Investigation on the Real State of Housing in Beijing—The Cross and Correlations Analysis of the Real State of Beijing House Market in 2016 Based on the Questionnaire

Wei Zhang[1][*]

[1] Economic Graduate School, Ryukoku University, Kyoto, Japan

[*] Wei Zhang, E-mail: zhangwei19840914@yahoo.co.jp

Abstract

This dissertation investigates the real state of Beijing house market in 2016 based on the questionnaire. Based on the result of the cross analysis and correlations analysis, people who live in Beijing became to buy houses when they just work for few years, they and their all family members' annual income were not very high. Everyone has a strong sense of buying house in Beijing. They try to buy houses as soon as possible after them and their family have a little income. The first or the second house which bought in Beijing had the biggest increase in price during these 10 years.

Keywords

cross analysis, correlations analysis, real state of Beijing house market

1. Personal Situation

This dissertation investigates the real state of Beijing house market in 2016 based on the questionnaire. It tries to use the method of correlation analysis in order to find the relationship between the house price when purchased and the current housing price (Second-hand house price).
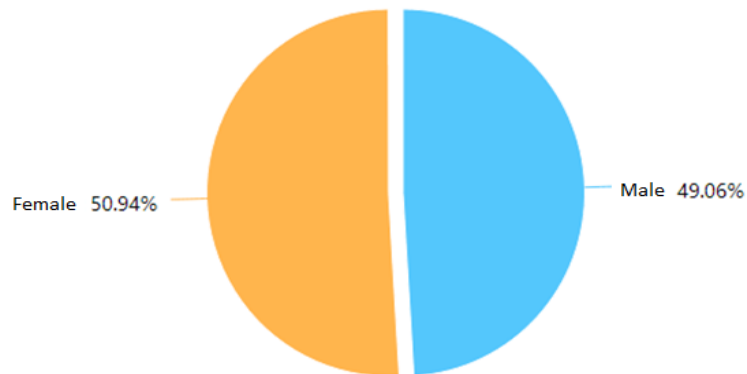
1.1 Gender

Figure 1. Gender (Beijing)

Table 1. Gender (Beijing)

Option	Amount	%
Male	104	49.06%
Female	108	50.94%
Total	**212**	100%

Based on the results of the questionnaire, a total of 212 people completed the questionnaire. There are 104 men and it takes 49.06% of all total 212 people. There are 108 women and it takes 49.06% of all total 212 people.
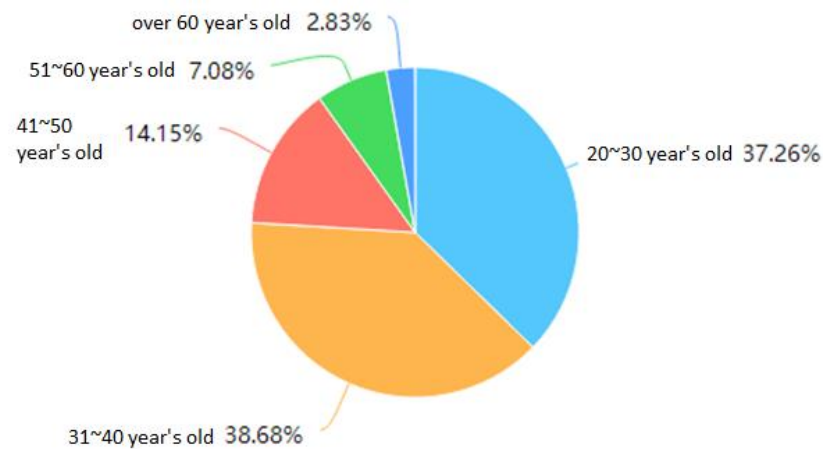
1.2 Age

Figure 2. Age (Beijing)

Table 2. Age (Beijing)

Option	Amount	%
20-30 year's old	79	37.26%
31-40 year's old	82	38.68%
41-50 year's old	30	14.15%
51-60 year's old	15	7.08%
over 60 year's old	6	2.83%
Total	**212**	100%

Based on the results of the questionnaire, there are 79 people of 20-30 year's old and it takes 37.26% of all total 212 people. There are 82 people of 31-40 year's old and it takes 38.68% of all total 212 people. There are 30 people of 41-50 year's old and it takes 14.15% of all total 212 people. There are 15 people of 51-60 year's old and it takes 7.08% of all total 212 people. There are 6 people of over 60 year's old and it takes 2.83% of all total 212 people.

1.3 The Only Child
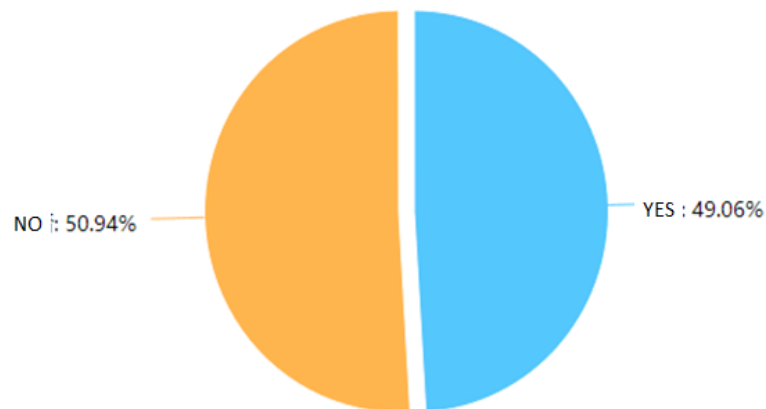
Figure 3. The Only Child (Beijing)

Table 3. The Only Child (Beijing)

Option	Amount	%
Yes	104	49.06%
No	108	50.94%
Total	**212**	100%

Based on the results of the questionnaire, there are 104 people of the only child and it takes 49.06% of all total 212 people. There are 108 people of not the only child and it takes 50.94% of all total 212 people.
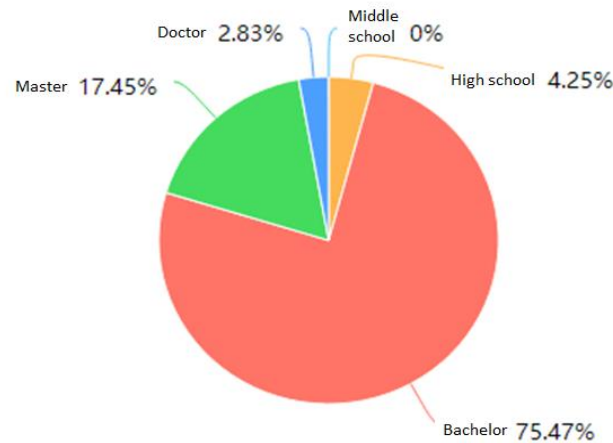
1.4 Academic Qualifications

