

A Study on the Analysis of Perceptual Large Numbers in the Prices of Taipei Houses

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Abstract—The current situation in Taiwan is declining. With the rapid development of transportation, the transportation is convenient, and the price of housing is gradually rising. Many people are afraid to buy houses. Because of their low income, they have returned 16 years ago's salary. This salary is a shopping house, and it is a great burden for ordinary families. To understand the problem of high prices, the Government has tried to analyze and understand the main factors that have led to the change of the property price and the property price ratio (PIR). The price ratio (PIR) needs to be more meaningful than the reasonable price of the house. According to the research report, it is clear that living in Taipei City must not eat or drink for 8 years, and other areas must not eat or drink for 6.5 years in order to buy an house, It sounds simple, but it is not true, so when you read these facts, you should read them according to a person's perspective. Many people feel that the house they buy is too expensive, too small or too far away, so the issue of a reasonable price has once again been raised for discussion. Therefore, the cost of shopping for property buyers and investors is a very important consideration. This study uses big data analyze software to explore the price changes of the capital of Taiwan, Taiwan, and to further analyze the changes in the value of housing transactions between Taipei City and New Taipei City in each month of the year. And to explore the possible reasons for the dramatic changes in housing prices and the impact factors of related issues, the government has provided the relevant government departments and researchers to take part in the examination.

Index terms—Price Ratio (PIR), Property Tax, Taiwan Six City, and Visualized Analysis Chart

I. BACKGROUND AND MOTIVATION

Nowadays, most of the rental families, everyone is shouting house prices, can not afford to buy the house, so they want to understand the volatility of the price of the house. In recent years, due to the influence of politics and economic and economic conditions, the domestic house price has become worse and worse. The price of the



Figure 1. The Six City house sell statistics

houses in each of the districts is still led by Taipei City, but the decline in the price of the house is also the largest. The North and the north are going down, and the rest of them are still rising. Considering the many different factors in the future, it is still difficult for the housing market to change the current state of affairs. In the past year, the government has implemented a series of "building houses and housing measures," and the relationship between the nine elections, so that the prices of the houses in the area will have a return, in which the North and the north are the most obvious.

II. PURPOSE OF THE STUDY

The purpose of this study is to analyze the state of DWF by analyzing the data of the map data based on the data, and then use these data as a tool for exploration. The market development of DWF. For those who invest in property, the most important issue they care about is whether the changes in the price of the post-development housing market in a high-density city will affect the well-being of the residents. Therefore, we collect data, consolidate data, and discuss the analysis and make a conclusion. For the benefit of investors or people who want to buy a house.

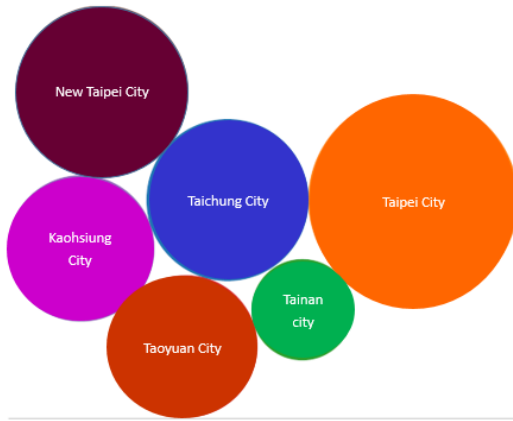


Figure 2. Six city Transaction volume statistics

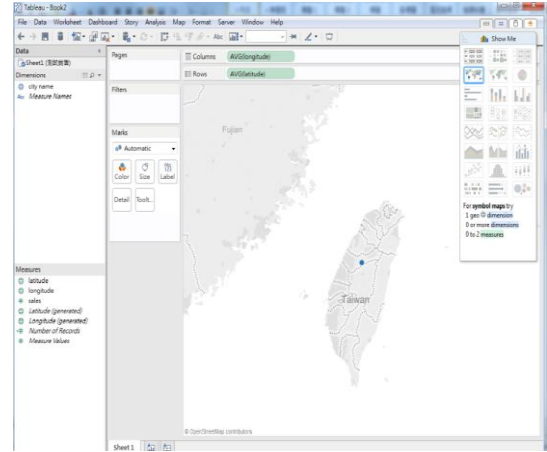


Figure 3. TABLEAU Software

Peng [1] point out there is a long-term equilibrium relationship between the price and the amount of money supplied, the number of empty houses, and the amount of the construction surface in the north of the city or in the north of the country. Lin [2] found that the transportation convenience of the MRT station was an important factor in raising the price of the house. Therefore, it is found that the effect of the school characteristics on the price of the house will be reduced by the distance from the school. And the convenience of transportation is to raise the price of a house in a non-exclusive area. Hong [3] study the difference between the housing price within the area of the research area and the housing price around the impact of the vehicle station, and the impact of the road width of the housing on the price of the house. In addition, the number of changes in the addition of the MRT line to explore the impact of different MRT stations within the range of the housing price and the impact of its MRT station on the outside housing price difference. Ren [5] using various types of map and form file functions such as data prediction, data manipulation and data exchange, and meter plate, the large number of data data is completed in just a few minutes to analyze the unclosed connection of the source of the data. Perfect integration.

