

The IDAT-RE closes March at 2.2% YoY

- ▶ **The IDAT-RE closed March at 2.2% YoY**, down from 2.7% YoY in February. This ongoing price deceleration remains consistent with the current cycle of restrictive monetary policy.
- ▶ **Price variation also decelerated across most IDAT-RE breakdowns** compared with the previous month.
- ▶ **In the property size breakdown, three-bedroom units (85–120 sqm) posted the strongest appreciation.** 3B properties ended the month at +5.7% YoY, compared with an average of +1.6% YoY across the other size segments.

Mar/26		Annual ch. (% YoY)	Monthly ch. (% MoM)	Annual ch. Fev/26	Cumulative ch. 4Q19 (%)
IDAT-RE		2.2	0.3	2.7	35.9
Property size					
Studio	(20 sqm to 40 sqm)	1.3	-0.3	2.2	14.9
1B	(40 sqm to 60 sqm)	3.0	0.0	3.9	35.0
2B	(60 sqm to 85 sqm)	1.1	0.3	1.9	33.1
3B	(85 sqm to 120 sqm)	5.7	1.1	5.2	45.2
4B+	(120 sqm to 400 sqm)	0.8	0.8	0.6	54.2
Property age					
New-build	(≤ 3 years old)	0.9	-0.3	2.6	37.9
Existing	(> 3 years old)	2.7	0.5	2.9	36.0
Neighborhood tiers					
Tier-1	(avg. R\$ 14.8k per sqm)	2.2	0.4	2.5	47.4
Tier-2	(avg. R\$ 11k per sqm)	-0.8	-0.2	-0.4	28.2
Tier-3	(avg. R\$ 9k per sqm)	2.7	0.8	2.6	36.9
Tier-4	(avg. R\$ 7.4k per sqm)	0.6	0.2	1.6	33.5
Tier-5	(avg. R\$ 5.8k per sqm)	3.2	0.3	3.8	33.0
Region					
CENTRAL		1.7	0.0	2.5	34.2
EAST		0.7	-0.1	2.0	32.9
NORTH		3.5	1.2	3.2	30.2
WEST		2.3	0.6	2.4	45.9
SOUTH		2.7	0.0	3.3	35.3

Figure 1: IDAT-RE Annual Change (%)

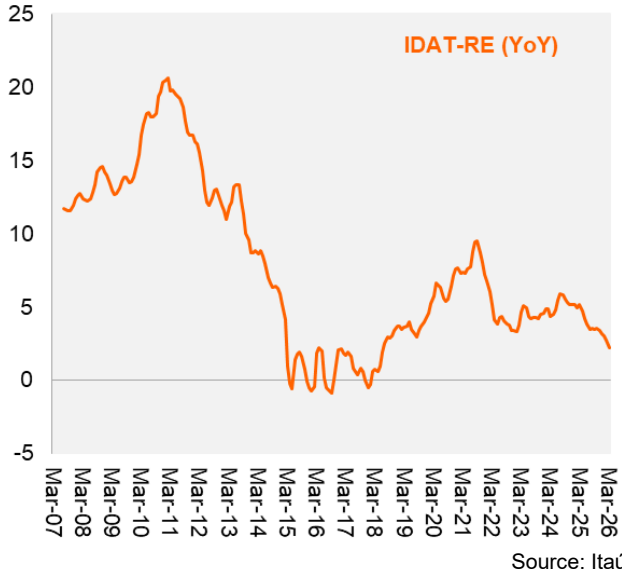


Figure 2: IDAT-RE Index (4Q19=100)

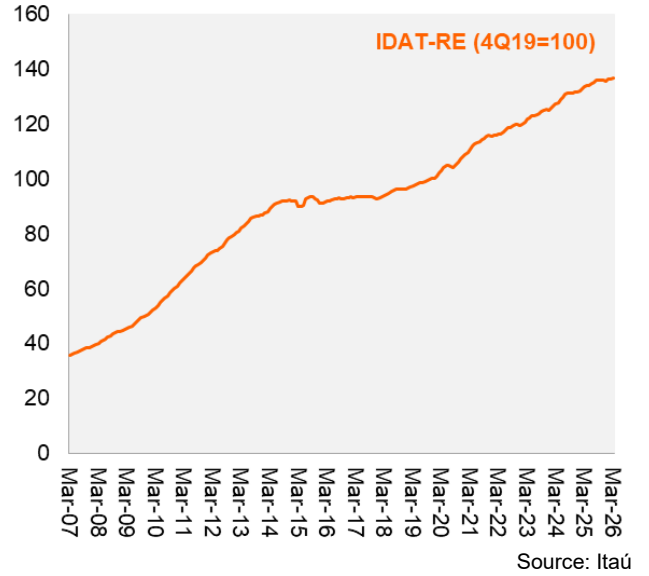


Figure 3: IDAT-RE by Property Size, Annual Change (% YoY)

