

## IDAT-Real Estate rose to 3.4% YoY in April

- ▶ **The IDAT-Real Estate rose to 3.4% YoY in April 2026**, up from 3.0% YoY in March. This marks the first acceleration in prices since March 2025
- ▶ **Prices accelerated across most IDAT-Real Estate 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 +7.0% YoY, compared with an average of +2.6% YoY across the other size segments.

Apr/26		Annual ch. (% YoY)	Monthly ch. (% MoM)	Annual ch. Mar/26	Cumulative ch. 4Q19 (%)
<b>IDAT-Real Estate</b>		<b>3.4</b>	<b>0.5</b>	<b>3.0</b>	<b>35.9</b>
<b>Property size</b>					
<b>Studio</b>	(20 sqm to 40 sqm)	2.7	0.4	2.4	16.6
<b>1B</b>	(40 sqm to 60 sqm)	3.9	0.2	4.0	36.5
<b>2B</b>	(60 sqm to 85 sqm)	2.6	0.9	1.9	35.4
<b>3B</b>	(85 sqm to 120 sqm)	7.0	0.8	6.3	47.0
<b>4B+</b>	(120 sqm to 400 sqm)	1.3	0.3	1.2	55.4
<b>Property age</b>					
<b>New-build</b>	(≤ 3 years old)	1.7	0.0	2.2	39.6
<b>Existing</b>	(> 3 years old)	3.9	0.6	3.3	37.6
<b>Neighborhood tiers</b>					
<b>Tier-1</b>	(avg. R\$ 14.8k per sqm)	3.5	0.7	3.5	48.7
<b>Tier-2</b>	(avg. R\$ 11k per sqm)	0.9	0.0	0.4	33.4
<b>Tier-3</b>	(avg. R\$ 9k per sqm)	3.4	0.5	3.6	40.2
<b>Tier-4</b>	(avg. R\$ 7.4k per sqm)	2.5	0.1	2.1	34.8
<b>Tier-5</b>	(avg. R\$ 5.8k per sqm)	4.4	0.9	3.8	35.5
<b>Region</b>					
<b>CENTRAL</b>		3.3	0.4	2.7	36.1
<b>EAST</b>		3.6	0.8	2.3	35.9
<b>NORTH</b>		3.2	0.5	3.4	30.9
<b>WEST</b>		3.1	0.6	3.0	47.6
<b>SOUTH</b>		3.6	0.4	3.5	36.9

Figure 1: IDAT-Real Estate Annual Change (%)

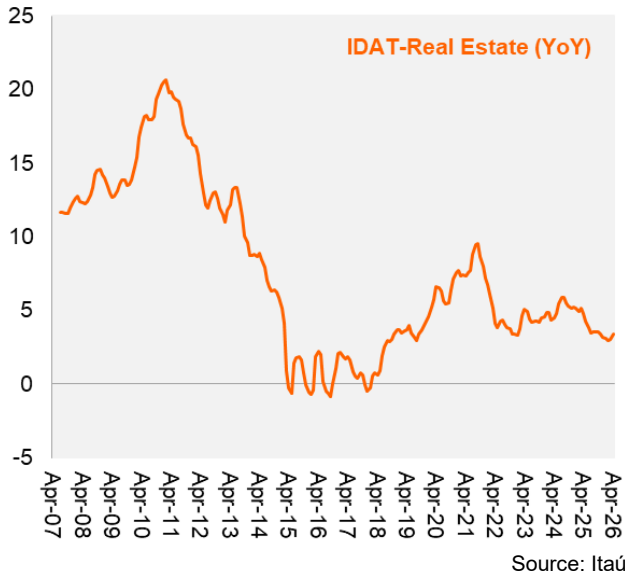


Figure 2: IDAT-Real Estate Index (4Q19=100)

