



Property valuation report 14 Mar 2024

Calle Fuente Del Berro, 39, Salamanca, Madrid, 28009

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Sale Estimate

€ 488.000

Rent Estimate

€ 1.250/month

Confidence level

High

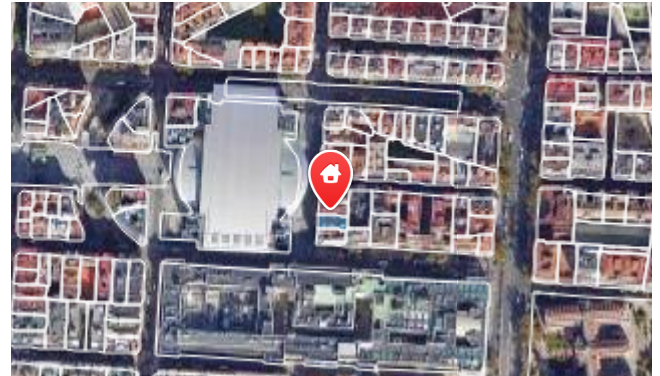
Last recorded asking price

€ 199.900

Last recorded publication date

05/04/17

Property location



1 Property info

Property type	Flat
Bedrooms	2
Bathrooms	1
Habitable area	81 m ²
Constructed area	88 m ²
Year built	1940
Year renovated	2011

Extra features

EXTERIOR LOCATION

2 Price history

01 Jan 2016 12 Feb 2016	Flat for sale : €130.000 1 bathroom 38m ²
28 Aug 2016	Flat to rent : €900 2 bedrooms 1 bathroom 54m ² Floor: 4
13 Oct 2016 05 Apr 2017	Flat for sale : €199.900 2 bedrooms 1 bathroom
15 Jun 2018 28 Jul 2018	Flat to rent : €1.150 2 bedrooms 1 bathroom
05 Aug 2018 02 Sep 2018	Flat to rent : €1.050 2 bedrooms 1 bathroom 50m ²
24 Feb 2020 28 Mar 2020	Flat to rent : €1.400 1 bedroom 1 bathroom Floor: 5
28 Mar 2020 27 May 2020	Flat to rent : €1.050 2 bedrooms 1 bathroom
01 May 2020	Flat to rent : €1.400 2 bedrooms 2 bathrooms 14 Jul 2020 - Price change: €1.250

