Analysis on the real estate prices: A perspective of spatial correlation with shopping district

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Abstract

The purpose of this study is to evaluate the difference of the prices of real estate in the three groups. There are 256 data chose form Taichung city and 121 data chose form Kaohsiung city. The classification depends on (1) the distance from shopping district is 500m. (2) the distance from shopping district is 500m to 1000m. (3) the distance from shopping district is 1000m to 1500m. The data were analyzed using Kruskal-Wallis one-way analysis of variance by rank, Wilcoxon rank sum test and Spearman’s rank correlation coefficient.

Our results show that (1) the prices of real estate in Taichung city is significantly different among the three classification and the rank sum test in statistic also significantly in two groups of three classification. (2) the prices of real estate in Kaohsiung city is not significantly among three classification. (3) the spatial correlation exists in Kaohsiung city and Taichung city.

Keywords: shopping district, spatial correlation, rank test, the price of real estate