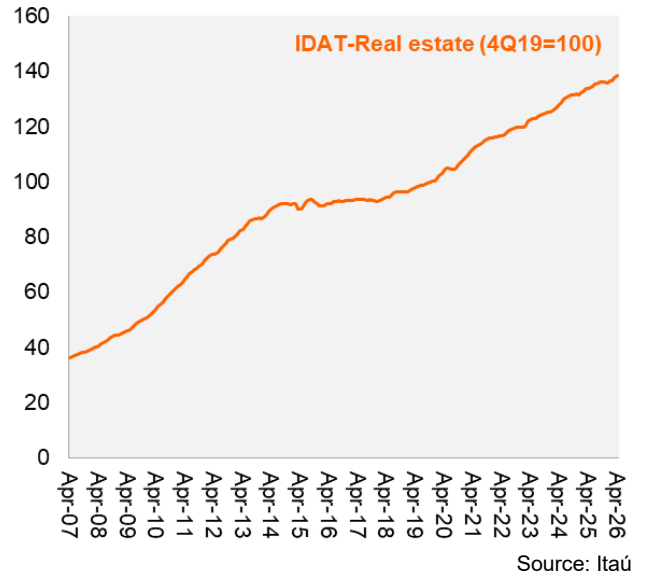


Figure 3: IDAT- Real Estate by Property Size, Annual Change (% YoY)

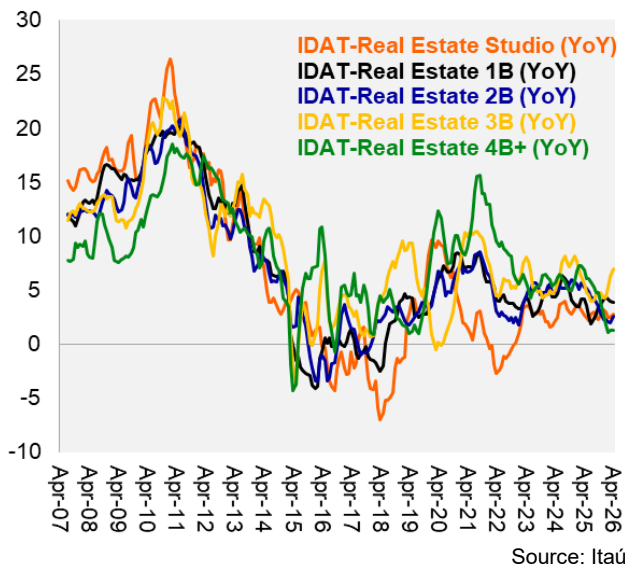
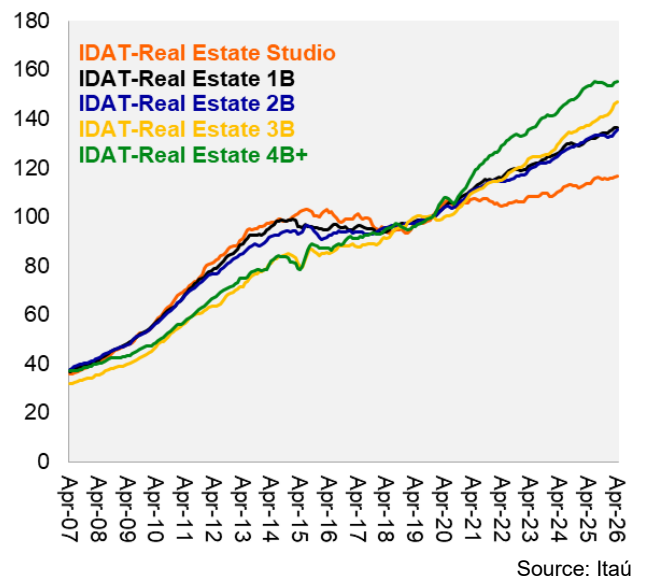
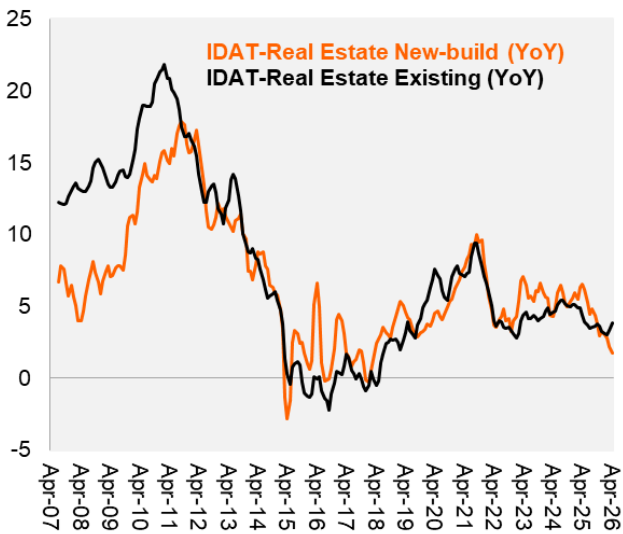


