

Package ‘realestatebr’

October 1, 2026

Type Package

Title Import Brazilian Real Estate Data into R

Version 1.2.0

Description Provides access to Brazilian real estate market data from multiple official sources: the Central Bank of Brazil (BCB) <<https://www.bcb.gov.br/>>, the Brazilian Association of Real Estate Developers (ABRAINC) <<https://abrainc.org.br/>>, the Brazilian Association of Real Estate Credit and Savings Entities (ABECIP) <<https://www.abecip.org.br/>>, the Getulio Vargas Foundation (FGV) <<https://portalibre.fgv.br/>>, and the Bank for International Settlements (BIS) <<https://www.bis.org/>>, as well as Brazil's Federal Revenue Service <<https://www.gov.br/receitafederal/pt-br/>>, the Brazilian Institute of Geography and Statistics (IBGE) <<https://www.ibge.gov.br/>>, and the Ministry of Cities <<https://www.gov.br/cidades/pt-br/>>.

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URL <https://github.com/viniciusoike/realestatebr>,
<https://viniciusoike.github.io/realestatebr/>

BugReports <https://github.com/viniciusoike/realestatebr/issues>

Encoding UTF-8

Language en-US

LazyData true

Depends R (>= 4.1.0)

RoxygenNote 7.3.3

Imports cli, dplyr, GetBCBData, httr, janitor, jsonlite, lubridate, purrr, readr, readxl, rlang, rvest, stringr, tibble, tidyr, tidyxl, xml2, yaml, zoo

Suggests callr, DBI, dbplyr, duckdb, ggplot2, kableExtra, knitr, pkgdown, RcppRoll, rmarkdown, scales, stringi, targets, tarchetypes, testthat, trendseries, withr

VignetteBuilder knitr

NeedsCompilation no
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Repository CRAN
Date/Publication 2026-10-01 15:40:13 UTC

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abecip	<i>ABECIP Housing Credit Indicators</i>
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Description

Housing credit data from Brazilian housing finance system (SFH) including SBPE flows, financed units, and home equity loans.

Retrieve this dataset with `get_dataset()` using the name "abecip".

```
abecip <- get_dataset("abecip")
abecip_units <- get_dataset("abecip", table = "units")
```

Details

- **Source:** ABECIP - Associação Brasileira das Entidades de Crédito Imobiliário
- **URL:** <https://www.abecip.org.br>
- **Geography:** Brazil
- **Frequency:** monthly
- **Coverage:** 1982-present (varies by category)
- **Access mode:** materialized
- **Tables:** "sbpe", "units", "cgi" (default: "sbpe")

Column names translated from Portuguese to English following standard patterns.

Table "sbpe" (SBPE Monetary Flows)

Monetary flows from SBPE (Sistema Brasileiro de Poupança e Empréstimo). This is the default table. Coverage: January 1982-present.

date Reference month.

sbpe_inflow Deposits into SBPE savings accounts during the month (R\$ million; historical values in the currency of the period).

sbpe_outflow Withdrawals from SBPE savings accounts during the month (R\$ million).

sbpe_netflow Net savings flow: inflow minus outflow (R\$ million).

sbpe_netflow_pct Net flow as a share of the SBPE savings stock.

sbpe_yield Interest credited to SBPE savings accounts (R\$ million).

sbpe_stock End-of-month SBPE savings stock (R\$ million).

rural_inflow Deposits into rural savings accounts during the month (R\$ million).

rural_outflow Withdrawals from rural savings accounts during the month (R\$ million).

rural_netflow Net rural savings flow: inflow minus outflow (R\$ million).

rural_netflow_pct Net rural flow as a share of the rural savings stock.

rural_yield Interest credited to rural savings accounts (R\$ million).

rural_stock End-of-month rural savings stock (R\$ million).

total_stock Combined SBPE and rural savings stock (R\$ million).

total_netflow Combined SBPE and rural net savings flow (R\$ million).

Table "units" (Financed Units)

Number of units financed by SBPE, split by construction and acquisition. Coverage: January 2002-present.

date Reference month.

units_construction Number of units financed for construction.

units_acquisition Number of units financed for acquisition.

units_total Total number of financed units.

currency_construction Value of construction financing (R\$ million).

currency_acquisition Value of acquisition financing (R\$ million).

currency_total Total value of financing (R\$ million).

Table "cgi" (Home Equity Loans (CGI))

Summary data on home equity loans including default rates and average terms. Coverage: January 2017-present.

year Reference year.

date Reference month.

new_contracts Number of new home equity loan contracts signed in the month.

stock_contracts Number of outstanding contracts at the end of the month.

loan Value of new loans granted in the month (R\$).

outstanding_balance Outstanding loan balance at the end of the month (R\$).

average_term Average contract term (months).

default_rate Share of loans in default (percent).

Source

ABECIP - Associação Brasileira das Entidades de Crédito Imobiliário

See Also

`get_dataset()`, `query_dataset()`, `list_datasets()`, `get_dataset_info()`

Other datasets: `abrainc`, `bcb_realestate`, `bcb_series`, `cno`, `fgv_ibre`, `mcmv`, `paic`, `pim_pf_construction`, `rpqi`, `rpqi_bis`, `secovi`, `sinapi`

abrainc

ABRAINC-FIPE Primary Market Indicators

Description

Primary real estate market indicators from a panel of large developers, covering launches, sales, and business conditions.

Retrieve this dataset with `get_dataset()` using the name "abrainc".

```
abrainc <- get_dataset("abrainc")
abrainc_radar <- get_dataset("abrainc", table = "radar")
```

Details

- **Source:** ABRAINC/FIPE
- **URL:** <https://www.fipe.org.br/pt-br/indices/abrainc>
- **Geography:** Brazil (major cities)
- **Frequency:** quarterly
- **Coverage:** 2014-present
- **Access mode:** materialized
- **Tables:** "indicator", "radar", "leading" (default: "indicator")

Social Housing (MCMV) refers to Minha Casa Minha Vida and Casa Verde Amarela programs.

