

idealista

Estimated market value of Home in Calle Santo Domingo, 21, 11006 Cádiz

Client: Brickstarter

Cadastral reference: 2761914QA4426B
Estimate made on 13/02/2020

Precio recomendado por

160.000 €

Property

Property information

Address	Calle Santo Domingo, 21, 11006 Cádiz
Area	48 m ²
Cadastral reference	2761914QA4426B
Typology	Home

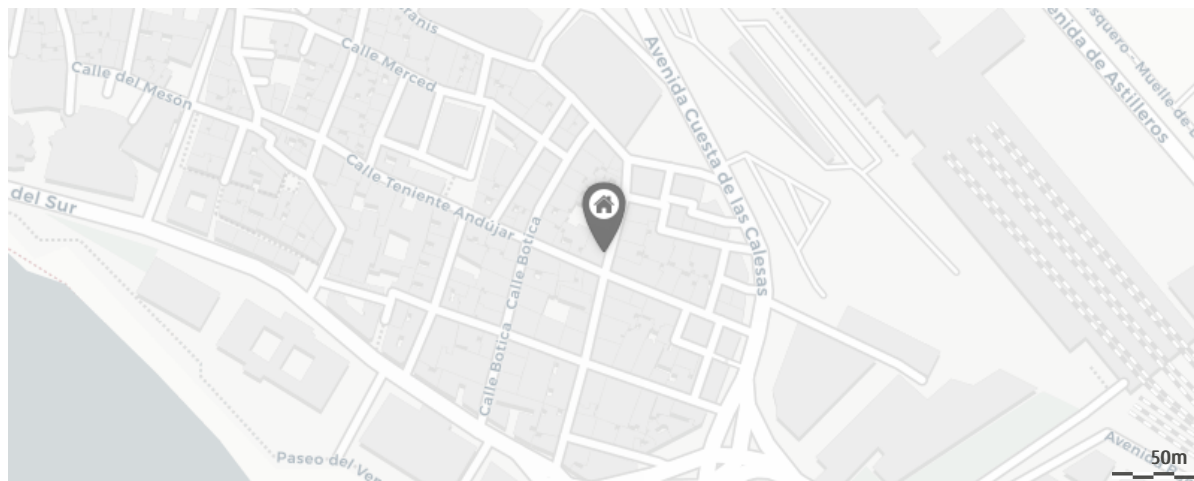
Source: General Directorate of Cadastre

Description

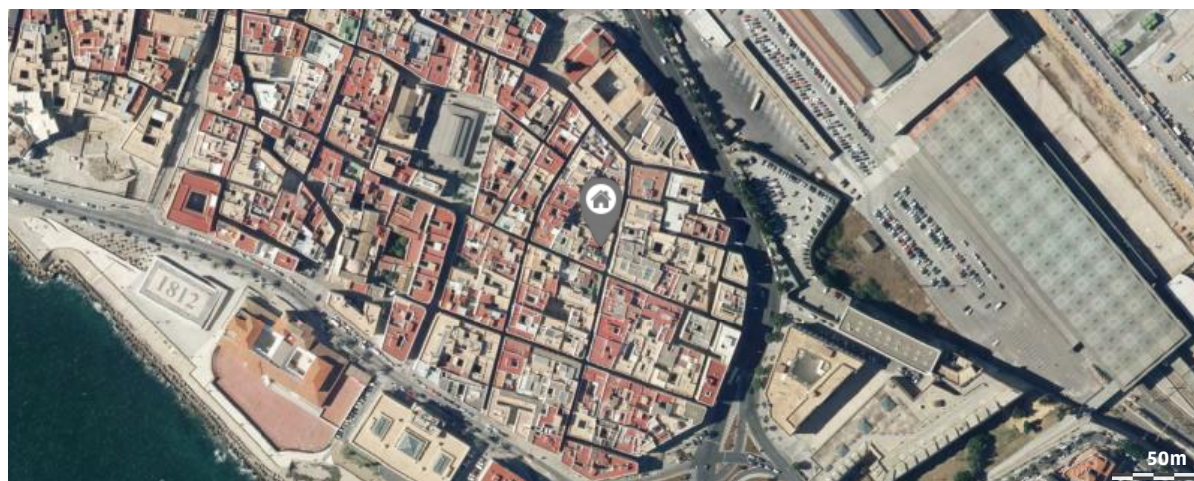
The property occupies a surface of **48 m²**.

