y casas (+74.5%), pero menores ventas de lotes (-61.7%).

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 **5.1% inferiores** a las registradas durante los 3 meses previos, con menores ventas de lotes (-4.4%), de departamentos y casas (-5.5%) y de cocheras (-7.0%).

5.- Las **ventas financiadas** (departamentos y casas, cocheras y lotes) durante los **últimos 3 meses** fueron **33.9% inferiores** a las registradas durante los 3 meses previos, con menores ventas de cocheras (-22.5%), de departamentos y casas (-29.9%) y de lotes (-51.0%).

6.- El **total de ventas financiadas y no financiadas** durante los **últimos 3 meses** fue **13.8% inferior** al total registrado durante los 3 meses previos, con menores ventas de cocheras (-7.0%), de lotes (-13.4%) y de departamentos y casas (-14.0%).

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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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

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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
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
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

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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
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
Jan-23	17.84	1.24	55.71	27.50	8.84	0.00	26.06	9.87	10.84	0.65	44.18	15.00
Feb-23	40.33	1.24	53.06	40.68	5.83	0.00	26.06	7.19	13.50	0.65	42.56	16.94
Mar-23	78.26	4.66	74.76	70.86	13.79	0.00	36.48	15.07	28.12	2.42	59.87	31.31
Apr-23	74.20	9.01	94.02	74.36	11.55	0.00	24.32	12.15	25.48	4.68	66.91	30.25
May-23	62.07	3.34	92.88	66.01	7.41	0.00	12.16	7.53	19.56	1.73	61.49	24.55
Jun-23	62.36	7.34	87.08	64.84	7.27	0.00	15.20	7.64	19.52	3.82	59.13	24.29
Jul-23	109.73	7.34	103.33	98.99	10.47	0.00	28.88	11.54	32.54	3.82	74.38	36.99
% a/a	**351.4**	**1275.0**	**-34.0**	**62.2**	**-38.5**	**-100.0**	**-88.6**	**-66.6**	**74.5**	**396.4**	**-61.7**	**-12.5**

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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
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	103.02	72.59	116.42	104.13	71.45	107.18	224.35	84.55	78.20	84.19	158.61	90.25
Dec-11	86.48	35.78	288.82	143.54	77.39	96.43	57.59	76.18	79.34	56.12	198.44	95.81
Jan-12	80.78	93.44	128.61	96.70	46.07	211.72	285.14	68.80	53.49	133.10	189.80	76.92
Feb-12	90.99	118.15	107.56	98.74	52.54	284.75	279.22	75.63	60.77	174.02	174.66	82.36
Mar-12	112.54	78.34	129.08	114.25	66.17	132.62	316.42	87.77	76.09	96.54	202.31	95.49
Apr-12	88.31	77.21	87.92	87.10	112.86	228.02	168.77	119.74	107.61	127.78	119.52	110.23
May-12	83.82	45.58	103.12	85.97	87.27	165.87	149.51	93.91	86.53	85.91	121.25	91.60
Jun-12	91.00	37.21	61.31	76.60	69.36	238.45	87.46	74.28	73.99	104.69	71.53	74.96
Jul-12	87.46	57.88	67.41	78.40	91.84	282.17	75.40	94.40	90.90	133.10	70.53	89.74
Aug-12	90.01	65.41	66.75	80.45	82.29	361.29	80.19	87.82	83.94	164.63	72.00	85.68
Sep-12	71.96	79.38	65.72	70.78	81.91	348.72	98.56	88.71	79.78	169.70	78.56	83.48
Oct-12	102.99	128.68	82.83	99.34	91.71	213.89	74.60	92.82	94.12	157.25	79.61	94.72
Nov-12	92.51	42.75	132.78	99.96	80.33	247.62	55.64	81.75	82.94	111.45	102.63	87.05
Dec-12	63.50	50.49	97.09	72.52	92.96	168.75	141.59	98.44	86.66	90.15	114.49	90.89
Jan-13	85.78	61.04	78.95	81.25	85.55	395.82	106.93	93.62	85.60	173.31	89.89	90.02
Feb-13	87.69	51.08	90.05	84.81	65.59	389.99	104.96	75.40	70.32	164.73	95.87	78.14
Mar-13	87.11	57.20	90.36	85.16	57.24	349.64	284.30	81.59	63.63	155.27	166.16	82.63
Apr-13	87.47	47.92	65.94	76.97	67.88	388.98	92.69	76.45	72.07	162.29	76.39	76.60
May-13	85.13	70.57	116.70	93.38	64.72	157.14	230.02	79.98	69.09	99.60	161.00	83.89
Jun-13	70.46	59.16	78.03	71.67	47.25	209.37	297.05	70.77	52.21	109.53	163.64	71.03
Jul-13	67.06	87.15	81.96	73.61	47.25	456.85	242.64	71.42	51.49	211.13	144.77	72.06
Aug-13	54.77	188.29	105.62	83.51	48.88	163.71	323.91	73.48	50.14	180.05	190.95	76.40
Sep-13	51.02	93.58	121.15	76.72	57.60	92.99	294.32	77.48	56.20	93.38	188.84	77.26
Oct-13	72.43	89.96	234.34	123.81	55.09	336.11	200.00	72.55	58.80	172.50	220.92	87.49
Nov-13	77.37	109.14	98.14	86.87	47.41	144.13	299.73	69.80	53.82	120.88	176.94	74.77
Dec-13	80.24	53.08	140.11	95.93	34.02	72.32	117.59	41.57	43.91	59.53	131.31	57.41
Jan-14	73.35	64.17	140.07	92.91	39.12	119.67	229.13	56.14	46.44	82.78	174.88	66.85
Feb-14	69.26	207.63	105.05	93.87	34.30	123.81	138.62	44.57	41.78	179.52	118.17	58.93
Mar-14	47.89	45.89	66.69	53.46	31.46	60.28	253.78	50.04	34.98	50.72	139.82	51.04
Apr-14	53.09	90.46	69.08	61.67	29.78	46.95	219.96	45.52	34.77	75.87	128.05	50.23
May-14	52.21	62.60	80.78	62.00	33.85	61.11	274.59	53.88	37.78	62.10	156.54	56.25
Jun-14	39.48	70.58	156.16	78.32	28.61	87.24	396.06	59.54	30.93	76.17	249.93	65.01
Jul-14	41.40	46.95	84.52	55.17	27.06	89.58	229.11	44.68	30.12	61.24	141.04	47.74
Aug-14	33.79	20.07	89.25	49.45	28.59	95.97	140.33	39.01	29.70	45.52	109.22	42.05
Sep-14	58.95	68.65	359.50	152.08	19.44	23.25	276.77	40.34	27.89	53.42	327.16	72.89
Oct-14	62.14	45.77	115.69	76.95	23.24	36.11	226.98	39.99	31.57	42.53	159.19	50.76
Nov-14	46.19	32.66	99.37	61.17	4.11	44.35	80.77	11.13	13.11	36.58	92.10	25.71
Dec-14	44.39	20.65	126.94	67.37	11.93	33.15	196.78	27.32	18.88	24.84	154.24	38.99
Jan-15	97.54	37.45	69.70	83.09	11.25	64.44	56.01	15.96	29.71	46.50	64.35	35.52
Feb-15	68.73	118.39	89.13	79.88	25.38	37.14	89.11	30.77	34.65	91.14	89.12	45.08
Mar-15	61.97	173.49	78.88	78.14	41.98	54.25	32.12	41.43	46.26	133.51	60.60	52.13
Apr-15	47.54	58.18	196.73	94.34	25.33	73.77	37.35	27.30	30.08	63.41	134.43	46.83
May-15	41.34	41.14	203.92	91.18	26.74	39.28	53.19	29.14	29.87	40.52	145.00	47.22
Jun-15	75.84	120.17	278.24	142.28	31.00	23.26	64.36	33.54	40.59	87.68	194.64	65.22
Jul-15	43.07	47.68	137.65	72.53	25.62	44.79	46.40	27.69	29.35	46.71	101.98	40.76
Aug-15	36.77	94.51	121.96	68.58	43.55	62.10	66.47	45.78	42.10	83.64	100.27	52.42
Sep-15	58.66	87.71	188.09	101.21	27.91	19.37	48.60	29.41	34.49	64.79	133.57	50.33
Oct-15	62.42	62.89	212.82	108.59	31.02	11.11	44.44	31.70	37.74	45.52	147.01	54.10
Nov-15	44.97	37.60	223.59	99.02	22.10	18.48	34.10	23.00	26.99	31.19	149.52	45.15
Dec-15	34.87	209.74	163.75	91.61	31.55	207.92	33.60	35.32	32.26	209.13	112.87	51.72
Jan-16	27.09	35.11	113.10	54.26	30.51	18.41	27.16	29.99	29.78	29.51	79.51	37.06
Feb-16	48.45	72.65	155.00	83.51	24.84	18.57	39.61	25.91	29.89	54.51	109.90	42.69
Mar-16	56.73	50.85	195.53	98.71	25.12	30.14	46.58	26.96	31.89	43.90	137.31	47.87
Apr-16	36.38	50.11	140.52	69.67	37.16	26.83	38.74	37.08	36.99	42.30	100.74	46.57
May-16	30.28	19.89	107.32	52.88	29.10	30.55	33.07	29.45	29.35	23.47	78.30	36.28
Jun-16	36.00	34.50	100.74	55.71	28.51	23.26	21.45	27.83	30.11	30.73	69.75	35.95

