Law of Real Estate Development in International Metropolises and Its Inspiration on Beijing

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Abstract: This paper conducts comparative study on real estate market development in international metropolises like the New York City, Tokyo, London, Hong Kong and Singapore. The main patterns and characteristics we have found: Real estate has significant contribution to economy and revenue; Housing inventory fit for the population size, government provided abundant public housing during 30 years house shortage time; The ratio of housing price and income kept at a reasonable range; Second-hand housing plays critical role in real estate market, and rent emerges as the important means of housing solution. We regard that there are the following trouble in the development of real estate in Beijing: House price bubble has been built because people neglect cycle; Accelerating urbanization enhanced demand pressure, Beijing is still in the phase of housing shortage; The ratio of housing price and income is too high; New house plays important role in real estate market, homeownership was still admired by peoples. Inspiration on Beijing: We should promote coordinated development within metropolitan area; Insist on commercial approach and activating inventory is very important; Do more work to promote affordable housing program; Guide public to form correct expectation and consumption behavior.

Key Words: Real Estate Market, Urbanization, Housing Price