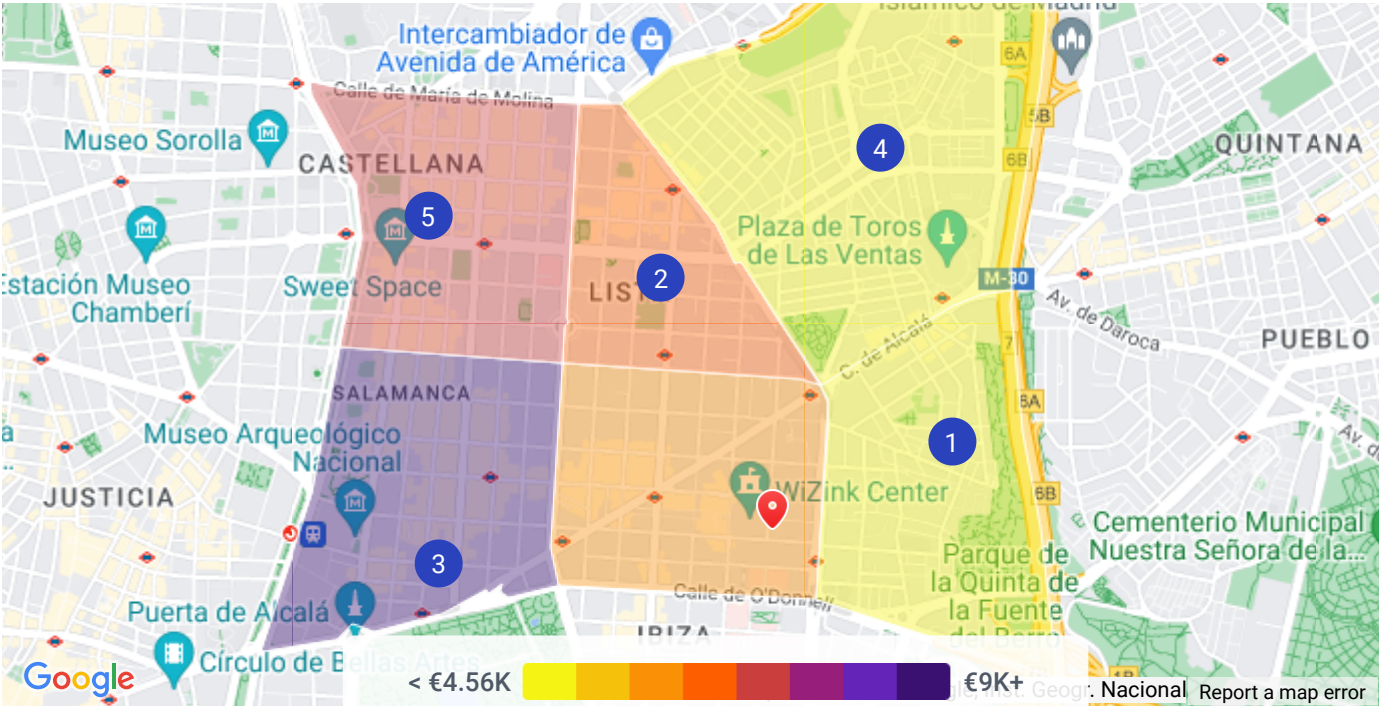


- 29 Jun 2020
● Flat to rent : €1.200
2 bedrooms 1 bathroom Floor: 4
- 02 Feb 2021
● Flat to rent : €800
2 bedrooms 1 bathroom
- 02 Feb 2021
● Flat to rent : €750
1 bathroom

3 Market insights

Average price/m² habitable area

(in comparison with Goya)



