

STATISTICAL ANALYSIS OF PRICE EVOLUTION FOR RESIDENTIAL LAND OF URBAN CADASTER OF IASI

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Abstract

In the last years the financial crisis has touched all areas of activity but we can say that especially the residential segment and is far from land to recover and register significant price declines throughout the national territory. Especially the land for real estate developments is a relative potential resource or very high speculative limited but for this type of property investment appetite led to a particularly being well above their real value during real estate "bum" period. The residential land market can be defined as the interaction between persons (individuals or companies) that change property rights against other assets such as cash. This market is defined based on the type of property, the potential to produce income, location and investors characteristics. The residential land market has experienced a downward trend in recent years due to the global financial crisis with a stagnation tendency. Thus, was noted that property values have continued to decrease in recent years in Romania, but in a slower tempo. One of the consequences of the national economy general decline can be assimilate with continues degradation of housing built quality and quantity. This is due, primarily, by the impossibility of individuals persons or companies to maintain a high quality standard. The purpose of this paper is to present a statistical analysis of prices evolution for urban residential land market of Iasi. Thus we present the evolution of prices for the years 2012 - 2013 for urban residential land market of Iasi.

Key words: residential urban land estate market, statistical analysis, prices evolution