IJCRT.ORG ISSN : 2320-2882

INTERNATIONAL JOURNAL OF CREATIVE RESEARCH THOUGHTS (IJCRT)
An International Open Access, Peer-reviewed, Refereed Journal

Affordable Housing Market: A Bibliometric Analysis from 2016 to 2026

Dr. Vivek Kumar[1],
Mr. Ankit Poonia[2]
[1] Assistant Professor, University School of Management, K.U.Kurukshetra,
[2] Ph.D. Scholar, University School of Management, K.U.Kurukshetra,

Abstract

Real estate plays a crucial role in the economy through its significant contribution to national GDP growth. Housing is the principal collateral and consumer commodity, serving as the largest fixed asset for families, which in turn influences their savings and consumption decisions. In the present paper, an attempt is made to offer conceptual order, investigate key topics, and recommend future research trajectories. The study analyses a sample of 805 journal articles from the Scopus database from 2016 to 2026 using a bibliometric analysis and a literature review. The article compiles a list of the top papers, authors, nations, organizations, and journals related to digital-based financial inclusion based on the Scopus database. The analysis was prepared using advanced Excel tools, RStudio, and VOSviewer. Networks of scientific publications, journals, researchers, institutions, nations, and phrases are constructed using VOSviewer. The study discovered that publication on this topic is continuously increasing. The writers with the most documents in this field include Gurran Nicole, Rowley Steven, Biswas Sujoy, Mukerji Arjun. Moreover, with 1780 papers, USA is the top-ranking nation in the field of digitally based financial inclusion. Sustainability International Journal of Housing Markets and Analy has published 55 papers in journals, making it the most sources in this field. Gurran, nicole and Rowley, steven receive the most co-citations. keyword analysis demonstrates the eight clusters that, combined with bibliographical coupling, aid in recognising the different streams of affordable housing market.

Keywords: Housing Market, Bibliometric Analysis, Scopus, Scientific Mapping, Research Trends.

1. Introduction

The housing sector is fundamental to economic growth, contributing to national income, job creation, urban development, and social welfare (Lee et al., 2022) It influences various economic sectors like construction, finance, and real estate services. Investment in housing infrastructure stimulates economic activity through job creation and demand for goods and services, making the housing market a key indicator of a country's economic health and growth potential(Arku, 2006) Doling et al., 2013) Housing

[1] Assistant Professor, University School of Management, K.U.Kurukshetra, dr.vivekkumar91@kuk.ac.in
[2] Ph.D. Scholar, University School of Management, K.U.Kurukshetra, 2531phd.ankit@kuk.ac.in

serves as a crucial asset for families, providing shelter and contributing to wealth and financial stability. Residential property price fluctuates over time and affects not only house owners but also the overall economy with its dual effect. On one side, rising property values create wealth through enhancing the purchasing power of consumers and stimulating economic activities; on the other hand, declining prices can impede wealth generation and slow economic growth (Miller et al., 2011) (Lin et al., 2019). Therefore, understanding of dynamics of residential housing property and affordability is crucial for various policymakers and decisionmakers.

Recently, research in the real estate market, residential property and buying decisions has expanded due to massive changes in the Indian housing market that have been seen over the past decade, driven by factors such as rising disposable incomes, urbanisation and government schemes like the Pradhan Mantri Awas Yojana (PMAY) (Galster & Lee, 2021). However, despite the growing literature in this field, the overall picture of the development of the housing market research, key contributors, important publications and emerging themes is still poorly understood, especially from a bibliometric perspective. The market is changing with the rapid advancement in technology and the urban population in India is expected to grow substantially in the coming years. This increases the need for effective housing policy and sustainable urban development.

Hence, a bibliometric analysis offers a valuable method to systematically assess the development of housing market research dynamics and determine future research themes (Hassan & Duarte, 2024) (Dagnino et al., 2015).