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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-16	42.90	54.18	90.98	58.75	11.16	8.96	56.07	14.75	17.95	39.02	77.33	27.57
Aug-16	49.16	37.91	99.24	63.41	7.39	45.16	45.37	11.24	16.33	40.34	78.18	26.44
Sep-16	41.75	28.31	107.95	60.73	15.47	19.37	21.60	16.05	21.10	25.31	74.20	29.07
Oct-16	39.40	92.50	116.84	68.38	16.11	5.56	79.37	21.01	21.09	63.34	102.19	34.81
Nov-16	63.09	55.68	150.06	89.03	10.85	11.09	52.05	14.19	22.02	40.72	111.75	35.99
Dec-16	68.71	53.67	191.67	104.94	17.72	3.01	50.40	20.07	28.63	36.68	136.45	44.80
Jan-17	52.21	28.84	178.86	88.75	24.21	18.41	61.10	27.08	30.20	25.34	132.83	45.05
Feb-17	58.78	17.58	135.63	78.29	27.95	24.76	55.45	30.11	34.55	19.99	104.29	44.15
Mar-17	28.54	17.78	151.09	65.06	11.84	30.14	83.52	18.01	15.41	21.92	124.68	31.72
Apr-17	39.55	37.19	110.26	61.00	8.23	0.00	98.22	15.35	14.93	24.72	105.55	28.65
May-17	26.94	18.76	101.54	49.01	19.67	30.55	83.38	25.05	21.22	22.72	94.45	32.03
Jun-17	36.46	15.59	109.38	56.77	16.60	81.42	35.51	19.46	20.85	37.66	80.50	30.33
Jul-17	38.76	27.98	106.32	58.42	14.52	67.18	83.20	21.16	19.71	41.12	97.28	32.01
Aug-17	56.43	20.39	107.06	68.41	21.76	90.32	102.65	29.71	29.18	43.84	105.34	40.98
Sep-17	32.37	42.55	80.83	48.24	17.39	38.75	95.99	24.18	20.59	41.28	86.76	31.19
Oct-17	30.00	17.25	117.59	55.60	23.76	72.22	32.67	25.48	25.10	35.68	84.39	34.25
Nov-17	40.19	16.74	111.15	59.64	19.59	81.31	57.09	23.88	24.00	38.39	90.02	34.30
Dec-17	37.12	8.82	123.26	60.75	17.35	66.29	35.92	19.86	21.58	28.09	89.12	31.77
Jan-18	69.94	36.09	157.18	93.36	24.03	27.62	109.56	31.02	33.85	33.25	138.57	49.19
Feb-18	41.36	31.11	127.84	66.87	12.81	61.90	105.59	21.32	18.91	41.44	119.15	34.59
Mar-18	51.26	11.98	128.63	71.12	23.54	84.40	93.16	30.41	29.47	36.26	114.76	42.27
Apr-18	52.49	20.46	181.68	88.95	22.88	134.13	93.18	30.84	29.21	58.58	147.08	47.77
May-18	53.86	54.78	133.24	78.29	18.82	161.50	92.80	27.72	26.31	90.57	117.43	42.45
Jun-18	31.01	13.61	92.54	48.16	17.57	17.45	58.66	20.89	20.45	14.90	79.30	28.84
Jul-18	28.06	18.41	87.00	45.18	18.32	49.27	59.69	22.30	20.40	28.76	76.32	28.97
Aug-18	54.99	29.44	95.60	64.93	11.70	39.52	42.44	14.75	20.96	32.82	74.82	29.37
Sep-18	53.79	13.40	63.40	52.76	10.64	23.25	42.94	13.51	19.87	16.70	55.40	24.95
Oct-18	19.50	8.15	36.67	23.65	11.98	141.67	74.24	19.67	13.59	52.92	51.36	20.83
Nov-18	29.89	16.47	106.80	52.15	7.13	166.31	47.01	13.61	12.00	66.72	83.43	24.84
Dec-18	34.33	4.01	79.05	45.06	7.83	32.29	71.84	13.51	13.50	13.49	76.23	22.70
Jan-19	25.80	17.43	88.50	44.21	16.49	118.35	36.95	20.23	18.48	51.27	68.35	27.22
Feb-19	27.57	3.67	119.17	53.31	16.96	106.12	56.59	21.99	19.23	38.03	94.71	31.12
Mar-19	23.70	2.10	74.76	37.23	16.70	219.60	39.34	22.68	18.20	75.04	60.92	26.92
Apr-19	35.55	2.21	100.63	52.22	5.67	14.37	37.65	8.44	12.06	6.29	76.01	21.19
May-19	23.47	0.51	93.52	42.69	7.34	84.18	44.99	11.96	10.79	28.57	74.55	20.91
Jun-19	18.72	1.90	53.81	27.83	13.13	24.93	49.06	16.28	14.32	9.62	51.95	19.64
Jul-19	28.70	2.13	58.10	35.10	18.92	38.39	24.20	19.74	21.01	14.29	44.85	24.22
Aug-19	33.58	0.74	108.23	53.24	22.26	0.00	34.67	22.81	24.68	0.49	79.48	31.67
Sep-19	24.22	0.60	34.22	24.96	20.00	66.42	46.98	23.13	20.90	22.67	39.20	23.66
Oct-19	35.90	1.10	46.84	35.83	12.74	62.27	27.61	14.95	17.69	21.61	39.33	21.03
Nov-19	15.50	2.07	30.61	18.81	19.97	35.74	38.16	21.76	19.01	13.36	33.56	20.90
Dec-19	25.98	2.59	36.45	26.89	13.21	8.16	60.30	16.92	15.94	4.46	45.78	19.82
Jan-20	13.54	3.13	43.76	21.78	12.50	24.92	85.30	18.64	12.72	10.44	60.00	19.56
Feb-20	17.60	1.48	36.95	21.95	26.14	50.28	84.21	31.33	24.31	17.85	55.42	28.60
Mar-20	12.72	2.08	33.13	17.93	11.40	2.33	42.69	13.75	11.68	2.16	36.87	14.97
Apr-20	12.01	9.13	36.18	19.14	8.22	7.78	18.38	9.03	9.03	8.68	29.23	11.98
May-20	21.84	12.65	76.37	37.66	8.08	3.38	61.14	12.28	11.03	9.54	70.42	19.68
Jun-20	31.10	15.95	93.43	48.72	15.09	15.75	171.06	27.72	18.51	15.88	123.77	33.84
Jul-20	26.94	10.02	107.85	50.09	18.82	3.47	226.10	35.28	20.56	7.82	154.07	39.59
Aug-20	21.35	4.16	77.92	37.00	10.88	6.55	190.69	25.34	13.12	4.96	122.00	28.74
Sep-20	20.23	2.81	46.79	26.66	16.02	1.50	226.07	32.72	16.92	2.37	116.86	30.95
Oct-20	26.84	3.81	53.97	32.89	20.69	10.74	478.42	57.52	22.00	6.14	219.88	50.35
Nov-20	18.68	2.60	24.80	18.97	31.63	11.44	390.69	60.28	28.86	5.56	167.82	48.24
Dec-20	16.28	2.84	18.54	15.65	16.67	4.66	301.38	39.46	16.58	3.45	129.10	32.52
Jan-21	17.67	3.26	37.62	22.37	17.07	7.12	388.41	46.91	17.20	4.55	174.74	39.76
Feb-21	10.76	2.40	37.73	18.21	11.73	6.39	287.38	33.93	11.52	3.74	135.32	29.35
Mar-21	33.39	9.36	38.54	32.60	21.14	6.22	268.95	40.88	23.76	8.31	128.60	38.47