Figure 4: IDAT- Real Estate by Property Size, Index (4Q19=100)

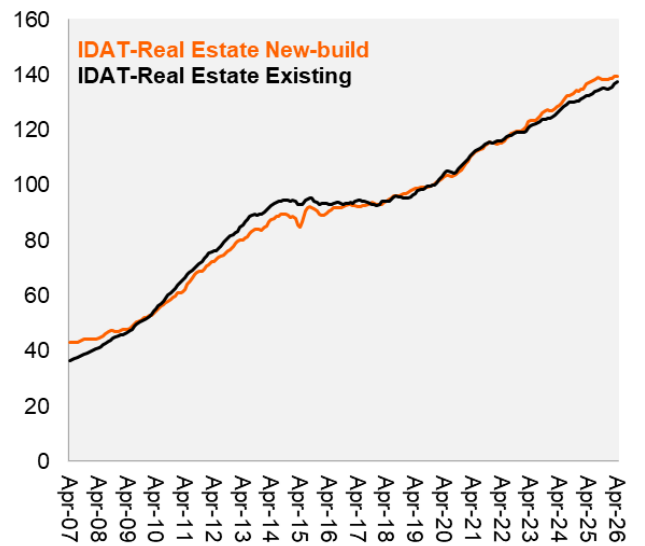


**Figure 5: IDAT- Real Estate by Property Age, Annual Change (% YoY)**



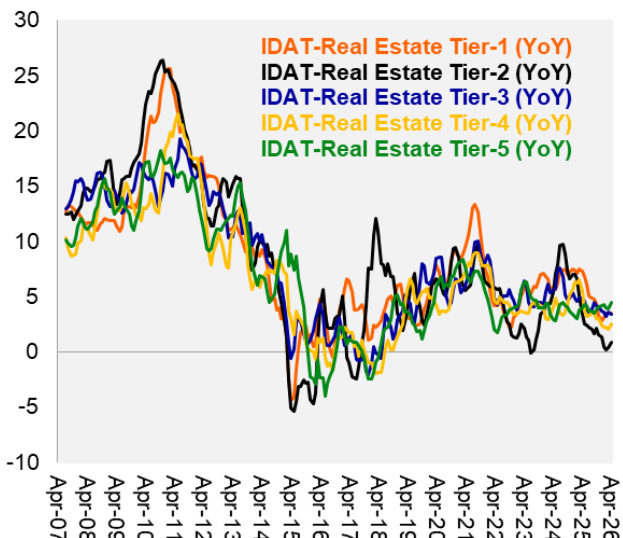
Source: Itaú

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



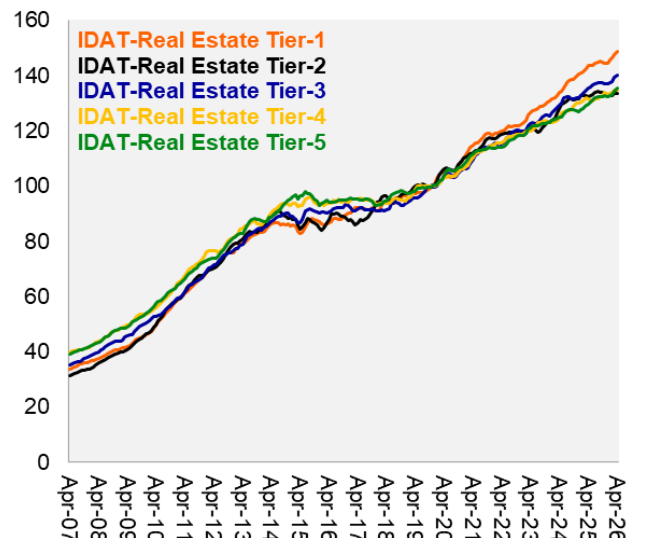
Source: Itaú

**Figure 7: IDAT- Real Estate by Neighborhood Tiers, Annual Change (% YoY)**



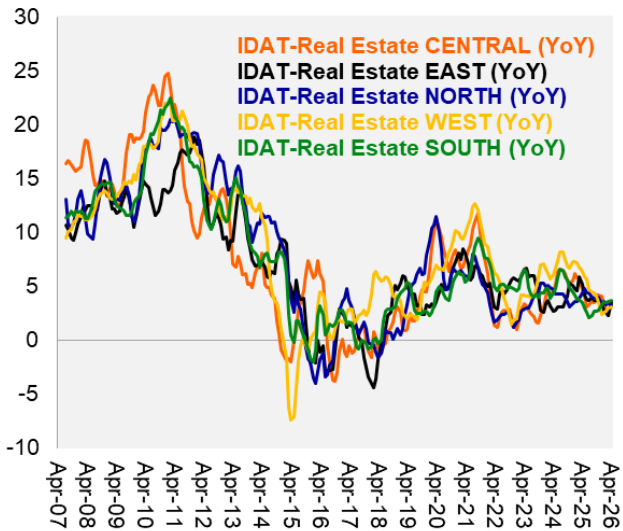
Source: Itaú