III. RESEARCH METHODS AND PROCESSES

A. Methods

This topic plans to use perceptual large number data analysis software TABLEAU progress analysis shown in Figure 3, connecting Excel, access, SQL Server database, and many other small volume data analysis shows that Taiwan map, map, direct map to carry out research analysis.

B. Research process

This special topic plan is to facilitate the shopping of house owners to understand the changes in the price and price of the Taiwanese house, to collect relevant data, and to collate and consolidate them. It is only after the analysis of the two parts of the paper and the majority of the data that we learned about the change in the price of the six capital houses.

IV. DATA AND OUTCOME ANALYSIS

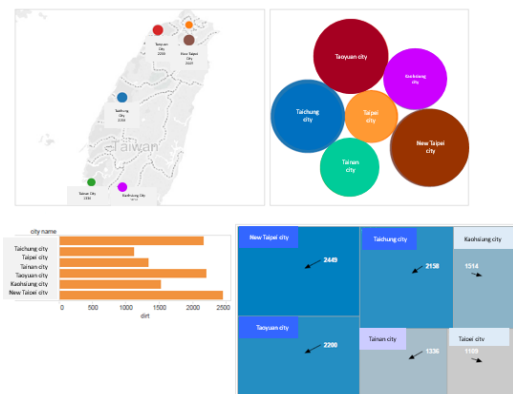


Figure 4. Analysis of Plate Plates for Land Trading Components



Figure 5. Analysis of MODs for Property Trading Components of the Liudu Estate

TABLE 1
NUMBER OF LAND AND BUILDING TRANSACTIONS IN SIX CITY

Locations	Transaction number	
	Land construction	Land construction
Taipei	1109	719
New Taipei	2449	1494
Taoyuan	2200	1054
Taichung	2158	1197
Tainan	1336	542
Gaoxiong	1514	930

From figure 4、figure 5 and table 1, it can be seen that the number of transactions in the new North, Peach Garden and Taichung premises is higher than the other three areas. According to the data, it is indicated that the number of non-industrial transactions in the country in 2013 was about 114,000. Among them, New Taipei city, Taoyuan and Taichung City accounted for 46 % of the total. Benefiting from the new North environment, the fast Yonghe section of the express road, the 65th line of the fast road, the launch of public infrastructure and the increasingly progressive impact of the life machine, driving the new North not to move the price grid, but also increased the buying of gas.

According to the disclosure of information according to the actual price, Taoyuan City has traded the highest number of areas in the first eight months of 2014 in Taiwan, and the total number of transactions is 4,576. Due to the impact of the construction of the airport, the launch of the Peach Park Aviation City, the launch of the public infrastructure and the upgrading, the number of transactions in the estate was increased. The high population density, coupled with the proximity of Taipei City, has attracted many buyers. After the express road No. 74 in Taichung, the price of the road shopping district along the road was brought together with the purchase of gas, as well as major construction projects and builders to purchase land, resulting in increased land acquisition costs and high housing prices.

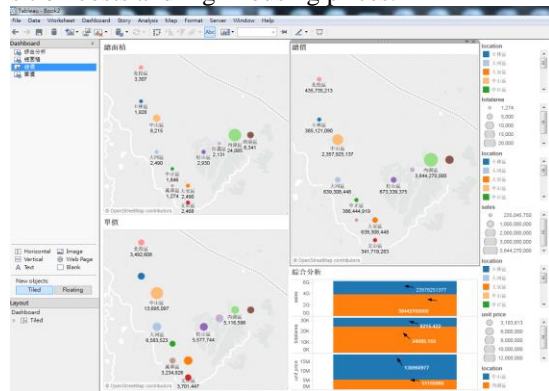


Figure 6 Taipei Ceremony Map

After the opening of the MRT line of Wenshan on March 28, 2000, many people went to buy a house there

after opening. Because of the large size and price, it was also cheaper for other areas in Taipei City. Therefore, many people bought houses there. After waiting for the price of the house to rise, the speculation of the property to make a profit increase in income, according to the above figure, the total area of the inner lake area is also larger than other areas, up to 24085 square meters, which is also after the MRT opening. One of the places where so many people buy a house.

