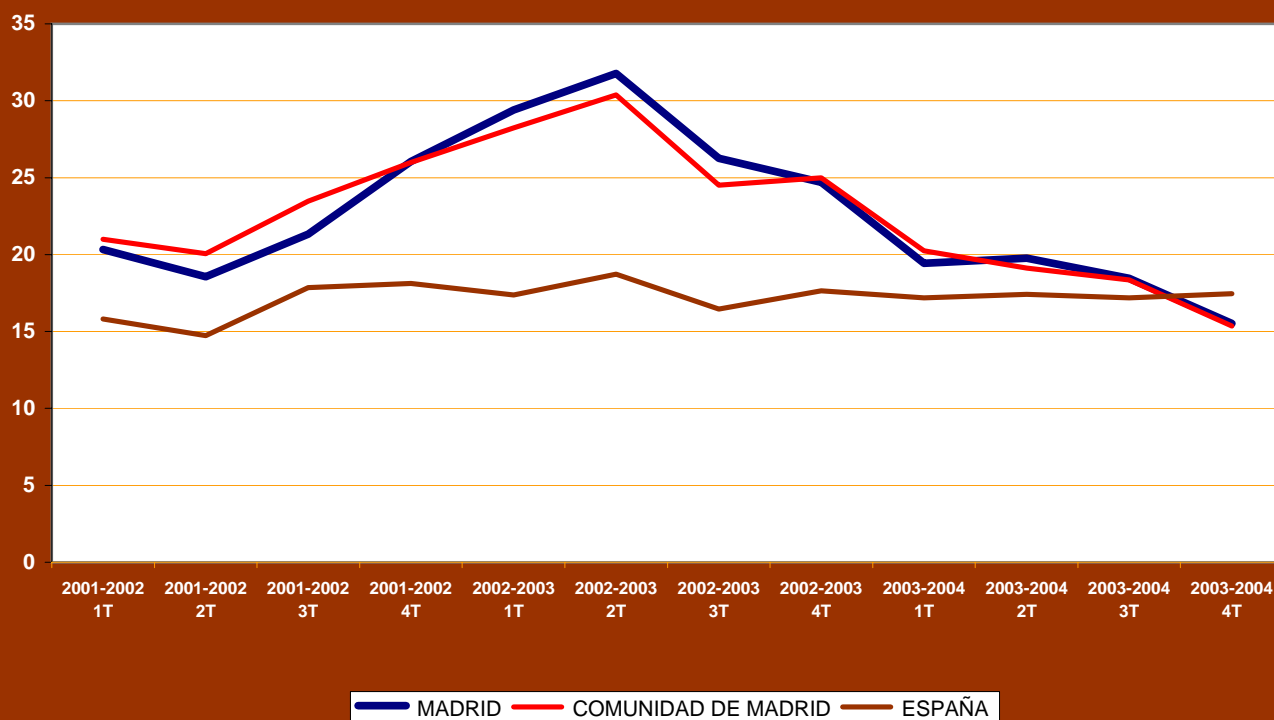




## Evolución del precio medio del metro cuadrado de las viviendas. Ministerio de la Vivienda

4º trimestre 2004 (Base 2001)

Evolución del precio medio del metro cuadrado de las viviendas  
Incremento anual trimestralizado 2001 T1 - 2004 T4 (%)  
(Base 2001)



**EVOLUCIÓN DEL PRECIO MEDIO DEL METRO CUADRADO DE LAS VIVIENDAS SEGUN AREAS GEOGRAFICAS HOMOGENEAS**  
**Ministerio de la Vivienda (EUROS) Cuarto Trimestre, 2004 (Base 2001)**

