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**Conference Paper**

## Interaction of Housing Values Between Districts of Istanbul: Case Study From 2001-2005

46th Congress of the European Regional Science Association: "Enlargement, Southern Europe and the Mediterranean", August 30th - September 3rd, 2006, Volos, Greece

**Provided in Cooperation with:**

European Regional Science Association (ERSA)

*Suggested Citation:* Arslanli, Kerem Yavuz (2006) : Interaction of Housing Values Between Districts of Istanbul: Case Study From 2001-2005, 46th Congress of the European Regional Science Association: "Enlargement, Southern Europe and the Mediterranean", August 30th - September 3rd, 2006, Volos, Greece, European Regional Science Association (ERSA), Louvain-la-Neuve

This Version is available at:

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## **46th Congress of the European Regional Science Association (ERSA)**

### **INTERACTION OF HOUSING VALUES BETWEEN DISTRICTS OF ISTANBUL: CASE STUDY FROM 2001-2005**

**Kerem Yavuz ARSLANLI\***, **Vedia Dokmeci\*\***, **Ferhan Gezici\*\*\***

*Istanbul is the largest city of Turkey. Its population increased from 1.002.085 to 12.309.190 between 1950 and 1990. Although the urban growth rates are slowed in the 1970s, it started to increase again in the 1980s. Both population and density of population are unequally distributed among the metropolitan regions. Population of the historical core is decreasing while the new settlements around the periphery increasing very rapidly. Istanbul is a rapidly growing city whose urban structure and socio-economic characteristics are constantly evolving. Housing values and Residential Location preferences of the population are continually adapting to its changing conditions. The aim of this paper is to examine residential location and housing value relations in Istanbul. In order to assess the degree of relation the Moran's I test of statistical distribution method is used. The dataset includes 4 municipalities and 963 sub-districts. From 2000 to 2005 the change in the sales prices of the house values after the 1999 earthquake and before the 2001 economic crisis to the real estate boom of 2004. Main aim to select the location on the Asian side of Istanbul to find a correlation in the highly residential part of Istanbul. Findings of the analysis indicates that residential location and housing values are correlated in low significance value in Moran's I test ( $R=0.5611$ ), but even this shows the positive interaction and one of the drawbacks of the dataset is to be on the Borders of the Local Municipalities that have to calibrate on. In general terms the new dataset is wider to the metropolitan borders of Istanbul in order to observe normal R values.*

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## 2. General characteristics of Istanbul

Istanbul, with a population 10,034,830, is Turkey's largest city as well as its financial and cultural centre. At the same time, it is a city world-famous for its natural beauty and historical monuments, reflecting its role as the capital of three separate empires. It enjoys the unique amenities of shorelines on the Black Sea, the Marmara Sea and the Bosphorus Strait. The rapid growth of the city since the 1950s, due to rural migration, has affected the quality of life in various sections of the city. While some of the modern districts have become comparatively more attractive, the historic districts have lost population due to the deterioration of their neighborhood. In addition, the construction of bridges on the Bosphorus and the Golden Horn have changed accessibility of various areas measurably, and have thus caused a transformation in the pattern of land-use. These changes have created location advantages and disadvantages reflected in the real estate market and intra-urban migration. Consequently, the Istanbul metropolitan region, with its dynamic social, economic, demographic and urban structure, makes an interesting case study for research. In this study, the distribution of population characteristics is defined according to concentric rings around the centre of the city. The core area is up to 3 km, which corresponds to the old CBD. The first ring is from 3 to 12 km from the centre, which covers the area occupied by the city in the 1950s; the second ring is taken as the peripheral area beyond the first ring (see Fig. 1). The city's population distribution according to the rings illustrates the following pattern: between 1980 and 1990, the share of population in the second ring increased from 39 to 54%, while that of the first ring decreased from 54 to 41% and that of the core area from 7 to 4.6%. Meanwhile, the actual population grew in both, the first and the second rings, but decreased in the core area (Dokmeci and Berköz,1994).