GOYA

€ 5.990/m²

1

FUENTE DEL BERRO

€ 4.590/m² -30,4%

2

LISTA

€ 6.880/m² +13%

3

RECOLETOS

€ 9.330/m² +35,9%

4

GUINDALERA

€ 4.560/m² -31,2%

5

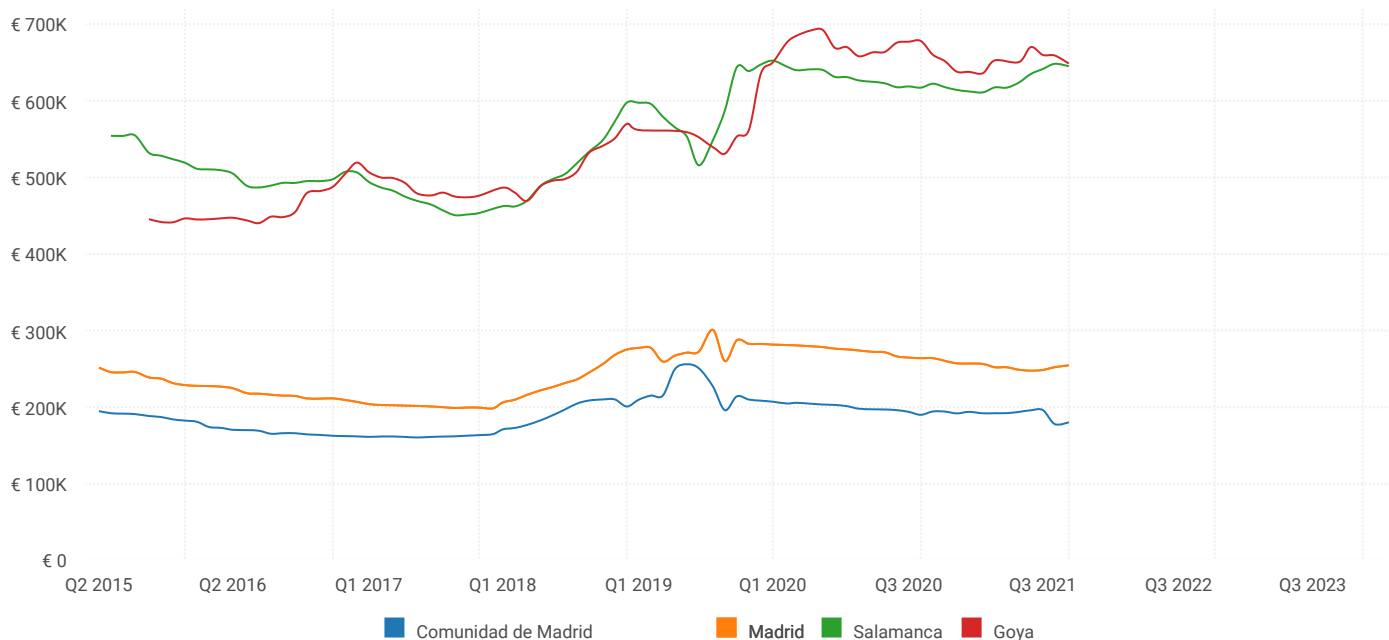
CASTELLANA

€ 7.630/m² +21,5%

MARKET INSIGHTS

Price Evolution

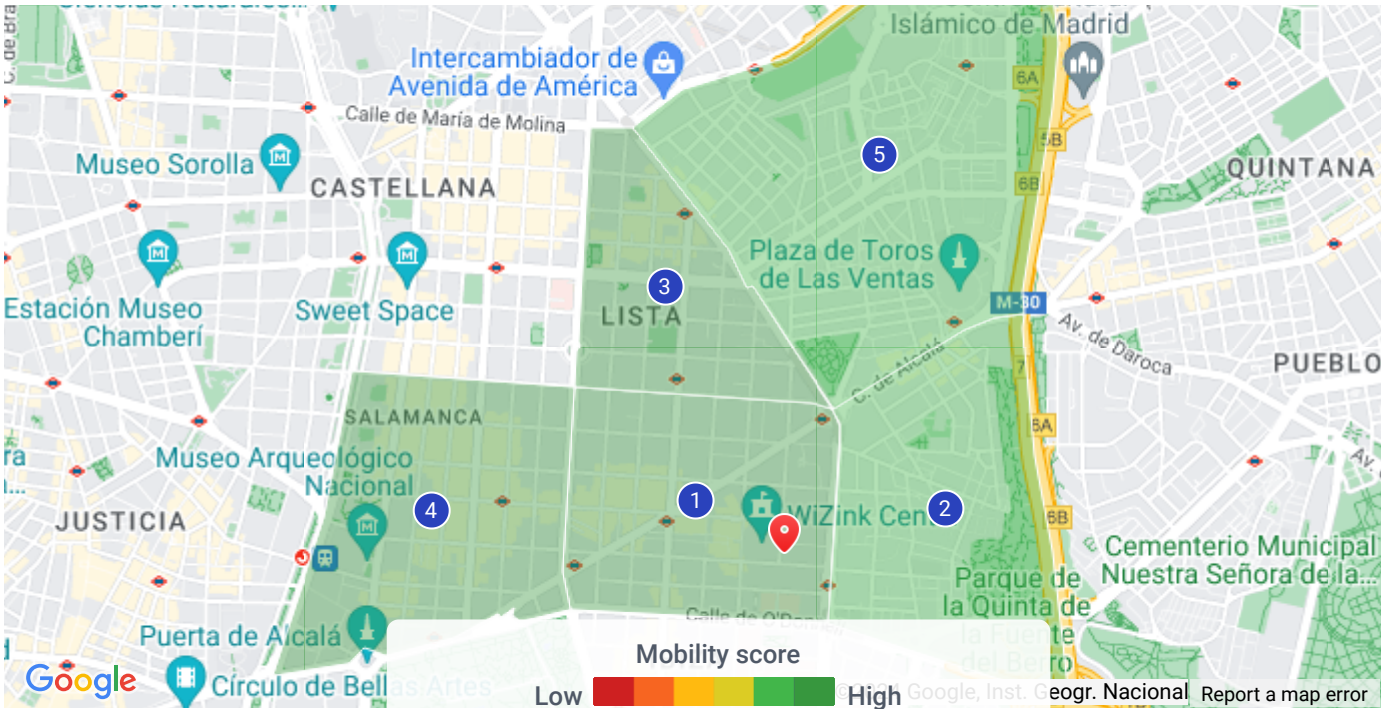
Average asking price in Goya, Salamanca over the last 9 years.