Situation

Location of the land corresponding to the property.



Source: © OpenStreetMap contributors, © CartoDB



Source: PNOA courtesy of © National Geographic Institute of Spain

Purchase - Sale

The estimated price of the property to carry out operations of **purchase-sale** is **163.040** EUR. This estimate does not include the price of property annexes such as garages and storage rooms.

163.040 €



Min Estimated

158.291 €

3.298 €/m²

Max Estimated

191.929 €

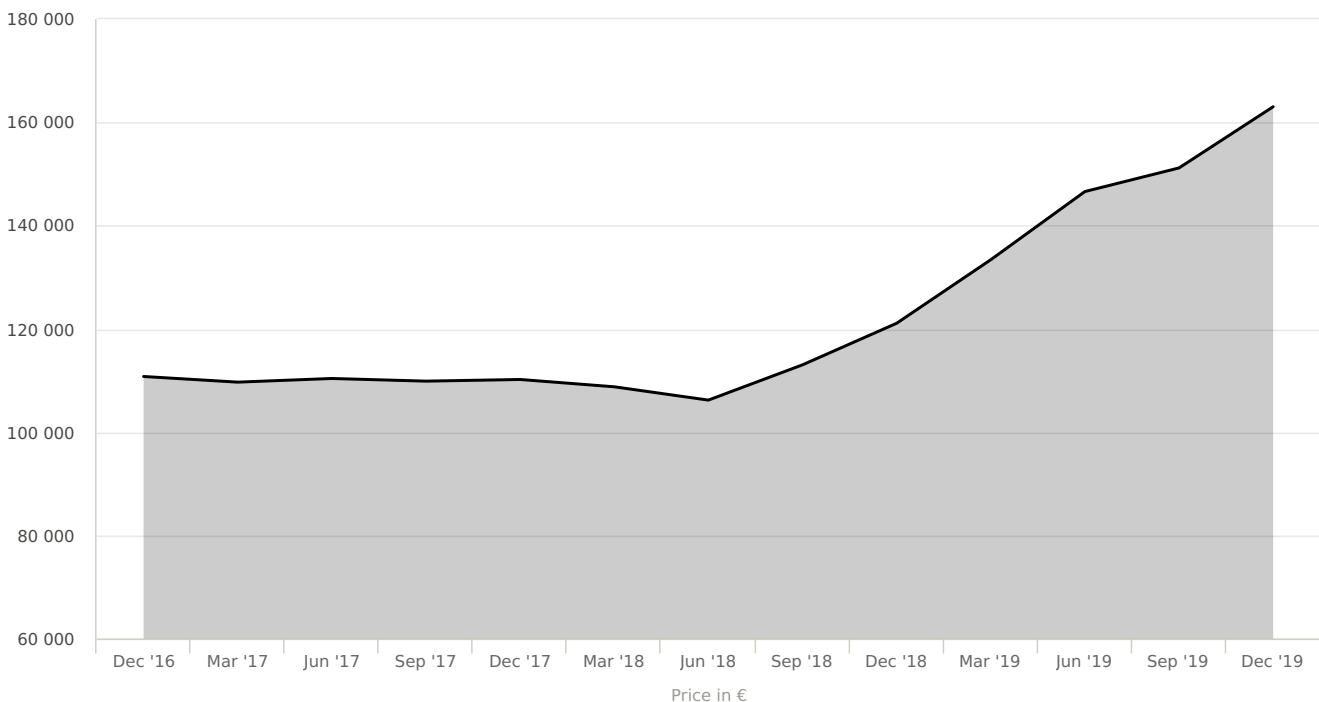
3.999 €/m²

Garage and storage room price

Average prices of garages and storage areas are listed below.

