

# Determining the Factors Affecting Housing Prices

Ezgi Candas, Seda Bagdatli Kalkan and Tahsin Yomralioglu (Turkey)

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## SUMMARY

There are several critical problems regarding cities of Turkey, in which urban sprawl, squatters (gecekondü) and illegally built houses, rapid population growth, disaster-vulnerable buildings, infrastructure and transportation are the most important ones. Urban regeneration projects must enable the renewal of urban environment, identification and demolition of risky buildings, construction of safe housing, preservation and renewal of social and historical identities in cities which are growing unplanned for many years. Urban regeneration projects are very important implementations which results in confiscating or changing the property so they have to be transparent, reasonable and acceptable for all actors in the projects. As a special urban development method, in urban regeneration projects, use of a value based method works properly rather than an area based method. To apply a value based method; a dynamic valuation model, built upon the geographical information technologies is needed in order to determine the value of a property before and after the project. One of the most important things about valuation process is the determination of the factors that affect the value of real estate. Various factors can be found in different sources. Numbers and significances of those factors can be change according to experiences and desires of the people. Some valuation factors will not make a significant change on the value of the real estates, but some of them will affect the value dramatically. Therefore it is important to determine the indispensable valuation factors and their significances. The aim of this paper to determine the valuation factors which affect the value of a property most. To that end, in this paper Regression Analyses were performed and the results were examined.