# All the facts at a glance.

# Facts

| Address | Construction year | Plot / Area |
|---|---|---|
| CL, GAZTAMBIDE 60 | 1970 | 527 m² / 101 m² |

| | |
|---|---|
| **Ad typology id** | 1 |
| **Area almacen inm** | 7.92 |
| **Area amenities imn** | 18.00 |
| **Area building** | 439.21 |
| **Area parking inm** | - |
| **Bath number** | 2 |
| **Buildings count** | 1 |
| **Cadastral quality id** | 4 |
| **Cadastral reference** | 9468515VK3796G0005IT |
| **Cadastral root** | 9468515VK3796G |
| **Cadastral typology id** | 0112 |
| **Community costs** | - |

| | |
|---|---|
| **Constructed area root** | 3530 |
| **Construction year root** | 1970 |
| **Door** | A |
| **Energy certification id** | - |
| **Energy certification id gov** | - |
| **Energy certification id gov predict** | 3 |
| **Energy certification id gov root** | - |
| **Energy certification id root** | 9 |
| **Floor** | 1 |
| **Has balcony** | no |
| **Has box room** | no |
| **Has doorman** | no |
| **Has garden** | no |
| **Has horizontal div** | yes |
| **Has lift** | yes |
| **Has parking** | no |
| **Has storage** | yes |
| **Has swimming pool** | no |
| **Has terrace** | yes |
| **Has wardrobe** | yes |
| **Home count** | 24 |
| **Latitude** | 40.438515416373 |

| | |
|---|---|
| **Longitude** | -3.7151636912785 |
| **Municipal code** | 079 |
| **N basement floors** | 0 |
| **N interm floors** | 6 |
| **N loft floors** | 0 |
| **Neighbors per floor** | 4 |
| **Plot of land** | 87.79 |
| **Postal code** | 28015 |
| **Province code** | 28 |
| **Reform year** | - |
| **Room number** | 3 |
| **Stair** | |
| **Staircase count** | 1 |
| **Total floors** | 6 |

# Valuation

| Date | Rent value | |
|---|---|---|
| 07/11/2023 | € 2,270.43 | |

| Sale min value | Sale max value | Sale 3B value |
|---|---|---|
| € 544,456.91 | € 648,153.14 | € 604,461.00 |

| Gross yield | Avg. unit 8 comparables | Avg. unit 25 comparables |
|---|---|---|
| 0.04507340089763 | € 5,446.67 | € 5,500.00 |

## Valuation model

| Rent value | Rent min value | Rent max value |
|---|---|---|
| € 1,801.27 | € 1,648.63 | € 1,910.64 |

| Sale value | Sale min value | Sale max value |
|---|---|---|
| € 552,793.36 | € 497,334.83 | € 594,304.65 |

| M² price (101 m²) | M² min price (101 m²) | M² max price (101 m²) |
|---|---|---|
| € 5,473.20 | € 4,924.11 | € 5,884.20 |

# Zone & Municipality

## Zone *Gaztambide*

**Population**

22,895

**Population growth**

-1.8309

**Family income**

€ 44,218.89

**Area**

51

**District**

Chamberí

**Municipality**

Madrid

**Province**

Madrid

## Municipality *Madrid*

**Population**

3,299,485

**Population growth**

-0.8906

**Unemployment**

7.63%

**Is province capital**

yes

**Has coast**

no

# Investing

| | | |
|---|---|---|
| **Typology** | **Income family** | **Gross yield** |
| A+/M+ Rich urban areas | € 46,654.00 | 4.5 |

## Sale

| | | |
|---|---|---|
| **Unit price** | **Price** | **Trading margin** |
| € 5,189.00 | € 700,000.00 | 6.9 |
| **Demand** | **Demand final zona** | **Leads final zone** |
| high | very high | 9 |
| **Stock** | **Rating** | **Cycle** |
| 367 | 4 / 5 | peaking |
| **Risk** | **Speed** | **Days in market** |
| medium | medium | 67 |
| **Effort rate** | | |
| 44.7 | | |