Figure 4. Academic Qualifications (Beijing)

Table 4. Academic Qualifications (Beijing)

Option	Amount	%
Middle school	0	0.00%
High school	9	4.25%
Bachelor	160	75.47%
Master	37	17.45%
Doctor	6	2.83%
Total	**212**	100%

Based on the results of the questionnaire, there are 0 people of middle school and it takes 0% of all total 212 people. There are 9 people of high school and it takes 4.25% of all total 212 people. There are 160 people of bachelor and it takes 75.47% of all total 212 people. There are 37 people of master and it takes 17.45% of all total 212 people. There are 6 people of doctor and it takes 2.83% of all total 212 people.
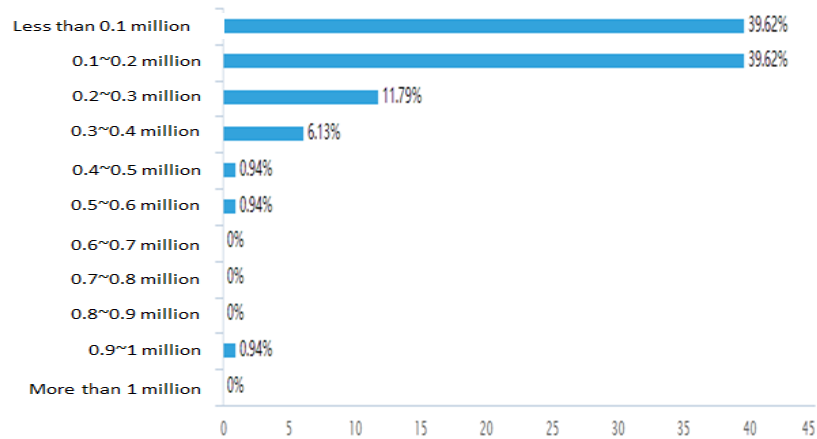
26

1.5 Annual Income (RMB)

Figure 5. Annual Income (Beijing)

Table 5. Annual Income (Beijing)

Option	Amount	%
Less than 0.1 million	84	39.62%
0.1-0.2 million	84	39.62%
0.2-0.3 million	25	11.79%
0.3-0.4 million	13	6.13%
0.4-0.5 million	2	0.94%
0.5-0.6 million	2	0.94%
0.6-0.7 million	0	0.00%
0.7-0.8 million	0	0.00%
0.8-0.9 million	0	0.00%
0.9-1 million	2	0.94%
More than 1 million	0	0.00%
Total	**212**	100%

Based on the results of the questionnaire, there are 84 people of less than 0.1 million and it takes 39.62% of all total 212 people. There are 84 people of 0.1-0.2 million and it takes 39.62% of all total 212 people. There are 25 people of 0.2-0.3 million and it takes 11.79% of all total 212 people. There are 13 people of 0.3-0.4 million and it takes 6.13% of all total 212 people. There are 2 people of 0.4-0.5 million and it takes 0.94% of all total 212 people. There are 2 people of 0.5-0.6 million and it takes 0.94% of all total 212 people. There are 2 people of 0.9-1 million and it takes 0.94% of all total 212 people.
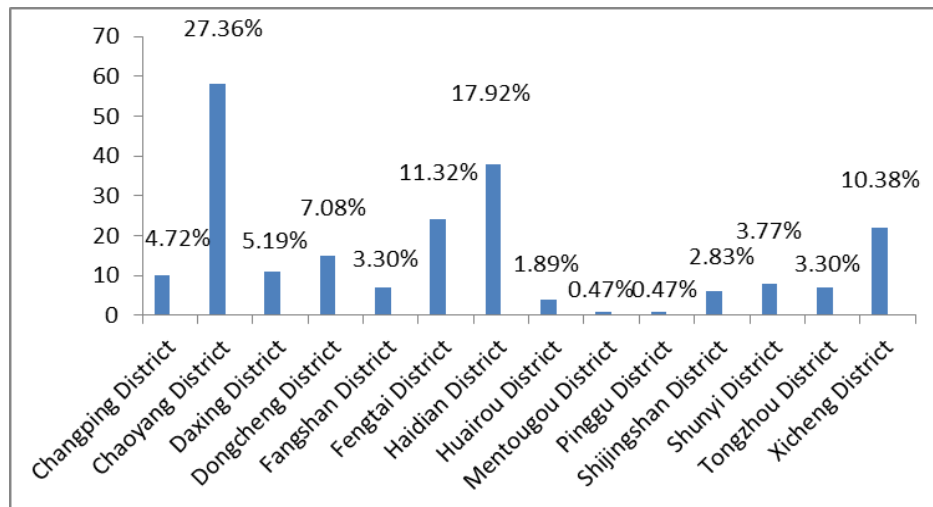
1.6 Current Residence District in Beijing

Figure 6. Current Residence District (Beijing)

Table 6. Current Residence District (Beijing)

Option	Amount	%
Changping District	10	4.72%
Chaoyang District	58	27.36%
Daxing District	11	5.19%
Dongcheng District	15	7.08%
Fangshan District	7	3.30%
Fengtai District	24	11.32%
Haidian District	38	17.92%
Huairou District	4	1.89%
Mentougou District	1	0.47%
Pinggu District	1	0.47%
Shijingshan District	6	2.83%
Shunyi District	8	3.77%
Tongzhou District	7	3.30%
Xicheng District	22	10.38%
Total	**212**	100%

Based on the results of the questionnaire, there are 10 people of Changping District and it takes 4.72% of all total 212 people. There are 58 people of Chaoyang District and it takes 27.36% of all total 212 people. There are 11 people of Daxing District and it takes 5.19% of all total 212 people. There are 15

28

people of Dongcheng District and it takes 7.08% of all total 212 people. There are 24 people of Fangshan District and it takes 11.32% of all total 212 people. There are 38 people of Haidian District and it takes 17.92% of all total 212 people. There are 4 people of Huairou District and it takes 1.89% of all total 212 people. There are 1 people of Mentougou District and it takes 0.47% of all total 212 people. There are 1 people of Pinggu District and it takes 0.47% of all total 212 people. There are 6 people of Shijingshan District and it takes 2.83% of all total 212 people. There are 8 people of Shunyi District and it takes 3.77% of all total 212 people. There are 7 people of Tongzhou District and it takes 3.30% of all total 212 people. There are 22 people of Xicheng District and it takes 10.38% of all total 212 people.