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



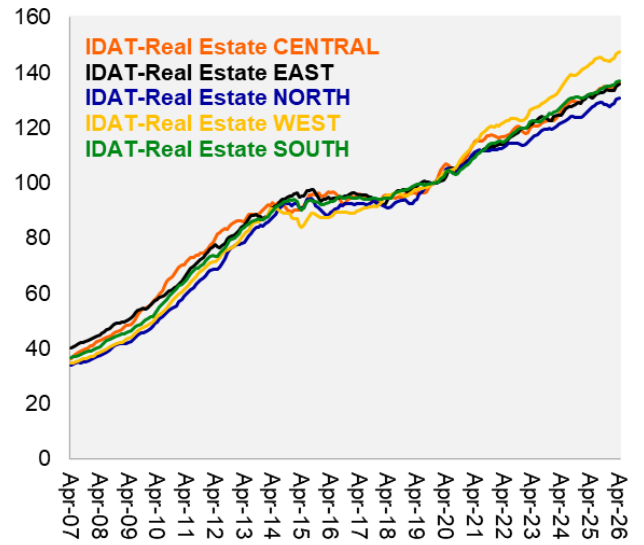
Source: Itaú

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



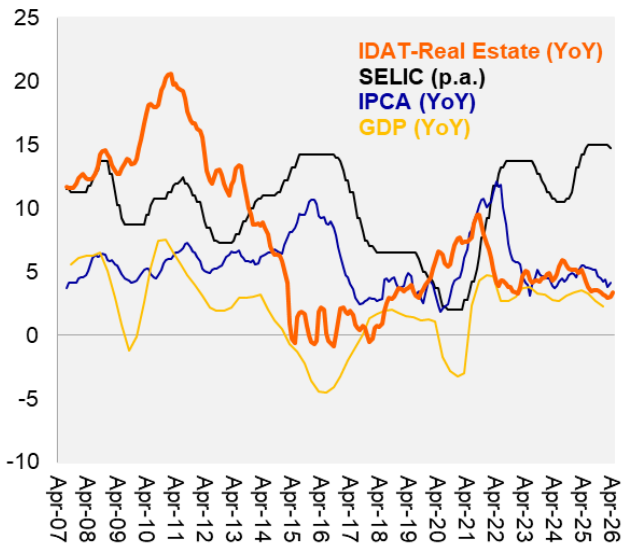
Source: Itaú

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



Source: Itaú

**Figure 11: IDAT- Real Estate Across Economic Cycles**



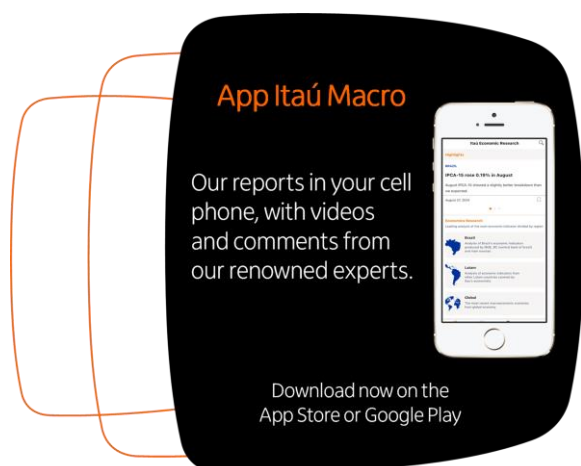
Source: Itaú, BCB, IBGE

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