# Rent

**Unit price**

€ 19.64

**Price**

€ 1,390.00

**Trading margin**

5.6

**Demand**

high

**Demand final zone**

high

**Leads final zone**

47

**Stock**

647

**Rating**

4 / 5

**Cycle**

peaking

**Risk**

low

**Speed**

medium

**Days in market**

20

**Effort rate**

49.1

# Forecast
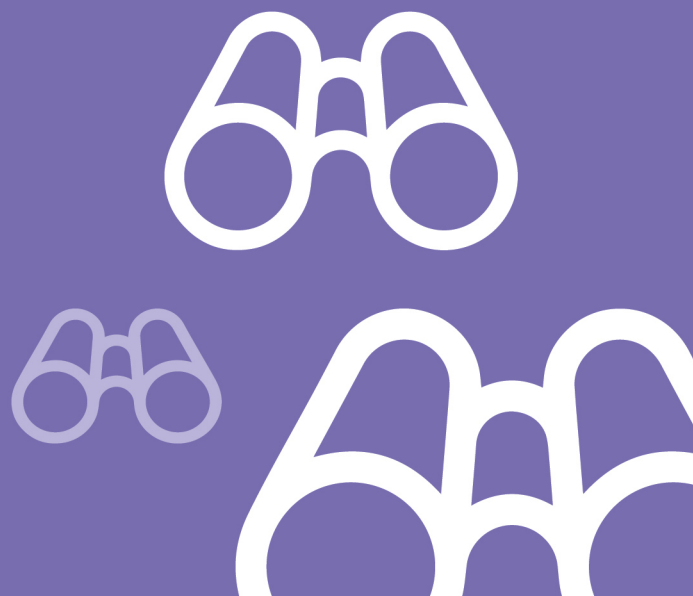
**Period**   202312

|  | **Unit price** | € 5,262.44 |
|---|---|---|
| **Sale** | **Lower bound** | € 5,124.97 |
|  | **Upper bound** | € 5,399.91 |
|  | **Unit price** | € 19.77 |
| **Rent** | **Lower bound** | € 19.19 |
|  | **Upper bound** | € 20.34 |

**Period**   202403

|  | **Unit price** | € 5,284.60 |
|---|---|---|
| **Sale** | **Lower bound** | € 5,090.19 |
|  | **Upper bound** | € 5,479.02 |
|  | **Unit price** | € 19.89 |
| **Rent** | **Lower bound** | € 19.08 |
|  | **Upper bound** | € 20.70 |

**Period**   202406

|  | **Unit price** | € 5,271.50 |
|---|---|---|
| **Sale** | **Lower bound** | € 5,033.39 |
|  | **Upper bound** | € 5,509.60 |
|  | **Unit price** | € 20.01 |
| **Rent** | **Lower bound** | € 19.02 |
|  | **Upper bound** | € 21.00 |

**Period**   202409

|  | **Unit price** | € 5,337.53 |
|---|---|---|
| **Sale** | **Lower bound** | € 5,062.59 |
|  | **Upper bound** | € 5,612.47 |
|  | **Unit price** | € 20.13 |
| **Rent** | **Lower bound** | € 18.99 |
|  | **Upper bound** | € 21.28 |

# Points of interest

| | |
|---|---|
| **accommodation** | 4 |
| **catering** | 135 |
| **education** | 17 |
| **health** | 9 |
| **landuse** | 4 |
| **leisure** | 8 |
| **money** | 15 |
| **pofw** | 3 |
| **shopping** | 124 |
| **sports** | 1 |
| **tourism** | 8 |
| **traffic** | 2 |
| **transport** | 18 |

# Visits

## Sale

**National demand**

90%

**International demand**

10%

## Locations

| Madrid | Barcelona | Zaragoza | Valencia | Sevilla |
|--------|-----------|----------|----------|---------|
| 24% | 2% | 1% | 1% | 1% |

## Countries

| United States | France | Italy | Ireland | Belgium |
|---------------|--------|-------|---------|---------|
| 15% | 13% | 12% | 9% | 7% |

## Languages

| English | Chinese | French | Italian | Portuguese |
|---------|---------|--------|---------|------------|
| 87% | 4% | 3% | 2% | 1% |

# Rent

**National demand**

85%

**International demand**

15%

## Locations

| Madrid | Barcelona | Sevilla | Zaragoza | Valencia |
|--------|-----------|---------|----------|----------|
| 22% | 2% | 1% | 1% | 1% |

## Countries

| Italy | United States | France | Mexico | Peru |
|-------|---------------|--------|--------|------|
| 12% | 10% | 10% | 8% | 4% |

## Languages

| English | French | Italian | Portuguese | Chinese |
|---------|--------|---------|------------|---------|
| 68% | 11% | 10% | 3% | 2% |