Figure 1: Map of Turkey and Istanbul

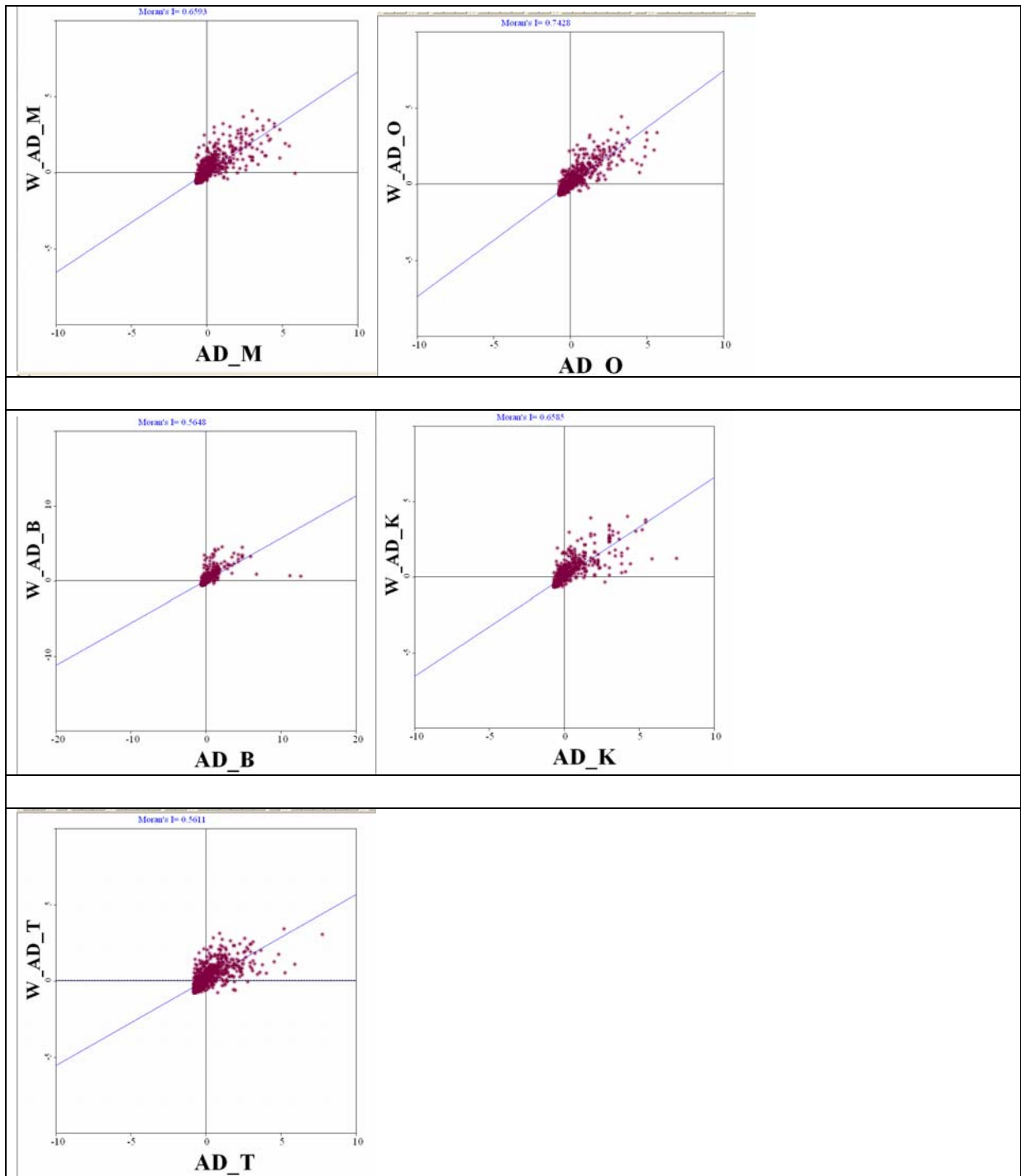


Figure 3: The Results of the Moran I Test Housing Value Distributions

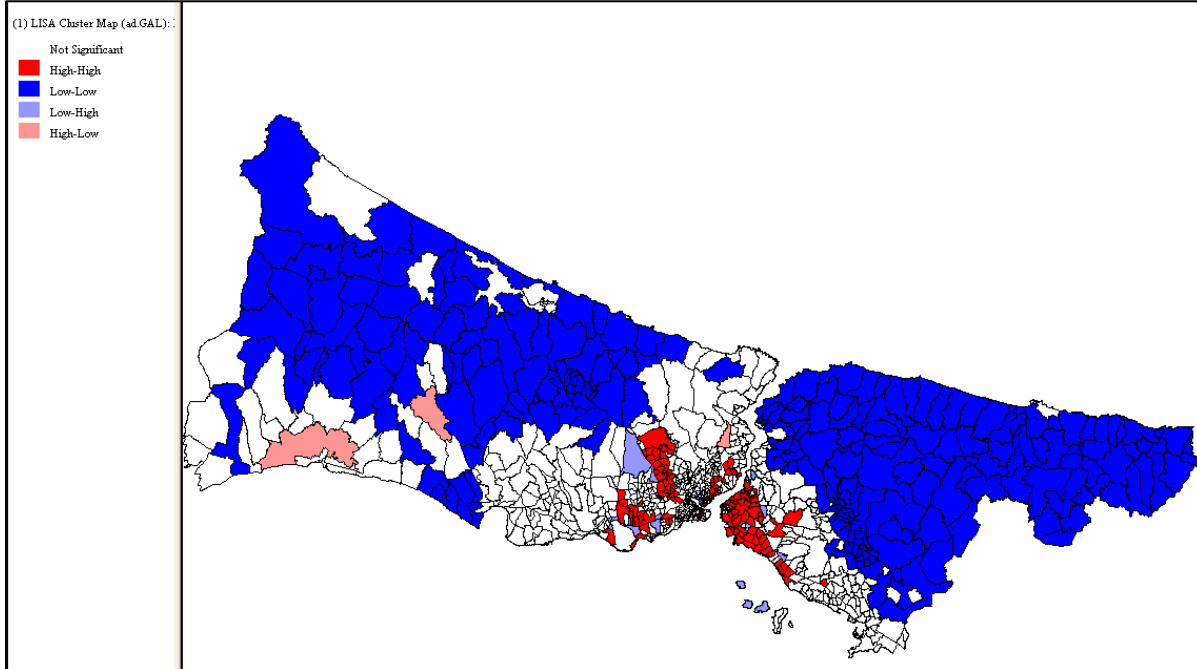


Figure 4: Clustered Moran I Test results on Map of Istanbul