

The Effects of School Proximity and the School Social Index on Housing Prices

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Agenda

1. Motivation, Existing Literature & Research Question

Why school proximity and social indices matter.

2. Data & Methodology

Data used and our empirical model.

3. Results & Main Findings

Presentation and interpretation of our findings.

4. Limitations & Conclusion

Limitations of our work and concluding thoughts.

Motivation, Existing Literature & Research Question

Motivation

- **Personal Interest:** Analyzing the real estate market's reaction to various factors is particularly interesting from an economic standpoint, as it offers insights into market dynamics. Additionally, the topic is personally intriguing, adding an extra layer of motivation to explore it further.
- **Academic and Practical Relevance:** Housing markets are influenced by various social and economic factors, and school quality is also cited as an underestimated determinant of property values, especially in research (Seo and Simons 2009).

Motivation

Understanding the relationship between school distance, school quality and property prices can provide valuable insights for researchers and individuals interested in the real estate market.

Related Literature Background

Research Question

Research Question: How does the social index of schools influence housing prices, and does the proximity to schools modulate this effect?

Data & Methodology

Data

- **Housing Data:** Cross-section dataset for houses for sale published by the Research Data Center Ruhr (FDZ Ruhr) (RWI and ImmobilienScout24 2023).
- **School Data:**

Data used from both datasets refers to the year 2022.

Pre-Processing of Housing Data

Pre-Processing of School Data

Empirical Framework

References

- RWI, and ImmobilienScout24. 2023. “RWI Real Estate Data – Campus File Cross-Section.” RWI – Leibniz Institute for Economic Research. <https://doi.org/10.7807/immo:red:cross:v4>.
- Seo, Youngme, and Robert Simons. 2009. “The Effect of School Quality on Residential Sales Price.” *Journal of Real Estate Research* 31 (3): 307–28.