# Glossary

## Valuation

| Term | Example | Description |
|------|---------|-------------|
| reference | 4395601VK4849N0006HW | Cadastral (land registry) reference. |
| latitude | 40.55331865 | Latitude of the property valued. |
| longitude | -3.65796878 | Longitude of the property valued. |
| area | 73.00 | Area provided by the client. |
| areaValuation | 73.00 | Area used for valuation (provided by the client or valuation cadastral area in case it has not been provided by the client and it has been found in the land registry). |
| typologyId | 1 | Typology of valuation (1=home, 2=chalet, 3=countryhouse, 4=garage, 5=office, 6=warehouse, 8=land, 12=storageroom, 13=building). |
| subTypologyId | 0 | Sub-typology of valuation.<br>1: flat/apartment (1=studio, 2=penthouse, 3=studio+penthouse, 4=duplex, 6=duplex+penthouse).<br>2: house (1=villa, 2=terraced_house, 3=semi_detached_house, 4=independent_house).<br>4: parking (1=parking_space_for_small_car, 2=parking_space_for_large_car, 3=parking_space_for_motorbike, 4=parking_space_for_car_and_motorbike, 5=parking_space_for_two_or_more_cars).<br>6: premises/warehouse (1=premises, 2=warehouse).<br>8: land (1=urban(plot), 2=buildable, 3=rural). |
| reliability | 50 | Reliability of the price estimation model by comparison based on the number of comparables used. |

# Valuation (comparison model)

| Term | Example | Description |
|---|---|---|
| date | 19/10/2023 | Date of valuation. |
| rentValue | 925.69605620892 | Estimated property rental value. |
| saleMaxValue | 321879.90375 | Estimated maximum value for sale of the property. |
| saleMinValue | 273125.25483907 | Estimated minimum value for sale of the property. |
| sale3BValue | 301088.81980737 | Estimated value by comparison for sale of the property. |
| grossyield | 0.03689393940835771 | Gross profitability of the property valued. |
| avgUnit8Comparables | 4409.312809222 | Average unit price of the 8 comparable samples pre-selected for the valuation by comparison. |
| avgUnit25Comparables | 4169.63 | Average unit price of the 25 comparable samples selected for valuation by comparison. |

# Sale and rental comparables

| Term | Example | Description |
|---|---|---|
| id | 102516927 | Ad id. |
| reference | 1896 | Internal reference of the ad. |
| price | 261150 | Total price. |
| distance | 95.181107521057 | Distance to the property being valued. |
| testigo | yes | The comparable has been used for the valuation. |
| adOperationId | 1 | Ad market (1=sale/venta, 2=rent/alquiler, 3=renttoown/alquiler_con_opcion_a_compra). |
| adTypologyId | 1 | Ad typology (see typologyId). |
| subtypologyId | | Ad subtypology (see subTypologyId). |
| propertyTypeId | null | State of conservation (1=new_development, 2=second_hand/in_good_condition, 3=second_hand/to_be_restored). |
| commercialName | ESENCIA GESTIÓN INMOBILIARIA | Commercial name of the seller. |
| priceByArea | 3956.82 | Unit price. |
| totalSurface | 0 | Total surface area informed in the ad. |
| propertyArea | 66 | Area of the property informed in the ad. |
| constructedArea | 66 | Constructed area of the property informed in the ad. |
| builtTypeId | null | State of conservation (see propertyTypeId). |
| bathNumber | 1 | Number of baths of the property. |
| roomNumber | 1 | Number of rooms of the property. |
| isBankOwned | null | The owner is a bank. |
| creationDate | null | Date the ad was created. |
| validDistance | 1 | Valid if the distance from the property valued is less than 300 meters. |
| validLocation | 1 | Valid if the distance is not valid and the sample is within the area of the property valued. |
| validSuperficie | 1 | Valid if the surface area of the sample is within +-30% of the surface of the property valued. |
| latitude | 40.5506211 | Latitude of the property used as comparable. |
| longitude | -3.6569436 | Longitude of the property used as comparable. |
| hasParking | 1 | If the property has parking or not (1 - yes, 0 - no). |
| hasBoxRoom | true | If the property has a box room or not (true - yes, false - no). |