Past Studies

Table 1

Summary of Previous Studies Closely Related to Housing

Author	Title	Focus topic	Data Source	TD	YDE
(Gamage et al., 2026)	“Social value of property: a qualitative-bibliometric analysis of literature”	Social Value of Property	Scopus	830	2015 until 2025
(Binoy et al., 2022)	“A bibliometric analysis of property valuation research”	Property valuation	Scopus	1400	1964 Until 2019
(Liu et al., 2021)	“Real Estate rental market: a 10-year bibliometric based review”	Real estate rental market	Web of Science	790	2010 until 2020
(S. Li et al., 2021)	“20 years of Research on Real Estate Bubbles, Risk and Exuberance: A Bibliometric Analysis”	House market bubble	Web of Science	739	1997 until 2019

(Jayantha & Oladinrin, 2020)	“Bibliometric analysis of hedonic price model using CiteSpace”	Hedonic price	Scopus	269	1970 until 2019
(Sururi, 2022)	“A bibliometric analysis of housing and settlement research”	Housing and settlement	Google Scholar and Crossref	467; 200	2000 until 2020
(Moghayedi et al., 2021)	“A Systematic Bibliometric Factor Framework for Implementing Sustainable Innovative and Affordable Housing: A Systematic Review and Bibliometric Analysis”	Sustainable innovative affordable housing	Scopus and Web of Science	127	2003 until 2020
(Vergara-Perucich, 2023)	“A Systematic Bibliometric Analysis of the Real Estate Bubble Phenomenon: A Comprehensive Review of the Literature from 2007 to 2022”	Real Estate Bubble	Scopus and Web of Science	2276	2007 until 2022
(Ianchuk, 2021)	“Bibliometric Analysis and Visualization of Funding Social Housing: Connection of Sociological and Economic Research”	Funding social housing	Scopus	5385	1948 until 2020
(N. Li & Li, 2024)	“A bibliometric analysis of six decades of academic research on housing prices”	Housing prices	Web of Science	4125	1960 until 2020

TD=No. of total documents; YDE=Year wise data examined

The study fills the gap in bibliometric analysis of housing markets and residential properties from the perspective of affordability. In this study, we explore publishing patterns, influential authors, citation impact, theme directions and future research directions in this field by using the Scopus database. It explores the theoretical underpinnings, conceptual development and major research themes of housing affordability and residential property research over the last decade.

Research Questions

1. What are the primary aspects of the intellect and influence of the literature in the area of residential property via the affordable housing market?
2. What is the future research directions and themes in the area of residential property via affordable housing market?

2.1 Methodology

Researchers are increasingly recognising the importance of content analysis and bibliometric analysis. Thus, the bibliometric review method classifies previous studies on systematic and integrative evaluations of meta-analysis (Alshater et al., 2022).