| AÑO / TRIMESTRE       | ESPAÑA   | COMUNIDAD DE MADRID | MUNICIPIOS           |           |                                 |          |          |          |                                 |                      |
|-----------------------|----------|---------------------|----------------------|-----------|---------------------------------|----------|----------|----------|---------------------------------|----------------------|
|                       |          |                     | > 999.999 HABITANTES |           | DE 999.999 A 500.000 HABITANTES |          |          |          | DE 499.999 A 100.000 HABITANTES | < 100.000 HABITANTES |
|                       |          |                     | MADRID               | BARCELONA | VALENCIA                        | SEVILLA  | ZARAGOZA | MALAGA   |                                 |                      |
| Base                  | 919,84   | 1.368,88            | <b>1.623,59</b>      | 1.713,52  | 785,34                          | 909,35   | 1.187,24 | 790,55   | 1.064,82                        | 756,49               |
| 2001                  | 1.065,70 | 1.636,75            | <b>1.944,82</b>      | 1.994,50  | 897,85                          | 1.094,52 | 1.337,98 | 927,50   | 1.204,44                        | 878,23               |
| 2002                  | 1.258,93 | 2.061,98            | <b>2.451,60</b>      | 2.326,40  | 1.042,55                        | 1.332,49 | 1.565,54 | 1.272,20 | 1.410,76                        | 1.024,19             |
| 2003                  | 1.480,99 | 2.577,29            | <b>3.056,92</b>      | 2.819,92  | 1.242,87                        | 1.562,41 | 1.805,21 | 1.594,01 | 1.634,82                        | 1.189,05             |
| 2004                  | 1.739,44 | 2.973,08            | <b>3.531,46</b>      | 3.298,38  | 1.619,88                        | 1.945,45 | 2.190,73 | 1.931,11 | 1.905,39                        | 1.398,74             |
| 2001 1T               | 967,94   | 1.443,44            | <b>1.716,58</b>      | 1.802,43  | 799,30                          | 965,42   | 1.203,49 | 819,13   | 1.109,28                        | 800,14               |
| 2T                    | 1.009,37 | 1.506,35            | <b>1.787,39</b>      | 1.855,57  | 837,84                          | 1.012,96 | 1.278,56 | 866,50   | 1.155,25                        | 835,55               |
| 3T                    | 1.039,43 | 1.583,57            | <b>1.883,81</b>      | 1.928,23  | 867,49                          | 1.058,12 | 1.290,51 | 898,70   | 1.180,60                        | 857,87               |
| 4T                    | 1.065,70 | 1.636,75            | <b>1.944,82</b>      | 1.994,50  | 897,85                          | 1.094,52 | 1.337,98 | 927,50   | 1.204,44                        | 878,23               |
| 2002 1T               | 1.121,06 | 1.746,63            | <b>2.065,59</b>      | 2.044,32  | 912,45                          | 1.139,33 | 1.339,73 | 1.000,76 | 1.277,63                        | 923,67               |
| 2T                    | 1.158,14 | 1.808,50            | <b>2.119,18</b>      | 2.155,23  | 958,33                          | 1.220,87 | 1.421,20 | 1.133,52 | 1.289,63                        | 959,15               |
| 3T                    | 1.225,04 | 1.955,18            | <b>2.285,66</b>      | 2.232,25  | 1.023,12                        | 1.304,11 | 1.482,95 | 1.160,60 | 1.369,15                        | 1.011,60             |
| 4T                    | 1.258,93 | 2.061,98            | <b>2.451,60</b>      | 2.326,40  | 1.042,55                        | 1.332,49 | 1.565,54 | 1.272,20 | 1.410,76                        | 1.024,19             |
| 2003 1T               | 1.315,82 | 2.239,69            | <b>2.672,99</b>      | 2.483,64  | 1.074,44                        | 1.385,44 | 1.606,78 | 1.288,05 | 1.470,55                        | 1.059,26             |
| 2T                    | 1.375,07 | 2.358,08            | <b>2.792,50</b>      | 2.580,68  | 1.145,72                        | 1.464,99 | 1.643,50 | 1.432,99 | 1.525,54                        | 1.109,79             |
| 3T                    | 1.426,61 | 2.434,57            | <b>2.885,68</b>      | 2.681,39  | 1.189,38                        | 1.494,39 | 1.729,07 | 1.457,17 | 1.589,39                        | 1.150,73             |
| 4T                    | 1.480,99 | 2.577,29            | <b>3.056,92</b>      | 2.819,92  | 1.242,87                        | 1.562,41 | 1.805,21 | 1.594,01 | 1.634,82                        | 1.189,05             |
| 2004 1T               | 1.541,85 | 2.693,20            | <b>3.192,72</b>      | 2.910,16  | 1.322,05                        | 1.641,71 | 1.894,91 | 1.675,33 | 1.702,53                        | 1.236,44             |
| 2T                    | 1.614,63 | 2.808,97            | <b>3.344,49</b>      | 3.071,38  | 1.410,89                        | 1.775,15 | 1.943,37 | 1.826,81 | 1.778,69                        | 1.292,40             |
| 3T                    | 1.671,71 | 2.881,22            | <b>3.418,03</b>      | 3.147,00  | 1.541,41                        | 1.854,51 | 1.984,49 | 1.862,60 | 1.843,52                        | 1.342,37             |
| 4T                    | 1.739,44 | 2.973,08            | <b>3.531,46</b>      | 3.298,38  | 1.619,88                        | 1.945,45 | 2.190,73 | 1.931,11 | 1.905,39                        | 1.398,74             |
| <b>VARICIONES (%)</b> |          |                     |                      |           |                                 |          |          |          |                                 |                      |
| Último Trimestre      | 4,05     | 3,19                | <b>3,32</b>          | 4,81      | 5,09                            | 4,90     | 10,39    | 3,68     | 3,36                            | 4,20                 |
| Año actual            | 17,45    | 15,36               | <b>15,52</b>         | 16,97     | 30,33                           | 24,52    | 21,36    | 21,15    | 16,55                           | 17,64                |
| Anual                 | 17,45    | 15,36               | <b>15,52</b>         | 16,97     | 30,33                           | 24,52    | 21,36    | 21,15    | 16,55                           | 17,64                |
| Índice                | 189,10   | 217,19              | <b>217,51</b>        | 192,49    | 206,26                          | 213,94   | 184,52   | 244,27   | 178,94                          | 184,90               |