4 Mobility

90%

This property has an excellent mobility score, based on the distance to nearby amenities.



NEIGHBOURHOOD		SCORE
1	Goya	97%
	 Calle Fuente Del Berro, 39, Salamanca, Madrid, 28009	90%
2	Fuente del Berro	90%
3	Lista	96%
4	Recoletos	96%
5	Guindalera	91%

MOBILITY

 Nearby cities - Closest highway junction **705m**



NEARBY CITIES		DISTANCE
1	Madrid	3km
2	Alcobendas	13km
3	Getafe	14km
4	Leganés	13km
5	Alcorcón	16km
6	Fuenlabrada	19km
7	Torrejón de Ardoz	17km
8	Parla	22km



MOBILITY



Amenities - Within a radius of [km](#)

5 Neighbourhood

In this section we compare your neighbourhood (Comunidad de Madrid • Madrid • Salamanca • **Goya**) with the surrounding neighbourhoods.

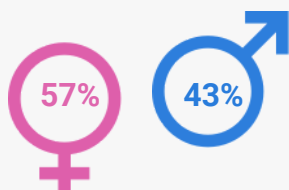


NEIGHBOURHOOD

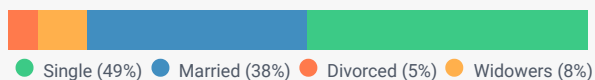
Demographics

In this section we look at the demographics of your neighbourhood (Comunidad de Madrid • Madrid • Salamanca • [Goya](#)).

