

Speaker: Weiran Zhang

Title: *Second-hand Housing Price in Beijing Nowadays and Its Determinants*

Abstract

Nowadays, the housing prices in Beijing and all the other cities in China increases drastically. Also, since the increasing housing price, more and more people in China prefer to buy a second-hand house. So determining the main factors that affect the second-hand housing price is really important. This research will mainly focus on the relationship between second-hand housing price and seven possible influential factors, five of them are quantitative determinants and two of them are qualitative determinants. This research analyzed 100 sets of data including housing price, finished square meter, number of bedrooms, number of bathrooms, year built, distance to downtown, whether there is nearby public transportation and whether it is roughcast or decorated. This research examined the best and effective factors that determine the housing price. Finally, this research finds the best model that determined the housing price from the selected best determinants. In a word, this research mainly focuses on finding the best fitting model with the seven potential factors to predict the second-hand housing price in Beijing.