Home	€	€/m ²
Max	191.929	3.999
Estimated	163.040	3.397
Min	158.291	3.298
Garage	24.000	
Storage room		1.875

Price estimated evolution

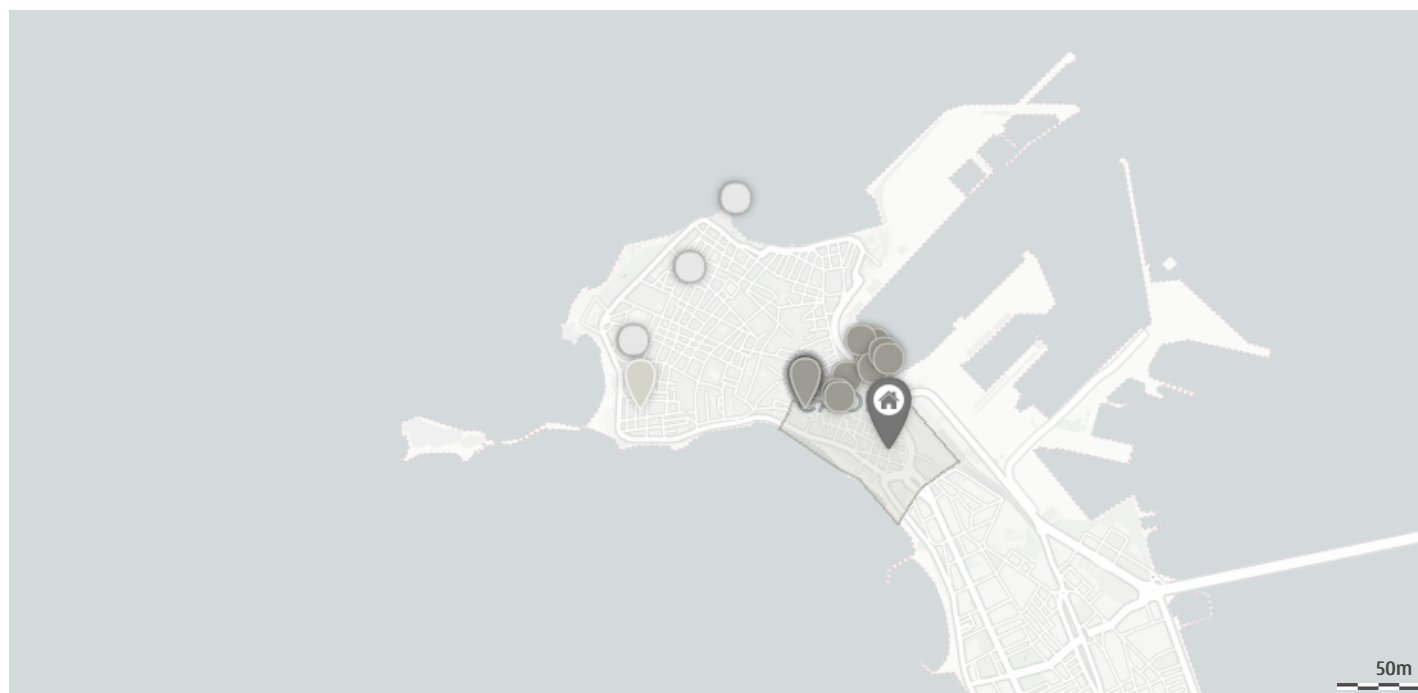



Purchase - sale references


The properties selected for the calculation of the estimated purchase and sale price are less than 700 meters away and their surface is $\pm 30\%$ of the property analysed.


	Price	Unitary	Area	Distance
	€	€/m ²	m ²	Km.
	198.000 € Home of second hand with 2 rooms and 1 bathroom.	3.194	62	1,3
	210.000 € Home of new development with 1 room and 1 bathroom.	5.250	40	1,3
	185.500 € Home of second hand with 1 room and 1 bathroom.	3.373	55	1,3
	188.000 € Home of second hand with 1 room and 1 bathroom.	4.178	45	1,4


Situation of the references used in estimating the price of the property.



 Comparables used in the valuation with exact address

 Comparables used in the valuation with approximate address

 Analyzed property

 Ads in the zone with exact address

 Ads in the zone with approximate address

Environment

Points of interest

Points of interest in the zone.



Nearby Schools

Km.	Name
0,22	Colegio Campo Del Sur
0,26	Colegio La Salle Mirandilla
0,36	Instituto Columela
0,48	Gadrir Language School
0,50	Ed. Pública María Inmaculada
0,87	Colegio San Vicente De Paul
0,95	Colegio Nuestra Señora Del Carm...