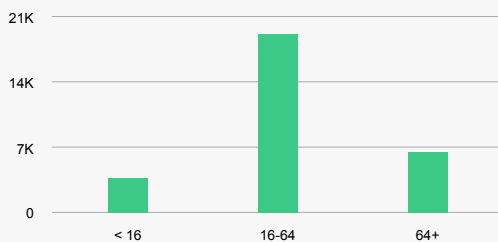
Gender distribution



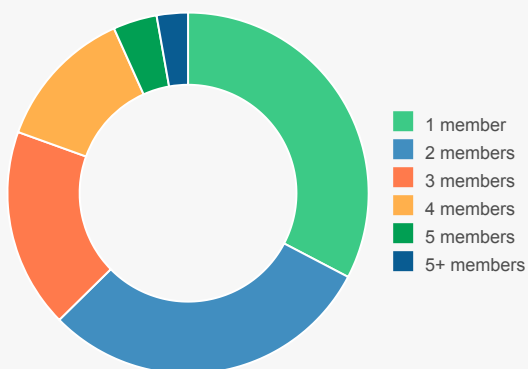
Living arrangement



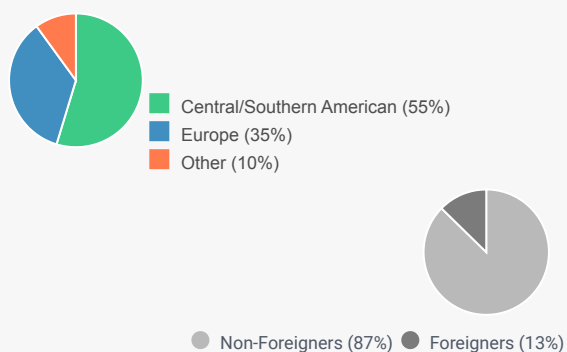
Average age



Family size

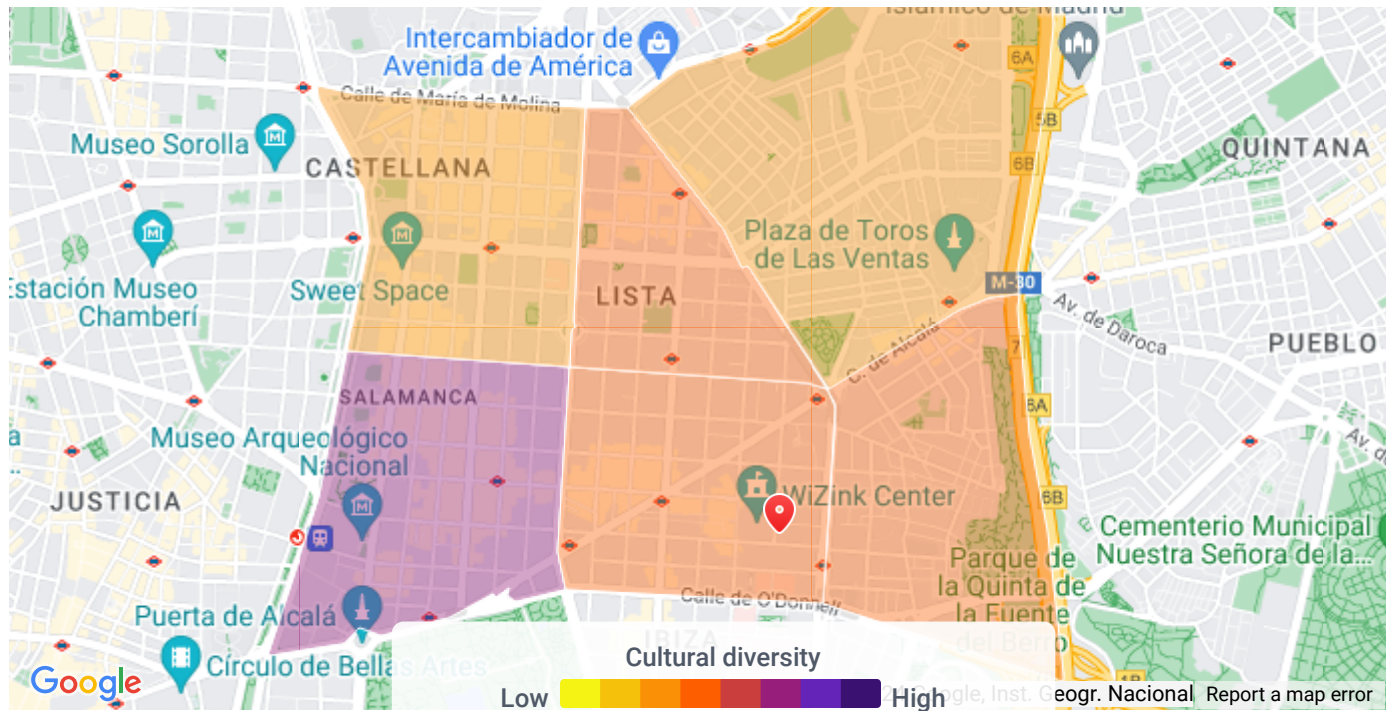


Cultural diversity



NEIGHBOURHOOD

Cultural diversity - Average level of cultural diversity for the whole of Salamanca is **12.81%**



Rank	Neighbourhood	Cultural diversity ▾
1 st	Recoletos	19.44%
2 nd	Fuente del Berro	13.54%
3 rd	Goya	12.67%
4 th	Lista	11.99%
5 th	Castellana	9.64%
6 th	Guindalera	9.6%

