Comparison of Factors Affecting the Plot Value According to Participants and Provinces

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SUMMARY

The values of land in market conditions should be estimated in a healthy way as recent. A lot of studies have been conducted especially interested in advanced valuation methods of mass real estate valuation. It is observed that these studies take into consideration different criteria. When the criteria are grouped by making a list of them, there are a lot of criteria based of legal, physical, locational and neighbourhood features. These criteria were transformed question form and survey application was actualized in Ankara, Konya and Kayseri provinces of Central Anatolia Region. Participants are consisted of experts that work on real estate valuation and citizens that play a role in real estate purchases and sales. It is discovered ten factors affecting the value of land as a result of factor analysis.

In this study, factors are compared according to participants and provinces and researched different between the experts and the citizens with Independent Sampling t-Test. Some factors are seen significantly different between them. However, it is determined that factor points of experts were higher than factor points of citizens. Whether factors are different between Ankara, Konya and Kayseri provinces or not, is tested with ANOVA according to experts/citizens. According to analysis results, there is significantly different between them in some factors.

Keywords: Criteria of real estate valuation, survey, factor analysis, t-Test and ANOVA.

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