

67 Years of Bibliometric Analysis on House Price Research

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The housing market plays a significant role in developing the country's economy in terms of the capital market, employment, financial wealth, and consumption by stimulating the business cycle determined by the government, suppliers, and banks/ financial institutions. Abundant evidence indicates that the housing market has been studied by many researchers worldwide. Nevertheless, the scope of these studies only analyzed one particular aspect: the house price and its characteristics/ determinants and failed to capture the interconnections of house price with other factors visually. Consequently, the objective of this study is to analyze and provide the current trends of publications on house price studies across the world using bibliometric analysis. In addition, the study is also mapping the network connections of the keyword "house price" with several factors. The application of Bibliometric analysis and VOSviewer in the housing market is relatively new and underdeveloped. The bibliometric, which is a qualitative analysis, contains several steps. First, the study identified the keyword "house price" to search for documents in the Scopus database. The search was carryout from 1954 to 13th February 2021. In the next step, based on the keyword, the documents were screened and identified for data processing, and the data were extracted from the database in CSV format. Finally, the data were imported into Microsoft Excel for further evaluation for data analysis and Scientometric analysis. For data analysis, a summary of statistics, publication trends, top journals, author and affiliation, highly cited citations, top keyword analysis, top funding sponsor, a publication based on the subject area, document types and publication based on the country were analyzed. As for scientometric analysis, the CSV file format was extracted from the Scopus database and analyzed using VOSviewer to visualize the network connection. The result of the study is divided into; 1) performance analysis, 2) science mapping and 3) network analysis. In performance analysis, 4,284 articles published on house price for the past 67 years with Professor Dr Rangan Gupta from the University of Pretoria, South Africa, published 684 articles with 7869 citations. As for science mapping, the most influential publication comes from the Journal of Real Estate Finance & Economics, with 169 articles or 24% of the total population. The common keywords found from house price literature are; "house price" (860-14%), housing market (839-14%) and "housing", and "price dynamic" (428-7%). The network analysis reveals 70961 citations with 1059.12 cities per year, 16.59 cites per paper, 39834.94 cites per author, 2.26 author per paper with an h-index of 108 and g-index of 161. The collaborative authors are Gupta, R, Apergis, N and Chang T, while the most collaborative country is the USA. The analytical information that stipulates by bibliometric analysis and VOSviewer is highly comprehensive and can assist practitioners and researchers in researching house prices. Furthermore, this study provides insights into the current trend of research on house prices.

Keywords: *Bibliometric Analysis, House Price, Housing Market*