

ABSTRACT

This Bachelor thesis focuses on the housing market and regional differentiation of prices of flats and houses at the level of districts of the Czech Republic. Since the nineties we can observe the growth of regional disparities of housing prices. It has a direct influence on the creation and increase of regional disparities in housing affordability. The Bachelor thesis describes some of the methods of measuring the affordability of housing in the Czech Republic. The main objective is to determine whether housing prices reflect the labor market. By using correlation analysis we are able to demonstrate a statistically significant effect of selected labor market indicators (level of monthly gross wages and the share of unemployed persons) on purchase housing prices.

Keywords: housing prices, housing market, housing affordability, labor market, correlation analysis, regression analysis