Table "indicator" (Market Indicators)

Broad numbers of launches, sales, supply in the primary market. This is the default table.

date Reference month.

year Reference year.

category Indicator group (e.g. new_units, sold, delivered).

variable Market segment: total, market_rate, or social_housing (MCMV and related programs).

value Number of units.

variable_label Human-readable label for variable.

Table "radar" (Business Radar)

0-10 standardized index for general business conditions.

date Reference month.

year Reference year.

category Radar dimension (e.g. macro, credit, demand).

variable Indicator within the dimension (e.g. confidence, activity, interest).

source Source of the underlying series (e.g. FGV, BCB).

value Standardized 0-10 score.

avg_category Average score of the category over the full sample.

avg_year_category Average score of the category in the year.

avg_year_variable Average score of the variable in the year.

ma3 3-month moving average of value.

ma6 6-month moving average of value.

variable_label Human-readable label for variable.

Table "leading" (Leading Indicator)

Building permits in São Paulo as real estate leading indicator.

date Reference month.

year Reference year.

variable Series identifier: leading_index, leading_index_12m, or alvaras_total (building permits).

zone São Paulo city zone (Total, Centro, Zona Norte, and others).

value Series value; index points, percent change, or permit counts depending on variable.

variable_label Human-readable label for variable.

Source

ABRAINC/FIPE

See Also

`get_dataset()`, `query_dataset()`, `list_datasets()`, `get_dataset_info()`

Other datasets: `abecip`, `bcb_realestate`, `bcb_series`, `cno`, `fgv_ibre`, `mcmv`, `paic`, `pim_pf_construction`, `rpipi`, `rpipi_bis`, `secovi`, `sinapi`

b3_real_estate	<i>Real Estate Players listed on B3</i>
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Description

List of main Brazilian real estate players listed on B3.

Usage

`b3_real_estate`

Format

`b3_real_estate`:
A tibble with 38 rows and 3 columns:
symbol Stock ticker.
name Full company name.
name_short A shorter version of the company name.

Source

B3

bcb_metadata	<i>Brazilian Central Bank Series Metadata</i>
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Description

A table with metadata for BCB economic series. Use with `get_dataset("bcb_series")`. The hierarchy column controls which series are returned by default: pass `table = "core"` for the most relevant real estate series, or a broader level for more macroeconomic context (see `get_dataset`).

Usage

`bcb_metadata`

Format

bcb_metadata:

A data frame with 140 rows and 11 columns:

code_bcb Numeric code identifying the series.

bcb_category Category of the series.

name_simplified Simplified name of the series.

name_pt Full name of the series in Portuguese.

name Full name of the series in English.

unit Unit of the series.

frequency Frequency of the series.

first_value Date of the first available observation.

last_value Date of the last available observation.

source Source of the series.

hierarchy Integer relevance tier: 1 = core real estate credit series; 2 = primary (key macro series such as SELIC, IPCA, INCC); 3 = secondary (broader macro context); 4 = tertiary (less relevant or discontinued series).

Source

Brazilian Central Bank (BCB)

bcb_realestate	<i>BCB Real Estate Market Data</i>
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Description

Detailed real estate credit and market series from the Brazilian Central Bank.

Retrieve this dataset with `get_dataset()` using the name "bcb_realestate".

```
bcb_realestate <- get_dataset("bcb_realestate")
bcb_realestate_accounting <- get_dataset("bcb_realestate", table = "accounting")
```

Details

- **Source:** Banco Central do Brasil
- **URL:** <https://dadosabertos.bcb.gov.br/dataset/informacoes-do-mercado-imobiliario>
- **Geography:** Brazil (by state)
- **Frequency:** monthly
- **Coverage:** 2001-present (varies by category)
- **Access mode:** materialized
- **Tables:** "accounting", "application", "indices", "sources", "units" (default: "all")

Complex multi-level series structure; v1-v5 columns contain series components.

Columns

All tables share the structure below; the `table` argument filters which series are returned.

date End-of-month reference date (last day of the month).

category Top-level series grouping (e.g. credito, contabil, direcionamento, fontes, imoveis).

type Series subtype within the category (e.g. estoque, contratacao, financiamento).

v1 Series identifier component 1; meaning varies by series (e.g. carteira, borrower type, region).

v2 Series identifier component 2 (e.g. br, pf, pj).

v3 Series identifier component 3 (e.g. credit line such as sfh, fgts, home-equity).

v4 Series identifier component 4 (often a state abbreviation or credit line).

v5 Series identifier component 5 (often a state abbreviation or br).

series_info Full underscore-separated series identifier; together with date it uniquely identifies an observation.

value Series value; unit varies by series (R\$, units, or percent).

year Reference year.

month Reference month (1-12).

abbrev_state Two-letter state abbreviation, or BR for the national aggregate.

Source

Banco Central do Brasil

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_series](#), [cno](#), [fgv_ibre](#), [mcmv](#), [paic](#), [pim_pf_construction](#), [rppi](#), [rppi_bis](#), [secovi](#), [sinapi](#)

bcb_series

BCB Economic Series

Description

General economic and real estate related time series from Brazilian Central Bank.

Retrieve this dataset with [get_dataset\(\)](#) using the name "bcb_series".

```
bcb_series <- get_dataset("bcb_series")
bcb_series_primary <- get_dataset("bcb_series", table = "primary")
```

Details

- **Source:** Banco Central do Brasil - SGS
- **URL:** <https://www3.bcb.gov.br/sgspub>
- **Geography:** Brazil
- **Frequency:** varies (daily/monthly/quarterly)
- **Coverage:** varies by series
- **Access mode:** materialized
- **Tables:** "core", "primary", "secondary", "tertiary", "full" (default: "core")

Metadata available in both Portuguese and English.

Columns

All tables share the structure below; the table argument filters which series are returned.

date Reference date (frequency varies by series).

code_bcb Numeric code of the series in the BCB SGS system.

name_simplified Short series identifier; see the bundled bcb_metadata table for full names and units.

value Series value.