2.2 Search Strategy

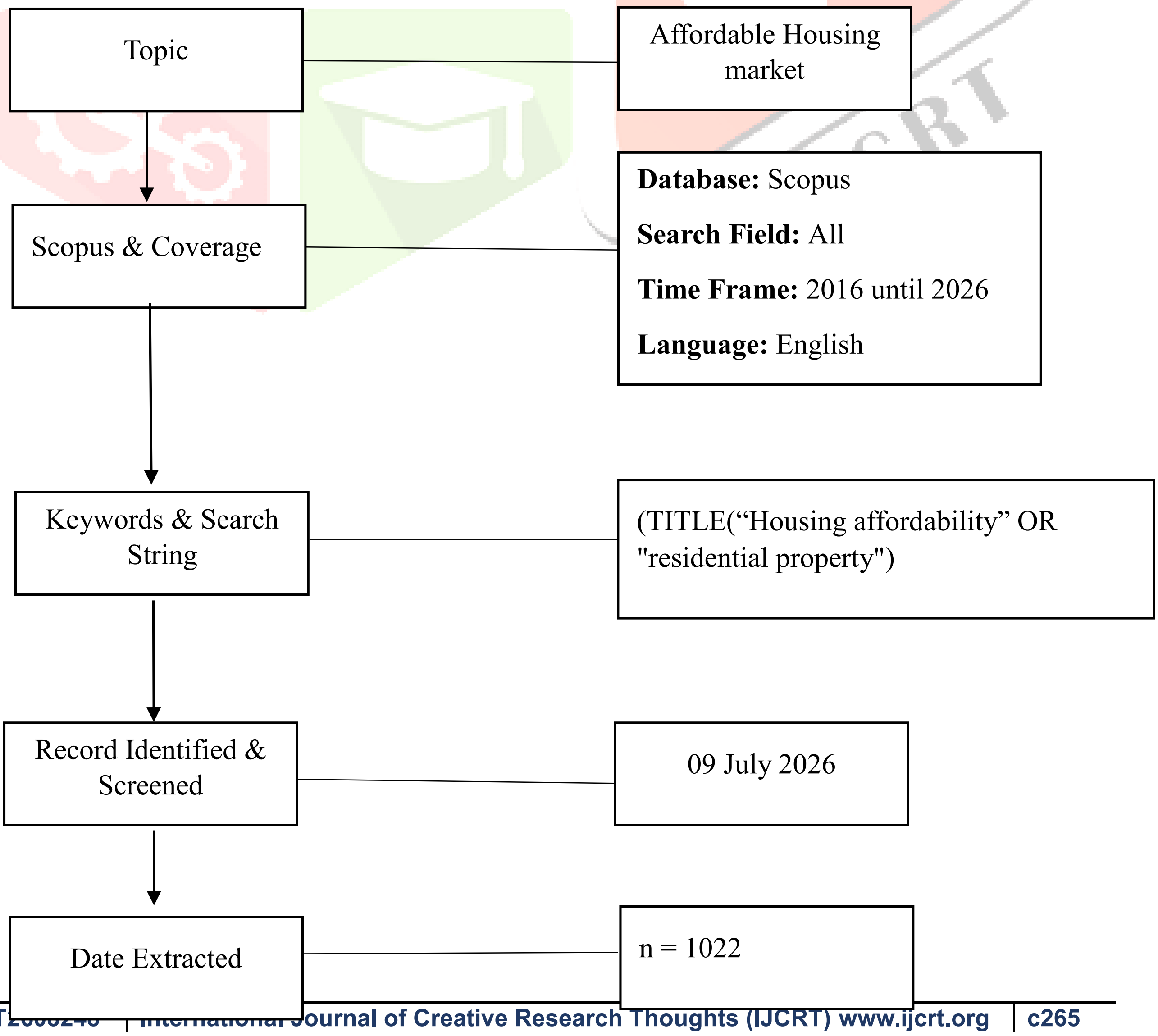
Because of its broad coverage and trustworthy indexing of academic articles, the Scopus database was chosen. When the search approach was used on July 9, 2026, 805 records were found. To collect the wide range of housing market research, the search covered every field in the database. Keywords and search strings were combined and the search string was (TITLE (“Housing affordability” OR "residential property"). This ensured that the retrieved documents were titled with the relevant terms and published in the desired time frame of 2016 to 2026. Since the research was limited to title searching, no documents were excluded during the initial screening. Therefore, 805 documents identified were judged eligible for the following bibliometric analysis.

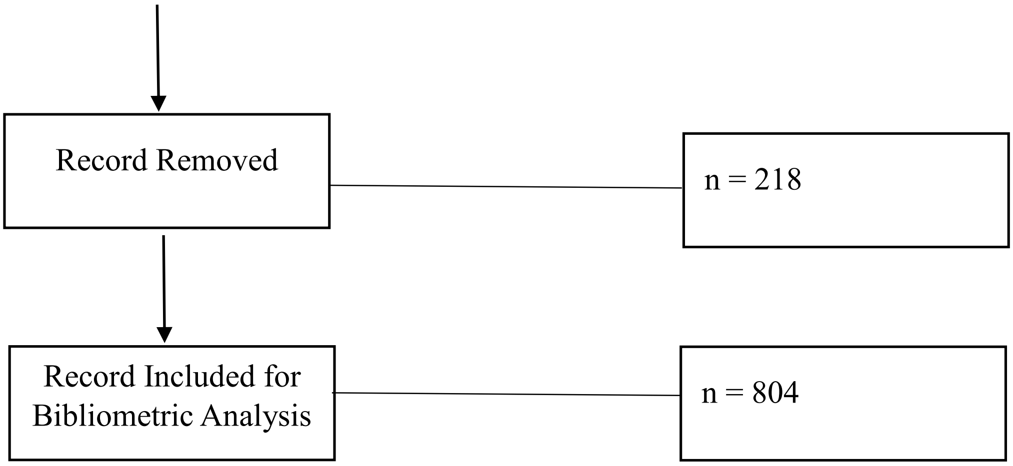
2.3 Analysis tools

Many software programs were used, including Excel, VOSviewer, and RStudio, to answer the research questions. Networks of scientific publications, journals, researchers, institutions, nations, and phrases are constructed using VOSviewer. Items in these networks can be connected using Co-occurrence, Co-authorship, and Co-citation relationships. Excel will be used to create statistical graphs and arrange data and statistics using functions and formulas. Since Biblioshiny (by using R studio) is the most modern software application to be created, it integrates a variety of strategies.