Restaurants

Km.	Name
0,20	Cafe-Bar Casa Postas
0,21	Achuri Cadiz
0,27	Restaurante Atxuri
0,28	Top Coffee Shop
0,31	Café Teatro Pay Pay
0,40	Atlantida
0,41	El Pelicano Musicafé

Open air

Km.	Name
0,19	Plaza De La Constitución
0,23	Plaza De La Constitución
0,49	Paseo De Canalejas
0,68	Plaza De San Severiano
0,68	Plaza De Las Tortugas
0,87	Glorieta Jesús Gargallo
0,87	Playa De Santa Maria Del Mar

Shops

Km.	Name
0,58	Acacias
0,69	Urban Bike Cádiz
0,73	Talisman Gothic
0,79	Usted Está Aquí
0,80	Super Sol
0,83	Dia
0,84	Carrefour Market

Banks

Km.	Name
0,46	Banca March
0,73	Santander
0,74	Caja Rural Del Sur
1,97	Bankia
1,97	Santander
2,25	Banco Popular
2,42	Santander

Transports

Km.	Name
0,12	Puertas De Tierra
0,12	Puertas De Tierra
0,13	Campsa
0,15	Cádiz
0,17	Cuesta De Las Calesas
0,24	Mirandilla
0,27	Cádiz

Zone features

Zone situation



Source: © OpenStreetMap contributors, © CartoDB

General data

-

Zone typology

A/B-/B

Urban areas with high concentration of immigration

Average family income

20.378 € /year

Estimation made on December 2018

Area Population Density

32 ha 4.312 inh. 136 inh./ha

Flats

Room number	-	1	2	3	4 or more	
Avg. area	m ²	42	49	80	92	188
Purchase - Sale price	€	70.000	131.000	219.000	244.000	250.000
Rent price	€/month	-	-	600	750	-
Unitary purchase - sale	€/m ²	1.667	2.717	2.467	2.529	2.083
Unitary rent	€/month/m ²	-	-	9	7	-

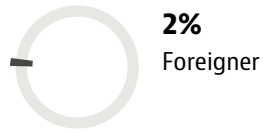
Houses

Room number	-	1	2	3	4 or more	
Avg. area	m ²	-	-	-	-	540
Purchase - Sale price	€	-	-	-	-	599.000
Rent price	€/month	-	-	-	-	-
Unitary purchase - sale	€/m ²	-	-	-	-	1.034
Unitary rent	€/month/m ²	-	-	-	-	-

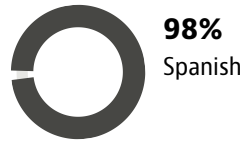
Socioeconomic data

Foreign population

Foreign population



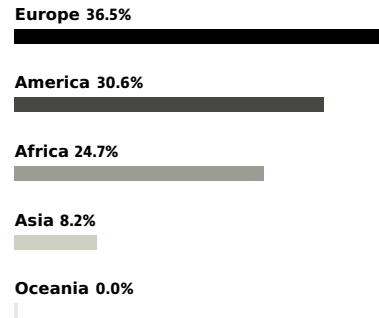
Spanish population



98% of the population in the area is **Spanish**, while 2% is of a **foreign** nationality.

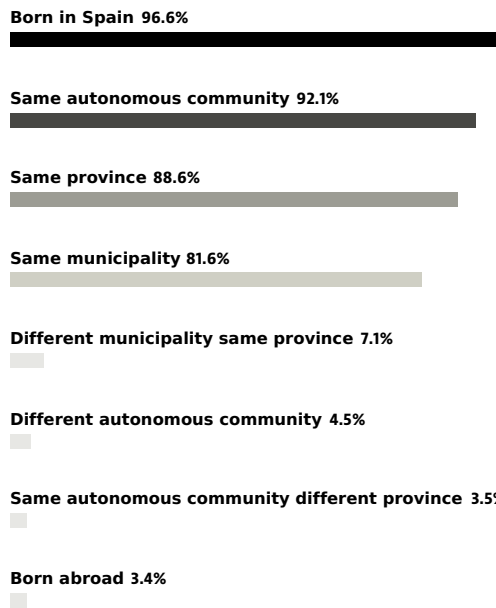
36,5% of foreign population come from **Europe**.

