

Evaluation of residential property prices

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Abstract: First part of this paper is about appreciation change in settled apartments structure by law ground of using during years 2001-2010. It was determined by summation people, houses and apartments from these years. Next it was described institutions, which have realized prices of residential apartments in their portfolios. Then there was long-term analysis about bid prices of residential apartments for better information during 2009-2011. After general begging there is solving realized prices of apartments in selected regions in Czech Republic. Actual realized prices of apartments were compared with the bid prices in a particular locality. Currently, the published bid price of apartments, which is different from realized prices were accorded to various opinions within the range 10-20%. It is difficult to obtain reliable information about realized prices. Therefore it was analyzed concrete passing sales agreements on the management of cadastral offices. These contain much valuable information, including the realized prices. It was analyzed data about changes of ownerships, which was realized during 2011 – 1. Q. 2012. The difference between the actual realized and bid prices and also realized price are in the economic depression important information for the lay public and experts.

Key words: Realized price, bid price, apartment

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