

INTISARI

Rumah merupakan salah satu kebutuhan pokok manusia. Pemenuhan kebutuhan hunian merupakan indikator kesuksesan suatu Negara dalam memenuhi salah satu kebutuhan pokok penduduknya. Penelitian ini bertujuan untuk: 1) menganalisis perkembangan harga properti residensial di Indonesia berdasarkan tipe properti; dan 2) menganalisis determinan harga properti residensial di Indonesia berdasarkan tipe properti. Data yang digunakan pada penelitian ini adalah data panel tahun 2003–2020 di lima ibukota provinsi di Indonesia, yaitu Bandung, Semarang, Surabaya, Yogyakarta, dan Denpasar. Alat analisis yang digunakan adalah analisis statistik deskriptif dan analisis regresi data panel. Berdasarkan hasil analisis deskriptif menunjukkan bahwa harga properti residensial di lima kota besar di Indonesia cenderung mengalami peningkatan. Tipe properti residensial menengah cenderung mengalami peningkatan lebih besar dibandingkan dengan tipe properti residensial lainnya. Pada tipe properti residensial kecil, Kota Surabaya menduduki posisi rata-rata tertinggi sedangkan Kota Denpasar menduduki posisi rata-rata terendah harga properti residensial. Pada tipe properti residensial menengah, Kota Surabaya menduduki posisi rata-rata tertinggi, sedangkan Kota Yogyakarta menduduki posisi rata-rata terendah harga properti. Pada tipe properti residensial besar, Kota Surabaya menduduki posisi rata-rata tertinggi, sedangkan Kota Semarang menduduki posisi rata-rata terendah harga properti residensial. Berdasarkan hasil analisis regresi data panel menunjukkan bahwa hanya variabel PDRB per kapita yang berpengaruh pada harga properti residensial di semua tipe properti, baik tipe kecil, menengah, maupun besar.

Kata Kunci: determinan, properti, residensial, regresi

ABSTRACT

The house is one of the basic human needs. The fulfillment of housing needs is an indicator of the success of a country in meeting one of the basic needs of its population. This study aims to: 1) analyze the development of residential property prices in Indonesia by property type; and 2) analyze the determinants of residential property prices in Indonesia by property type. The data used in this study is panel data for 2003–2020 in five provincial capitals in Indonesia, namely Bandung, Semarang, Surabaya, Yogyakarta, and Denpasar. The analytical tools used are descriptive statistical analysis and panel data regression analysis. Based on the results of the descriptive analysis, it shows that the prices of residential properties in five major cities in Indonesia tend to increase. Medium residential property types tend to experience a greater increase compared to other types of residential properties. In the type of small residential property, Surabaya City occupies the highest average position, while Denpasar City occupies the lowest average position in residential property prices. For medium-sized residential properties, the City of Surabaya occupies the highest average position, while the City of Yogyakarta occupies the lowest average position in property prices. For large residential property types, the City of Surabaya occupies the highest average position, while the City of Semarang occupies the lowest average position of residential property prices. Based on the results of panel data regression analysis, it shows that only the GRDP per capita variable has an effect on residential property prices in all types of property, both small, medium, and large types.

Keywords: *determinant, property, residential, regression*