
基于因子分析法的长治市房价问题研究

摘 要

住房问题是民生问题。如今房地产业已从我国，大型城市开始向中小型城市转移，成为了全民关注的焦点议题之一。

山西省长治市作为我国的中小型城市之一，近年来，经济突飞猛进，社会体系不断完善，住房问题也得到了保障。但是长治市房价的增长速度远高于长治市居民收入的增长速度，这一现象易引发一系列的社会问题。所以，研究长治市的房价很有意义，对我市相关政策法规的制定、企业的投资规划以及居民的投资理财都有很大的帮助。

本文以长治市近几年的房价为研究对象，选取了7个研究变量，收集了2010—2019年的相关数据，用SPSS软件实证分析了房价的影响因素，得出结论，提出相应的对策和合理化的建议。

关键词： 房价；房价影响因素；因子分析；SPSS

Research on Housing Price Problem in Changzhi City Based on Factor Analysis Method

Abstract

Housing is a livelihood issue. Now the real estate industry has been transferred from the large cities to the small and medium-sized cities, which has become one of the focal issues of the whole people.

As one of the small and medium-sized cities in China, Changzhi City in Shanxi Province. In recent years, the economy has made rapid progress, the social system has been constantly improved, and the housing problem has been guaranteed. However, the growth rate of housing price in Changzhi City is much higher than the growth rate of residents' income in Changzhi City, this phenomenon is apt to cause a series of social problems. Therefore, it is meaningful to study the housing price in Changzhi City, the investment planning of enterprises and the investment and financial management of residents.

This paper takes the housing price of Changzhi City in recent years as the research objects, selects seven research variables, collects relevant data from 2010 to 2019, using SPSS software to empirically analyze the influencing factor of the housing price, draws a conclusion, and puts forward corresponding countermeasures and

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