Source

Banco Central do Brasil - SGS

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [cno](#), [fgv_ibre](#), [mcmv](#), [paic](#), [pim_pf_construction](#), [rpqi](#), [rpqi_bis](#), [secovi](#), [sinapi](#)

clear_session_cache	<i>Clear the In-Session Dataset Memo</i>
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Description

Drops every dataset memoised during the current R session. Useful when iterating during development or to force re-fetch without restarting R.

Usage

```
clear_session_cache()
```

Value

NULL, invisibly.

Examples

```
clear_session_cache()
```

cno

National Registry of Construction Works

Description

Registration, area, economic activity, and responsibility records for Brazilian construction works.

Retrieve this dataset with `query_dataset()` using the name "cno".

```
cno <- query_dataset("cno")
cno$constructions
```

Details

- **Source:** Receita Federal do Brasil - Cadastro Nacional de Obras
- **URL:** <https://dados.gov.br/dados/conjuntos-dados/cadastro-nacional-de-obras-cno>
- **Geography:** Brazil
- **Frequency:** annual snapshots
- **Coverage:** November 2018-present, including migrated CEI records with earlier start dates
- **Access mode:** query
- **Tables:** "constructions", "areas", "cnaes", "responsibilities"

Column names are normalized to English, while source labels and anomalous values are retained without analytical cleaning.

Table "constructions" (Constructions)

One row per CNO registration.

cno Twelve-digit CNO registration identifier. Stored as character to preserve leading zeroes.

country_code Three-digit country code published by Receita Federal.

country_name Country name published by Receita Federal.

start_date Declared start date of the construction work. Historical sentinel values are retained.

responsibility_start_date Start date of the current responsibility period.

registration_date Date on which the work was registered in CNO.

linked_cno Linked CNO registration when supplied by Receita Federal.

postal_code Postal code for works in Brazil. Stored as character.

responsible_tax_id Fourteen-digit identifier of the responsible legal person. Receita Federal suppresses CPF values.

responsible_role_code Four-digit code for the responsible party's role.

construction_name Name assigned to the construction, not the responsible party's name.

municipality_tom_code Four-digit Receita Federal TOM municipality code, not an IBGE municipality code.

municipality_name Municipality name published by Receita Federal.

street_type Street type.

street_name Street name.

street_number Street number or other source value such as S/N.

neighborhood Neighborhood name.

state State field as published. Usually a two-letter UF abbreviation; source anomalies are retained.

postal_box Postal box for works outside Brazil.

address_complement Additional address information.

measurement_unit Unit used to measure the work.

total_area Total measurement reported for the work, expressed in measurement_unit. Source outliers are retained.

status_code Two-digit CNO status code.

status_date Date associated with the current status.

responsible_legal_name Legal name of the responsible legal person when published.

plus_code Location code published by Receita Federal. Invalid and sentinel source values are retained.

Table "areas" (Construction Areas)

Area records classified by category, destination, structure, and area type.

cno CNO registration identifier joining to constructions.cno.

construction_category Category reported for the construction area.

destination Intended use reported for the work area.

structure_type Construction structure type.

area_type Principal or complementary area.

complementary_area_type Complementary-area classification, when applicable.

area Reported area in square metres. Source duplicates and outliers are retained.

Table "cnaes" (Economic Activities)

CNAE economic activities associated with each construction work.

cno CNO registration identifier joining to constructions.cno.

cnae Seven-digit CNAE activity code. Stored as character.

registration_date Date on which the activity was registered.

Table "responsibilities" (Responsibility Periods)

Responsible-party roles and their periods for each construction work.

cno CNO registration identifier joining to constructions.cno.

start_date Start date of the responsibility period.

end_date End date of the responsibility period, when applicable.

registration_date Date on which the responsibility was registered.

responsible_role_code Four-digit code for the responsible party's role.

responsible_tax_id Fourteen-digit identifier of the responsible legal person. Receita Federal suppresses CPF values.

Source

Receita Federal do Brasil - Cadastro Nacional de Obras

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [fgv_ibre](#), [mcmv](#), [paic](#), [pim_pf_construction](#), [rpqi](#), [rpqi_bis](#), [secovi](#), [sinapi](#)

dim_city	<i>Brazilian city identifier table</i>
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Description

A table with official IBGE identifiers for all Brazilian cities.

Usage

dim_city

Format

An object of class `tbl_df` (inherits from `tbl`, `data.frame`) with 5570 rows and 9 columns.

Details

A tibble with 5,570 rows and 9 columns:

code_muni 7-digit IBGE code identifying the city.

name_muni Name of the city.

code_state 2-digit IBGE code identifying the state.

abbrev_state Two-letter state abbreviation (e.g. "SP").

name_state Name of the state.

code_region 1-digit IBGE code identifying the region.
name_region Name of the region.
year Reference year of the IBGE territorial division (2020).
name_simplified Simplified version of the city name for easier subsetting.

Source

IBGE (Brazilian Institute of Geography and Statistics)

fgv_ibre	<i>FGV IBRE Real Estate Indicators</i>
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Description

Real estate market indicators from Fundação Getulio Vargas IBRE.
 Retrieve this dataset with `get_dataset()` using the name "fgv_ibre".

```
fgv_ibre <- get_dataset("fgv_ibre")
```

Details

- **Source:** FGV IBRE
- **URL:** <https://portalibre.fgv.br>
- **Geography:** Brazil
- **Frequency:** monthly
- **Coverage:** 2010-present
- **Access mode:** materialized

Technical economic terms; standard translations applied.

Columns

date Reference month.
name_simplified Short series identifier (e.g. incc_brasil_di, ivar_brazil, ic_cst).
value Series value.
name_series Full series name in Portuguese.
code_series FGV series code.
unit Unit of the series (index, percent, or indicator).
source FGV survey of origin (e.g. FGV-INCC, FGV-SONDA).

