

REAL ESTATE PRICES

NURTILEU ASSYMKHAN
BEXULTAN ZADAGEREY
NARGIZ KANIYEVA



01

Challenge

- Financial stability and real estate price fluctuation
- Shortage of housing stock
- Early withdrawal of pension funds
- Not enough residential facilities are being built in the regions

02

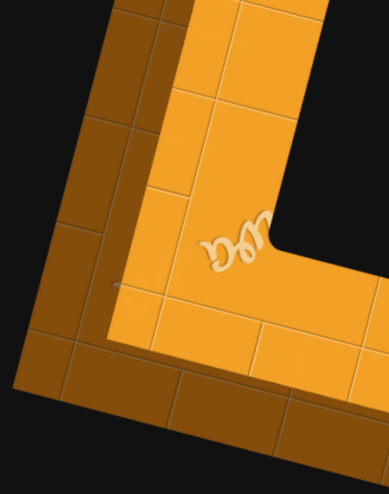
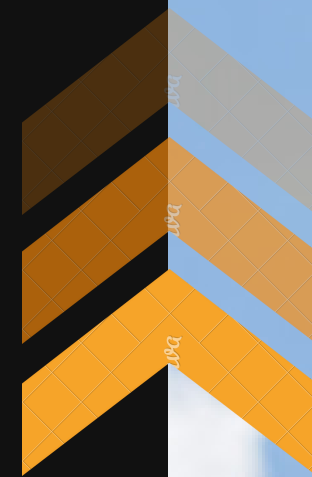
Impact

- Development of the mortgage market
- Artificially inflating the cost
- Building materials prices
- The location of the apartment affects the price

03

Solution

- Using dashboards to monitor the impact of disruptive events on the real estate market.



MAIN GOALS



We can reveal the correlation of factors that affect the price.

General overview of the market itself and demand.

Providing the sample for the purchase / sale of houses.



Questions

01

How cheap mortgages can negatively affect the economy of Kazakhstan?

02

Is the market expecting a slowdown in construction and a decrease in demand for real estate?

03

How has the conflict between Russia and Ukraine affected the housing market in general?

04

What will happen to real estate prices in Kazakhstan by the end of the year?

	Residential buildings put into operation, sq. meters total area	In % to the corresponding period of the previous year	Of them population	in % to the corresponding period of the previous year	Number of apartments, units	In % to the corresponding period of the previous year
The Republic of Kazakhstan	8 839 414	98,8	4 190 784	103,7	74 514	96,4
Abay Region	129 593	100,6	63 373	86,4	1 065	96,6
Akmola Region	399 933	105,5	232 508	81,2	3 290	120,9
Aktobe Region	503 223	103,1	300 178	112,0	3 198	95,2
Almaty Region	635 258	121,0	536 294	114,8	5 174	120,9
Atyrau Region	501 272	87,7	341 110	83,7	4 009	91,1
West Kazakhstan Region	320 610	106,1	128 495	80,7	1 915	88,4
Zhambyl Region	385 435	103,4	331 782	112,6	2 806	91,6
Zhetisu Region	116 595	84,2	103 545	103,6	874	70,1
Karaganda Region	281 500	109,0	78 337	103,2	2 489	109,0
Kostanay Region	301 423	101,2	123 592	114,3	2 433	99,9
Kyzylorda Region	456 411	103,0	442 208	112,4	2 095	89,3
Mangistau Region	573 779	70,9	316 786	91,9	3 868	62,7
Pavlodar Region	151 244	113,8	80 044	93,0	1 124	98,4
North Kazakhstan Region	107 334	103,0	60 302	65,9	983	126,5
Turkestan Region	486 151	133,7	317 589	103,4	3 895	144,8
Ulytau Region	25 347	50,9	11 652	45,6	227	63,2
East Kazakhstan Region	145 141	107,5	63 934	92,6	1 371	120,5
Nur-Sultan	1 678 678	93,8	60 958	103,2	18 687	96,7
Almaty	1 213 622	92,5	372 797	114,9	11 853	90,2
Shymkent	426 865	123,0	225 300	224,7	3 158	100,9

DATASET

Sources:

1. **Agency for Strategic planning and reforms of the Republic of Kazakhstan Bureau of National statistics:**
<https://stat.gov.kz/official/industry>
2. **National Bank of Kazakhstan:**
<https://nationalbank.kz/en/news/ipotechnoe-kreditovanie-naseleniya-v-regionalnom-razreze/rubrics/1795>
3. **Video material:**
<https://www.youtube.com/watch?v=gREBpn2Huyl>



Hypothesis:

Checking:

- Standard connections
- The connection of internal migration with real estate prices
- The connection of outward migration with real estate prices
- Try to rule out inflation and look at the data again
- Use data from hotels to understand how bad things are