1.7 Number of Working Years
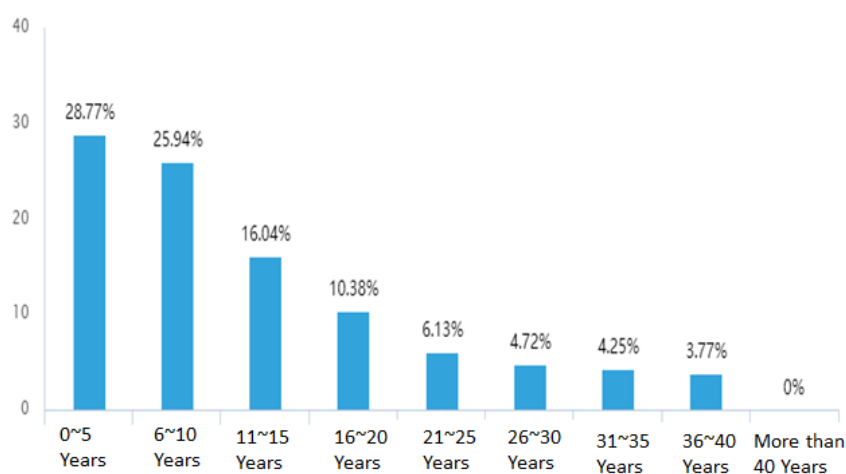
Figure 7. Number of Working Years (Beijing)

Table 7. Number of Working Years (Beijing)

Option	Amount	%
0-5 Years	61	28.77%
6-10 Years	55	25.94%
11-15 Years	34	16.04%
16-20 Years	22	10.38%
21-25 Years	13	6.13%
26-30 Years	10	4.72%
31-35 Years	9	4.25%
36-40 Years	8	3.77%
More than 40 Years	0	0.00%
Total	**212**	100%

Based on the results of the questionnaire, there are 61 people of 0-5 Years and it takes 28.77% of all total 212 people. There are 55 people of 6-10 Years and it takes 25.94% of all total 212 people. There are 34 people of 11-15 Years and it takes 16.04% of all total 212 people. There are 22 people of 16-20 Years and it takes 10.38% of all total 212 people. There are 13 people of 21-25 Years and it takes 6.13% of all total 212 people. There are 10 people of 26-30 Years and it takes 4.72% of all total 212 people. There are 9 people of 31-35 Years and it takes 4.25% of all total 212 people. There are 8 people of 36-40 Years and it takes 3.77% of all total 212 people. There are 0 people of More than 40 Years and it takes 0% of all total 212 people.

1.8 Marital Status
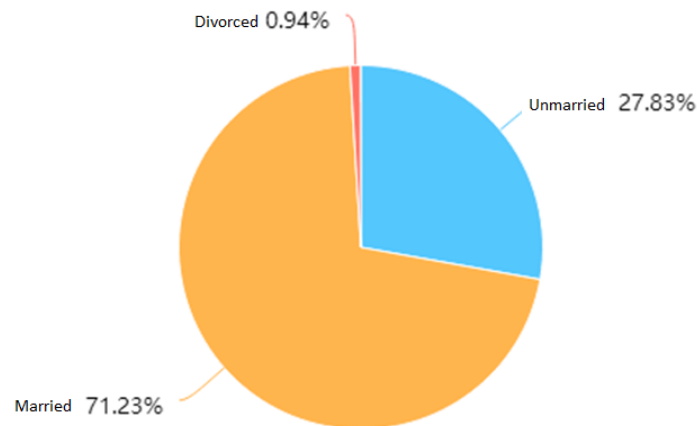
Figure 8. Marital Statuses (Beijing)

Table 8. Marital Status (Beijing)

Option	Amount	%
Unmarried	59	27.83%
Married	151	71.23%
Divorced	2	0.94%
Total	**212**	100%

Based on the results of the questionnaire, there are 59 people of unmarried and it takes 27.83% of all total 212 people. There are 151 people of married and it takes 71.23% of all total 212 people. There are 2 people of divorced and it takes 0.94% of all total 212 people.

2. Family Situation

2.1 Number of Family Member
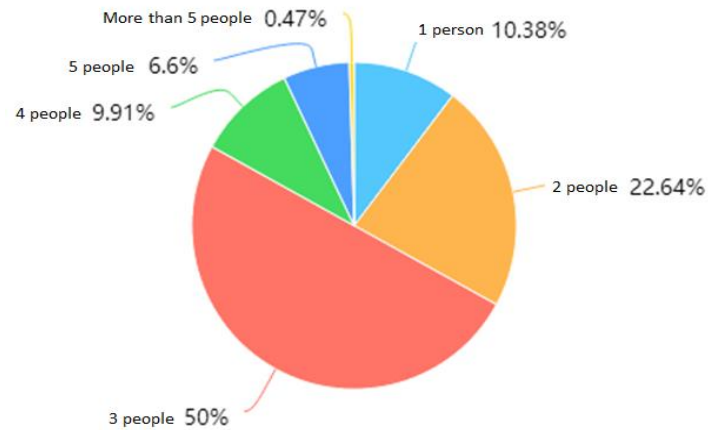
Figure 9. Family Situation (Beijing)

Table 9. Number of Family Member (Beijing)

Option	Amount	%
1 person	22	10.38%
2 people	48	22.64%
3 people	106	50.00%
4 people	21	9.91%
5 people	14	6.60%
More than 5 people	1	0.47%
Total	**212**	100%

Based on the results of the questionnaire, there are 22 people of 1 person and it takes 10.38% of all total 212 people. There are 48 people of 2 people and it takes 22.64% of all total 212 people. There are 106 people of 3 people and it takes 50.00% of all total 212 people. There are 21 people of 4 people and it takes 9.91% of all total 212 people. There are 14 people of 5 people and it takes 6.60% of all total 212 people. There are 1 people of More than 5 people and it takes 0.47% of all total 212 people.