NEIGHBOURHOOD

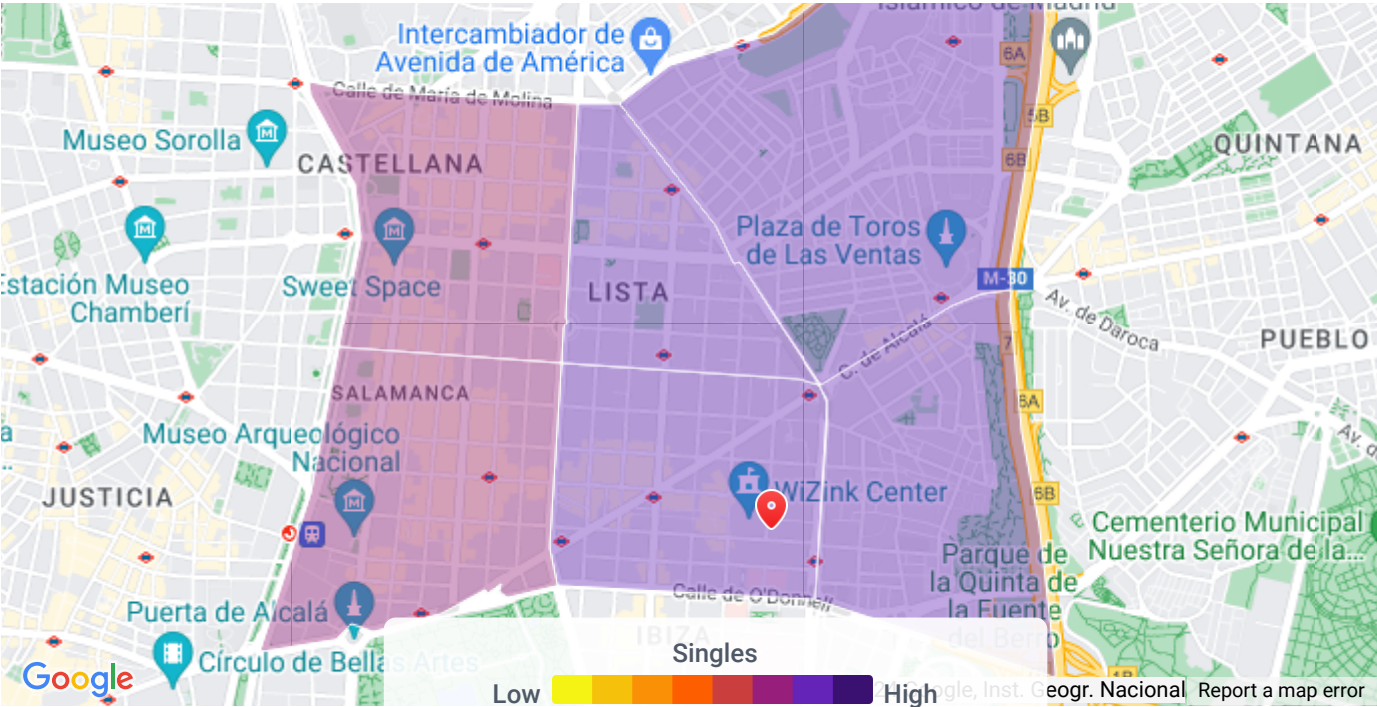
€ Affordability - Average listing price for the whole of Salamanca is € 722.750



Rank	Neighbourhood	Avr. listing price
1 st	Recoletos	€ 1.450.000
2 nd	Castellana	€ 725.000
3 rd	Goya	€ 685.000
4 th	Lista	€ 615.000
5 th	Fuente del Berro	€ 463.500
6 th	Guindalera	€ 398.000

NEIGHBOURHOOD

 **Singles** - Average amount of singles for the whole of Salamanca is **47.19%**



Rank	Neighbourhood	Singles ▼
1 st	Goya	48.63%
2 nd	Fuente del Berro	48.1%
3 rd	Lista	47.4%
4 th	Guindalera	47.12%
5 th	Castellana	46.76%
6 th	Recoletos	45.15%