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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
Apr-21	37.08	3.41	29.60	31.47	25.57	13.84	235.51	42.31	28.03	6.90	110.09	39.15
May-21	61.83	4.16	27.63	45.67	25.40	11.26	64.19	28.25	33.19	6.54	41.92	33.32
Jun-21	40.55	2.35	22.19	31.16	27.60	15.00	78.29	31.44	30.37	6.59	44.12	31.36
Jul-21	32.08	2.46	28.89	28.18	28.39	2.31	32.37	28.18	29.18	2.41	30.25	28.18
Aug-21	23.53	2.34	38.82	26.13	27.51	0.00	108.95	33.54	26.66	1.56	66.23	31.38
Sep-21	22.60	1.52	32.27	23.49	20.30	9.99	94.19	26.06	20.79	4.36	56.48	25.32
Oct-21	21.17	1.84	49.40	27.92	14.76	1.43	65.14	18.57	16.13	1.71	55.55	21.29
Nov-21	30.34	5.59	41.57	31.35	9.20	7.62	73.66	14.38	13.72	6.27	54.11	19.32
Dec-21	33.80	5.25	41.13	33.23	27.95	10.88	85.64	32.27	29.20	7.13	58.53	32.55
Jan-22	18.48	3.17	54.24	27.94	24.29	9.50	112.06	31.09	23.05	5.29	76.84	30.17
Feb-22	16.72	0.33	59.09	28.10	12.74	0.46	84.40	18.29	13.59	0.37	68.98	21.15
Mar-22	20.46	0.55	90.06	39.85	11.00	0.00	40.57	13.17	13.03	0.37	70.71	20.94
Apr-22	15.85	1.14	68.54	30.56	13.33	2.47	148.25	24.02	13.87	1.59	99.70	25.93
May-22	13.19	0.56	34.46	18.47	10.01	2.25	114.73	18.33	10.69	1.13	65.83	18.37
Jun-22	19.24	0.79	61.61	30.42	11.68	0.43	104.20	18.94	13.30	0.67	78.25	22.28
Jul-22	24.18	0.52	118.73	50.85	14.19	1.65	154.29	25.27	16.33	0.90	132.63	32.72
Aug-22	17.73	0.82	62.62	29.83	7.70	0.00	71.61	12.72	9.85	0.55	66.14	17.70
Sep-22	19.48	1.52	38.73	23.61	13.47	2.00	55.41	16.63	14.76	1.68	45.25	18.66
Oct-22	17.04	0.68	25.45	18.01	5.62	0.41	22.55	6.89	8.07	0.59	24.32	10.13
Nov-22	24.07	1.70	70.59	36.13	30.61	0.00	122.77	37.44	29.21	1.13	90.98	37.06
Dec-22	18.52	0.90	80.57	35.81	13.88	0.00	39.40	15.67	14.88	0.60	64.48	21.54
Jan-23	24.52	1.77	70.23	36.30	8.70	0.00	27.86	10.07	12.08	1.18	53.67	17.71
Feb-23	51.04	1.68	65.69	50.67	5.45	0.00	32.51	7.53	15.20	1.12	52.72	20.10
Mar-23	86.45	4.41	79.61	76.27	14.74	0.00	36.92	16.23	30.08	2.93	62.92	33.73
Apr-23	100.23	10.09	97.41	90.49	14.63	0.00	21.20	14.86	32.94	6.71	67.62	36.90
May-23	57.34	2.28	73.50	56.87	7.43	0.00	11.01	7.57	18.11	1.52	49.08	21.94
Jun-23	58.27	5.66	80.08	59.78	8.25	0.00	15.80	8.69	18.95	3.76	54.96	23.58
Jul-23	109.14	7.11	78.36	89.65	8.73	0.00	17.59	9.27	30.21	4.73	54.60	32.69
% últ. 3m / 3m previos	**-5.5**	**-7.0**	**-4.4**	**-5.1**	**-29.9**	**-22.5**	**-51.0**	**-33.9**	**-14.0**	**-7.0**	**-13.4**	**-13.8**