2.2 Number of Children
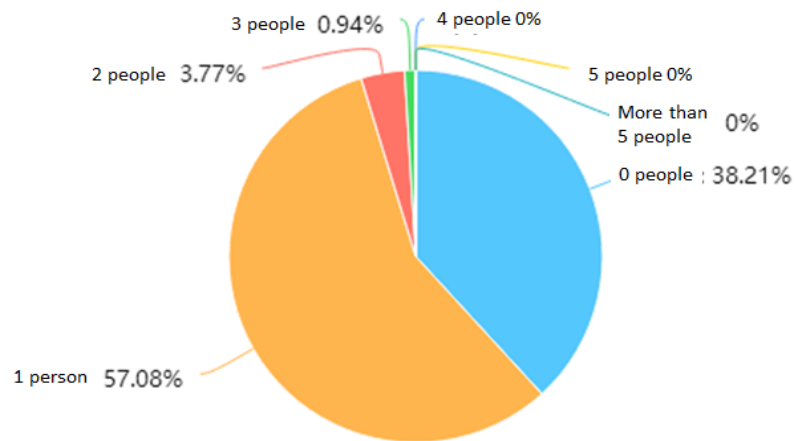
Figure 10. Number of Children (Beijing)

Table 10. Number of Children (Beijing)

Option	Amount	%
0 people	81	38.21%
1 person	121	57.08%
2 people	8	3.77%
3 people	2	0.94%
4 people	0	0.00%
5 people	0	0.00%
More than 5 people	0	0.00%
Total	**212**	100%

Based on the results of the questionnaire, there are 81 people of 0 people and it takes 38.21% of all total 212 people. There are 121 people of 1 person and it takes 57.08% of all total 212 people. There are 8 people of 2 people and it takes 3.77% of all total 212 people. There are 2 people of 3 people and it takes 0.94% of all total 212 people.

2.3 Income of All Family Members
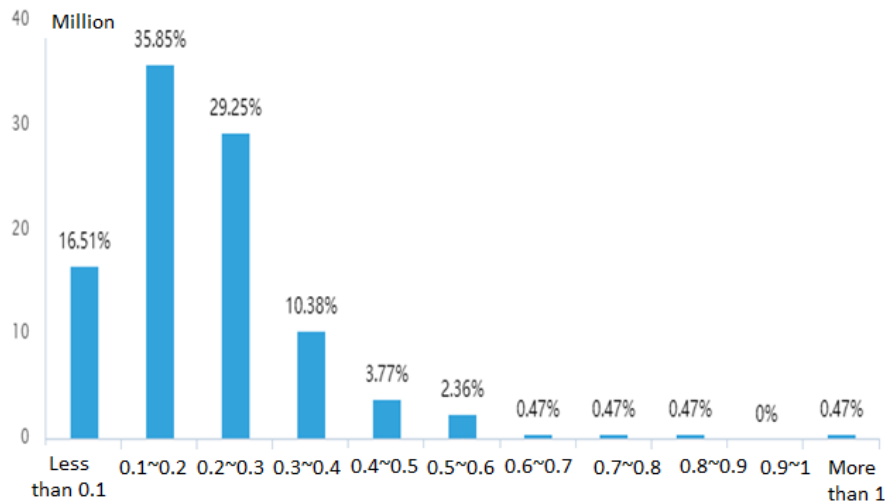
Figure 11. Income of All Family Members (Beijing)

Table 11. Income of All Family Members (Beijing)

Option	Amount	%
Less than 0.1 million	35	16.51%
0.1-0.2 million	76	35.85%
0.2-0.3 million	62	29.25%
0.3-0.4 million	22	10.38%
0.4-0.5 million	8	3.77%
0.5-0.6 million	5	2.36%
0.6-0.7 million	1	0.47%
0.7-0.8 million	1	0.47%
0.8-0.9 million	1	0.47%
0.9-1 million	0	0.00%
More than 1 million	1	0.47%
Total	**212**	100%

Based on the results of the questionnaire, there are 35 people of Less than 0.1 million and it takes 16.51% of all total 212 people. There are 76 people of 0.1-0.2 million and it takes 35.85% of all total 212 people. There are 62 people of 0.2-0.3 million and it takes 29.25% of all total 212 people. There are 22 people of 0.3-0.4 million and it takes 10.38% of all total 212 people. There are 8 people of 0.4-0.5 million and it takes 3.77% of all total 212 people. There are 5 people of 0.5-0.6 million and it takes 2.36% of all total 212 people. There are 1 people of 0.6-0.7 million and it takes 0.47% of all total

212 people. There are 1 people of 0.7-0.8 million and it takes 0.47% of all total 212 people. There are 1 people of 0.8-0.9 million and it takes 0.47%of all total 212 people. There are 1 people of More than 1 million and it takes 0.47% of all total 212 people.

3. Purchased the Housing Situation

3.1 Number of Houses Has Been Purchased
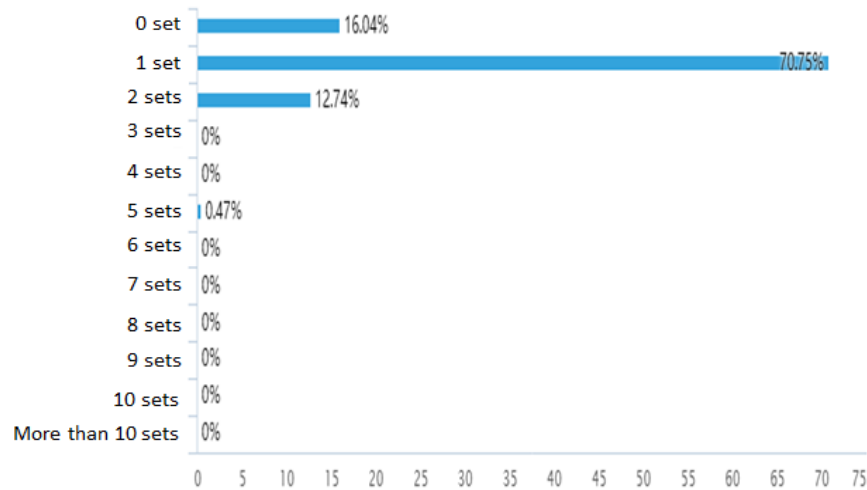
Figure 12. Number of Houses Has Been Purchased (Beijing)

Table 12. Number of Houses Has Been Purchased (Beijing)

Option	Amount	%
0 set	34	16.04%
1 set	150	70.75%
2 sets	27	12.74%
3 sets	0	0.00%
4 sets	0	0.00%
5 sets	1	0.47%
6 sets	0	0.00%
7 sets	0	0.00%
8 sets	0	0.00%
9 sets	0	0.00%
10 sets	0	0.00%
More than 10 sets	0	0.00%
Total	**212**	100%

Based on the results of the questionnaire, there are 34 people of 0 set and it takes 16.04% of all total 212 people. There are 150 people of 1 set and it takes 70.75% of all total 212 people. There are 27 people of 2 sets and it takes 12.74% of all total 212 people. There are 1 people of 5 sets and it takes 0.47% of all total 212 people.