Origin of the foreign population

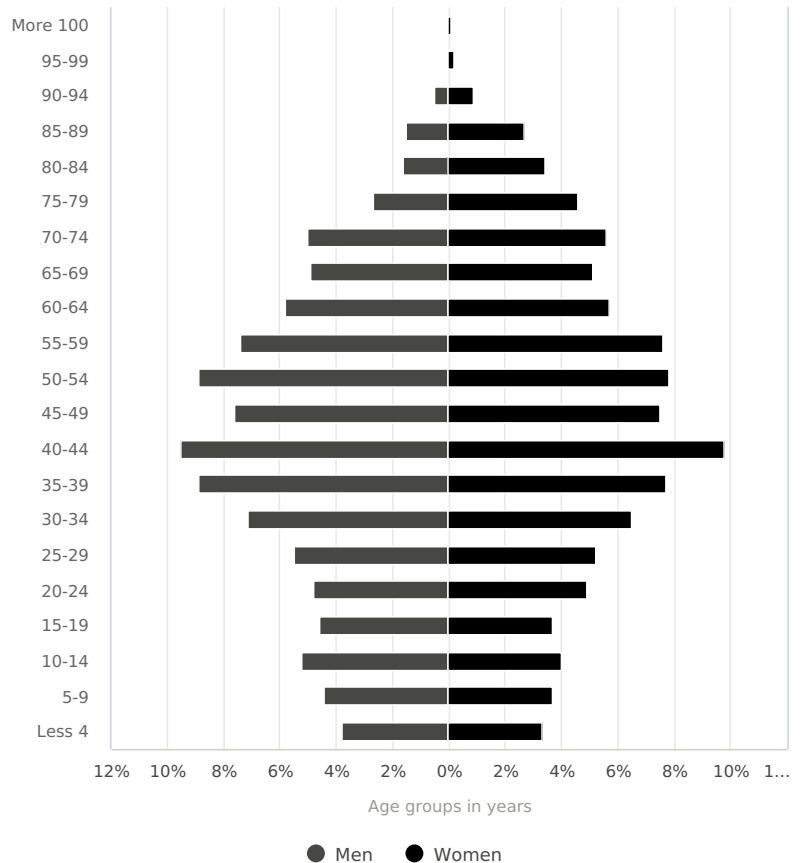


Birthplace and residence

96,6% of **Spanish** people, 92,1% has born in the same **autonomous community** and 88,6% in the same **province**.



Population pyramid



The most numerous population group in the area of interest is **women of 40-44** years.

Home composition

The composition of the majority households is composed of **two adults, at least one 65 or more**, con un **12,5%**.

Two adults, at least one 65 or more 12.5%

Woman 65 or more 9.8%

Two adults 16-64 8.1%

Three adults, with or without minors 7.8%

Two adults 35 years or over and two 16-34 7.5%

Man 16-64 7.3%

Two adults and one minor 6.9%

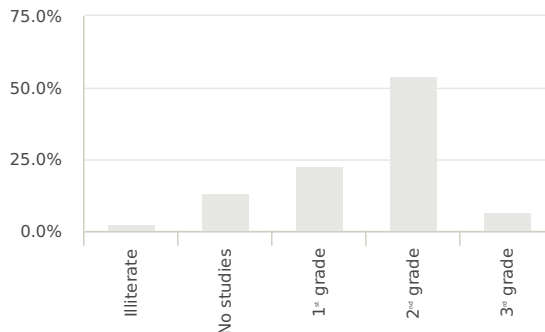
Two adults 35 years or over and one 16-34 6.3%

Two adults and two minors 6.2%

Five or more adults, with or without minors 6.2%

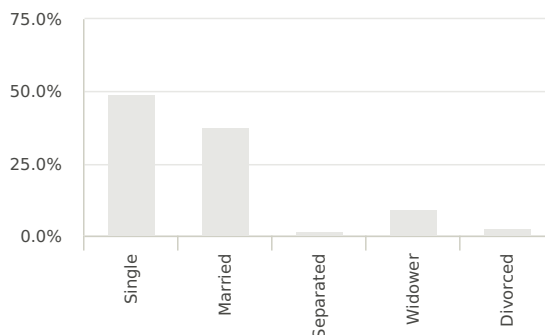
Studies level

The **54%** of population has **2nd grade** level studies.