Source

FGV IBRE

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [cno](#), [mcmv](#), [paic](#), [pim_pf_construction](#), [rppi](#), [rppi_bis](#), [secovi](#), [sinapi](#)

get_dataset

Get Dataset

Description

Unified interface for accessing all realestatebr datasets. Resolves data from the package's GitHub release assets when possible (fast, pre-processed, updated weekly by CI) and falls back to a fresh download from the original source. Repeated calls within one R session are served from an in-memory memo to avoid redundant network traffic.

Usage

```
get_dataset(
  name,
  table = NULL,
  source = "auto",
  date_start = NULL,
  date_end = NULL,
  quiet = FALSE,
  ...
)
```

Arguments

name	Character. Dataset name (see list_datasets for options). Each dataset has its own help topic documenting tables and columns: abecip , abrainc , bcb_realestate , bcb_series , fgv_ibre , paic , pim_pf_construction , rppi , rppi_bis , secovi , and sinapi .
table	Character. Specific table within a multi-table dataset. See get_dataset_info for available tables per dataset.
source	Character. Data source preference: "auto" Use the in-session memo if available, otherwise GitHub releases, otherwise fresh download (default). "github" Pre-processed asset from the package's GitHub release. "fresh" Fresh download from the original source. Use clear_session_cache to drop the in-session memo.
date_start	Date. Optional first date to retain for time-series datasets. Retained for compatibility; filtering is applied after the dataset is loaded.
date_end	Date. Optional last date to retain for time-series datasets. Retained for compatibility; filtering is applied after the dataset is loaded.

<code>quiet</code>	Logical. If TRUE, suppresses informational messages. Errors and warnings are still shown.
<code>...</code>	Additional arguments passed to the internal function when a fresh download is required. Retained for compatibility with the 1.0.1 interface.

Details

To restrict a time series to a date window, use `date_start` and `date_end` or filter the returned date column with `dplyr::filter()`.

Value

A tibble or named list, depending on the dataset. Use [get_dataset_info](#) to inspect the expected structure.

See Also

[query_dataset\(\)](#) for large relational datasets, [list_datasets](#) for available datasets, [get_dataset_info](#) for dataset details, [clear_session_cache](#) to drop the in-session memo. For table and column documentation of each dataset, see the dataset help topics: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [fgv_ibre](#), [paic](#), [pim_pf_construction](#), [rppi](#), [rppi_bis](#), [secovi](#), and [sinapi](#).

Examples

```
abecip_data <- get_dataset("abecip")

sbpe_data <- get_dataset("abecip", table = "sbpe")

bcb_data <- get_dataset("bcb_series", quiet = TRUE)

bcb_recent <- get_dataset(
  "bcb_series",
  date_start = as.Date("2020-01-01")
)
```

get_dataset_info

Get Dataset Information

Description

Returns detailed metadata for a single dataset, including available tables and source information.

Usage

```
get_dataset_info(name)
```

Arguments

name Character. Dataset identifier (see [list_datasets](#) for options).

Value

A named list with the following elements:

metadata Title, description, geography, frequency, and coverage.

categories Available tables/subtables and their descriptions.

source_info Source organization and URL.

technical_info Access mode, cache or query-manifest metadata, and translation notes.

Examples

```
info <- get_dataset_info("abecip")
str(info)
```

list_datasets	<i>List Available Datasets</i>
---------------	--------------------------------

Description

Returns a tibble describing all datasets available in the realestatebr package. Optionally filter by category, source organization, or geographic coverage.

Usage

```
list_datasets(category = NULL, source = NULL, geography = NULL)
```

Arguments

category Optional character. Keyword matched against the dataset description (e.g., "indicators", "prices", "credit").

source Optional character. Filter by data source organization (e.g., "BCB", "FIPE", "ABRAINC").

geography Optional character. Filter by geographic coverage (e.g., "Brazil", "São Paulo").

Value

A tibble with one row per dataset and the following columns:

name Dataset identifier used with [get_dataset\(\)](#) or [query_dataset\(\)](#), according to access_mode.

title English dataset name.

title_pt Portuguese dataset name.

description Brief description.

source Data source organization.
geography Geographic coverage.
frequency Update frequency.
coverage Time period covered.
access_mode Either "materialized" or "query".
available_tables Comma-separated table names for multi-table datasets.

See Also

[get_dataset\(\)](#) and [query_dataset\(\)](#) for retrieving data, [get_dataset_info\(\)](#) for detailed meta-data on a single dataset.

Examples

```
list_datasets()

list_datasets(source = "BCB")
```

mcmv

FGTS/MCMV Housing Finance and Subsidized Projects

Description

Published financing observations, official financing summaries, and subsidized housing project records.

Retrieve this dataset with [query_dataset\(\)](#) using the name "mcmv".

```
mcmv <- query_dataset("mcmv")
mcmv$financing
```

Details

- **Source:** Ministério das Cidades - Secretaria Nacional de Habitação
- **URL:** <https://www.gov.br/cidades/pt-br/aceso-a-informacao/acoes-e-programas/habitacao/programa-minha-casa-minha-vida/bases-de-dados-do-programa-minha-casa-minha-vida>
- **Geography:** Brazil
- **Frequency:** dated full snapshots
- **Coverage:** Contracts signed from 2009 onward; each snapshot reports its own reference dates
- **Access mode:** query
- **Tables:** "financing", "financing_summary", "subsidized_projects"

Source categories, missing observations, duplicates, and anomalies are retained. See the [working article](#) and [data dictionary](#).