3.2 Total Area of House
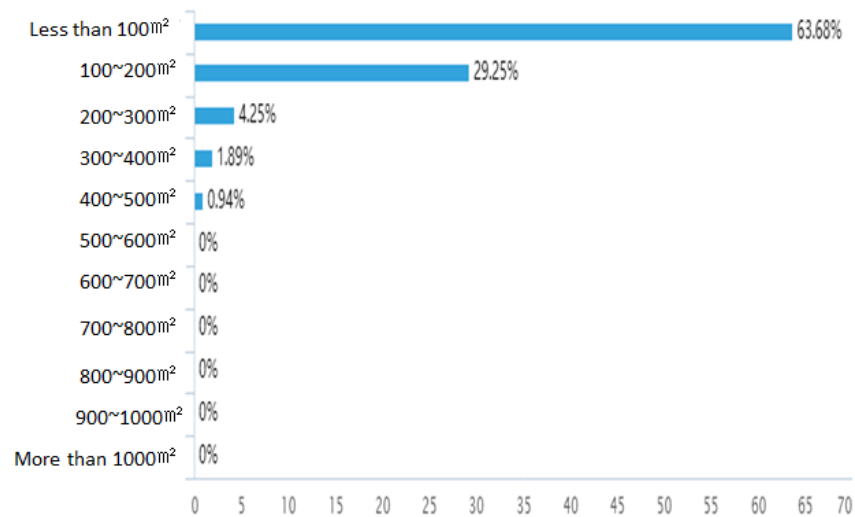
Figure 13. Total Area of House (Beijing)

Table 13. Total Area of House (Beijing)

Option	Amount	%
Less than 100 m^2	135	63.68%
100-200 m^2	62	29.25%
200-300 m^2	9	4.25%
300-400 m^2	4	1.89%
400-500 m^2	2	0.94%
500-600 m^2	0	0.00%
600-700 m^2	0	0.00%
700-800 m^2	0	0.00%
800-900 m^2	0	0.00%
900-1000 m^2	0	0.00%
More than 1000 m^2	0	0.00%
Total	**212**	100%

Based on the results of the questionnaire, there are 135 people of less than 100 m^2 and it takes 63.68%

of all total 212 people. There are 62 people of 100-200 m^2 and it takes 29.25% of all total 212 people. There are 9 people of 200-300 m^2 and it takes 4.25% of all total 212 people. There are 4 people of 300-400 m^2 and it takes 1.89% of all total 212 people. There are 2 people of 400-500 m^2 and it takes 0.94% of all total 212 people.

3.3 Housing Price When Purchased (RMB/m^2)
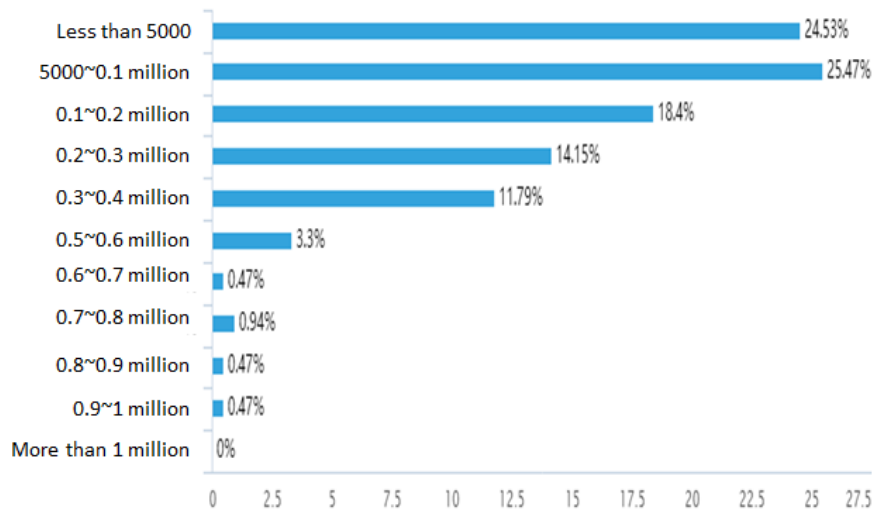
Figure 14. Housing Price When Purchased (Beijing)

Table 14. Housing Price When Purchased (Beijing)

Option	Amount	%
Less than 5000	52	24.53%
5000-0.1 million	54	25.47%
0.1-0.2 million	39	18.40%
0.2-0.3 million	30	14.15%
0.3-0.4 million	25	11.79%
0.5-0.6 million	7	3.30%
0.6-0.7 million	1	0.47%
0.7-0.8 million	2	0.94%
0.8-0.9 million	1	0.47%
0.9-1 million	1	0.47%
More than 1 million	0	0.00%
Total	**212**	100%

Based on the results of the questionnaire, there are 52 people of less than 5000 and it takes 24.53% of all total 212 people. There are 54 people of 5000-0.1 million and it takes 25.47% of all total 212 people.

There are 39 people of 0.1-0.2 million and it takes 18.40% of all total 212 people. There are 30 people of 0.2-0.3 million set and it takes 14.15% of all total 212 people. There are 25 people of 0.3-0.4 million and it takes 11.79% of all total 212 people. There are 7 people of 0.5-0.6 million and it takes 3.30% of all total 212 people. There are 1 people of 0.6-0.7 million and it takes 0.47% of all total 212 people. There are 2 people of 0.7-0.8 million and it takes 0.94% of all total 212 people. There are 1 people of 0.8-0.9 million and it takes 0.47% of all total 212 people. There are 1 people of 0.9-1 million and it takes 0.47% of all total 212 people.

3.4 Current Housing Price (Second-Hand House Price) (RMB/m^2)
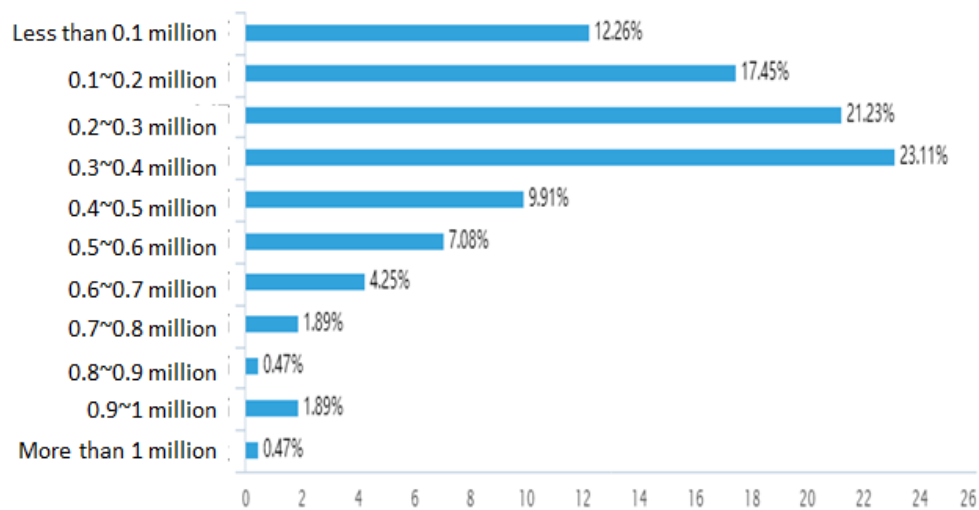
Figure 15. Current Housing Price (Beijing)