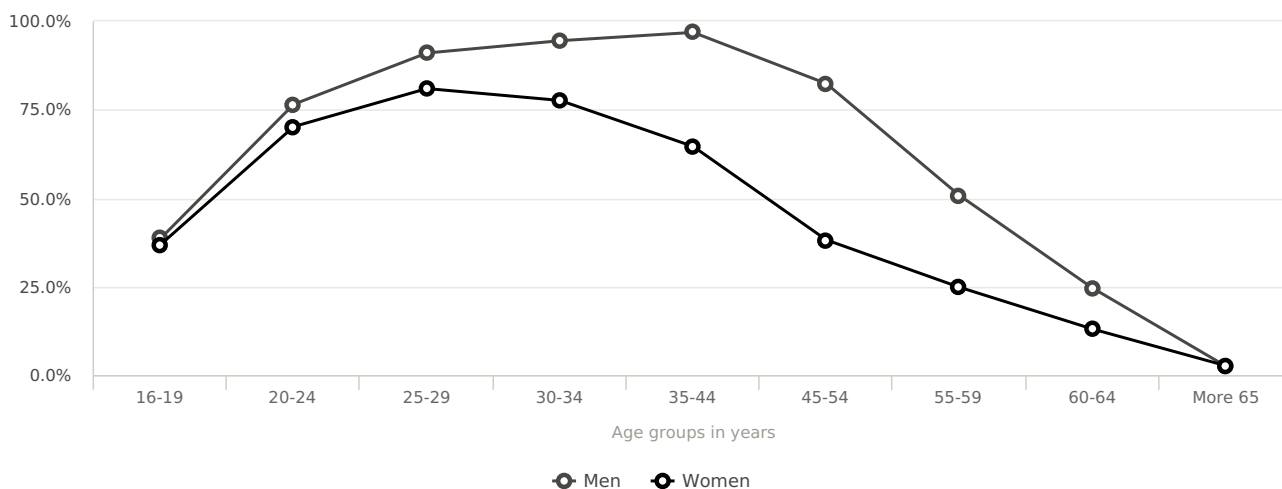


Civil status

The civil status of the **49%** of the population is **single**. In the other side, the **1%** is **separated**.



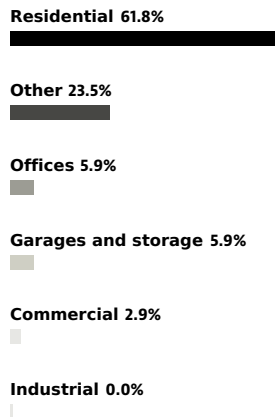
Activity rate



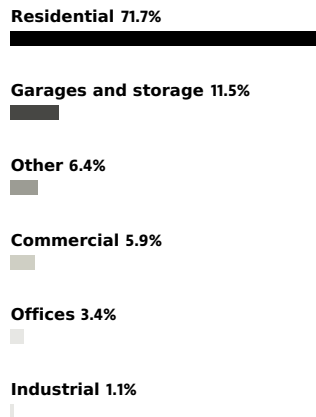
The majority of the active population in men, the **97%**, it's about **35-44** years; in women it's around **25-29** years with a **81%**.