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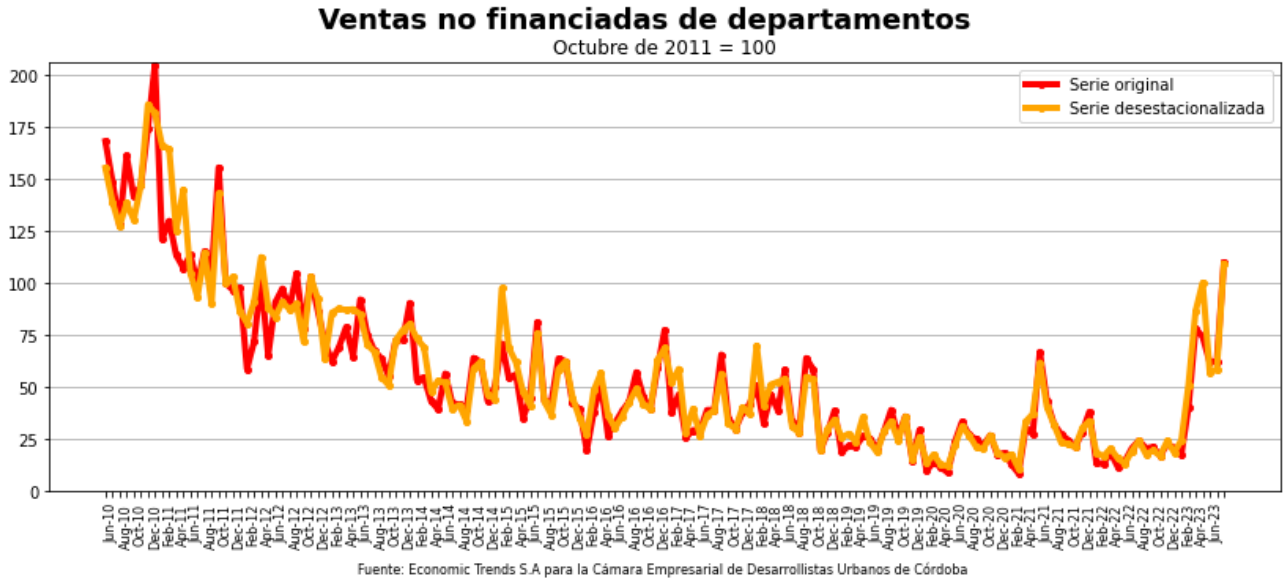

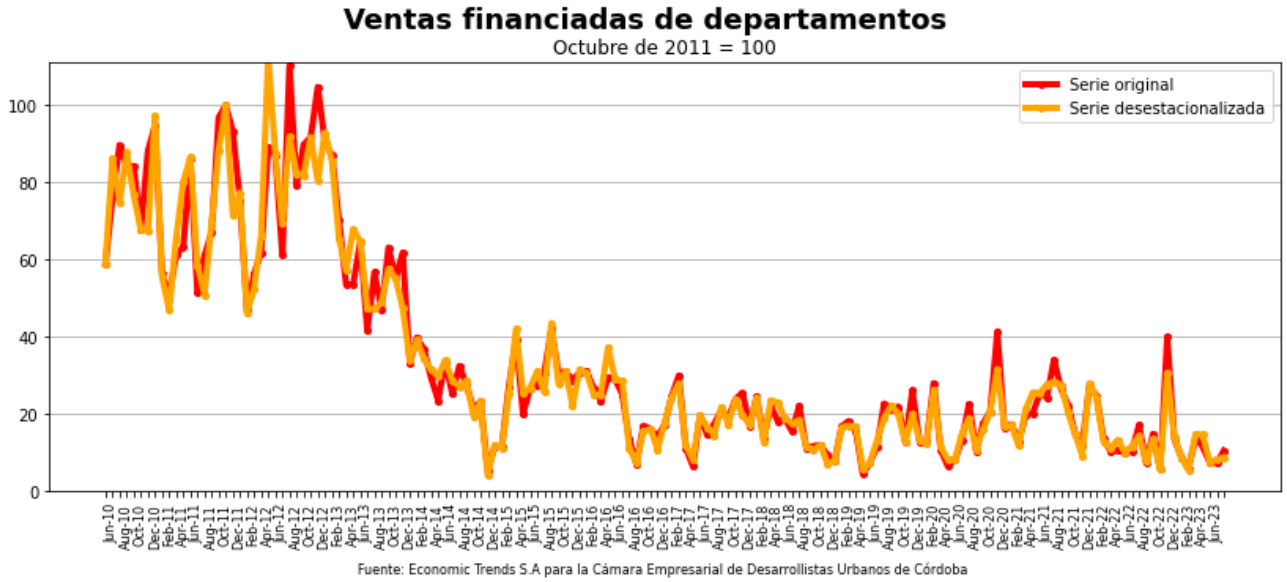

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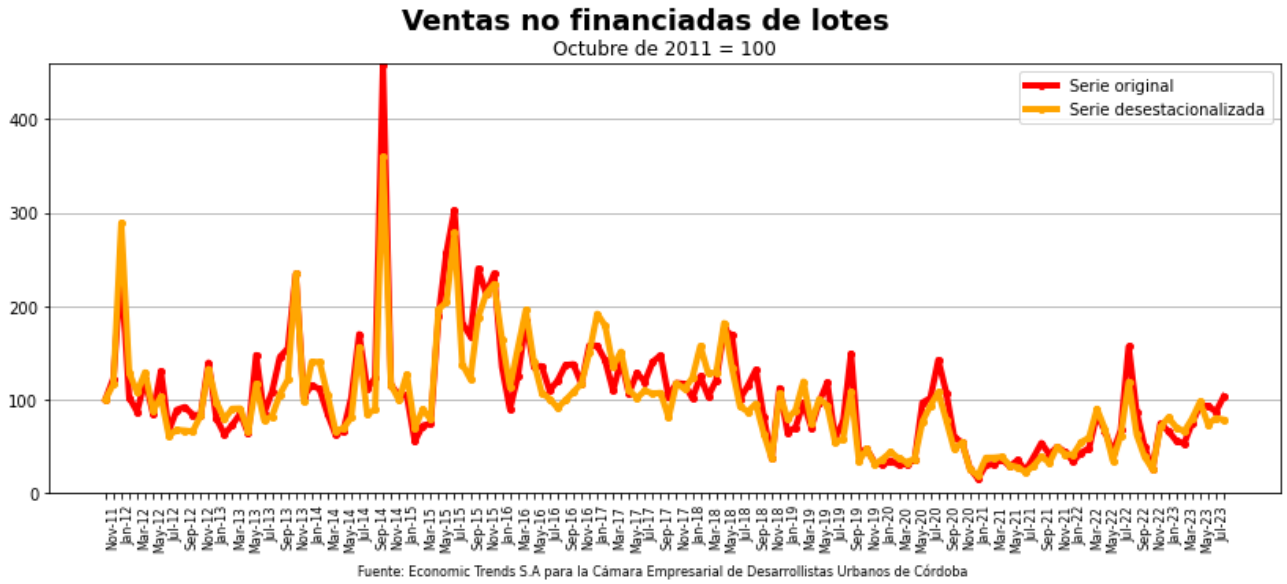