Table 15. Current Housing Price (Beijing)

Option	Amount	%
Less than 0.1 million	26	12.26%
0.1-0.2 million	37	17.45%
0.2-0.3 million	45	21.23%
0.3-0.4 million	49	23.11%
0.4-0.5 million	21	9.91%
0.5-0.6 million	15	7.08%
0.6-0.7 million	9	4.25%
0.7-0.8 million	4	1.89%
0.8-0.9 million	1	0.47%
0.9-1 million	4	1.89%
More than 1 million	1	0.47%
Total	**212**	100%

Based on the results of the questionnaire, there are 26 people of less than 0.1 million and it takes 12.26% of all total 212 people. There are 37 people of 0.1-0.2 million and it takes 17.45% of all total 212 people. There are 45 people of 0.2-0.3 million and it takes 21.23% of all total 212 people. There are 49 people of 0.3-0.4 million and it takes 23.11% of all total 212 people. There are 21 people of 0.4-0.5 million and it takes 9.91% of all total 212 people. There are 15 people of 0.5-0.6 million and it takes 7.08% of all total 212 people. There are 9 people of 0.6-0.7 million and it takes 4.25% of all total 212 people. There are 4 people of 0.7-0.8 million and it takes 1.89% of all total 212 people. There are 1 people of 0.8-0.9 million and it takes 0.47% of all total 212 people. There are 4 people of 0.9-1 million and it takes 1.89% of all total 212 people. There are 1 people of more than 1 million and it takes 0.47% of all total 212 people.

3.5 Housing Purchase Mode
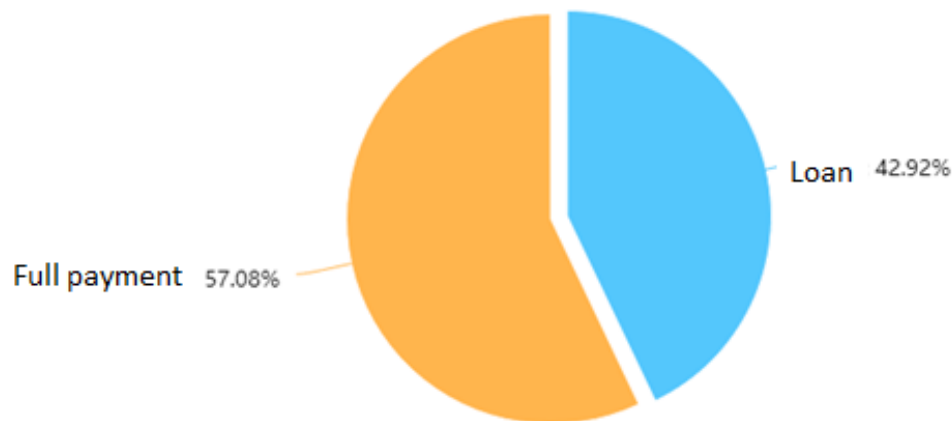
Figure 16. Housing Purchase Mode (Beijing)

Table 16. Housing Purchase Mode (Beijing)

Option	Amount	%
Full payment	91	42.92%
Loan	121	57.08%
Total	**212**	100%

Based on the results of the questionnaire, there are 91 people of full payment and it takes 42.92% of all total 212 people. There are 121 people of loan and it takes 57.08% of all total 212 people.

4. Empirical Analysis

4.1 Descriptive Statistics

Table 17. Descriptive Statistics (Beijing)

	N	Minimum	Maximum	Mean	Std. Deviation
Gender	212	1	2	1.51	0.501
Age	212	1	5	2	1.028
The only child	212	1	2	1.51	0.501
Academic qualifications	212	2	5	3.19	0.544
Annual income (RMB)	212	1	10	1.99	1.267
Number of working years	212	1	8	2.89	1.953
Marital status	212	1	3	1.73	0.465
Number of family member	212	1	6	2.81	1.008
Number of children	212	1	4	1.67	0.594
Income of all family member	212	1	11	2.67	1.432
Number of houses have been purchased	212	1	6	1.99	0.604
Total area of house	212	1	5	1.47	0.75
Housing price when purchased (RMB/m^2)	212	1	10	2.86	1.689
Current housing price (Second-hand house price) (RMB/m^2)	212	1	11	3.68	2.007
Housing purchase mode	212	1	2	1.57	0.496
Valid N (listwise)	212				

The minimum of Gender is 1, the maximum is 2, and the mean value of Gender is 1.51. The minimum of Age is 1, the maximum is 5, and the mean value of Gender is 2.00. The minimum of The only child is 1, the maximum is 2, and the mean value of The only child is 1.51. The minimum of Academic qualifications is 2, the maximum is 5, and the mean value of Academic qualifications is 3.19. The minimum of Annual income (RMB) is 1, the maximum is 10, and the mean value of Annual income (RMB) is 1.99. The minimum of Number of working years is 1, the maximum is 8, and the mean value of Number of working years is 2.89. The minimum of Marital status is 1, the maximum is 3, and the mean value of Marital status is 1.73. The minimum of Number of family member is 1, the maximum is 6, and the mean value of Number of family member is 2.81. The minimum of Number of children is 1, the maximum is 4, and the mean value of Number of children is 1.67. The minimum of Income of all family member is 1, the maximum is 11, and the mean value of Income of all family member is 2.67. The minimum of Number of houses have been purchased is 1, the maximum is 6, and the mean value of Number of houses have been purchased is 1.99. The minimum of Total area of house is 1, the

maximum is 5, and the mean value of Total area of house is 1.47. The minimum of Housing price when purchased (RMB/m^2) is 1, the maximum is 10, and the mean value of Housing price when purchased (RMB/m^2) is 2.86. The minimum of Current housing price (Second-hand house price) (RMB/m^2) is 1, the maximum is 11, and the mean value of Current housing price (Second-hand house price) (RMB/m^2) is 3.68. The minimum of Housing purchase mode is 1, the maximum is 2, and the mean value of Housing purchase mode is 1.57. The minimum of Down payment ratio is 1, the maximum is 9, and the mean value of Down payment ratio is 4.73. The minimum of Ratio of own funds in down payment is 1, the maximum is 12, and the mean value of Ratio of own funds in down payment is 7.05. The minimum of Sources of funds outside of own funds in down payment is 1, the maximum is 4, and the mean value of Sources of funds outside of own funds in down payment is 2.08.