Table "financing" (Financing)

One published financing observation, usually one housing unit. The source has no unique key.

reference_date Reference date reported inside the source; not retrieval or publication date.

code_muni_6 Six-digit IBGE municipality identifier without its check digit.

name_muni Municipality name as published, including whitespace and capitalization.

state Source state abbreviation.

region Source Brazilian region label; capitalization is preserved.

contract_date Financing contract signature date.

units_financed Number of financed housing units reported in this observation.

amount_financed Financing amount, in nominal BRL.

subsidy_fgts_discount FGTS discount subsidy, in nominal BRL.

subsidy_ogu_discount Federal budget (OGU) discount subsidy, in nominal BRL.

subsidy_fgts_interest FGTS interest-equilibrium subsidy, in nominal BRL.

subsidy_ogu_interest OGU interest-equilibrium subsidy, in nominal BRL.

purchase_price Property purchase value, in nominal BRL.

household_income Reported household income, in nominal BRL; no frequency inferred.

financing_program Source financing program label, including programs outside MCMV/CVA.

interest_rate Source interest rate in percentage units; periodicity is not inferred.

property_type Source property-type label, preserving capitalization variants.

fgts_account_holder Source FGTS account-holder code, retained as character; not a Boolean.

amortization_system Source amortization-system label.

birth_date Reported borrower birth date; unpublished in July analytical layout.

income_band Source income-band label or code; no undocumented code crosswalk is applied.

project_name Source development name; unpublished in July financing layout.

sex Source sex code; unpublished in March analytical layout.

Table "financing_summary" (Financing Summary)

Official totals by municipality, year, month, and income band.

reference_date Reference date reported inside the source; not retrieval or publication date.

code_muni_6 Six-digit IBGE municipality identifier without its check digit.

name_muni Municipality name as published, including whitespace and capitalization.

state Source state abbreviation.

region Source Brazilian region label; capitalization is preserved.

contract_year Source financing year; missing years are retained.

contract_month Source financing month; absent in annual summaries.

units_financed Number of financed housing units reported in this observation.

amount_financed Financing amount, in nominal BRL.

subsidy_total Official total subsidy in nominal BRL; July reconciles to all four analytical subsidy components.

income_band Source income-band label or code; no undocumented code crosswalk is applied.

Table "subsidized_projects" (Subsidized Projects)

One published subsidized-project record. Duplicate rows and missing operation codes are retained.

reference_date Reference date reported inside the source; not retrieval or publication date.

code_muni_6 Six-digit IBGE municipality identifier without its check digit.

name_muni Municipality name as published, including whitespace and capitalization.

state Source state abbreviation.

region Source Brazilian region label; capitalization is preserved.

contract_date Project contract signature date.

operation_code Source operation identifier; missing and repeated values are retained. Not a primary key.

project_name Source development name.

financial_agent Source financial-agent name.

modality Source housing modality label.

project_status Source project-status label.

units_contracted Reported contracted housing units, including repeated source records.

units_delivered Reported delivered housing units.

units_outstanding Reported active outstanding housing units.

units_cancelled Reported cancelled housing units; missing counts are not zero.

amount_contracted Total project contract amount, in nominal BRL.

amount_disbursed Disbursed project amount, in nominal BRL.

responsible_entity_cnpj Source CNPJ of construction company or social entity, stored as character.

responsible_entity_name Source name of construction company or social entity.

address Source project address.

postal_code Source postal code (CEP), stored as character.

Source

Ministério das Cidades - Secretaria Nacional de Habitação

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [cno](#), [fgv_ibre](#), [paic](#), [pim_pf_construction](#), [rpqi](#), [rpqi_bis](#), [secovi](#), [sinapi](#)

paic	PAIC Construction Industry Data
------	---------------------------------

Description

Annual construction-industry activity, employment, revenue, costs, and output for the new series starting in 2024.

Retrieve this dataset with `get_dataset()` using the name "paic".

```
paic <- get_dataset("paic")
paic_size <- get_dataset("paic", table = "size")
```

Details

- **Source:** IBGE - Pesquisa Anual da Indústria da Construção
- **URL:** <https://sidra.ibge.gov.br/pesquisa/paic/tabelas>
- **Geography:** Brazil, geographic regions, and states (varies by table)
- **Frequency:** annual
- **Coverage:** 2024-present (new series; do not compare with 2007-2023)
- **Access mode:** materialized
- **Tables:** "activity", "size", "state" (default: "activity")

New 2024-onward series per IBGE Nota técnica 01/2026; the 2024 series break reflects the new Cadastro Básico de Seleção. Values publish in original units, including thousand reais. Table 10463 covers all firms at national level only; table 10442 covers firms with five or more workers by headquarters or work location. The work-location basis of variables 13808, 631, 673, 1245, and 1241 follows the PAIC 2024 publication (v. 34, June 2026), which collects the regional block by Unidade da Federação de atuação da empresa. In table 10441, SIDRA marks unpublished state cells in the total and 1-4 bands with a dash; these rows are dropped rather than read as zeros.

Table "activity" (Activity by Size Band)

General construction-enterprise data by firm-size band and CNAE activity from SIDRA table 10463 (Brazil only, all firms). The hierarchy stacks totals, divisions, groups, and classes in one tibble; filter by activity_level to avoid double-counting. Detail differs by size band: 1-4 workers reaches divisions only, 5-29 adds groups, and 30+ reaches classes. No category covers all sizes for a single division; the only all-firm row is Total das empresas, so a national division total is the sum of the three size bands. This is the default table. Coverage: 2024-present.

- year** Reference year.
- source_table** SIDRA table supplying the observation (10463).
- geography_type** Geographic level (brazil for this table).
- geography_code** IBGE code for the geographic unit.
- geography_name** Geographic unit name in Portuguese.

size_band Firm-size band: total, 1_4, 5_29, or 30_plus.

activity_level CNAE level: total, division, group, or class.

activity_code CNAE 2.0 code parsed from the category (e.g. 41, 41.1, 41.10); missing for totals.

activity_name Canonical CNAE activity name from the package lookup.

division_code Parent CNAE division code.

group_code Parent CNAE group code (for groups and classes).

variable_id SIDRA variable ID.

variable English series identifier (e.g. firms, employment, wages, construction_output).

variable_name_pt Original IBGE variable label in Portuguese.

unit Original IBGE unit, including thousand reais (Mil Reais) where specified.

value Observed value in the original unit; NA when the cell is not applicable, not available, or suppressed.

value_raw Original SIDRA cell text.

value_status Cell status: observed, zero (SIDRA -), not_applicable (..), not_available (...), suppressed (X), or missing.

