



INTISARI

Pengaruh infrastruktur terhadap harga properti tidak selalu sama. Penelitian ini menganalisis pengaruh jarak ke akses keluar masuk jalan tol Solo—Yogyakarta—YIA Kulon Progo (baik berupa pintu tol atau *ramp on/off*) terhadap harga tanah di sekitarnya khususnya yang berada di Kabupaten Sleman. Analisis dilakukan menggunakan *Hedonic Price Model (HPM)* dengan menggunakan data *cross section* serta dilakukan analisis regresi *Ordinary Least Square (OLS)*. Hasil analisis menunjukkan bahwa jarak ke pintu tol atau *ramp on/off* berpengaruh signifikan secara statistik dan positif terhadap harga tanah. Semakin jauh maka harga tanah semakin rendah, semakin dekat maka harga semakin tinggi.

Kata kunci: jalan tol Solo—Yogyakarta—YIA Kulon Progo, harga, tanah, *Hedonic Price Model (HPM)*



ABSTRACT

The impact of infrastructure on property prices is not always uniform. This study analyzes the effect of distance to access points of the Solo-Yogyakarta-YIA Kulon Progo toll road (including toll gates or on/off ramps) on land prices in the surrounding areas, specifically in Sleman Regency. The analysis was conducted using the Hedonic Price Model (HPM) with cross-sectional data and an Ordinary Least Square (OLS) regression analysis. The results indicate that the distance to toll gates or on/off ramps has a statistically significant and positive effect on land prices. The farther the distance, the lower the land price, and conversely, the closer the distance, the higher the price.

Keywords: Solo-Yogyakarta-YIA Kulon Progo toll road, price, land, Hedonic Price Model (HPM)