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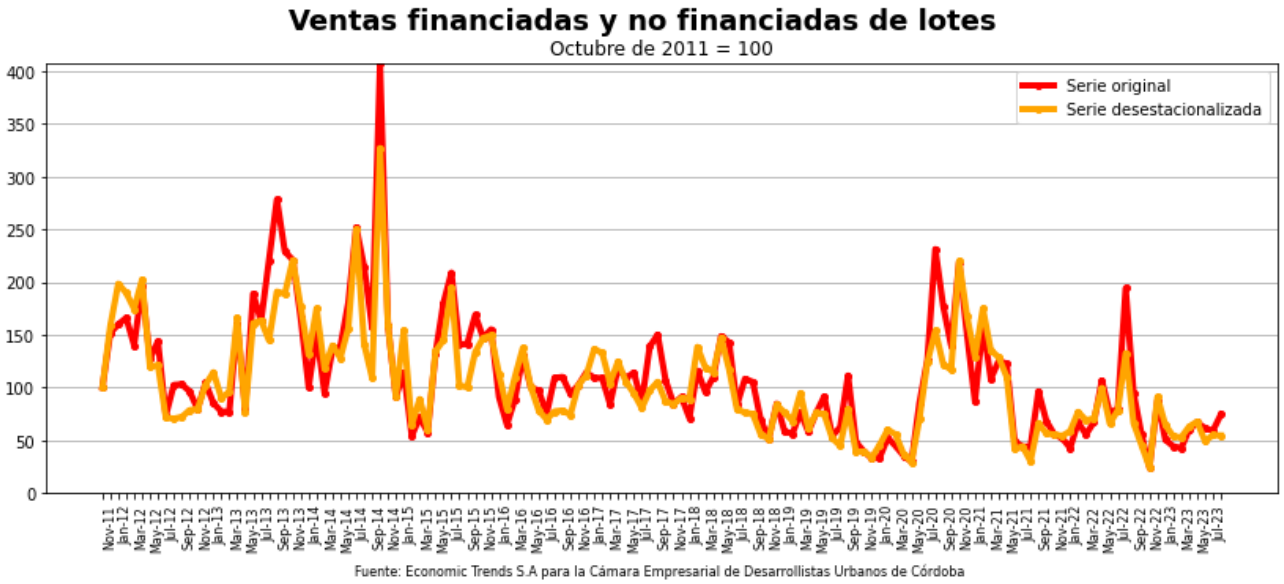

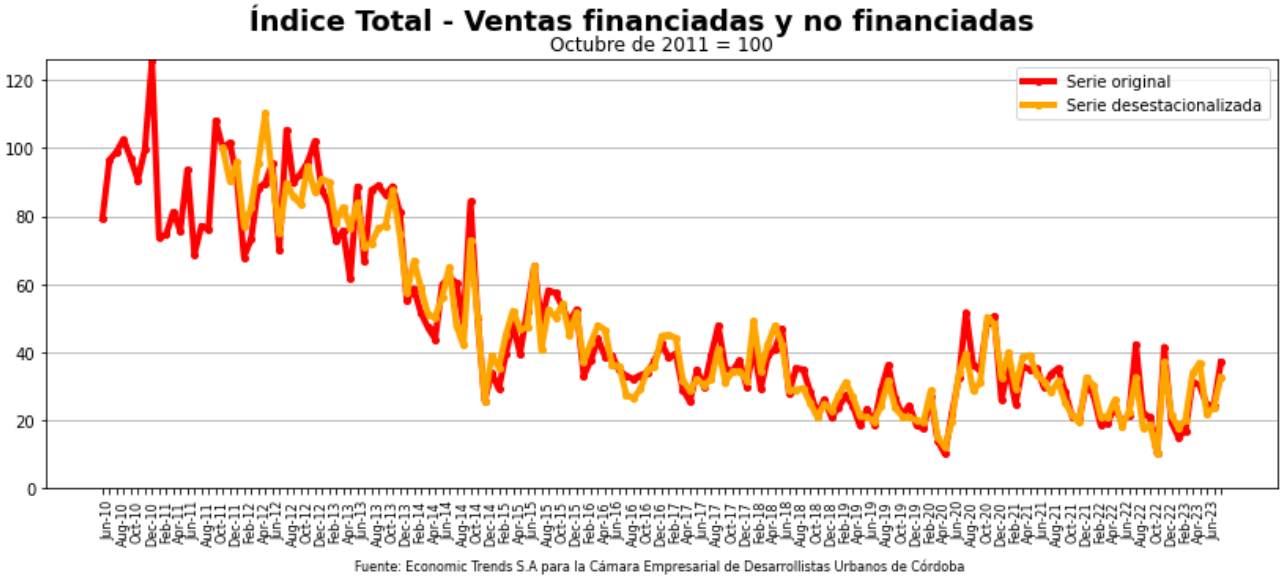

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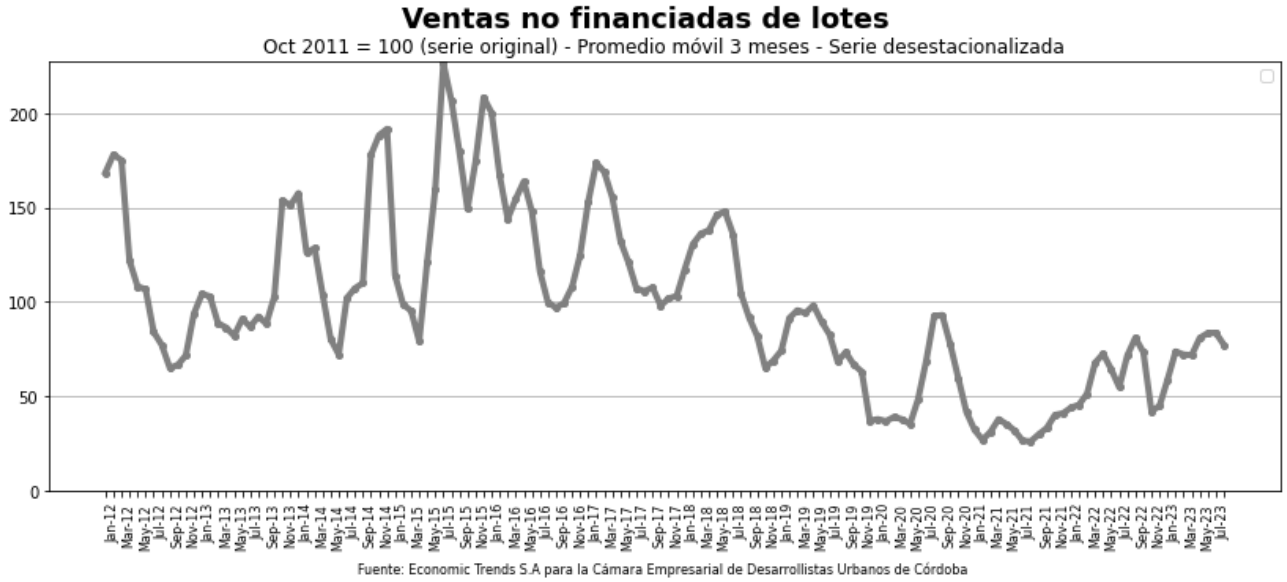
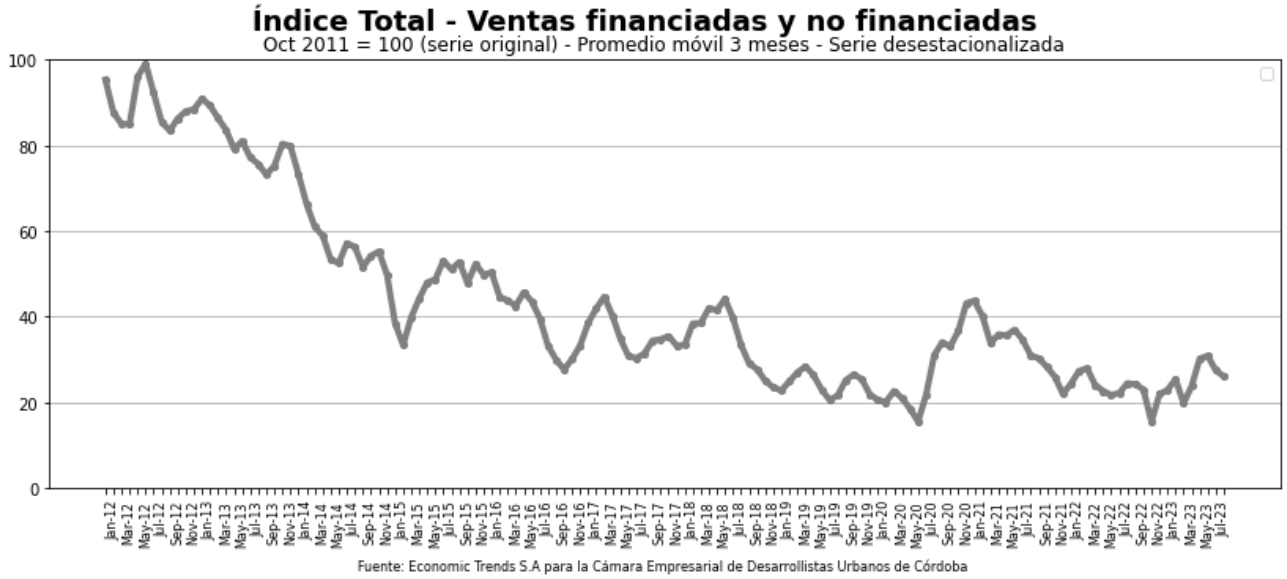