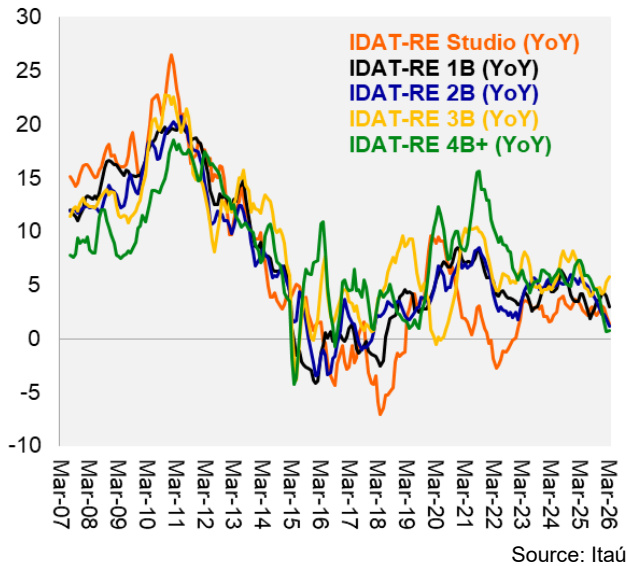


Figure 4: IDAT-RE by Property Size, Index (4Q19=100)

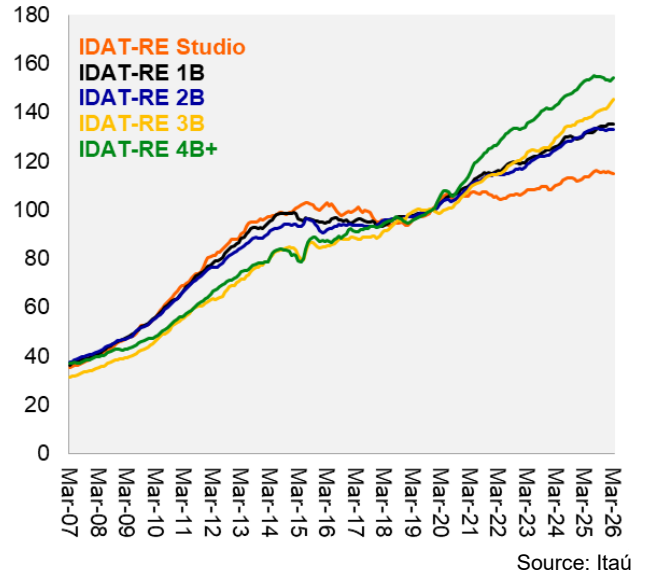
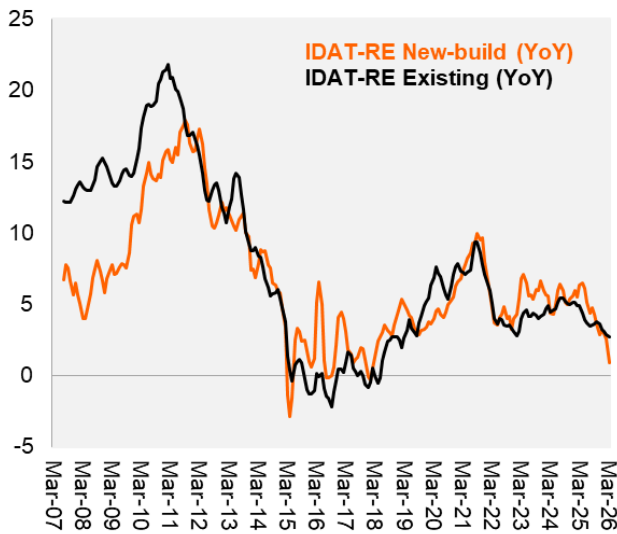
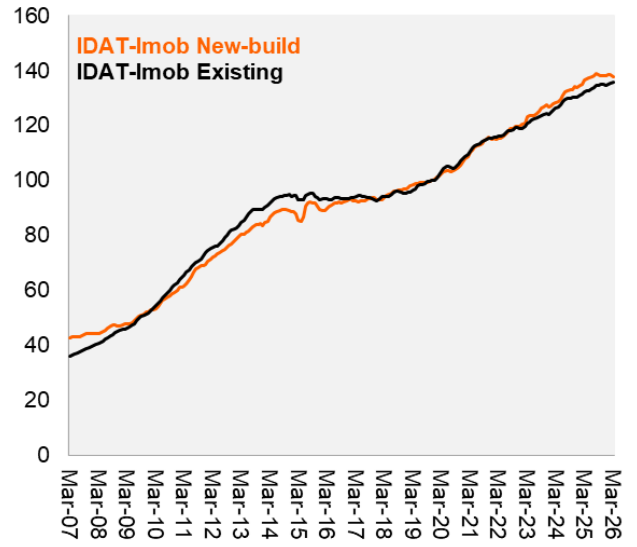