Table "size" (Size Bands by Geography)

General construction-enterprise data by firm-size band from SIDRA table 10441 (Brazil, regions, and states, all firms). State rows cover firms with five or more workers only, because SIDRA does not publish state figures for the total and 1-4 bands. Keeps the 16 level variables; the 16 share variables (percentual do total geral) are dropped because users can derive them. Coverage: 2024-present.

year Reference year.

source_table SIDRA table supplying the observation (10441).

geography_type Geographic level: brazil, region, or state.

geography_code IBGE code for the geographic unit; interpret together with geography_type.

geography_name Geographic unit name in Portuguese.

size_band Firm-size band: total, 1_4, or 5_plus (states: 5_plus only).

variable_id SIDRA variable ID.

variable English series identifier (e.g. firms, employment, wages, construction_output).

variable_name_pt Original IBGE variable label in Portuguese.

unit Original IBGE unit, including thousand reais (Mil Reais) where specified.

value Observed value in the original unit; NA when the cell is not applicable, not available, or suppressed.

value_raw Original SIDRA cell text.

value_status Cell status: observed, zero (SIDRA -), not_applicable (..), not_available (...), suppressed (X), or missing.

Table "state" (Large Firms by State)

Employment, wages, costs, and output for construction firms with five or more workers from SIDRA table 10442 (Brazil, regions, and states). The geography_basis column records whether the variable follows headquarters (13807, origem-sede) or work location (all other variables, local de atuação). Coverage: 2024-present.

- year** Reference year.
- source_table** SIDRA table supplying the observation (10442).
- geography_type** Geographic level: brazil, region, or state.
- geography_code** IBGE code for the geographic unit; interpret together with geography_type.
- geography_name** Geographic unit name in Portuguese.
- geography_basis** Geographic meaning: headquarters (variable 13807) or work_location (all other variables).
- variable_id** SIDRA variable ID.
- variable** English series identifier (e.g. employment, wages, construction_output). construction_and_development_costs (1245) includes development costs and differs from construction_costs in the other tables.
- variable_name_pt** Original IBGE variable label in Portuguese.
- unit** Original IBGE unit, including thousand reais (Mil Reais) where specified.
- value** Observed value in the original unit; NA when the cell is not applicable, not available, or suppressed.
- value_raw** Original SIDRA cell text.
- value_status** Cell status: observed, zero (SIDRA -), not_applicable (..), not_available (...), suppressed (X), or missing.

Source

IBGE - Pesquisa Anual da Indústria da Construção

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)
Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [cno](#), [fgv_ibre](#), [mcmv](#), [pim_pf_construction](#), [rpqi](#), [rpqi_bis](#), [secovi](#), [sinapi](#)

pim_pf_construction	<i>PIM-PF Construction-input Production Index</i>
---------------------	---

Description

Linked monthly physical-production index for inputs typically used in construction.
Retrieve this dataset with [get_dataset\(\)](#) using the name "pim_pf_construction".


```
pim_pf_construction <- get_dataset("pim_pf_construction")
```

Details

- **Source:** IBGE - Pesquisa Industrial Mensal - Produção Física
- **URL:** <https://apisidra.ibge.gov.br/desctabapi.aspx?c=8886>
- **Geography:** Brazil
- **Frequency:** monthly
- **Coverage:** January 1991-present
- **Access mode:** materialized

The 1991-2011 series from SIDRA table 2294 is linked to table 8886 using their full 2012 overlap.

Columns

date First day of the reference month.

variable Series identifier: construction_inputs_production_index.

reference_period Reference period of the linked index: 2022 average = 100.

source_table SIDRA table supplying the observation: 2294 before 2012 and 8886 from 2012 onward.

value Linked physical-production index. Values before 2012 are rescaled by the ratio of the two source series' 2012 annual means.

Source

IBGE - Pesquisa Industrial Mensal - Produção Física

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [cno](#), [fgv_ibre](#), [mcmv](#), [paic](#), [rppl](#), [rppl_bis](#), [secovi](#), [sinapi](#)

query_dataset

Query a Large Dataset Lazily

Description

Opens a large dataset as one or more lazy DuckDB tables. No observations enter R memory until the query is explicitly collected with `dplyr::collect()`. Related tables returned in the same catalog share one database connection and can be joined with standard dplyr verbs.

Usage

```
query_dataset(name, table = NULL, version = "latest", quiet = FALSE)
```

Arguments

name	Character. Dataset identifier. See list_datasets() for datasets whose access_mode is "query".
table	Character or NULL. Return one table when supplied. When NULL, return a named catalog containing every related table.
version	Character. Immutable dataset version, or "latest" to use the version referenced by the latest manifest.
quiet	Logical. If TRUE, suppress informational messages.

Value

If table is supplied, a closable lazy dbplyr table. Otherwise, a realestatebr_query_dataset catalog containing named lazy tables. Close either result explicitly with `close()` when it is no longer needed.

See Also

[get_dataset\(\)](#) for datasets returned directly in memory.

Examples

```
cno <- query_dataset("cno")
on.exit(close(cno))

constructions_sp <- cno$constructions |>
  dplyr::filter(.data$state == "SP")

result <- constructions_sp |>
  dplyr::inner_join(cno$areas, by = "cno") |>
  dplyr::collect()
```

rppi

Brazilian Residential Property Price Indices

Description

Brazilian residential property price indices from every major publisher.

Retrieve this dataset with [get_dataset\(\)](#) using the name "rppi".

```
rppi <- get_dataset("rppi")
rppi_ivgr <- get_dataset("rppi", table = "ivgr")
```

Details

- **Source:** Multiple (FIPE/ZAP, IVGR, IGMI, IQA, IQAIW, IVAR, SECOVI-SP)
- **Geography:** Brazil
- **Frequency:** monthly
- **Coverage:** varies by index
- **Access mode:** materialized
- **Tables:** "fipezap", "ivgr", "igmi", "iqa", "iqaiw", "ivar", "secovi_sp", "sale", "rent", "all" (default: "fipezap")

Index methodologies vary by source; base periods normalized where possible.