2.4 Types of analysis

Citations, network content, and overall performance are the study's investigational categories. Compiling list of the most significant writers, nations, and affiliations, are provided by the general performance analysis. The citation analysis is used to determine which authors, works, and journals are the most frequently cited. Finally, we use co-citation and analysis of co-occurrence to analyze network content and cluster data.





3. Results

The original data are presented in detail in Table (2). The fact that there are 804 papers total, aggregated from 289 journals, suggests that these journals are more focused and specialized. The analysis also reveals that international co-authorship is 20.4%, indicating that there is strong author collaboration in this sector where new fields of study generally require substantial author collaboration. Figure 2 displays the annual scientific production of all 804 published articles between 2016 and 2026. Also, Fig. 2 shows that the recent four years (2016–2026) have the biggest number of articles within the time period, demonstrating unequivocally how this is a developing subject of research. As we've already mentioned, this work comes at the perfect time to serve as a roadmap for future studies. 1022 papers are found after searching in Scopus for “Housing affordability " using the abstract, keywords, and titles.

MAIN INFORMATION ABOUT DATA	
Timespan	2016:2026
Sources (Journals, Books, etc)	289
Documents	804
Annual Growth Rate %	10.95
Documents Average Age	4.17
Average citations per doc	15.71
References	0
DOCUMENTS CONTENTS	
Keywords Plus (ID)	1419
Author’s Keywords (DE)	2319
AUTHORS	
Authors	1847
Authors of single-authored docs	175
AUTHORS COLLABORATION	
Single-authored docs	190
Co-Authors per Doc	2.62
International co-authorships %	20.4
DOCUMENT TYPES	
article	804