FUENTE: MINISTERIO DE LA VIVIENDA. Boletín Estadístico. [www.mviv.es](http://www.mviv.es)

**PRECIO MEDIO DEL METRO CUADRADO DE LAS VIVIENDAS SEGUN SU ANTIGÜEDAD**  
**Ministerio de la Vivienda (EUROS) Cuarto Trimestre, 2004 (Base 2001)**

| AÑO / TRIMESTRE        | CON MENOS DE UN AÑO DE ANTIGÜEDAD |                             |                                |                             | CON MAS DE UN AÑO DE ANTIGÜEDAD |                             |                                |                             |
|------------------------|-----------------------------------|-----------------------------|--------------------------------|-----------------------------|---------------------------------|-----------------------------|--------------------------------|-----------------------------|
|                        | TOTAL NACIONAL                    | MADRID Y AREA DE INFLUENCIA | BARCELONA Y AREA DE INFLUENCIA | BILBAO Y AREA DE INFLUENCIA | TOTAL NACIONAL                  | MADRID Y AREA DE INFLUENCIA | BARCELONA Y AREA DE INFLUENCIA | BILBAO Y AREA DE INFLUENCIA |
| Base                   | 1.033,70                          | <b>1.620,91</b>             | 1.668,67                       | 1.707,04                    | 884,86                          | <b>1.390,97</b>             | 1.391,81                       | 1.483,14                    |
| 2001                   | 1.199,99                          | <b>1.888,96</b>             | 1.936,49                       | 1.791,20                    | 1.023,47                        | <b>1.675,51</b>             | 1.609,89                       | 1.680,74                    |
| 2002                   | 1.404,64                          | <b>2.341,64</b>             | 2.201,62                       | 2.154,51                    | 1.202,84                        | <b>2.107,06</b>             | 1.892,64                       | 1.914,04                    |
| 2003                   | 1.642,46                          | <b>2.903,19</b>             | 2.656,25                       | 2.380,49                    | 1.428,91                        | <b>2.645,49</b>             | 2.277,41                       | 2.219,25                    |
| 2003                   | 1.923,20                          | <b>3.395,06</b>             | 3.144,68                       | 2.751,72                    | 1.673,64                        | <b>3.024,50</b>             | 2.704,03                       | 2.543,28                    |
| 2001 1T                | 1.095,03                          | <b>1.697,51</b>             | 1.768,47                       | 1.709,11                    | 927,57                          | <b>1.469,75</b>             | 1.459,88                       | 1.549,95                    |
| 2T                     | 1.146,59                          | <b>1.745,91</b>             | 1.844,70                       | 1.876,17                    | 966,18                          | <b>1.544,63</b>             | 1.516,61                       | 1.605,80                    |
| 3T                     | 1.169,63                          | <b>1.855,88</b>             | 1.829,44                       | 1.854,34                    | 996,52                          | <b>1.615,91</b>             | 1.561,77                       | 1.690,06                    |
| 4T                     | 1.199,99                          | <b>1.888,96</b>             | 1.936,49                       | 1.791,20                    | 1.023,47                        | <b>1.675,51</b>             | 1.609,89                       | 1.680,74                    |
| 2002 1T                | 1.265,32                          | <b>2.089,26</b>             | 1.984,46                       | 1.997,29                    | 1.073,51                        | <b>1.771,60</b>             | 1.665,03                       | 1.960,11                    |
| 2T                     | 1.325,44                          | <b>2.091,12</b>             | 2.103,66                       | 2.098,48                    | 1.100,15                        | <b>1.836,07</b>             | 1.723,16                       | 1.611,37                    |
