

Analysis and Research of Market Law in Real Estate Evaluation Based on Vocational Education Teaching Reform

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Keywords: Vocational Education, Real Estate Evaluation, Market Analysis

Abstract: the Market Method is to Compare the Valuation Object with Similar Real Estate That Was Recently Traded At the Time of Valuation, and Make Appropriate Corrections and Adjustments to the Transaction Prices of Similar Real Estate to Obtain the Objective and Reasonable Value of the Valuation Object. the Traditional Market Method and the Market Analysis Method Based on Analytic Hierarchy Process Are Used to Evaluate the Evaluation Cases. the Source of the Employees is Usually Middle- or High-Vocational Graduates. They Are Recruited through Real Estate Companies and Directly Enter the Enterprise from the School, Which is Often a Disconnect between Theory and Practice. the Current Major of Real Estate Management and Appraisal in Higher Vocational Colleges is Mostly Based on the Training of Real Estate Management and Appraisal Personnel. There is an Open Market, and the Market Method Needs to Obtain the Technical Parameters and Various Indexes of Comparable Examples to Evaluate Real Estate, and These Parameters and Indexes Need to Be Obtained in an Open Market. There is an Open Market. Therefore, the Evaluation Institution Should Create a Transaction Instance Archive and Update It Continuously to Collect Transaction Instances to the Maximum Extent.

1. Introduction

There Are Some Defects in the Original Real Estate Pricing Evaluation Hierarchy, Mainly Due to the Lack of Substantive Comparative Cases, the Lack of Subjectivity in the Scope of Application, and the Greater Impact of National Macro-Control and Other Economic Policies, Fair and Reasonable Evaluation of the Real Estate Market Value Has Become a Hot Issue [1]. Market Method is a Method to Compare the Appraisal Object with the Similar Real Estate Transacted Recently At the Appraisal Time Point, and Make Appropriate Correction and Adjustment to the Transaction Price of the Similar Real Estate, So as to Obtain the Objective and Reasonable Value of the Appraisal Object [2]. Therefore, in Order to Make Up for the Shortcomings of the Traditional Market Method to a Certain Extent, This Article Introduces the Analytic Hierarchy Process to Amend the Traditional Factors, and Uses the Traditional Market Method and the Analytic-Based Market Method to Compare and Evaluate Yz Real Estate Projects. It Includes the Following Steps: Collecting Transaction Instances → Selecting Matching Examples → Establishing the Basis for Price Comparison Correction → Transaction Situation Correction → Transaction Date Correction → Real Estate Condition Correction → Comprehensively Obtaining the Standard Price [3]. Every Step in the Evaluation Must Be Carefully and Carefully, So as to Obtain an Objective and Reasonable Valuation Result [4].

2. Real Estate Appraisal Market Law

2.1 Evaluation Procedure of Real Estate Evaluation Market Law

The Theoretical Basis of the Market Law is the Principle of Substitution, Which Requires That When Selecting a Trading Case, a Case with a Substitute and Related Relationship with the Evaluated Object Should Be Selected [10]. for Some Valuation Objects, It is Sometimes Difficult to Directly Select the Real Estate Transaction Instances with the Same Scope, and Only the Real Estate Transaction Instances with the Same “Trunk” Can Be Selected. Strengthening the

Application of the Market Law in Real Estate Evaluation is Inseparable from the Support and Cooperation of the Government, Real Estate Evaluation Associations, and Real Estate Evaluation Practitioners [11]. Most of the Existing Real Estate Management and Appraisal Majors in Higher Vocational Colleges Are Based on the Training of Real Estate Management and Appraisal Personnel. There is an Open Market, and the Market Method Needs to Obtain the Technical Parameters and Various Indexes of Comparable Examples to Evaluate Real Estate, and These Parameters and Indexes Need to Be Obtained in an Open Market. There is an Open Market.the Market Approach to Assessing Real Estate Requires the Acquisition of Technical Parameters and Indicators of Comparable Examples, and These Parameters and Indicators Need to Be Obtained in an Open Market. According to the Survey Data, the Structure Chart of Real Estate Employees' Educational Background Shows That through the Survey of 27 Representative Real Estate Companies, We Have the Following Table 1 At This Stage, the Overall Education Level of Jiangsu's Real Estate Employees is Low.

Table 1 Summary of Survey on Occupational Posts

Job title		
Appraiser	Number of people already present	96
	Minimum academic requirements	Junior college
	Applicable Vocational Qualification Certificate	Certificate of Real Estate Appraiser
	Number of proposed employees	105
Property consultant	Number of people already present	45
	Minimum academic qualifications	Junior college
	Applicable vocational qualification certificate	Certificate of Association of Real Estate Managers
	Number of candidates	65

2.2 Application of Real Estate Appraisal Market Law

The precondition for real estate appraisal by market method is to obtain enough and real transaction cases. Although there may be many transaction examples, some transaction examples are not applicable to a specific appraisal object, appraisal purpose and appraisal time point, and need to be selected as comparable examples. Therefore, the evaluation organization should create a transaction instance archive and update it continuously to collect transaction instances to the maximum extent. Therefore, the evaluation personnel should be familiar with the ways to collect transaction data and related reference materials. However, scholars mostly improve the qualitative analysis of fuzzy comprehensive evaluation, analytic hierarchy process, regression analysis and other methods in the market method and cost method. Converting the monetary value in the evaluation, so that comparable examples and evaluation objects have Comparability. Combining qualitative and quantitative analysis of the application of traditional market methods in real estate evaluation. At the same time, we must strengthen the integration of information technology and curriculum teaching, make full use of modern information technology to develop multimedia courseware, online courses and other teaching resources, in order to change the teaching methods of teachers, students The learning method creates conditions for students to build a broader development platform. After obtaining the weight value of each factor, the consistency test should be carried out for the matrix. The test equation is $Cr = CI / RI$, where CI represents the general consistency index of the matrix. The calculation method is to subtract the residual value after n from the maximum characteristic root obtained by solving the matrix and divide it by N. RI represents the average random consistency index. Its size varies with N. there is no calculation formula for the specific value, but there is a unified standard. See Table 1 below for details It is shown.