# Cadastre (or land registry)

| Term | Example | Description |
|---|---|---|
| typology | V | Cadastral (land registry) typology (A=garage, V=home, I=warehouse, O=office, C=premises, K=building_for_sports_use, T=building_for_entertainment_use, G=premises, Y=building_for_sanitary_and_charitable_use, E=building_for_cultural_use, R=religious_building, M=land, P=singular_building, B=farm_store, J=industrial_agricultural, Z=rural_land, V_U=chalet, AAL=storageroom, AAP=garage). More info on page 8. |
| subTypology | null | Cadastral (land registry) subtypology (see typology). |
| areaConstructedTotal | 154 | Total constructed area of the property (includes the parts of the property that can and cannot be valued). |
| areaConstructedValuation | 73 | Total constructed area of the property to be valued. |

# Valuation (hedonic model)

| Term | Example | Description |
|---|---|---|
| rentValue | 1049.9652902813 | Estimated property rental value. |
| rentMinValue | 962.96724791592 | Estimated maximum value for rent of the property. |
| rentMaxValue | 1116.9780273438 | Estimated minimum value for rent of the property. |
| saleValue | 300689.58687917 | Estimated property sale value. |
| saleMinValue | 272010.54283429 | Estimated maximum value for sale of the property. |
| saleMaxValue | 321511.15625 | Estimated minimum value for sale of the property. |

# Investors

| Term | Example | Description |
|---|---|---|
| locationId | 0-EU-ES-28-01-002-006-08 | Location identifier. |
| locationName | Madrid - Alcobendas - Norte | Name of area in which the property is located. The order is 'Province - Municipality - District - Neighborhood'. |
| locationLevel | district | Location level of the area (neighborhood, district, municipality, etc.). |
| typology | A+/M- Middle-class urban areas | Description of the type of area. |
| population | 30860 | Number of inhabitants. |
| unemploymentRate | | Unemployment rate. |
| incomeFamily | 45316 | Net household income. |
| grossYield | 4.5 | Average profitability of the residential market in the area. |

# Sale and rental metrics (residential use only)

| Term | Example | Description |
|---|---|---|
| unitPrice | 3663 | Average unit price for sale/rent in the area. |
| price | 391837 | Total price for sale/average rent in the area. |
| tradingMargin | 6.4 | Average negotiation margin in the area. |
| demand | very high | The level of demand of an area relative to the rest of the areas of the national territory of the same level, measured through the leads per listing. Takes values from 1 (very low demand) to 5 (very high demand). |
| demandFinalZona | very high | The level of demand of an area relative to the rest of final zones of the national territory, measured through the leads per listing. Takes values from 1 (very low demand) to 5 (very high demand). |
| leadsFinalZone | 16 | Average number of leads per listing in the area in the last quarter. |
| stock | 98 | Number of properties on offer in the area where the valued asset is located in the last quarter. |
| rating | 4 | Classification of the area according to historical dynamics of risk (measured according to price volatility) and demand. The metric takes values from 1 to 5, with 5 indicating a safe investment area. |
| cycle | bottoming | Phase of the real estate cycle in which the area is located, considering annual price changes compared to 2007 (the peak moment before the crisis). |
| risk | medium | Measure of volatility of the evolution of unit prices in the area with respect to the evolution of average unit prices in the province. Values range from very high to very low. |
| speed | fast | Market speed calculated as the average of the last quarterly differences, indicating the pace at which the real estate market moves. |
| daysInMarket | 74 | Average number of days listings have been active in the last quarter for the analyzed area. |
| effortRate | 29.9 | Percentage of annual net household income earmarked for the purchase of a typical house in the area for a 30-year mortgage, with an initial contribution of 20%. For rent, it's the percentage of annual net household income spent on renting a dwelling in the area. |

# POIS (points of interests)

| Term | Example | Description |
|---|---|---|
| name | catering | Type of point of interest (catering, education, health, land use, leisure, money, etc.). |
| amount | 36 | Number of points of interest of each type near the valued asset. |

# Visits (for sale and rental market and residential use only)

| Term | Example | Description |
| --- | --- | --- |
| nationalDemand | 0.9772358195104976 | Ratio of visits made from the local country to the total number of visits. |
| internationalDemand | 0.02276418048950235 | Ratio of visits made from foreign countries to the total number of visits. |
| originLocations | | Top 5 locations worldwide (in general, municipalities) from which visits have been made. |
| - name | Madrid | Name of the municipality. |
| - ratio | 0.2 | Ratio of visits from the municipality to the total number of visits. |
| nationalOriginLocations | | Top 5 national locations (in general, municipalities) from which visits have been made. |
| - name | Madrid | Name of the municipality. |
| - ratio | 0.21 | Ratio of visits from the municipality to the total national number of visits. |
| foreignCountries | | Top 5 foreign countries from which visits have been made. |
| - name | Estados Unidos | Name of the country. |
| - ratio | 0.1 | Ratio of visits from the country to the total foreign number of visits. |
| foreignLanguages | | Top 5 foreign languages in which visits have been made. |
| - name | Inglés | Name of the languages. |
| - ratio | 0.75 | Ratio of visits made in each foreign language to total visits made in foreign languages. |