| 3T                     | 1.390,96                          | <b>2.278,78</b>             | 2.164,44                       | 2.234,66                    | 1.164,85                        | <b>1.977,26</b>             | 1.795,78                       | 1.861,98                    |
| 4T                     | 1.404,64                          | <b>2.341,64</b>             | 2.201,62                       | 2.154,51                    | 1.202,84                        | <b>2.107,06</b>             | 1.892,64                       | 1.914,04                    |
| 2003 1T                | 1.481,67                          | <b>2.548,54</b>             | 2.421,34                       | 2.223,36                    | 1.258,16                        | <b>2.288,10</b>             | 1.981,40                       | 2.026,28                    |
| 2T                     | 1.531,62                          | <b>2.637,01</b>             | 2.466,82                       | 2.351,11                    | 1.318,86                        | <b>2.413,11</b>             | 2.073,63                       | 2.129,85                    |
| 3T                     | 1.586,24                          | <b>2.669,93</b>             | 2.559,97                       | 2.284,80                    | 1.372,94                        | <b>2.510,25</b>             | 2.152,35                       | 2.154,52                    |
| 4T                     | 1.642,46                          | <b>2.903,19</b>             | 2.656,25                       | 2.380,49                    | 1.428,91                        | <b>2.645,49</b>             | 2.277,41                       | 2.219,25                    |
| 2004 1T                | 1.711,29                          | <b>3.058,23</b>             | 2.769,49                       | 2.597,45                    | 1.489,07                        | <b>2.774,48</b>             | 2.351,10                       | 2.323,59                    |
| 2T                     | 1.787,92                          | <b>3.178,34</b>             | 2.950,92                       | 2.541,89                    | 1.552,44                        | <b>2.869,46</b>             | 2.464,06                       | 2.394,83                    |
| 3T                     | 1.851,47                          | <b>3.251,22</b>             | 3.040,24                       | 2.717,57                    | 1.604,43                        | <b>2.947,89</b>             | 2.547,33                       | 2.460,49                    |
| 4T                     | 1.923,20                          | <b>3.395,06</b>             | 3.144,68                       | 2.751,72                    | 1.673,64                        | <b>3.024,50</b>             | 2.704,03                       | 2.543,28                    |
| <b>VARIACIONES (%)</b> |                                   |                             |                                |                             |                                 |                             |                                |                             |
| Último Trimestre       | 3,87                              | 4,42                        | 3,44                           | 1,26                        | 4,31                            | 2,60                        | 6,15                           | 3,36                        |
| Año actual             | 17,09                             | 16,94                       | 18,39                          | 15,59                       | 17,13                           | 14,33                       | 18,73                          | 14,60                       |
| Anual                  | 17,09                             | 16,94                       | 18,39                          | 15,59                       | 17,13                           | 14,33                       | 18,73                          | 14,60                       |
| <b>Indice:</b>         | 186,05                            | 209,45                      | 188,45                         | 161,20                      | 189,14                          | 217,44                      | 194,28                         | 171,48                      |

