

## **ABSTRACT**

*Housing is a basic need under increasing pressure due to population growth, urban density, and limited land. The impact of public facilities around homes, including schools, has encouraged households to choose to live closer to schools to save costs. This issue has become a significant one in Indonesia, particularly in areas with high-quality schools, such as Depok District, Sleman Regency. This study examines how school quality can affect house prices in Depok District, Sleman Regency. The study used a quantitative approach and spatial analysis. Data were obtained from the Rumah123 website.*

*The Ordinary Least Squares method was used to analyze how school quality affects house prices, complemented by environmental and internal house variables. The results show that school quality significantly increases house prices in Depok District, Sleman Regency. Meanwhile, other variables also increase house prices; the number of rooms is not significant because the data includes boarding houses, which reflect the number of rooms in the building area. School quality has been shown to increase house prices in Depok Regency, as have healthcare facilities and universities. These findings highlight that improving school quality should be considered when formulating housing policies, so that access to adequate housing is not limited to those who are economically well-off.*

**Keyword:** *School Quality, House Price, Ordinary Least Square (OLS)*