# Forecast (for sale and rental market and residential use only)

| Term | Example | Description |
| --- | --- | --- |
| period | 202312 | Quarter of the forecast. |
| sale | | Market (sale or rent). |
| - unitPrice | 3676.458999633313 | Unit price predicted (€/m2 for sale market or €/m2/month for rental market). |
| - lowerBound | 3575.2237121894605 | Lower bound of the unit price predicted. |
| - upperBound | 3777.694287077165 | Upper bound of the unit price predicted. |

# Typology (for sale and rental market)

| Term | Example | Description |
| --- | --- | --- |
| unitPrice | 3692.3076923076924 | Average unit price of the area where the asset valued is located in the last quarter and for the typology of the valued asset. |
| price | 375000 | Average total price of the area where the asset valued is located in the last quarter and for the typology of the valued asset. |
| leads | 16.442105263157895 | Average number of leads per listing in the area in the last quarter for the typology of the valued asset. |
| stock | 95 | Number of properties on offer in the area in the last quarter for the typology of the asset valued. |
| demand | VERY HIGH | The level of demand of an area relative to the rest of the areas of the national territory of the same level, measured through the leads per listing. Takes values from 1 (low demand) to 5 (high demand). It is calculated for the same typology of the asset valued. |

# Zone info

| Term | Example | Description |
| --- | --- | --- |
| locationName | Norte | Name of the location. |
| locationLevel | 7 | Geographic level of the data provided (2=country, 3=province, 6=municipality, 7=district, 8=neighborhood). |
| province | Madrid | Province where the asset is located. |
| municipality | Alcobendas | Name of the municipality. |
| isProvinceCapital | false | Whether the asset is located in a municipality that is a provincial capital or not. |
| hasCoast | false | Whether the asset is located in a municipality that is on the coast or not. |
| population | 92876 | Population of the municipality. |
| populationGrowth | -2.027468933943754 | Population comparison with the previous year. |
| unemployment | 3.696131489276408 | Unemployment level of the municipality where the asset is located (%). |
| district | Norte | District where the asset is located. |
| area | 1191.6919020210523 | Area where the asset is located (in sqm). |
| population | 30860 | Population of the location where the asset is located. |
| populationGrowth | -0.5478569126651628 | Population comparison with the previous year. |
| familyIncome | 49095.194983794856 | (€/year) Estimated net household yearly income using the municipal data published by the Spanish Tax Agency.. |

# Cadastre Plus (only available for residential use)

| Term | Example | Description |
|---|---|---|
| cadastralReference | 4395601VK4849N0006HW | Cadastral reference. |
| cadastralRoot | 4395601VK4849N | Cadastral root. |
| cadastralTypologyId | 0112 | Cadastral typology id (see typology). |
| adTypologyId | 1 | Typology id (see typologyId). |
| cadastralQualityId | 4 | Construction quality, it takes values from 1 to 9, going from best to worst. Exceptionally, it may appear as A, B, and C for the best construction quality. |
| streetType | CL | Street type. |
| streetName | SONRISA DE LA | Street name. |
| streetNumber | 12 | Street number. |
| provinceCode | 28 | Province code. |
| municipalCode | 006 | Municipal code. |
| postalCode | 28100 | Postal code. |
| latitude | 40.553318648242325 | Latitude. |
| longitude | -3.657968776613484 | Longitude. |
| buildingsCount | 1 | Number of blocks on the property (regardless of whether the property falls on several streets or several street numbers). |
| staircaseCount | 16 | Number of stairways on the property (regardless of whether the property falls on several streets or several street numbers). |
| floor | 1 | Floor number in which the asset is located. |
| nBasementFloors | 0 | Number of floors that are basements in the property (regardless of whether the property falls on several streets or several street numbers). |
| nIntermFloors | 5 | Number of residential floors that are intermediate floors in the property (regardless of whether the property is located on several streets or several street numbers). |
| nLoftFloors | 0 | Number of residential floors that are penthouses on the property (regardless of whether the property is located on several streets or several street numbers). |
| totalFloors | 5 | Total number of residential floors (counting basements and penthouses) on the property (regardless of whether the property falls on several streets or several street numbers). |
| neighborsPerFloor | 3 | Number of neighbors per floor in the property (regardless of whether the property falls on several streets or several street numbers). |