Table 2 Average Consistency

n	0	1	2	3	4	5	6	7	8	9	10
RI	0.01	0.02	0.15	0.48	0.48	0.95	1.12	1.16	1.17	1.87	2.12

3. Some Suggestions on the Curriculum Reform of Real Estate Management and Evaluation in Higher Vocational Colleges

3.1 Real Estate Management and Appraisal Professionals Demand Survey

As a service industry, the real estate industry has developed rapidly in Jiangsu Province for a long time. Using the market method to evaluate needs to have a large number of transaction examples, only in this way can we grasp the normal market price [5]. It uses the actual transaction price of real estate with similar recent utility in the actual transaction process as the basis to calculate the price of the real estate project to be evaluated [6]. Then, the traditional market method and the market method based on analytic hierarchy process are used to evaluate the evaluation cases respectively. The employees are usually graduates from secondary or higher vocational schools. They are recruited by real estate enterprises and directly enter the enterprises from schools, which is often divorced from theory and practice. The poor professional practice and operation ability assume that the development method is based on the expected development value of the real estate to be evaluated, deducting the expected related taxes and fees, such as financial expenses, sales expenses, management expenses, taxes and expected profits. The expected development value of the real estate is evaluated by the market method [7]. Therefore, the school should vigorously promote curriculum reform, focus on the application and practice of knowledge, achieve the consistency of professional curriculum content with professional posts (groups), work tasks and work processes, and achieve the integration of professional education and vocational qualification certificate [8]. However, due to the incompleteness of the real estate market, there are only several similar real estate but not two real estate with the same situation in the market. The difference between the real estate leads to the price difference between the object to be appraised and the reference example [9]. The basic principle of market method is shown in Figure 1.

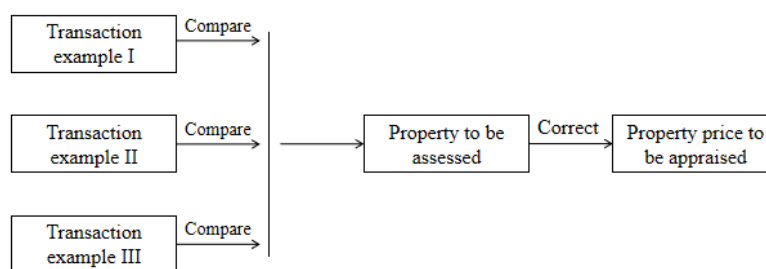


Fig.1 Basic Principles of Market Method Valuation

3.2 Evaluation in Higher Vocational Colleges

The curriculum of real estate management and appraisal specialty in higher vocational colleges must combine professional characteristics, break discipline restrictions, make trade-offs according to professional needs, and start from knowledge, ability, quality and other aspects. These factors will affect the value of real estate. Different economic levels, different environmental conditions and different social and cultural backgrounds will have different real estate values. In order to make the evaluation results more true and accurate, we need to revise the regional factors of the selected comparable examples. The curriculum of real estate management and appraisal specialty in higher vocational colleges must combine professional characteristics, break discipline restrictions, make trade-offs according to professional needs, and start from knowledge, ability, quality and other aspects. These factors will affect the value of real estate. Different economic levels, different environmental conditions and different social and cultural backgrounds will have different real estate values. In order to make the evaluation results more true and accurate, we need to revise the regional factors of the selected comparable examples. The curriculum of real estate management and appraisal specialty in higher vocational colleges must combine professional characteristics, break discipline restrictions, make trade-offs according to professional needs, and start from knowledge, ability, quality and other aspects. These factors will affect the value of real estate. Different economic levels, different environmental conditions and different social and cultural

backgrounds will have different real estate values. In order to make the evaluation results more true and accurate, we need to revise the regional factors of the selected comparable examples. Therefore, the premise of using the market method is that there must be more real estate transactions in the area at the appraisal time point.

4. Conclusion

The market method is the most widely used and the most important one among all the real estate evaluation methods. This paper mainly aims at the problems in the practical application of market method, and introduces a series of methods and principles such as set pair analysis, AHP and fuzzy mathematics principle to improve the application of market method. After the correction and adjustment of the transaction situation, transaction date and real estate situation, the actual and possibly abnormal transaction price of the comparable case will be adjusted to the normal market price. The cultivation of excellent students cannot be separated from excellent teaching staff. The construction of teaching staff is a key link in college teaching. The quality of accounting teachers directly determines the quality that double-degree students will acquire. The scope of application in real estate evaluation is also the most extensive, and other methods will also be used alternately in the process of real estate evaluation. Therefore, it is very important to strengthen the application of market method in real estate evaluation. Therefore, the real estate management and evaluation major in higher vocational colleges should further strengthen in-depth cooperation with enterprises and accelerate the transformation of talent training mode from the traditional school and curriculum centered to work-study combination and school-enterprise cooperation.

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