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**REGRESSION ANALYSIS OF SELECTED TECHNICAL AND ECONOMIC PARAMETERS OF THE RESIDENTIAL MARKET IN THE CZECH REPUBLIC**

**Abstract:**

Currently, there is an increasing interest in the real estate market and many small and large investors regularly monitor real estate prices and price trends at the national and regional level. The covid-19 pandemic has caused a change in long-term trends in the real estate market. The paper deals with a regression analysis of selected technical and economic parameters that affect the real estate market in the Czech Republic. Specifically, these parameters are: the relationship between the average mortgage rate and the price of an apartment for sale, the relationship between the average mortgage rate and the number of properties offered for sale and the influence of the existence of a terrace, balcony or loggia on the unit price of the apartment. The results of the work are based on the EVAL software, which collects data on real estate advertising in the Czech Republic.

**Keywords:**

Real estate market, EVAL software, regression analysis

**JEL Classification:** C13, C35, R31