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TITULO PROVISIONAL (PROPUESTA INICIAL)

“REAL ESTATE INVESTMENTS AS A POTENTIAL HEDGE AGAINST INFLATION”

1. OBJETIVOS

The main purpose of this study is to explore the potential of real estate investments to act as a shield against inflation. This would be achieved through the following objectives:

- Identifying the characteristics of, mainly residential real estate, and its ability to maintain its value and generate returns during inflationary periods, comparing its performance with other asset classes.
- Also, conducting a historical analysis of real estate performance during inflationary periods, using empirical data to evaluate its effectiveness as an inflation shield over time.
- Identify key factors influencing real estate value. Explore the factors that influence their prices and yields during periods of rising inflation, such as interest rates, economic conditions, and supply-demand dynamics.
- Analyse investor behaviours and how inflation impacts their perceptions of real estate assets, including their investment strategies and decisions in response to changing economic conditions.

2. METODOLOGÍA

In terms of the methodology that will be applied, we can highlight two main sections.

Firstly, an exhaustive review of academic and professional articles to establish the theoretical context. It will include the analysis of relevant studies, market reports, and economic data, from reliable sources, related to real estate investments and their behaviours in response to market and economic conditions, focusing on inflationary periods. Also using historical data to enhance understanding and evidence of past trends and performance.

In addition, an empirical analysis will be conducted to assess the precise performance and behaviors of residential real estate during inflationary periods. This analysis will involve the collection and breakdown of historical data on real estate prices, rental yields, and macroeconomic indicators, such as interest rates and inflation rates. Statistical methods could also be used to evaluate the correlation between these variables, and identify patterns and trends that highlight real estate's potential as a hedge against inflation. The results will then be compared with other asset classes to provide a complete understanding of real estate's effectiveness in maintaining its value during periods of high inflation.

3. ÍNDICE PROVISIONAL

1) Introduction

- 1.1) Reasoning for the interest in the topic
- 1.2) Objectives of the study
- 1.3) Methodology
- 1.4) Structure

2) Theoretical Framework

- 2.1) Concepts of real estate investment
- 2.2) Key research gatherings

3) Context of Real Estate Investments

- 3.1) Historical evolution and trends
- 3.2) Real estate dynamics in terms of supply and demand
- 3.3) Current market conditions and trends

4) Empirical Analysis of Real Estate Investments

- 4.1) Performance analysis of residential real estate
- 4.2) Factors influencing real estate value
- 4.3) Investor behaviour and strategies in response to inflation
- 4.4) Comparison with other asset classes

5) Conclusions

- 5.1) Summary of findings
- 5.2) Evaluation of efficiency of real estate assets as an inflation hedge

6) Bibliography

4. BIBLIOGRAFÍA

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