4.2 Cross Analysis

Table 18. Cross Table of Annual Income and Housing Price When Purchased (Beijing)

Crosstab									
Count									
		Annual income (RMB)							Total
		1	2	3	4	5	6	10	
Housing price when purchased (RMB/m^2)	1	36	13	2	0	0	1	0	52
	2	28	21	2	2	0	1	0	54
	3	5	21	9	2	2	0	0	39
	4	6	13	4	7	0	0	0	30
	5	6	12	7	0	0	0	0	25
	6	3	3	0	0	0	0	1	7
	7	0	0	1	0	0	0	0	1
	8	0	1	0	1	0	0	0	2
	9	0	0	0	1	0	0	0	1
	10	0	0	0	0	0	0	1	1
Total		84	84	25	13	2	2	2	212

Table 19. Chi-Square Tests of Annual Income and Housing Price When Purchased (Beijing)

Chi-Square Tests			
	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	228.192[a]	54	0
Likelihood Ratio	108.6	54	0
Linear-by-Linear Association	36.786	1	0
N of Valid Cases	212		

a. 58 cells (82.9%) have expected count less than 5. The minimum expected count is .01.

Table 18 and Table 19 show the relationship between the Cross table of the Annual income and Housing price when purchased based on the method of cross analysis. The value of significant is lower than 5%. The result shows that people who live in Beijing became to buy houses when their annual income was not very high.

Table 20. Cross Table of Number of Working Years and Housing Price When Purchased (Beijing)

Crosstab

Count

		Number of working years								Total
		1	2	3	4	5	6	7	8	
Housing price when purchased (RMB/m^2)	1	20	6	7	4	3	3	3	6	52
	2	19	14	8	3	2	4	2	2	54
	3	6	12	7	7	6	1	0	0	39
	4	4	12	9	0	2	1	2	0	30
	5	9	7	2	7	0	0	0	0	25
	6	2	2	0	1	0	1	1	0	7
	7	0	0	1	0	0	0	0	0	1
	8	1	1	0	0	0	0	0	0	2
	9	0	0	0	0	0	0	1	0	1
	10	0	1	0	0	0	0	0	0	1
Total		61	55	34	22	13	10	9	8	212

Table 21. Chi-Square Tests of Number of Working Years and Housing Price When Purchased (Beijing)

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	96.736[a]	63	0.004
Likelihood Ratio	86.266	63	0.027
Linear-by-Linear Association	1.145	1	0.285
N of Valid Cases	212		

a. 65 cells (81.2%) have expected count less than 5. The minimum expected count is .04.

Table 20 and Table 21 show the relationship between the Cross table of the Number of working years and Housing price when purchased based on the method of cross analysis. The value of significant is lower than 5%. The result shows that people who live in Beijing became to buy houses when they just work for few years.

Table 22. Cross Table of Income of All Family Member and Housing Price When Purchased (Beijing)

Crosstab

Count

		Income of all family member										Total
		1	2	3	4	5	6	7	8	9	11	
Housing price when purchased (RMB/m^2)	1	16	27	7	1	0	1	0	0	0	0	52
	2	13	22	14	2	0	2	1	0	0	0	54
	3	1	11	16	8	1	1	0	1	0	0	39
	4	3	7	13	6	1	0	0	0	0	0	30
	5	2	7	9	2	5	0	0	0	0	0	25
	6	0	1	3	1	0	1	0	0	0	1	7
	7	0	0	0	0	1	0	0	0	0	0	1
	8	0	1	0	1	0	0	0	0	0	0	2
	9	0	0	0	1	0	0	0	0	0	0	1
	10	0	0	0	0	0	0	0	0	1	0	1
Total		35	76	62	22	8	5	1	1	1	1	212

Table 23. Chi-Square Tests of Income of All Family Member and Housing Price When Purchased (Beijing)

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	360.073[a]	81	0
Likelihood Ratio	112.252	81	0.012
Linear-by-Linear Association	39.954	1	0
N of Valid Cases	212		

a. 85 cells (85.0%) have expected count less than 5. The minimum expected count is .00.

Table 22 and Table 23 show the relationship between the Cross table of the Income of all family member and Housing price when purchased based on the method of cross analysis. The value of significant is lower than 5%. The result shows that People who live in Beijing became to buy houses when their annual income of all family members was not very high.

Table 24. Cross Table of Number of Houses Have Been Purchased and Current Housing Price (Beijing)

Crosstab

Count

		Number of houses have been purchased				
		1	2	3	6	Total
Current housing price (Second-hand	1	16	8	2	0	26
house price)	2	4	30	3	0	37
(RMB/m^2)	3	3	35	7	0	45
	4	6	35	7	1	49
	5	2	18	1	0	21
	6	2	12	1	0	15
	7	0	8	1	0	9
	8	0	1	3	0	4
	9	0	1	0	0	1
	10	1	1	2	0	4
	11	0	1	0	0	1
Total		34	150	27	1	212

Table 25. Chi-Square Tests of Number of Houses Have Been Purchased and Current Housing Price (Beijing)

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	74.084[a]	30	0
Likelihood Ratio	57.484	30	0.002
Linear-by-Linear Association	10.501	1	0.001
N of Valid Cases	212		

a. 32 cells (72.7%) have expected count less than 5. The minimum expected count is .00.

Table 24 and Table 25 show the relationship between the Cross table of the Number of houses have been purchased and Current housing price based on the method of cross analysis. The value of significant is lower than 5%. The result shows that the first or the second house which bought in Beijing has the biggest increase in price.