Ventas no financiadas de lotes
Oct 2011 = 100 (serie original) - Promedio móvil 3 meses - Serie desestacionalizada
0
50
100
150
200
Fuente: Economic Trends S.A para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba

Ventas financiadas de lotes
Oct 2011 = 100 (serie original) - Promedio móvil 3 meses - Serie desestacionalizada
0
50
100
150
200
250
300
350
Fuente: Economic Trends S.A para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba



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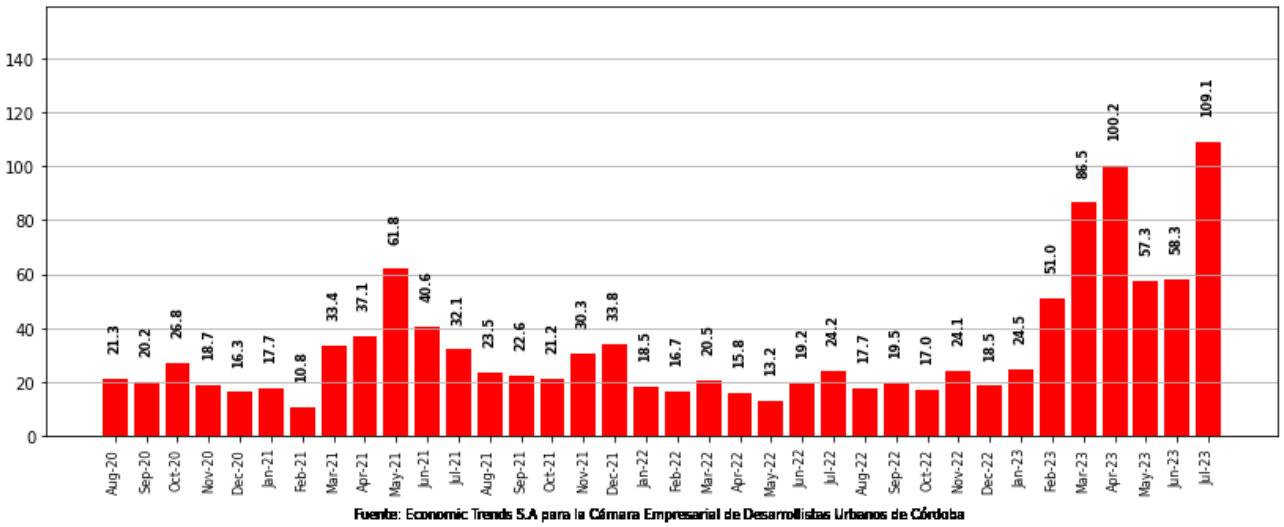
Ventas no financiadas de departamentos

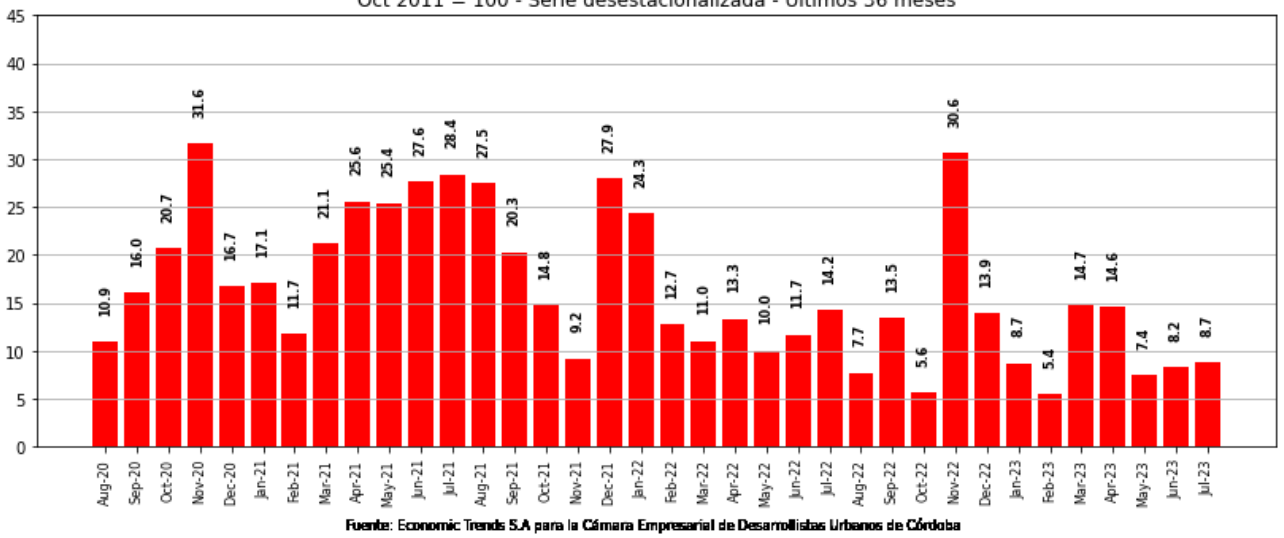
Oct 2011 = 100 - Serie desestacionalizada - Últimos 36 meses



