


Determinants of Pricing of New Condominiums in Proximity to a Bangkok Transit System: A Case of the Sukhumvit Line Using Web-Based Data

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Abstract

A condominium's structural characteristics and its proximity to certain locations play a role in its pricing. Yet, no study has examined how the selected variables from the two groups could determine the pricing of new condominiums along the BTS Sukhumvit track. The study was thus an attempt to serve this purpose. Using the data from one real estate website, the regression analysis confirmed the significant effects of the structural attributes and the distances to the nearest BTS stations on the pricing. In addition to extending insights into the determinants of the pricing, real estate developers may apply the findings to alter their pricing operation.

Keywords—Pricing, New Condominiums, Sukhumvit, Bangkok Transit System, Proximity