Table 2: General information

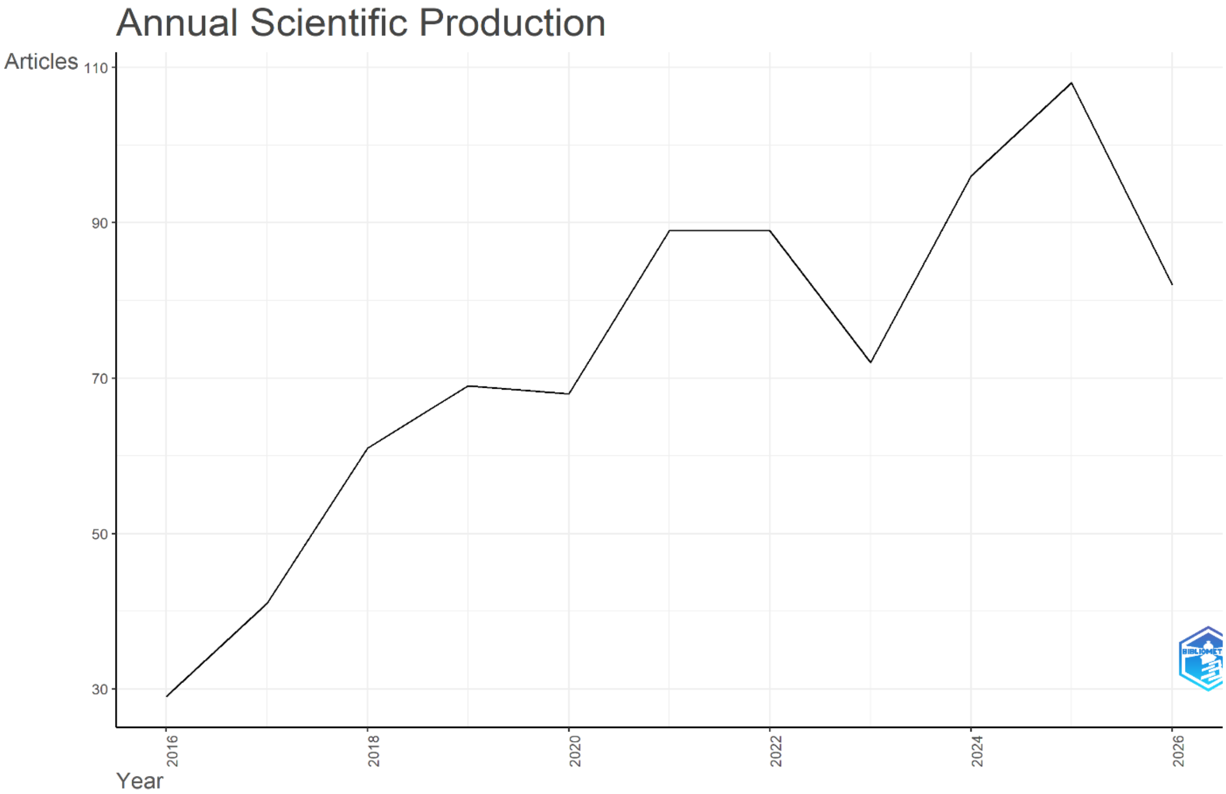


Fig 2: Annual scientific production

Influential authors, organizations, nations, and journals

Figure 3 lists the authors who have published on this subject the most frequently each having more than four documents: Gurran Nicole, Rowley Steven, Biswas Sujoy, Mukerji Arjun, Adabre Michael Atafo, Baker Emma, Beer Andrew, Bentley Rebecca, Collins Damian, Coskun Yener.