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

Ventas financiadas de departamentos

Oct 2011 = 100 - Serie desestacionalizada - Últimos 36 meses



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

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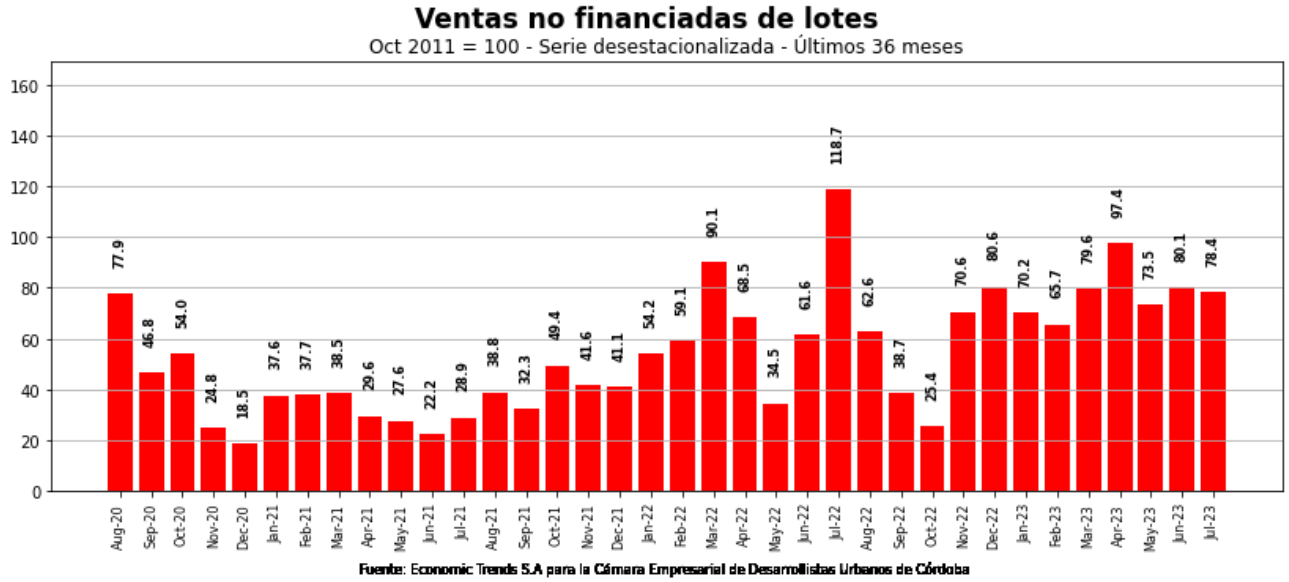

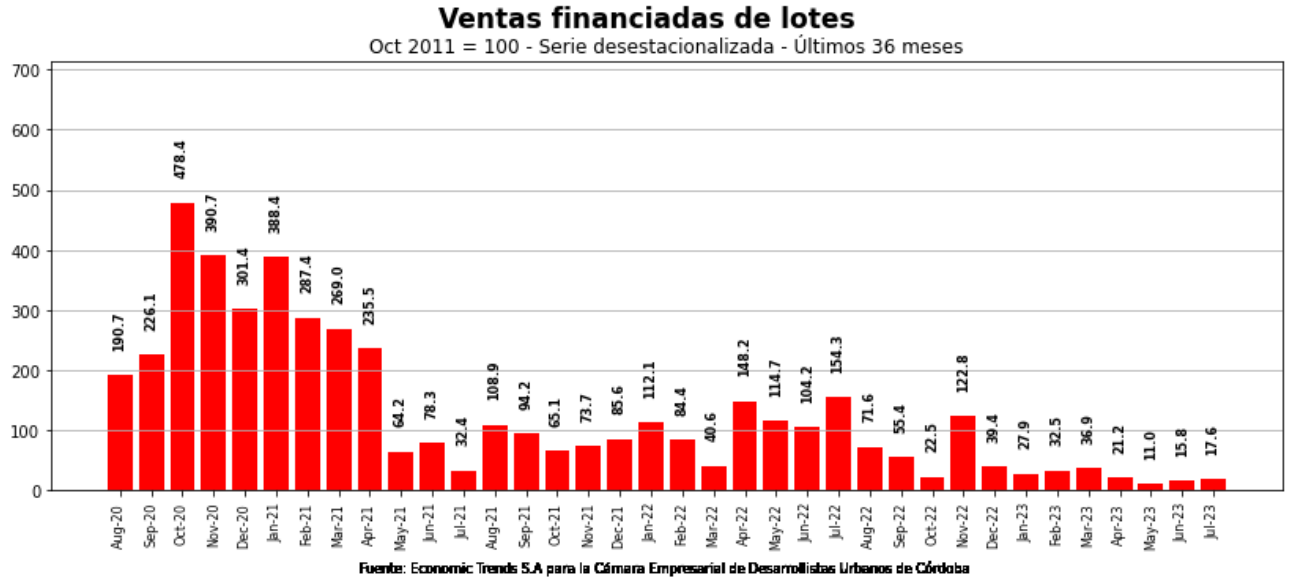

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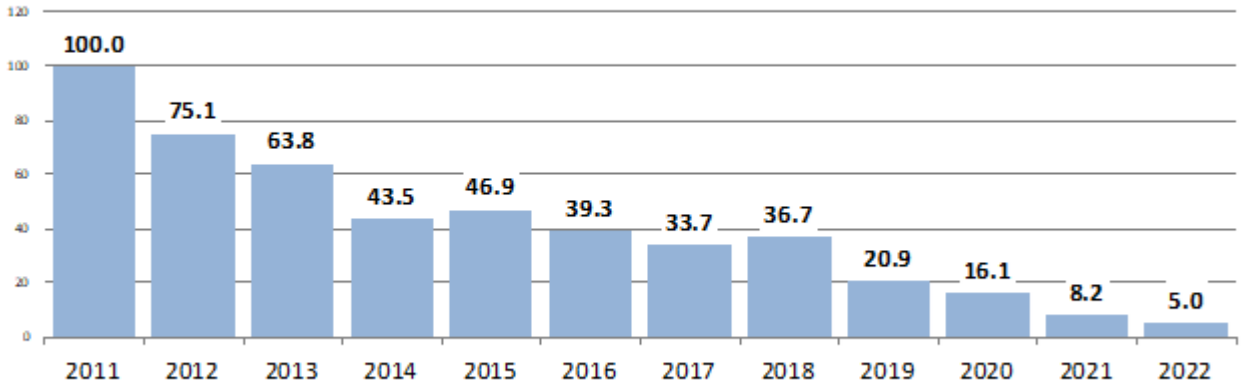
Ventas no financiadas de departamentos

