

# REAL ESTATE PRICES

NURTILEU ASSYMKHAN  
BEXULTAN ZADAGEREY  
NARGIZ KANIYEVA



01

02

03

## 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

## Impact

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

## Solution

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

# 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



# 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?

## Key parameters:

- **Building materials prices**
- **Mortgages: Interest Insertion, Special Offers**
- **External and internal migration**
- **Exchange rates**
- **Criminal environment**
- **Investments in housing construction**
- **Investments in fixed assets**
- **GDP by region**
- **Territory and density, population by region**
- **Wages of hired workers**

## 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>

# THANK YOU