Table "fipezap" (FIPE-ZAP Index)

FIPE-ZAP residential property price index. This is the default table. Coverage: Major cities.

date Reference month.

name_muni City name or aggregate (e.g. Índice Fipezap).

market Market segment: residential or commercial.

rent_sale Transaction type: sale or rent.

variable Measure: index, chg, acum12m, price_m2, or yield.

rooms Number of bedrooms (total, 1, 2, 3, or 4).

value Value of the measure.

Table "ivgr" (IVGR - Índice de Valores Gerais Residenciais)

General residential values index. Coverage: National.

date Reference month.

name_geo Geographic area (Brazil).

index Price index level.

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "igmi" (IGMI - Índice Geral do Mercado Imobiliário)

General real estate market index. Coverage: São Paulo.

date Reference month.

name_muni City name or national aggregate.

index Price index level.

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "iqa" (IQA - Índice QuintoAndar)

QuintoAndar rent price index. Coverage: Major cities.

date Reference month.

name_muni City name.

index Rent index level.

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "iqaiw" (IQAIW - Índice QuintoAndar ImovelWeb)

QuintoAndar ImovelWeb hedonic rent price index. Coverage: Major cities (6 cities).

date Reference month.

name_muni City name.

rooms Number of bedrooms (total, 1, 2, 3, or 4).

index Rent index level.

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "ivar" (IVAR - Índice de Valores de Aluguéis Residenciais)

Residential rent values index. Coverage: National.

date Reference month.

name_muni City name or national aggregate.

index Rent index level.

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "secovi_sp" (SECOVI-SP Index)

São Paulo real estate syndicate index. Coverage: São Paulo.

date Reference month.

name_muni City name (São Paulo).

index Rent index level.

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "sale" (Stacked Sale Indices)

Harmonized combination of all sale-related indices with source column.

source Index source: IVG-R, IGMI-R, or FipeZap.

date Reference month.

name_muni City name or aggregate (e.g. Brazil).

index Price index level (each source has its own base period).

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "rent" (Stacked Rent Indices)

Harmonized combination of all rent-related indices with source column.

source Index source: IVAR, IQAIW, or FipeZap.

date Reference month.

name_muni City name or aggregate (e.g. Brazil).

index Rent index level (each source has its own base period).

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

Table "all" (All Indices Combined)

Complete stacked dataset with transaction_type indicator.

source Index source (e.g. IVG-R, IGMI-R, IVAR, IQAIW, FipeZap).

date Reference month.

name_muni City name or aggregate (e.g. Brazil).

index Index level (each source has its own base period).

chg Month-on-month change of the index.

acum12m Accumulated 12-month change of the index.

transaction_type Transaction type: sale or rent.

Source

Multiple (FIPE/ZAP, IVGR, IGMI, IQA, IQAIW, IVAR, SECOVI-SP)

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [cno](#), [fgv_ibre](#), [mcmv](#), [paic](#), [pim_pf_construction](#), [rppi_bis](#), [secovi](#), [sinapi](#)

rppi_bis

*BIS Residential Property Price Indices***Description**

International residential property price indices from Bank for International Settlements.

Retrieve this dataset with `get_dataset()` using the name "rppi_bis".

```
rppi_bis <- get_dataset("rppi_bis")
rppi_bis_detailed_monthly <- get_dataset("rppi_bis", table = "detailed_monthly")
```

Details

- **Source:** Bank for International Settlements
- **URL:** <https://data.bis.org/topics/RPP>
- **Geography:** International (60+ countries including Brazil)
- **Frequency:** quarterly
- **Coverage:** 1970-present (varies by country)
- **Access mode:** materialized
- **Tables:** "selected", "detailed_monthly", "detailed_quarterly", "detailed_annual", "detailed_halfyearly" (default: "selected")

International data; minimal translation needed.

Table "selected" (Selected Series)

Core RPPI series for major countries. This is the default table.

date Reference quarter (first day of the quarter).

ref_area_code Country or area code (aggregates use BIS codes such as 4T).

ref_area_name Country or area name.

unit Measure: index (2010 = 100) or yoy_chg (year-on-year change, percent).

unit_name Full description of the unit of measure.

is_nominal 1 for nominal series, 0 for CPI-deflated (real) series.

series_code BIS series identifier.

value Series value.

Table "detailed_monthly" (Detailed Monthly)

Monthly detailed RPPI data.

date Reference period.

year Reference year.

series_code BIS series identifier.

ref_area_code Country or area code.

ref_area_name Country or area name.

re_type_code Property type code.

re_type_name Property type (e.g. all types, new or existing dwellings).

re_vintage_code Property vintage code.

re_vintage_name Property vintage (new versus existing).

compiling_org_code Compiling organisation code.

compiling_org_name Compiling organisation.

priced_unit_code Priced unit code.

priced_unit_name Priced unit (e.g. dwelling, square metre).

seas_adjust_code Seasonal adjustment code.

seas_adjust_name Seasonal adjustment description.

availability_code Series availability code.

availability_name Series availability description.

unit_code Unit of measure code.

unit_name Unit of measure description.

unit_mult_code Unit multiplier code.

unit_mult_name Unit multiplier description.

value Series value.

Frequency-specific period columns (month, quarter, or semester) and a few metadata columns vary slightly across the detailed tables.

Table "detailed_quarterly" (Detailed Quarterly)

Quarterly detailed RPPI data.

date Reference period.

year Reference year.

series_code BIS series identifier.

ref_area_code Country or area code.

ref_area_name Country or area name.

re_type_code Property type code.

re_type_name Property type (e.g. all types, new or existing dwellings).

re_vintage_code Property vintage code.
re_vintage_name Property vintage (new versus existing).
compiling_org_code Compiling organisation code.
compiling_org_name Compiling organisation.
priced_unit_code Priced unit code.
priced_unit_name Priced unit (e.g. dwelling, square metre).
seas_adjust_code Seasonal adjustment code.
seas_adjust_name Seasonal adjustment description.
availability_code Series availability code.
availability_name Series availability description.
unit_code Unit of measure code.
unit_name Unit of measure description.
unit_mult_code Unit multiplier code.
unit_mult_name Unit multiplier description.
value Series value.