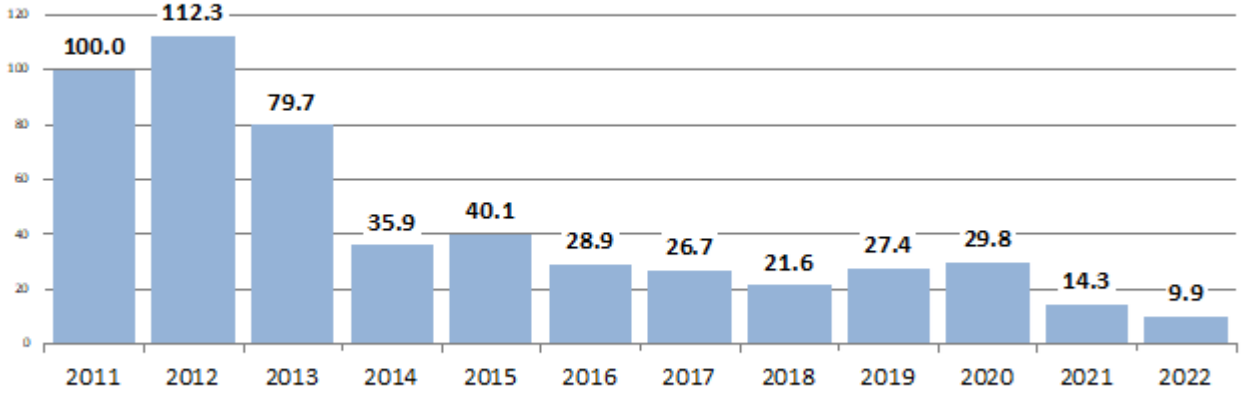
2011 = 100



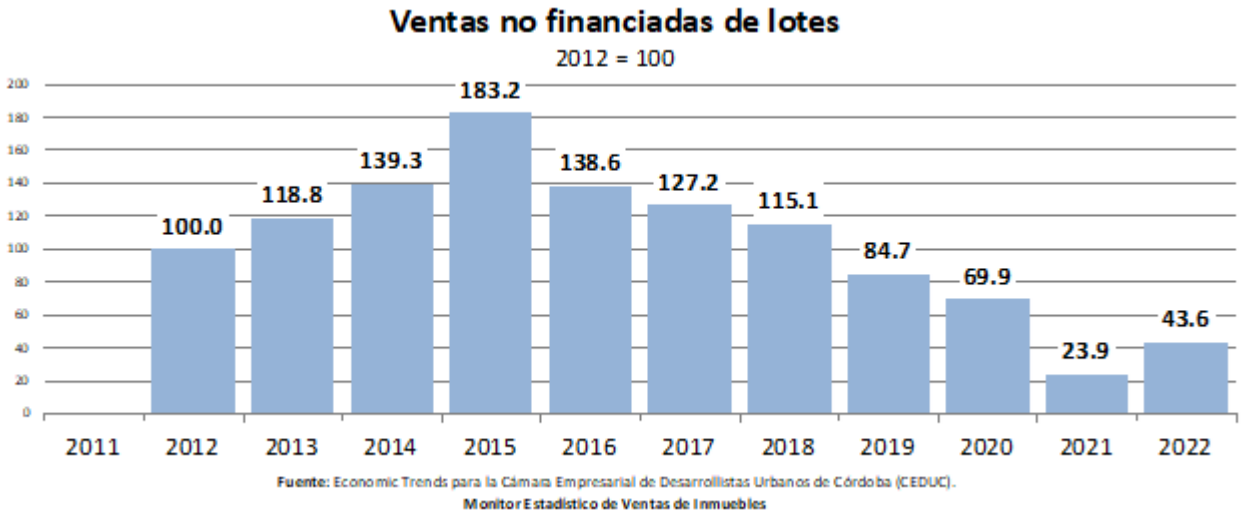
Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles

Ventas financiadas de departamentos

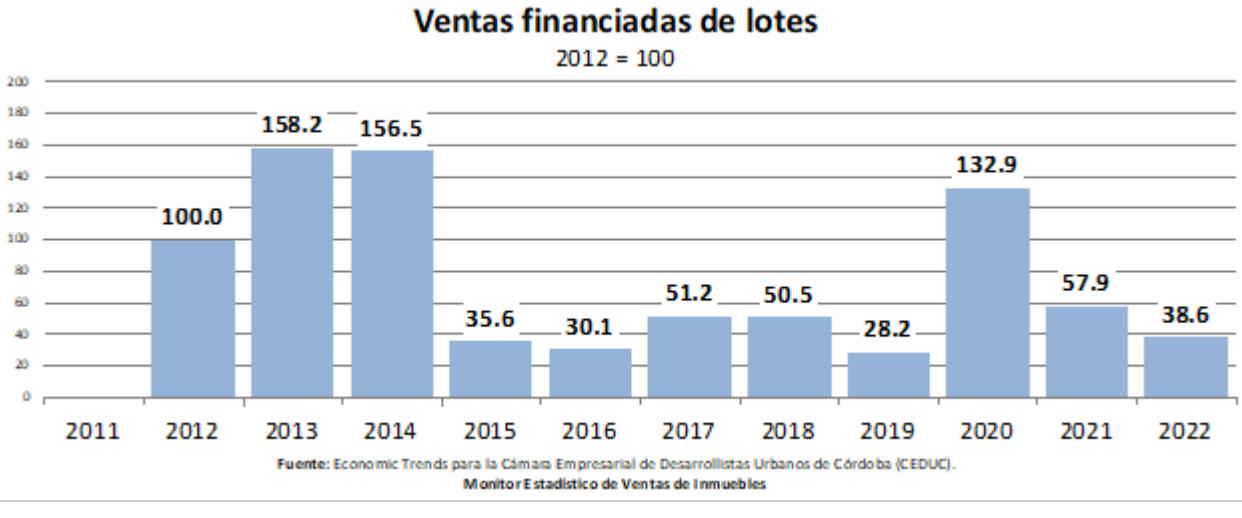
2011 = 100



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



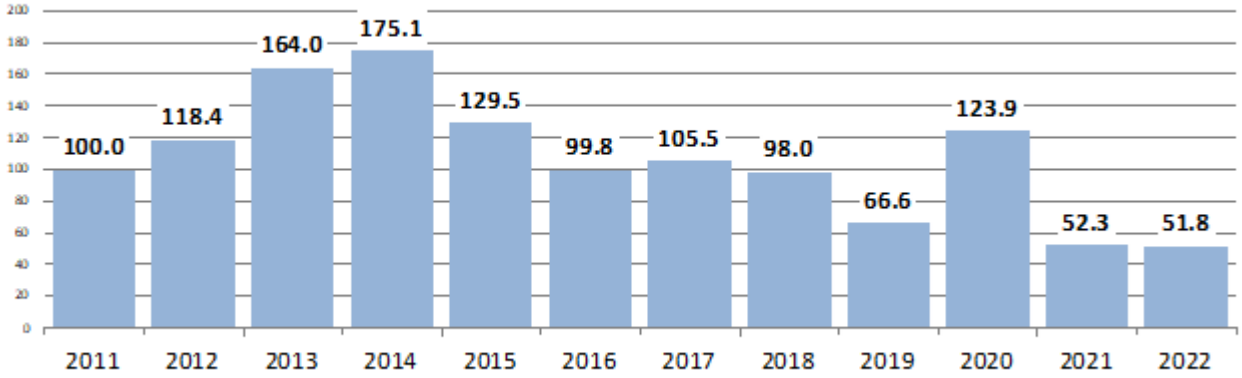
Fuente: Economic Trends para la Cámara Empresarial de Desarrollistas Urbanos de Córdoba (CEDUC).
Monitor Estadístico de Ventas de Inmuebles



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

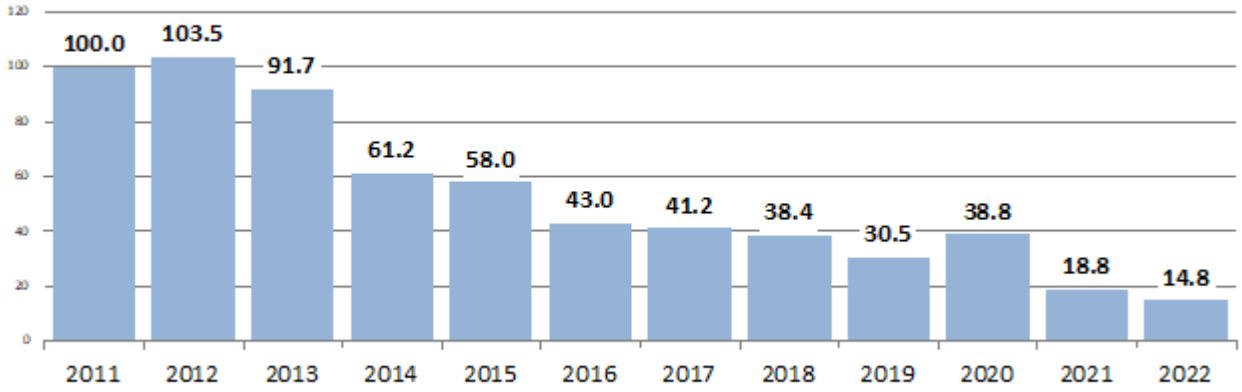
2011 = 100



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 Córdoba 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 respondientes 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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