Applying HLM to investigate the Influence of Taoyuan Mass Rapid Transit and Public Facilities on Housing Prices in Qingpu Area
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Abstract

The purpose of this research is to explore the impact of convenience and public facilities on housing prices in Qingpu. The research data is data from the real estate transaction website of the Ministry of the Interior to analyze the building type (overall level), distance to public facilities (distance from airport MRT, high-speed rail station), house characteristics (house age, number of floors, area), etc. The impact of individual level variables on house transaction prices is analyzed using the Hierarchical Linear Model (HLM). The research results show that the age of the house, the total number of square meters (area) transferred, whether the floor is above the fifth floor and the type of building (house attribute) all have an impact on the housing price. The distance to the airport MRT A17, A19, high-speed rail station and other public facilities House prices have an impact.

Keyword: Hierarchical linear model (HLM), Airport rapid transit, High-speed rail, Public facilities, housing price