Existing properties

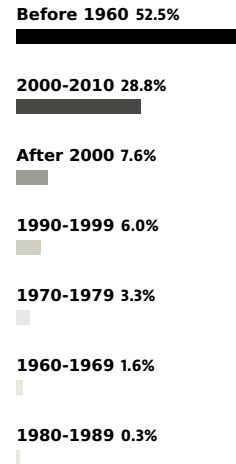
Uses by area



Uses by properties number



Properties by construction year

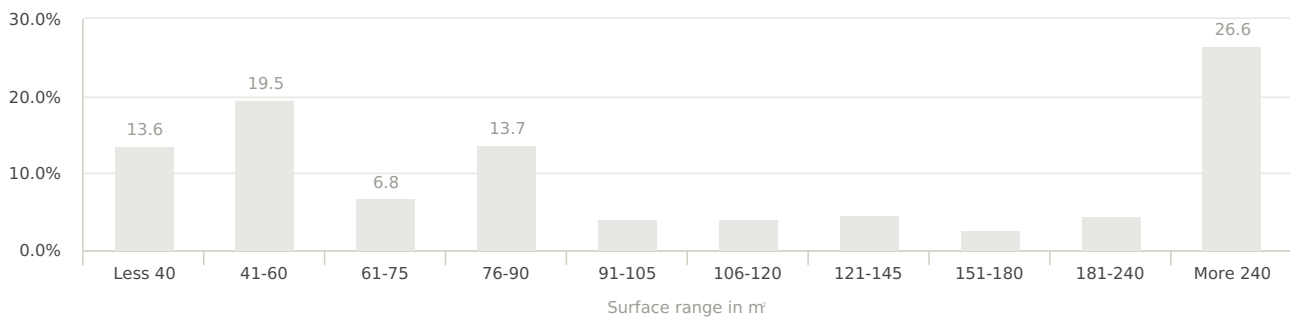


The total number of properties in the area is **3.411** with a built total area of **34 ha**. The **71,7%** of the properties are **residential**, which supposes **61,8%** of the build area of the zone.

The **52,5%** of the properties were built **before 1960**.

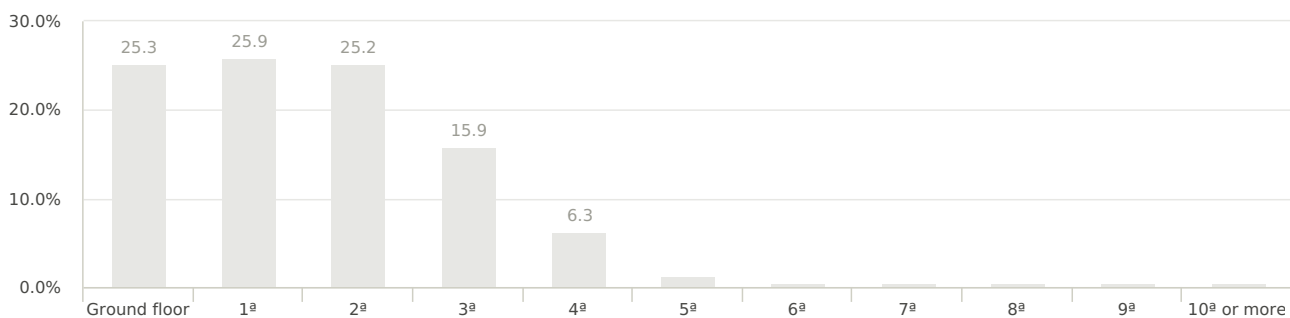
Properties by range area

The properties in the interval **More 240 m²** are the majority, with a **26,6%** of the total.



Properties by floor location

The most common floor of the properties is the **floor 1^a**, with the **25,9%** of them.



Metodology

This report has been made with the automated price estimation tool developed by the company idealista/data.

Estimated prices

Estimated maximum price (asking price) or "price offered". Calculated from properties on offer. (The sellers price, "what they expect to sell for"). Obtained from idealista references discounting parking spaces and storage rooms.

Estimated minimum price (bid price) or "lowest price at which you could find on the market". Calculated by applying the maximum price discounts/counteroffers that idealista users offer (the price at which prospective buyers become interested in the property).

The estimated closing price is the estimated market price (that is a likely price at which the buyer and seller close the transaction). It is always between minimum and maximum price estimates. To calculate this value we consider other inputs in addition to the estimated minimum and maximum price:

- Current closing prices.
- Price an investor would be willing to pay: rent + expected return.

Applied Method

We apply the comparison method recognised by the international rules of valuation and ECO/805/2003 (Art. 21) order. For each property we select the properties with the same typology closest to the property that we are analysing. References used are properties on offer in the idealista database on the date of preparation of the report. The properties compared are selected according to their characteristics.

Disclaimer

The reports estimate prices are calculated using a statistical method that takes into account different variables that affect the value of a property. These reports are purely indicative and in no case can be considered or use as supporting the real value of a property. In no case may the reports be considered as official appraisals.

Intermediary advisers

Ask for help brokering the sale and/or rental of a dwelling. We will advise on the price of sale and/or rent of the property to perform the operation with guarantees.

idealista

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