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Rental prices and Spatial Segregation in early XXth and XXIst Centuries Madrid.

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Using previously unexploited historical census data from Madrid 1900s to 1920's this contribution investigates the evolution of rental price patterns in Madrid comparing Early XXth Century with present day data, analysing the spatial distribution, clustering trends, and potential socioeconomic shifts. By mapping historical rental price data and comparing it with contemporary prices, we will be able to identify persistent and changing urban dynamics. We will be able to examine whether high-demand areas have remained consistent over time or if economic and infrastructural developments have reshaped affordability and desirability across the city.

Additionally, our dataset includes rental prices not only at the building level but also by individual household level and floor, allowing us to explore vertical spatial segregation. This aspect will provide insights into whether rental pricing has historically varied by storey height and whether such patterns persist in modern urban housing markets. Hence, allowing us to investigate both, vertical and horizontal rental disparities with the use of spatial analysis techniques, contributing to a broader and more complete understanding of socio-economic stratification in both axis of Madrid's built environment.