FUENTE: MINISTERIO DE LA VIVIENDA. Boletín Estadístico. [www.mviv.es](http://www.mviv.es)

## VALOR DE TASACIÓN MEDIO DE LAS VIVIENDAS LIBRES USADAS EN EL MUNICIPIO DE MADRID

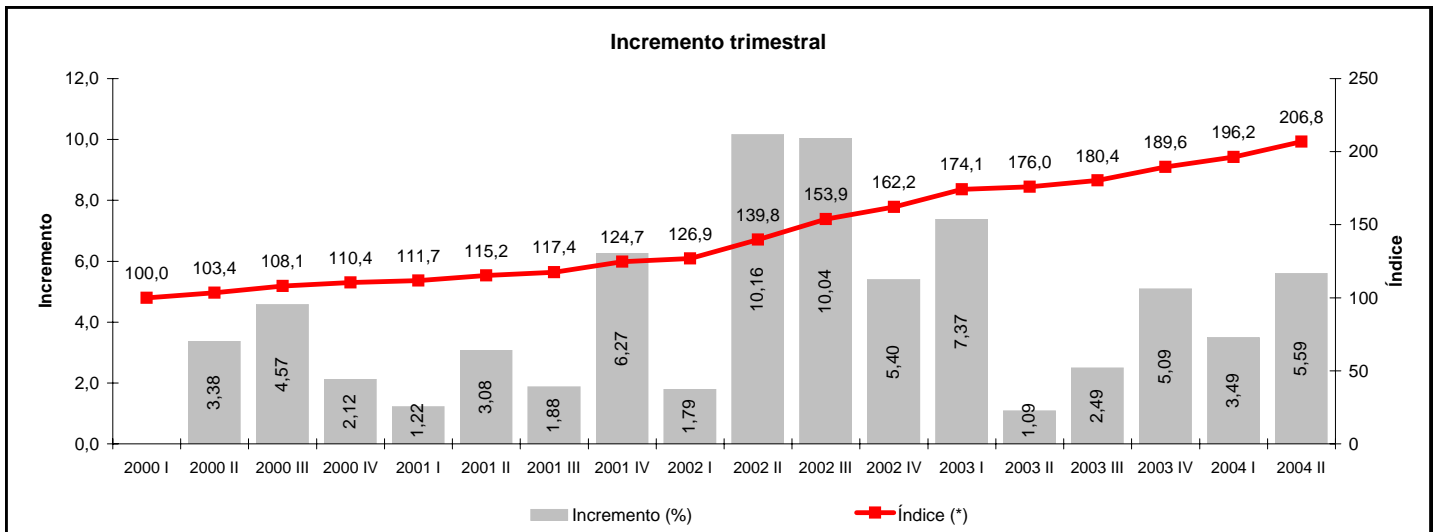
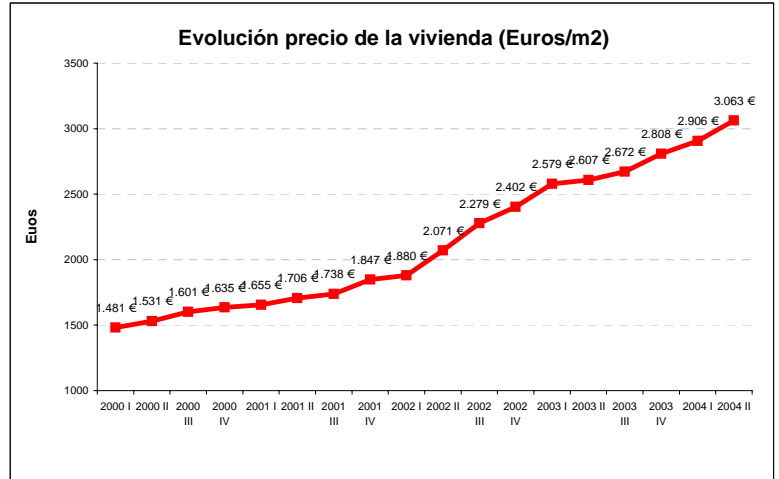
Euros/m<sup>2</sup>

