

## Evolución Arriendos y Gastos Comunes: Departamentos medianos (35-80 m2)

- En general los arriendos tienen una tendencia a la baja, por la mayor oferta de deptos en arriendos que existe actualmente.
- Los gastos comunes en las comunas de interes analizadas presentan una clara tendencia al alza

COMUNA	Valores	2020	2021	2022	2023	2024	2025	2025 vs 2022
La Cisterna	Precio CLP	437,053	462,533	456,776	417,881	388,097	379,656	-16.88%
	GC CLP	45,000	48,000	55,000	60,000	65,000	70,000	27.27%
La Florida	Precio CLP	493,336	519,646	539,538	489,731	469,930	468,768	-13.12%
	GC CLP	60,000	65,000	70,000	75,000	80,000	80,000	14.29%
La Reina	Precio CLP	641,569	653,351	722,320	685,058	682,999	704,766	-2.43%
	GC CLP	75,000	80,000	90,000	90,000	100,000	110,000	22.22%
Macul	Precio CLP	504,828	545,888	571,148	521,608	500,001	494,580	-13.41%
	GC CLP	63,000	65,000	75,000	80,000	85,000	90,000	20.00%
Providencia	Precio CLP	614,486	639,316	716,215	702,715	685,438	702,920	-1.86%
	GC CLP	90,000	90,000	100,000	110,000	120,000	120,000	20.00%
Pudahuel	Precio CLP	491,238	503,317	508,361	497,735	464,943	455,553	-10.39%
	GC CLP	50,000	55,000	52,000	65,000	60,000	65,000	25.00%
Puente Alto	Precio CLP	477,495	501,541	501,170	499,883	470,308	468,612	-6.50%
	GC CLP	50,000	50,000	50,000	65,000	70,000	75,000	50.00%
San Miguel	Precio CLP	477,656	510,770	518,665	467,649	449,077	439,197	-15.32%
	GC CLP	60,000	63,000	70,000	75,000	80,000	80,000	14.29%
<b>Suma total</b>	<b>Precio CLP</b>	<b>4,137,661</b>	<b>4,336,362</b>	<b>4,534,193</b>	<b>4,282,260</b>	<b>4,110,793</b>	<b>4,114,052</b>	<b>-9.27%</b>
	<b>GC CLP</b>	<b>493,000</b>	<b>516,000</b>	<b>562,000</b>	<b>620,000</b>	<b>660,000</b>	<b>690,000</b>	<b>22.78%</b>