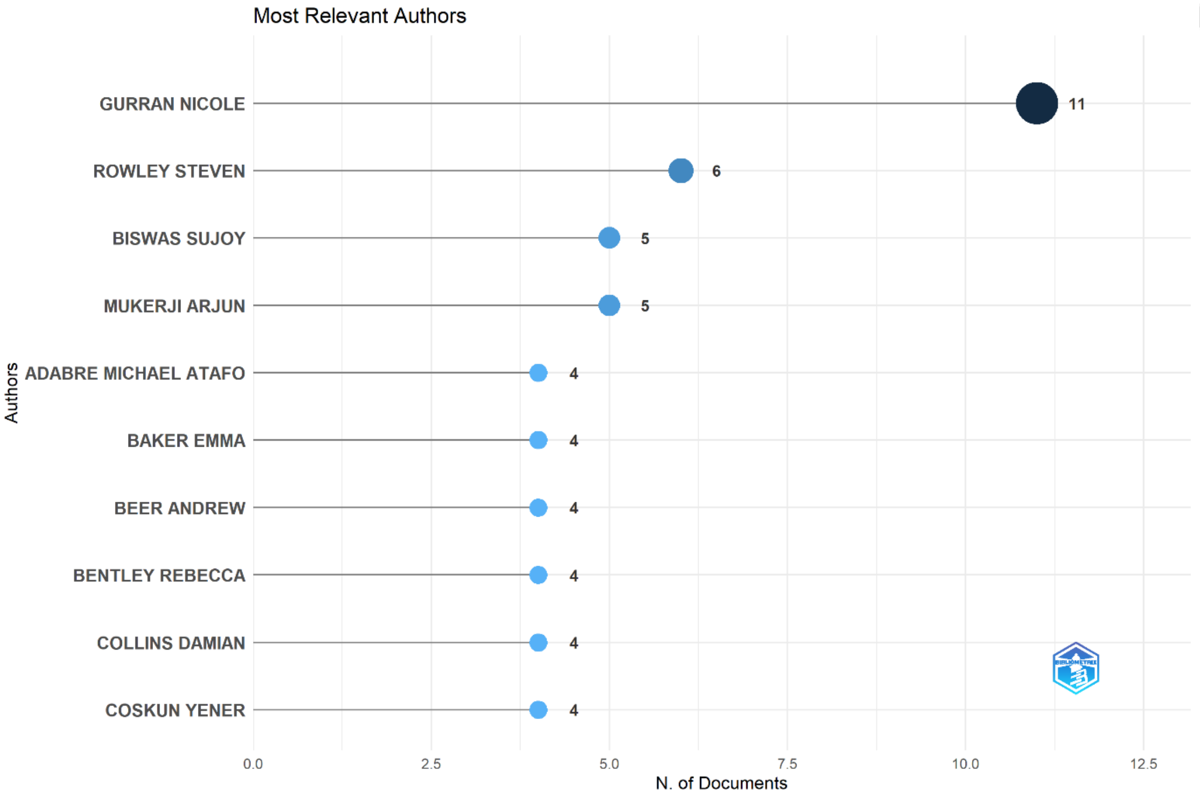


Figure 3: Most Relevant Authors

Author affiliations are shown in Table 3 in order of most to least frequent publications. With 20 papers published, University of California had the most, followed by the University of Sydney with 13 and the City University of Hong Kong with 12. USA has published 1780 publications. In the area of Affordable Housing Market means, followed by Australia with 920 articles, according to bibliometrix statistics. USA is outperforming in terms of the annual research and publication in this field from 2016 to 2026, but India is somewhat lagbehind due to a severe supply demand mismatch where developers favor high-margin luxury projects over budget homes. as shown in Fig. 3.

