

NAME OF RESEARCH: **Housing Market, Its Regional Differences and Relations to Social Structure (1996-1997)**
Research Number:
Language Version: English
AVAILABILITY: This file is available under the standardised conditions.

INFORMATION ABOUT RESEARCH

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The research was conducted by a research team, based at the Institute of Sociology (SoÚ AV ÈR), that engages in local and regional problems. The research was part of the following grant project: "Housing Market, Its Regional Differences and Relations to Social Structure." The holder of the research was RNDr. T. Kostelecký. Data collection in the field was organised by the Institute of Sociology with the co-operation of regional universities.

Year of Data Collection: from the end of 1996 until the beginning of 1997

Research Topic:

The empirical research was focused on the acquisition of regional differences of housing prices overview. It was particularly focused on the data collection concerning the market costs of housing; prices of the flats of all categories of ownership and prices of family houses. The research was held in the all regions of the Czech Republic. The basic characteristics of the house or the flat were also recorded, such as the location, size, quality, ownership relations and other characteristic that may influence the price. The basic source of information about the costs on the housing market were advertisements in the appropriate regional advertisement press and information published by estate agents. The supply and demand were followed separately.

Two other surveys were conducted under the "Housing Market, Its Regional Differences and Relations to Social Structure" study.

People on the Housing Market (1996-1997)

Concurrently with the research a telephone inquiry was conducted with those people who had stated their telephone number in the advertisement.

Situation of Newly Married Couples on the Housing Market (1997)

Empirical research of newly married young couples.

Data from both researches are available in the data archive.

Methodology:

Content analysis of information sources on housing market.

1. Advertisements in the press

Specialised advertising press predominant in the studied regions was surveyed. Data from advertisement press were collected weekly during the period of six months, respectively, from the beginning of September 1996 until the end of February of 1997. Twenty three periodicals were used altogether, out of which eight was focused purely on advertisement. Only those advertisements that contained information on the size, locality and price of the housing were analysed. Others were excluded from the analysis. Twelve people collected the data from advertising press in the field, each in the territory of the region: both of the Moravian regions, the territory of North Bohemia and West Bohemia were divided into two regions.

2. Information collected from real estate agents.

Information from selected real estate agents were collected monthly during the period of six months. Fourteen estate agents co-operated.

3. Characteristic of existing housing fund, characteristics of the territory and population in districts.

Data Collection:

A network of co-operators, - university students from the entire country, who collected data in the field for the period of half a year - was established under the methodological and organisational supervision of researches from the Institute of Sociology AV ÈR. Information on more than 22,000 cases were collected. After the final checking and elimination of incomplete and duplicated data 12,943 records on prices on the side of supply and 8,745 records on the side of demand remained.

Final Data Version:

The difference about rentals and purchases on the one side and the supply and demand on the other side is made. The outcome of the study are four types of data for every of the observed regions:

1. Flats and family houses for rent - supply.
2. Flats and family houses to let - demand.
3. Flats and family houses to sell - supply.
4. Flats and family houses to buy - demand.

Corresponding data files:

crbyty.sav	8,240	purchase and sale of flats
crdomy.sav	6,945	purchase and sale of family houses
crnajmy.sav	6,503	rental of flats and family houses
crkuppro.sav	15,185	combined file for flats and family houses purchase and sale
reg_bydl_vse.sav	21,688	combined file, all types of data

All of the data files have the same structure containing the following items: whether it is a flat or house; locality (municipality or district); number of the rooms; area in square meters, legal status of a flat or a house, type of ownership, flat or house category (I - IV); price offered or price required, in case of rental - a monthly rent; the source of information (newspaper or estate agent); month in which the data was collected and additional information (e.g. flat facilities, size of the estate, etc.).

Representativity:

The collected data do not fulfil the requirements of statistic representativity. Selected methodology conform to to organisational and financial possibilities of the project. The objective was to ensure maximum accountability of the collected sample.

Main limitations:

1. Information on situation on the housing market in small municipalities is underrepresented. In smaller municipalities there is (1) relatively smaller mobility of the population and thus less ownership changes of flats or family houses takes place; and (2) real estate trade is not so often negotiated through real estates agents or through advertising.
2. For a large number of advertisements the price was not stated. Therefore they were not included in the file. Despite this fact the research team does not assume that the prices of the transactions carried out on the basis of advertisements without the stated price and of the transactions carried out on the basis of advertisements with the stated price would differ considerably.
3. Prices stated in the advertisement may not correspond with the final price negotiated between the buyer and the seller.