NEIGHBOURHOOD

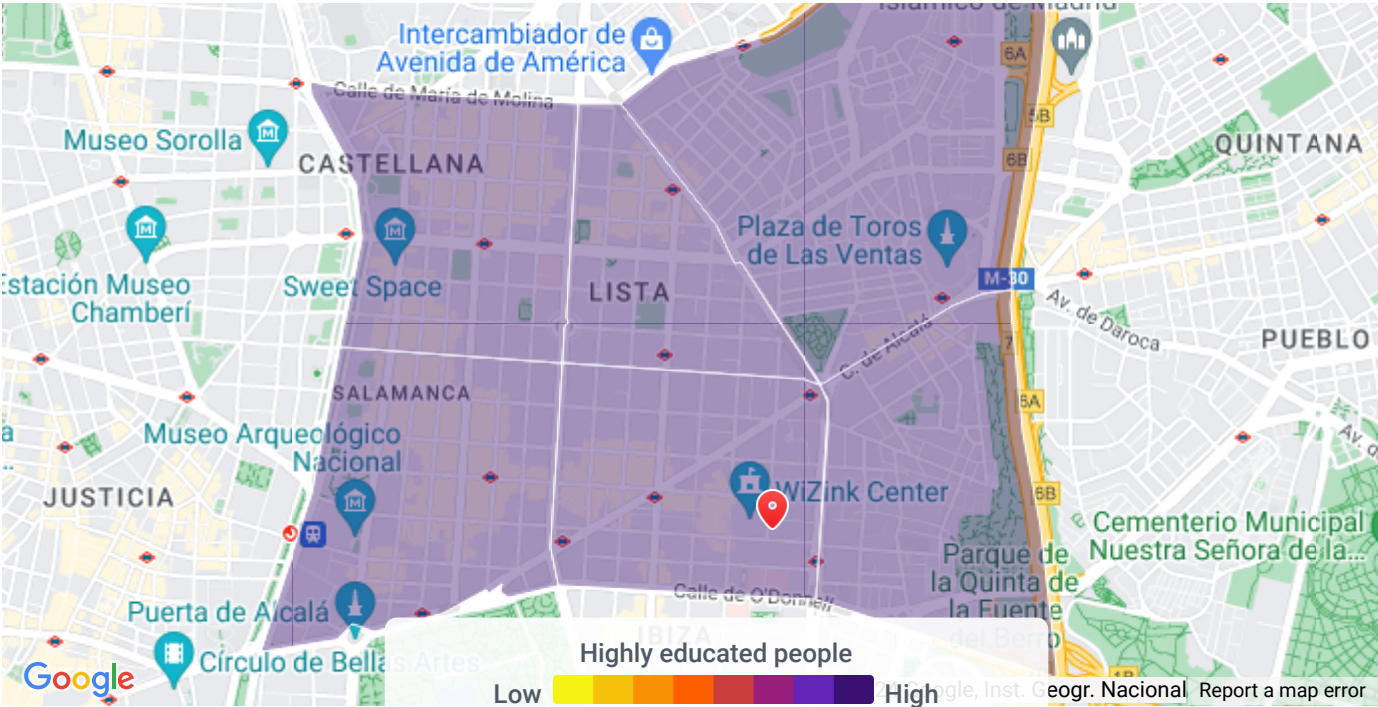
 Population age - Average age for the whole of Salamanca is 41.04



Rank	Neighbourhood	Avr. age of the population
1 st	Lista	41.81
2 nd	Guindalera	41.66
3 rd	Castellana	41.04
4 th	Recoletos	40.84
5 th	Goya	40.66
6 th	Fuente del Berro	40.21

NEIGHBOURHOOD

 **Education** - Average amount of highly educated people for the whole of Salamanca is **46.77%**



Rank	Neighbourhood	Highly educated people ▾
1 st	Recoletos	54.31%
2 nd	Castellana	49.83%
3 rd	Lista	48.6%
4 th	Guindalera	45.44%
5 th	Goya	44.66%
6 th	Fuente del Berro	37.77%