Segundo Trimestre 2004

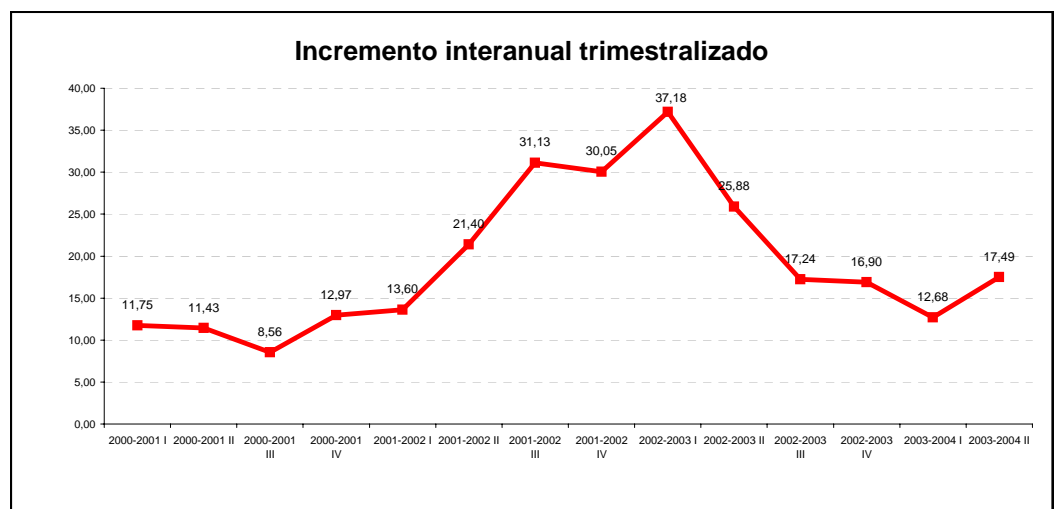
[www.tinsa.es](http://www.tinsa.es)

| TRIMESTRE | Euros/m <sup>2</sup> | Incremento (%) | Índice (*) |
|-----------|----------------------|----------------|------------|
| 2000 I    | 1481                 | -              | 100,00     |
| 2000 II   | 1531                 | 3,38           | 103,38     |
| 2000 III  | 1601                 | 4,57           | 108,10     |
| 2000 IV   | 1635                 | 2,12           | 110,40     |
| 2001 I    | 1655                 | 1,22           | 111,75     |
| 2001 II   | 1706                 | 3,08           | 115,19     |
| 2001 III  | 1738                 | 1,88           | 117,35     |
| 2001 IV   | 1847                 | 6,27           | 124,71     |
| 2002 I    | 1880                 | 1,79           | 126,94     |
| 2002 II   | 2071                 | 10,16          | 139,84     |
| 2002 III  | 2279                 | 10,04          | 153,88     |
| 2002 IV   | 2402                 | 5,40           | 162,19     |
| 2003 I    | 2579                 | 7,37           | 174,14     |
| 2003 II   | 2607                 | 1,09           | 176,03     |
| 2003 III  | 2672                 | 2,49           | 180,42     |
| 2003 IV   | 2808                 | 5,09           | 189,60     |
| 2004 I    | 2906                 | 3,49           | 196,22     |
| 2004 II   | 3063                 | 5,59           | 206,82     |

(\*) Valor del 1<sup>er</sup> Trimestre de 2000 = 100



| Año/<br>Trimestre | Incremento<br>interanual (*) |
|-------------------|------------------------------|
| 2000-2001         |                              |
| I                 | 11,75                        |
| II                | 11,43                        |
| III               | 8,56                         |
| IV                | 12,97                        |
| 2001-2002         |                              |
| I                 | 13,60                        |
| II                | 21,40                        |
| III               | 31,13                        |
| IV                | 30,05                        |
| 2002-2003         |                              |
| I                 | 37,18                        |
| II                | 25,88                        |
| III               | 17,24                        |
| IV                | 16,90                        |
| 2003-2004         |                              |
| I                 | 12,68                        |
| II                | 17,49                        |



FUENTE: www.tinsa.com