Figure 5: IDAT-RE by Property Age, Annual Change (% YoY)



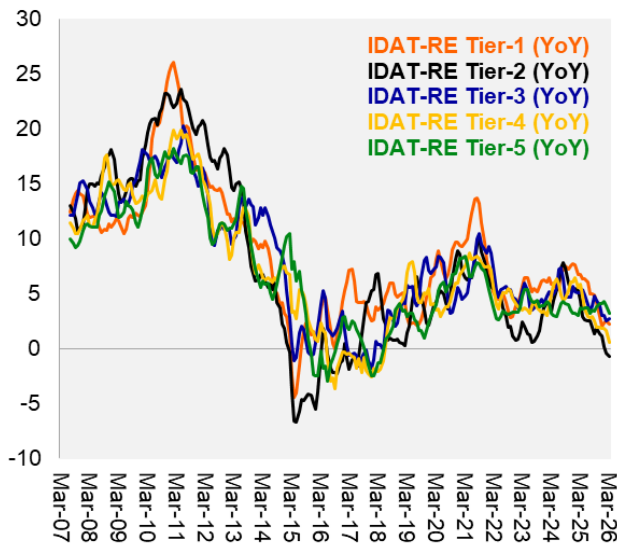
Source: Itaú

Figure 6: IDAT-RE by Property Age, Index (4Q19=100)



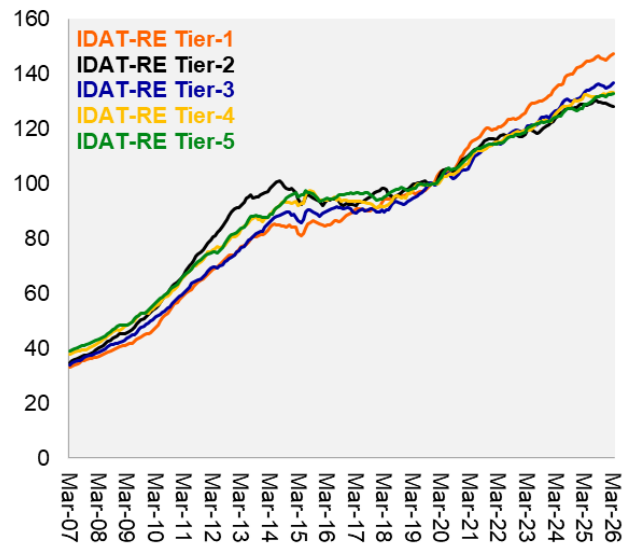
Source: Itaú

Figure 7: IDAT-RE by Neighborhood Tiers, Annual Change (% YoY)