4.3 Correlations Analysis

Table 26. Correlations (Beijing)

		Gender	Age	The only child	Academic qualifications	Annual income (RMB)	Number of working years	Marital status	Number of family member	Number of children	Income of all family member	Number of houses have been purchased	Total area of house	Housing price when purchased	Current housing price (Second-hand house price)	Housing purchase mode
Gender	Pearson Correlation	1	-0.087	-0.057	-0.128	-.190**	-0.074	-0.121	-0.118	-.141*	-0.081	0.008	-0.1	-0.133	-0.094	-0.088
	Sig. (2-tailed)		0.205	0.409	0.062	0.005	0.283	0.078	0.085	0.041	0.237	0.905	0.146	0.053	0.174	0.199
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Age	Pearson Correlation	-0.087	1	.382**	-.227**	0.011	.895**	.503**	0.123	.486**	0.079	.214**	0.107	-0.096	.332**	-.218**
	Sig. (2-tailed)	0.205		0	0.001	0.875	0	0	0.075	0	0.25	0.002	0.119	0.164	0	0.001
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
The only child	Pearson Correlation	-0.057	.382**	1	-0.128	-.138*	.328**	.184**	-0.015	.225**	-0.121	-.148*	-0.1	-0.127	0.034	-0.031
	Sig. (2-tailed)	0.409	0		0.062	0.045	0	0.007	0.826	0.001	0.079	0.031	0.146	0.064	0.627	0.651
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Academic qualifications	Pearson Correlation	-0.128	-.227**	-0.128	1	.183**	-.315**	-.173*	-0.082	-.176*	.172*	-0.021	0.013	.230**	0.072	.196**
	Sig. (2-tailed)	0.062	0.001	0.062		0.008	0	0.012	0.236	0.01	0.012	0.765	0.849	0.001	0.295	0.004
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Annual income (RMB)	Pearson Correlation	-.190**	0.011	-.138*	.183**	1	0.028	.178**	.169*	.139*	.791**	0.13	.311**	.418**	.289**	0.02
	Sig. (2-tailed)	0.005	0.875	0.045	0.008		0.684	0.009	0.014	0.044	0	0.059	0	0	0	0.767
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Number of working years	Pearson Correlation	-0.074	.895**	.328**	-.315**	0.028	1	.515**	0.122	.496**	0.085	.212**	0.122	-0.074	.325**	-.264**
	Sig. (2-tailed)	0.283	0	0	0	0.684		0	0.076	0	0.216	0.002	0.075	0.286	0	0
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Marital status	Pearson	-0.121	.503**	.184**	-.173*	.178**	.515**	1	.366**	.676**	.229**	.290**	0.134	0.06	.274**	-0.01

44

	Correlation															
	Sig. (2-tailed)	0.078	0	0.007	0.012	0.009	0		0	0	0.001	0	0.051	0.385	0	0.89
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Number of family member	Pearson Correlation	-0.118	0.123	-0.015	-0.082	.169*	0.122	.366**	1	.490**	.252**	.299**	.269**	0.015	.155*	-0.125
	Sig. (2-tailed)	0.085	0.075	0.826	0.236	0.014	0.076	0		0	0	0	0	0.83	0.024	0.07
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Number of children	Pearson Correlation	-.141*	.486**	.225**	-.176*	.139*	.496**	.676**	.490**	1	.152*	.291**	.176*	0.039	.239**	-0.106
	Sig. (2-tailed)	0.041	0	0.001	0.01	0.044	0	0	0		0.027	0	0.01	0.573	0	0.123
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Income of all family member	Pearson Correlation	-0.081	0.079	-0.121	.172*	.791**	0.085	.229**	.252**	.152*	1	.247**	.375**	.435**	.455**	0.046
	Sig. (2-tailed)	0.237	0.25	0.079	0.012	0	0.216	0.001	0	0.027		0	0	0	0	0.502
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Number of houses have been purchased	Pearson Correlation	0.008	.214**	-.148*	-0.021	0.13	.212**	.290**	.299**	.291**	.247**	1	.496**	0.128	.223**	-0.099
	Sig. (2-tailed)	0.905	0.002	0.031	0.765	0.059	0.002	0	0	0	0		0	0.063	0.001	0.149
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Total area of house	Pearson Correlation	-0.1	0.107	-0.1	0.013	.311**	0.122	0.134	.269**	.176*	.375**	.496**	1	.236**	.144*	-0.09
	Sig. (2-tailed)	0.146	0.119	0.146	0.849	0	0.075	0.051	0	0.01	0	0		0.001	0.037	0.191
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Housing price when purchased （RMB/m²）	Pearson Correlation	-0.133	-0.096	-0.127	.230**	.418**	-0.074	0.06	0.015	0.039	.435**	0.128	.236**	1	.521**	0.131
	Sig. (2-tailed)	0.053	0.164	0.064	0.001	0	0.286	0.385	0.83	0.573	0	0.063	0.001		0	0.057
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Current housing price (Second-hand house price)	Pearson Correlation	-0.094	.332**	0.034	0.072	.289**	.325**	.274**	.155*	.239**	.455**	.223**	.144*	.521**	1	-0.123
	Sig. (2-tailed)	0.174	0	0.627	0.295	0	0	0	0.024	0	0	0.001	0.037	0		0.075

45

（RMB/㎡）	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Housing purchase mode	Pearson Correlation	-0.088	-.218**	-0.031	.196**	0.02	-.264**	-0.01	-0.125	-0.106	0.046	-0.099	-0.09	0.131	-0.123	1
	Sig. (2-tailed)	0.199	0.001	0.651	0.004	0.767	0	0.89	0.07	0.123	0.502	0.149	0.191	0.057	0.075	
	N	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212

*. Correlation is significant at the 0.05 level (2-tailed). **. Correlation is significant at the 0.01 level (2-tailed).

Based on the result of the correlations, the result between the age and the number of working years is 0.895, because the older people would work for longer time. The result between the age and the marital status is 0.503, because the older the divorce ratio would higher. The result between the number of working years and the marital status is 0.515, because the older people would have higher divorce ratio. The result between the marital status and the number of children is 0.676, because people who have experienced marriage would have more children. The result between the housing price when purchased (RMB/m^2) and the current housing price (Second-hand house price) (RMB/m^2) is 0.676, the price of house which bought before almost increase now. Based on the result of the correlations analysis, it shows that the price of house which bought before almost increase now.

5. Conclusion

People who live in Beijing became to buy houses when they just work for few years, they and their all family members' annual income were not very high.

Everyone has a strong sense of buying house in Beijing. They try to buy houses as soon as possible after them and their family have a little income.

The first or the second house which bought in Beijing had the biggest increase in price during these 10 years.

The price of house which bought after 2006 almost increased until 2016.

References

Zhang, W. (2015). The influence factors of the house price in 2011: The cross-sectional analysis of the real estate developer factors based on the 35 cities. *J. Bus. Econ. Manage*, *3*(2), 17-23.

Zhang, W. (2015). The influence factors of the real estate price in China—The time series analysis of the monetary policy factors based on the case of Beijing housing market. *J. Bus. Econ. Manage*, *3*(1), 9-12.