| | | |
|---|---|---|
| constructionYear | 2008 | Construction year of the asset. |
| constructionYearRoot | 2008 | Construction year of the building. |
| reformYear | null | Year of the reform (if it has occurred). |
| energyCertificationId | null | Energy certificate of the property from the data of the ad (1=Exempt_from_energy_certification, 2=A_Energy_Certification, 3=B_Energy_Certification, 4=C_Energy_Certification, 5=D_Energy_Certification, 6=E_Energy_Certification, 7=F_Energy_Certification, 8=G_Energy_Certification, 9=Unknown_Energy_Certification, 10=in_process, 11=A+_Energy_Certification, 12=A1_Energy_Certification, 13=A2_Energy_Certification, 14=A3_Energy_Certification, 15=A4_Energy_Certification, 16=B-_Energy_Certification). |
| energyCertificationIdRoot | 9 | Energy certificate of the building (median of the energy certificates of all the properties on the plot) (regardless of whether the property is located on several streets or several street numbers) (see energyCertificationId). |
| energyCertificationIdGov | null | Energy certificate of the property from official sources (1=A_Energy_Certification, 2=B_Energy_Certification, 3=C_Energy_Certification, 4=D_Energy_Certification, 5=E_Energy_Certification, 6=F_Energy_Certification, 7=G_Energy_Certification). |
| energyCertificationIdGovRoot | null | Energy certificate of the building from official sources (regardless of whether the property falls on several streets or several street numbers) (see energyCertificationIdGov). |
| energyCertificationIdGovPredict | 4 | Estimated energy certificate of the property. Prediction model (see energyCertificationIdGov). |
| areaRoot | 6140 | Total area of the property (regardless of whether the property falls on several streets or several street numbers). |
| areaBuilding | 4390.963202006667 | Area occupied by the floor of the building within the property. |
| plotOfLand | 1749.0367979933326 | Area not built on the property. |
| constructedAreaRoot | 40896 | Sum of the surface areas of all the buildings that make up the property (regardless of whether the property falls on several streets or several street numbers). |
| areaParkingInm | 22 | Surface area of the parking lots associated with the property. |
| areaAlmacenInm | 6 | Storage area associated with the property. |
| homeCount | 238 | Number of properties on the root (regardless of whether the estate falls on several streets or several street numbers). |
| constructedArea | 61 | Residential surface area of the property (excluding warehouses, parking lots, common elements, etc.). |
| areaAmenitiesImn | 65 | Total area of common elements associated with the property. |
| hasHorizontalDiv | true | Horizontal division (1 - yes, 0 - no). |
| hasParking | true | If it has parking (1 - yes, 0 - no). |
| hasStorage | true | If it has storage (1 - yes, 0 - no). |
| roomNumber | 2 | Room number of the asset. |
| bathNumber | 2 | Bath number of the asset. |

| | | |
|---|---|---|
| hasLift | true | If it has a lift (1 - yes, 0 - no). |
| hasGarden | false | If it has a garden (1 - yes, 0 - no). |
| hasSwimmingPool | true | If it has a swimming pool (1 - yes, 0 - no). |
| hasDoorman | true | If it has a doorman (1 - yes, 0 - no). |
| hasBoxRoom | true | If it has a box room (1 - yes, 0 - no). |
| hasTerrace | false | If it has a terrace (1 - yes, 0 - no). |
| hasWardrobe | true | If it has a wardrobe (1 - yes, 0 - no). |
| hasBalcony | true | If it has a balcony (1 - yes, 0 - no). |
| communityCosts | 71 | Community costs of the asset. |
| stair | 1 | Number or letter of the staircase on which the property is located. |
| door | A | Number or letter of the door of the property. |

# Days in market

| Term | Example | Description |
|---|---|---|
| operationId | 1 | Market (see adOperationId). |
| daysOnMarket | 114 | Expected number of days for the property to be sold or rented at the estimated market price by AVM. |
| probability | | |
| - durationInMonths | 6 | sale - 6 months, rent - 1 month. |
| - probability | 68 | Sale: expected probability that the property will be sold in 6 months with the characteristics and price calculated by AVM Rent: expected probability that the property will be rented in 1 month with the characteristics and price calculated by AVM. |