



Says

What have we heard them say?
What can we imagine them saying?



Thinks

What are their wants, needs, hopes, and dreams?
What other thoughts might influence their behavior?



Feels

What are their fears, frustrations, and anxieties?
What other feelings might influence their behavior?



Does

What behavior have we observed?
What can we imagine them doing?



the housing market is of great importance to the economy.

house contruction and revonation boost the economy by increasing in aggregatebexpenditures, employment and the volume of house sales.

the patterns of price movement the impacts of credit constraint onhouse price,and thelarge-scale model selection for house price analysis

it is judged that sharly rising house prices have been a factor reducing home ownership rates because young , in particular,are squeezed out of the market dueto the difficulty in saving a 20 per cent deposit and then taliking on ever increasing mortgages to step into the market.



almost all of the analysis of metropolitan property market focuses on the problems associated with rising prices

The study also finds that stock market appreciation imparts a strong current and lagged wealth effect on housing prices.

ousing appreciation rats also are found to vary across areas because of location-specificfixed-effects;these fixed effects represent the residuals of housing price appreciation attributable to location

New pieces of information are found, which are deemed to facilitate decisio making for both policy makers andinvestors.

ollection of prices of new and resale houses located in the metropolitan areas of metropolitan

A directed acyclic graphs approach is used to identify the pattern ofprice movementsacross the clustered housing markets.