

Analysis of Spatial Heterogeneity of Residential Prices in Guangzhou: An Actual Study Based on Poi Geographically Weighted Regression Model

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Abstract : Guangzhou's housing prices have declined for a long time compared with the other three major cities. As Guangzhou's housing price ladder increases, the influencing factors of housing prices have gradually attracted attention. This article attempts to use housing price data and POI data and uses the Kriging spatial interpolation method and the geographically weighted regression model to explore the distribution of housing prices and the impact of factors. Caused, especially located in Huadu District and the city center. The response is mainly obvious in surrounding areas, which may be related to housing positioning. Economic POIs close to the city center have stronger responses. The factors affecting housing prices provide this method, which is conducive to the management and macro-control of relevant departments, better meets the demand for home purchases, and realizes financing-side reforms.

Keywords : housing prices, spatial heterogeneity, Guangzhou, POI

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