Table "detailed_annual" (Detailed Annual)

Annual detailed RPPI data.

date Reference period.
year Reference year.
series_code BIS series identifier.
ref_area_code Country or area code.
ref_area_name Country or area name.
re_type_code Property type code.
re_type_name Property type (e.g. all types, new or existing dwellings).
re_vintage_code Property vintage code.
re_vintage_name Property vintage (new versus existing).
compiling_org_code Compiling organisation code.
compiling_org_name Compiling organisation.
priced_unit_code Priced unit code.
priced_unit_name Priced unit (e.g. dwelling, square metre).
seas_adjust_code Seasonal adjustment code.
seas_adjust_name Seasonal adjustment description.
availability_code Series availability code.
availability_name Series availability description.
unit_code Unit of measure code.
unit_name Unit of measure description.
unit_mult_code Unit multiplier code.
unit_mult_name Unit multiplier description.
value Series value.

Table "detailed_halfyearly" (Detailed Half-yearly)

Half-yearly detailed RPPI data.

date Reference period.

year Reference year.

series_code BIS series identifier.

ref_area_code Country or area code.

ref_area_name Country or area name.

re_type_code Property type code.

re_type_name Property type (e.g. all types, new or existing dwellings).

re_vintage_code Property vintage code.

re_vintage_name Property vintage (new versus existing).

compiling_org_code Compiling organisation code.

compiling_org_name Compiling organisation.

priced_unit_code Priced unit code.

priced_unit_name Priced unit (e.g. dwelling, square metre).

seas_adjust_code Seasonal adjustment code.

seas_adjust_name Seasonal adjustment description.

availability_code Series availability code.

availability_name Series availability description.

unit_code Unit of measure code.

unit_name Unit of measure description.

unit_mult_code Unit multiplier code.

unit_mult_name Unit multiplier description.

value Series value.

Source

Bank for International Settlements

See Also

[get_dataset\(\)](#), [query_dataset\(\)](#), [list_datasets\(\)](#), [get_dataset_info\(\)](#)

Other datasets: [abecip](#), [abrainc](#), [bcb_realestate](#), [bcb_series](#), [cno](#), [fgv_ibre](#), [mcmv](#), [paic](#), [pim_pf_construction](#), [rppi](#), [secovi](#), [sinapi](#)

secovi

*SECOVI-SP Real Estate Market Data***Description**

São Paulo real estate market indicators including condominium fees, rentals, launches, and sales.

Retrieve this dataset with `get_dataset()` using the name "secovi".

```
secovi <- get_dataset("secovi")
secovi_condo <- get_dataset("secovi", table = "condo")
```

Details

- **Source:** SECOVI-SP - Sindicato da Habitação
- **URL:** <https://indiceeconomicos.secovi.com.br>
- **Geography:** São Paulo
- **Frequency:** monthly
- **Coverage:** 2004-present (varies by category)
- **Access mode:** materialized
- **Tables:** "condo", "rent", "launch", "sale" (default: "all")

Regional classifications are specific to the São Paulo metropolitan area. SECOVI no longer publishes indicators 25 (launches_rmsp) and 118 (sales_rmsp), so they are not returned.

Columns

All tables share the structure below; the `table` argument filters which series are returned.

date Reference month.

category Market segment: condo, rent, launch, or sale.

variable Indicator within the category (e.g. icon, default_condominio, acao_locaticia).

name Breakdown dimension of the indicator (region, property type, or total).

value Indicator value; unit varies by variable.

Source

SECOVI-SP - Sindicato da Habitação

See Also

`get_dataset()`, `query_dataset()`, `list_datasets()`, `get_dataset_info()`

Other datasets: `abecip`, `abrainc`, `bcb_realestate`, `bcb_series`, `cno`, `fgv_ibre`, `mcmv`, `paic`, `pim_pf_construction`, `rppi`, `rppi_bis`, `sinapi`

sinapi

*SINAPI Construction Costs and Indices***Description**

Monthly construction costs, cost indices, and percentage changes, with and without payroll-tax relief.

Retrieve this dataset with `get_dataset()` using the name "sinapi".

```
sinapi <- get_dataset("sinapi")
```

Details

- **Source:** IBGE - Sistema Nacional de Pesquisa de Custos e Índices da Construção Civil
- **URL:** <https://apisidra.ibge.gov.br/desctabapi.aspx?c=2296>
- **Geography:** Brazil, geographic regions, and states
- **Frequency:** monthly
- **Coverage:** March 1986-present (varies by variable and payroll-relief treatment)
- **Access mode:** materialized

Payroll-relief series come from SIDRA table 2296 and series without payroll relief from table 6586. The R\$/m² level starts in September 2012 with relief and January 2017 without relief; earlier coverage applies only to index variables.

Columns

date First day of the reference month.

geography_type Geographic level: brazil, region, or state.

geography_code IBGE code for the geographic unit; interpret together with geography_type.

geography_name Geographic unit name in Portuguese.

payroll_relief Whether the series includes payroll-tax relief (desoneração da folha de pagamento).

variable Series identifier: cost, materials_cost, labor_cost, cost_index, materials_index, labor_index, monthly_change, year_to_date_change, or twelve_month_change.

variable_label Original IBGE variable label in Portuguese.

unit Original IBGE unit: Reais for costs, Número-índice for indices, and a percent sign for changes.

value Observed value. Missing, unavailable, and suppressed observations are omitted.

Source

IBGE - Sistema Nacional de Pesquisa de Custos e Índices da Construção Civil

See Also

`get_dataset()`, `query_dataset()`, `list_datasets()`, `get_dataset_info()`

Other datasets: `abecip`, `abrainc`, `bcbr_realestate`, `bcbr_series`, `cno`, `fgv_ibre`, `mcmv`, `paic`, `pim_pf_construction`, `rppi`, `rppi_bis`, `secovi`

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