Author Affiliated Institutions

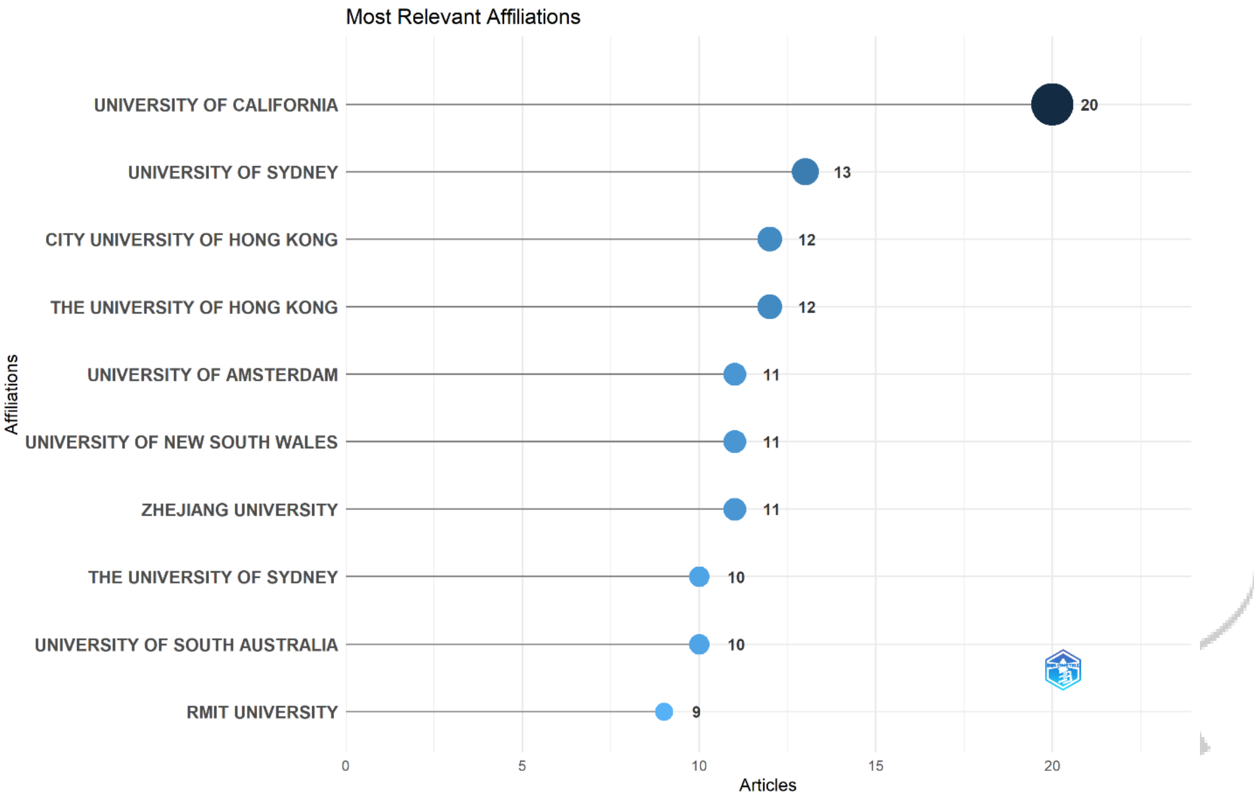


Table 3: Author Affiliated Institutions

Annual Countries Scientific Production

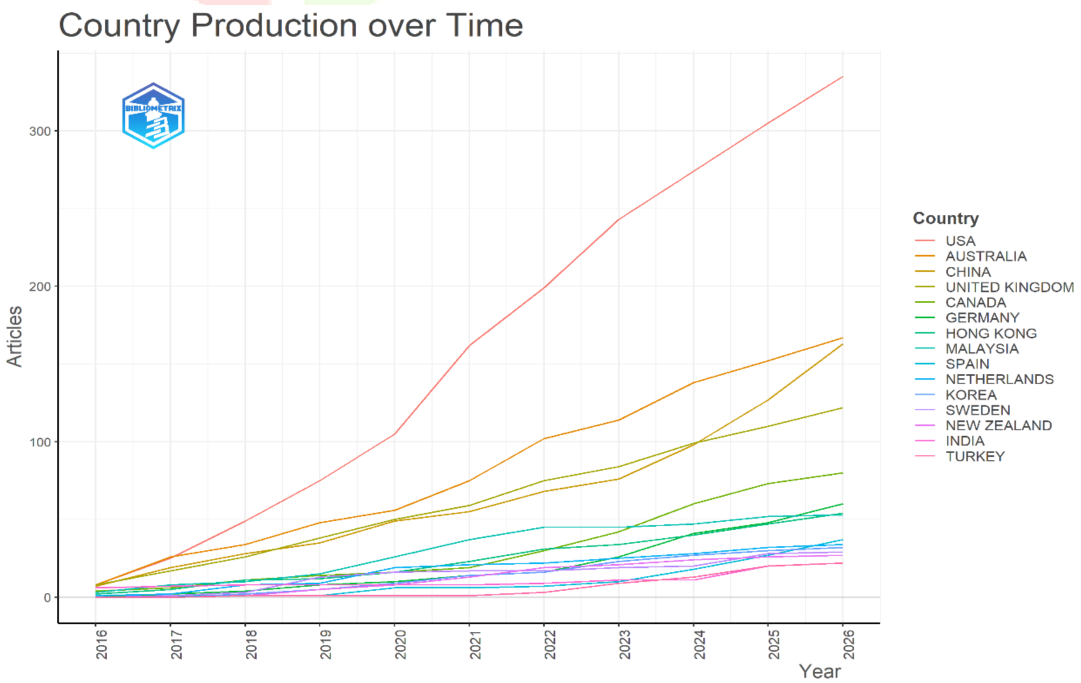


Figure 4: Annual Countries Scientific Production

In Fig. 5, a journal that publishes work on Affordable Housing Market is depicted. With 55 papers, the "International Journal of Housing Markets and Analy" take the top spot. Following Cities with 37 papers, The Journal of Housing Studies comes in second with 52.