Қазақстан Республикасына келгендер саны																			
																			адам
	2021												2022						
	қаңтар	ақпан	наурыз	сәуір	мамыр	маусым	шілде	тамыз	қыркүйек	қазан	қараша	желтоқсан	қаңтар	ақпан	наурыз	сәуір	мамыр	маусым	шілде
Барлық халық																			
Қазақстан Республикасы	626	772	668	787	809	933	814	930	907	1 054	1 259	1 423	1 291	1 578	1 239	1 014	1 105	1 060	1 085
Абай	-	-	-	-	-	-	-	-	-	-	-	-	9	13	7	6	21	5	27
Ақмола	12	18	17	12	15	19	19	17	11	23	17	19	8	20	20	19	11	28	10
Ақтөбе	58	19	16	51	28	46	20	69	40	51	44	56	28	29	30	8	7	26	38
Алматы	22	13	20	10	21	24	13	23	18	23	32	9	32	192	149	163	229	160	196
Атырау	15	23	23	43	43	47	29	20	16	38	55	48	15	59	12	18	29	29	52
Батыс Қазақстан	11	8	6	7	6	6	11	12	17	24	15	13	0	6	10	14	6	14	11
Жамбыл	7	35	16	30	35	22	27	28	16	5	24	26	17	57	41	23	62	30	38
Жетісу	-	-	-	-	-	-	-	-	-	-	-	-	6	13	9	8	3	3	6
Қарағанды	18	28	23	29	12	24	21	18	17	20	20	21	52	26	27	28	21	33	38
Қостанай	47	53	60	53	61	76	75	55	81	32	76	63	51	67	60	39	54	54	74
Қызылорда	2	0	0	1	0	3	1	0	0	0	4	3	0	0	1	1	5	1	0
Маңғыстау	88	127	162	71	227	166	182	230	291	336	336	514	615	420	282	202	154	128	113
Павлодар	45	18	24	27	28	62	46	37	51	31	67	41	29	42	48	30	30	61	51
Қазақстан Республикасының ішіндегі келгендер саны																			
																			адам
	2021												2022						
	қаңтар	ақпан	наурыз	сәуір	мамыр	маусым	шілде	тамыз	қыркүйек	қазан	қараша	желтоқсан	қаңтар	ақпан	наурыз	сәуір	мамыр	маусым	шілде
Барлық халық																			
Қазақстан Республикасы	78 664	66 796	60 396	52 550	56 117	65 767	68 189	76 076	60 945	53 881	58 852	58 279	58 876	68 296	52 767	70 819	57 041	67 177	65 559
Абай	-	-	-	-	-	-	-	-	-	-	-	-	1 071	1 276	963	1 267	1 078	1 279	1 206
Ақмола	2 192	2 114	2 196	2 179	2 480	2 447	2 469	2 673	2 347	1 853	2 216	1 999	2 137	2 289	1 961	2 300	1 916	2 612	2 361
Ақтөбе	2 951	2 357	2 217	1 790	2 170	2 537	2 776	2 812	2 376	1 901	2 119	2 040	2 114	2 301	1 810	2 448	2 135	2 597	2 532
Алматы	8 498	8 286	7 136	5 767	6 467	7 998	7 476	8 445	7 036	5 878	6 811	7 277	5 271	6 990	5 124	7 164	5 294	6 790	6 380
Атырау	1 736	1 443	1 371	1 369	1 550	1 676	1 721	1 954	1 433	1 217	1 314	1 327	1 362	1 505	1 138	1 722	1 325	1 597	1 610
Батыс Қазақстан	2 185	1 777	1 579	1 382	1 552	1 755	1 959	2 397	1 940	1 845	1 917	1 692	1 697	1 979	1 533	2 096	1 686	2 052	2 029
Жамбыл	3 453	3 082	2 859	2 403	2 268	2 582	2 807	3 335	2 412	2 027	2 136	2 168	2 361	2 794	2 168	2 965	2 045	2 253	2 570
Жетісу	-	-	-	-	-	-	-	-	-	-	-	-	1 328	1 867	1 455	1 936	1 414	1 367	1 200
Қарағанды	3 379	2 859	2 797	2 455	2 646	3 330	3 161	3 419	3 032	2 665	2 856	2 676	2 208	2 478	2 031	2 672	2 139	2 710	2 411
Қостанай	1 917	1 707	1 818	1 493	1 662	2 318	2 287	2 385	2 064	1 795	2 017	1 730	1 646	1 814	1 500	1 950	2 112	2 208	2 131
Қызылорда	2 669	2 081	1 758	1 363	1 274	1 485	1 635	1 768	1 423	1 388	1 517	1 521	1 624	1 884	1 314	1 820	1 327	1 560	1 814
Маңғыстау	2 972	2 503	2 357	2 260	2 344	2 639	2 671	2 939	2 104	1 955	2 050	2 020	2 240	2 730	1 812	2 450	2 004	2 354	2 600
Павлодар	1 808	1 610	1 676	1 450	1 584	1 917	1 996	2 277	1 871	1 339	1 535	1 476	1 464	1 698	1 382	1 721	1 544	1 820	1 701
Солтүстік Қазақстан	1 180	1 008	1 037	950	868	1 238	1 242	1 478	1 191	968	1 110	1 030	920	988	793	952	963	1 265	1 213

THANK YOU