Due to the highest prices in Zhongshan District, it is stated that the demand for houses in Zhongshan District is very much in line with the expectations of consumers. It is not only convenient for transportation, but also conforms to the high standard of living. Many people also buy houses, fried premises, and earn large amounts of profits in Zhongshan District. The Zhongshan area where the value of water is high is one of the places where many people dream of living.

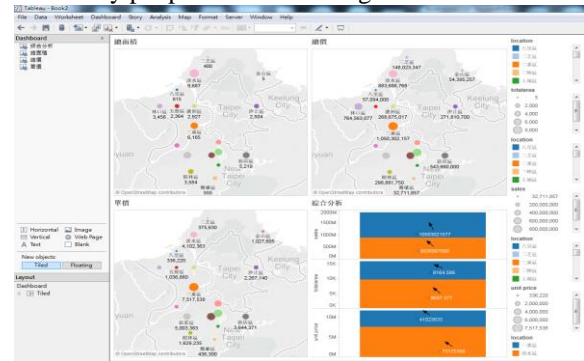


Figure 7. New North Ceremony Map

Because of the high price of the house in Taipei city and the high impression of many people on the price of the house in Taipei city, the city of Taipei, where the price of the house is comparable, has become the first choice for many people to shop in the city. From the above map, it can be seen that freshwater and triple-area areas are obviously hotter than other areas. In the government's plan, freshwater belongs to the landscape area, the living environment, although the value-added space is limited, but it can be lived comfortably. Many people are still willing to buy.

The Sanchong District from Taipei City by only one bridge. It can divide many business districts with many patterns, such as the Tiantai shopping district of the Tiantai Plaza in the second section of the re-road, and the Jimei shopping district of the Jiyun Station in the Jiechi Station. With the rapid development, near Taipei City, In addition, many builders have played the "bridge of one bridge, half of the price of the house, so that many shopkeepers are willing to try to see."

V. DOUBLE NORTH MAP

TABLE 2
MONTHLY ANALYSIS PER FLAT PRICE

Month	12	1	2
Taipei	15145464	30231056	8746952
New Taipei	15482936	4541890	11604434

Figure 8 and table 2 shows that the New Taipei City and Taipei City were almost the same for each flat price in December, and by January of this year, New Taipei City had drastically reduced the price per flat, and Taipei City had reached one. More than 3,000 pings, and by February, it fell sharply. The new North reaches about 10 million pings, and I predict the future of the two sides of the North. It may be that both sides will fall back and return to the water standard a year ago. With the growth of the water standard, the price of goods will rise. Look. The price of the house in Taipei City and New Taipei City may not go down in the future.

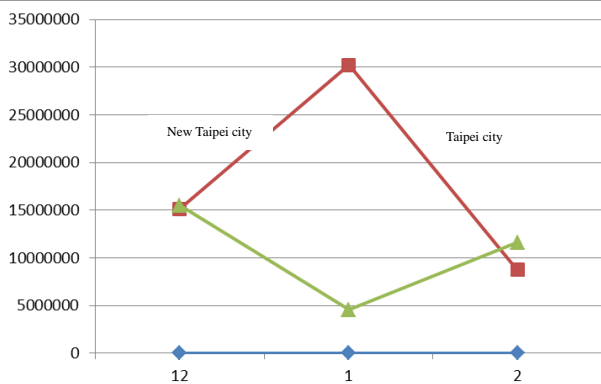


Figure 8. North North

VI. CONCLUSIONS

From the situation map, it can be seen that the future will fall, and from the unemployment rate or personal income, many people have gradually become afraid to buy a house, although now the longest money can be as high as 30 years. However, depending on the rate of growth and the fact that many people still can't find work, the house price has been declining, and the population has gathered in the North. The high water consumption in the North has caused the people in the south-central region to move up. Work to earn rent,

Such a heavy burden makes many people only dare to rent a house and dare not buy a house. They are rich people who are speculating on property. When it leaves, Taiwan's weak and strong society will be able to sell the house at the price of the house. The house in the North can not be sold out. Judging from the analysis of the ritual board, only the Neihu and Zhongshan houses in Taipei are sold better than each other. As far as the trading volume in other areas is concerned, no one has bought it at all, and the price of the new North House is only Danshui and Sanchong than more people to buy houses.

Due to the speculation of housing prices, there is no market value, and there are too many empty houses. The young population has been reduced year by year due to low birthrate. The aging population has caused the elderly to leave their own houses, concentrate on care in residential homes, and Taiwan's salary has been low. As a result of the migration of the working population, All these reasons will affect the price of the house, and the guidance has caused the price of the house to fall.

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