

## **Factors of regional spillover effects on housing prices: A literature review**

Dongkai Li<sup>1\*</sup> and Xin Janet Ge<sup>2</sup>

1 Department of xxx, City University of Hong Kong

2 University of Technology Sydney, School of Built Environment.

\* Correspondence: LI Dongkai <dongkaili2-c@my.cityu.edu.hk>

With the development of the metropolitan real estate market in recent years, there has been a trend of residents spilling out of the metropolis, especially in the wake of COVID-19. Housing prices in the regional areas have been increased. The factors that cause the spillover is unclear. This paper aims to excavate the potential factors that makes households moving away from metropolitan areas to regional areas through literature review. The review will develop the keywords and then search literature from Google Scholar. The analysis will consider the economic, geographic, demographic and social characteristics of the spillover effect by applying Nvivo software. Understanding the factors of spillover effect is conducive to real estate valuation, provide informed information for governments formulating regional planning and land policies, advise developers to compose commercial strategy, and help buyers to make choices.

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