

Perumahan sebagai tempat tinggal merupakan kebutuhan utama manusia yang memiliki peran penting dalam kualitas hidup dan status sosial ekonomi masyarakat. Berbagai faktor mempengaruhi harga jual perumahan, termasuk sarana prasarana di sekitarnya. Secara teori, semakin lengkap dan beragam sarana prasarana, harga perumahan akan semakin tinggi. Namun, kondisi di lapangan menunjukkan adanya perbedaan di mana beberapa perumahan dengan sarana prasarana yang terbatas tetap memiliki harga yang tinggi dan begitu juga sebaliknya. Oleh karena itu, penelitian ini dilakukan untuk mengetahui sejauh mana pengaruh keberadaan sarana dan prasarana penunjang hunian terhadap harga jual perumahan, khususnya di Kecamatan Depok dan Mlati yang mengalami pertumbuhan perumahan cukup pesat. Sarana prasarana seperti fasilitas pendidikan, kesehatan, ibadah, perdagangan, ruang terbuka, dan transportasi umum secara teoritis dianggap mampu meningkatkan nilai suatu hunian. Namun, hasil penelitian menunjukkan bahwa pengaruh tersebut tidak signifikan.

Rangkaian uji dilakukan dalam tiga tahap dengan variasi jumlah sampel dan penyesuaian radius pengamatan. Hasil uji menunjukkan bahwa tanpa penggunaan variabel kontrol, sarana prasarana hanya memberikan pengaruh yang sangat kecil terhadap harga jual perumahan. Faktor lain yang ditemukan lebih mempengaruhi harga jual perumahan adalah tingkat aksesibilitas wilayah serta preferensi penghuni. Dari temuan ini, diketahui bahwa keberadaan sarana prasarana tidak serta-merta menjadi penentu utama harga jual perumahan. Harga rumah dipengaruhi oleh kombinasi berbagai faktor dan bersifat kontekstual tergantung pada karakteristik kawasan. Oleh karena itu, dalam perencanaan kawasan permukiman, diperlukan pendekatan yang mempertimbangkan berbagai aspek lokal secara menyeluruh, tidak hanya terpaku pada penyediaan sarana prasarana semata.

Kata Kunci: Aksesibilitas, Faktor, Harga Perumahan, Klasifikasi, Preferensi Penghuni, Sarana Prasarana

ABSTRACT

Housing as a place to live is a primary human need that has an important role in the quality of life and socio-economic status of the community. Various factors influence the price and classification of housing, including the surrounding infrastructure. In theory, the more complete and diverse the infrastructure, the higher the price of housing. However, conditions in the field show a difference where some housing with limited infrastructure facilities still have high prices and vice versa. Therefore, this study was conducted to determine the extent of the influence of the existence of residential supporting facilities and infrastructure on the selling price and classification of housing, especially in Depok and Mlati Sub-districts which are experiencing rapid housing growth. Infrastructure facilities such as education, health, worship, trade, open space, and public transportation facilities are theoretically considered capable of increasing the value of a residence. However, the results showed that the effect was not significant.

The series of tests were conducted in three stages with variations in the number of samples and adjustments to the observation radius. The test results show that without the use of control variables, infrastructure facilities only have a very small effect on the selling price and classification of housing. Other factors that were found to be more influential on the selling price of housing were the level of accessibility of the area as well as residents' preferences. From these findings, it is known that the presence of infrastructure facilities is not necessarily the main determinant of the selling price of housing. Housing prices are influenced by a combination of factors and are contextual depending on the characteristics of the area. Therefore, in planning residential areas, an approach that considers various local aspects as a whole is needed, not just focusing on the provision of infrastructure facilities alone.

Keywords: *Accessibility, Factors, Housing Prices, Classification, Resident Preferences, Infrastructure Facilities*