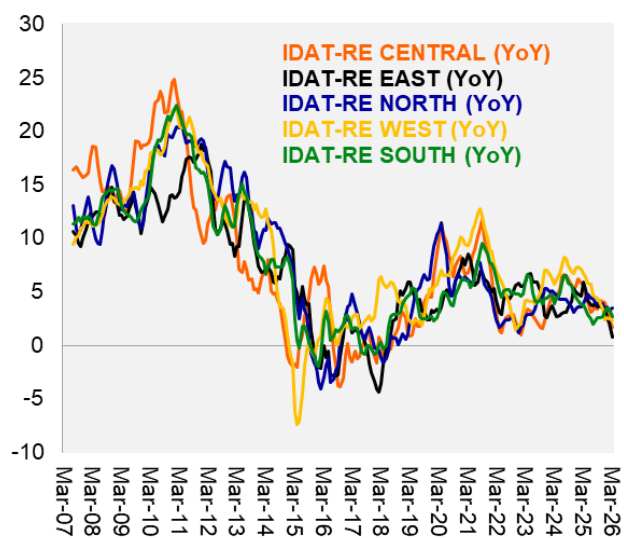
Source: Itaú

Figure 8: IDAT-RE by Neighborhood Tiers, Index (4Q19=100)



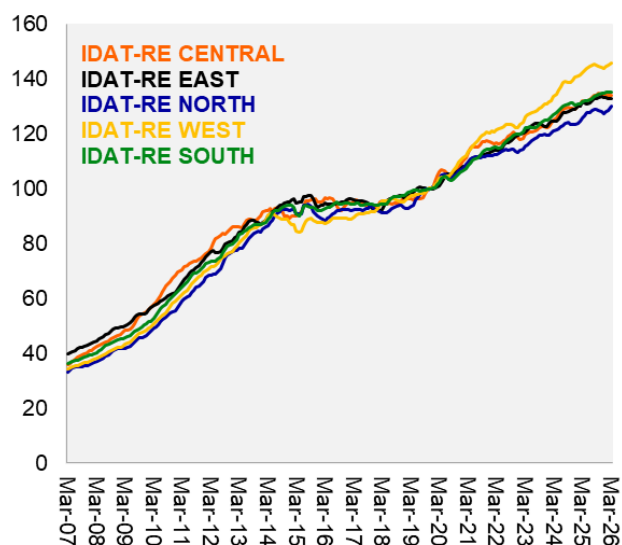
Source: Itaú

Figure 9: IDAT-RE by Region in São Paulo, Annual Change (% YoY)



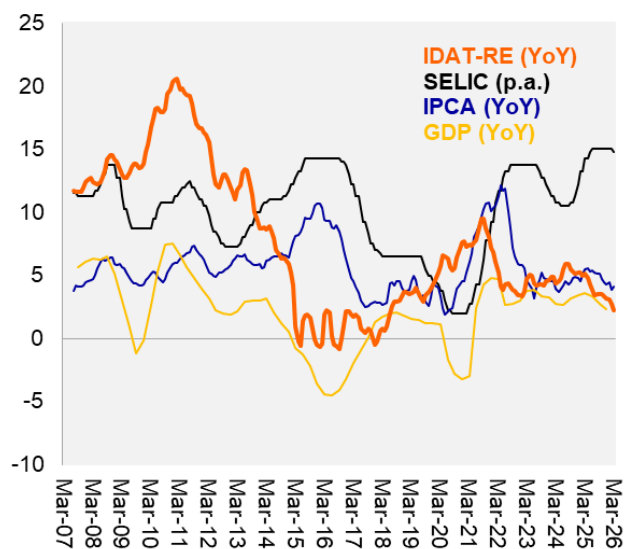
Source: Itaú

Figure 10: IDAT-RE by Region in São Paulo, Index (4Q19=100)



Source: Itaú

Figure 11: IDAT-RE Across Economic Cycles



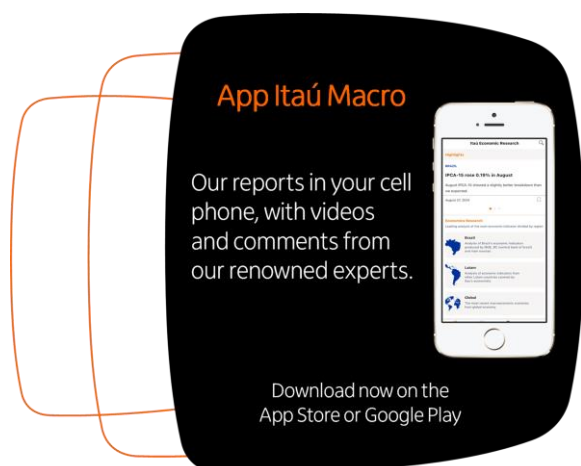
Source: Itaú, BCB, IBGE

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