Frequency of Affordable Housing Market Publications Published by a Journal

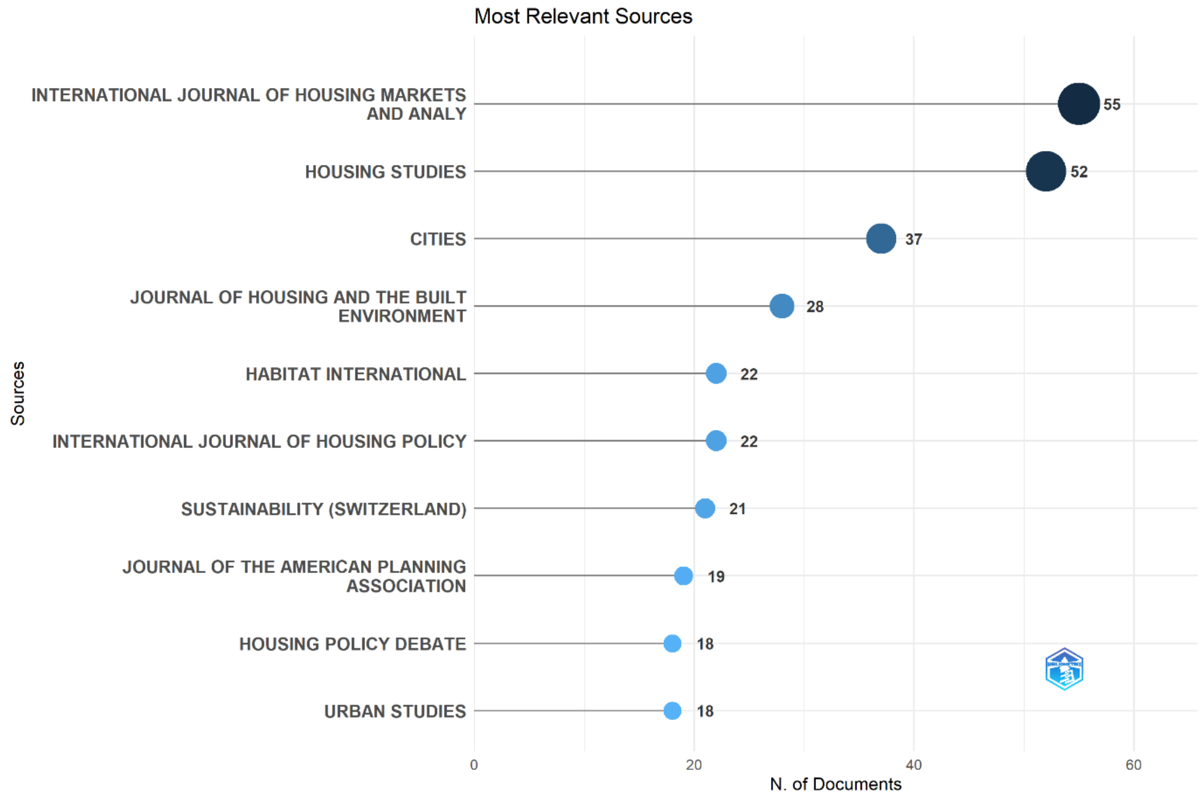


Fig 5: Frequency of Affordable Housing Market Publications Published by a Journal

Citations Analysis

One can gauge the relative importance or impact of an author by counting the number of times their work has been cited in other publications, articles, or magazines (Seglen, 1989). The most frequently cited publications in the Digital Financial Inclusion literature, are listed in Table 4. Impact factors for writers also includes in the chart and it was discovered that Ozili pk (2018) was the field's most often referenced author.

Most cited documents

Document	Purpose	Method	Findings
(de la Campa & Reina, 2023)	to investigate how various landlord types and communities in the US were impacted by the COVID-19 epidemic in terms of rent collection, business operations, and rental property management.	descriptive and regression analysis	The study found that rent collection declined significantly during the pandemic, particularly for small landlords and landlords of color, leading to deferred maintenance, missed payments, and increased housing inequalities in minority communities
(Lowe et al., 2022)	To explore how **CLT–Land Bank collaboration** can scale permanent affordable housing and community control.	case study using interviews and document analysis	CLT–Land Bank collaboration improves permanent affordable housing, supported by strong public funding and community participation.
(Canöz & Kalkavan, 2024)	To identify the factors driving Istanbul housing prices and assess their impact on housing affordability.	**Bayesian TVP-VAR model**	Construction costs and money supply were the strongest drivers of rising housing prices, reducing housing affordability
(Adabre et al., 2021)	To map global housing affordability research, identifying key themes, trends, and research gaps.	Scientometric analysis using **CiteSpace, VOSviewer, and Gephi**.	Research has grown steadily, with **poverty, housing policy, and sustainability** as major themes, while **AI and cooperative housing** remain underexplored
(Pongprasert, 2022)	To identify the determinants of luxury condominium prices in Bangkok CBD and suggest measures to improve housing affordability	OLS regression	Prices are mainly driven by **units, parking, recreation parks, common area fees, corner location, and expressway proximity**, supporting policies for affordable housing.
(Rink & Egner, 2022)	To compare how 14 German cities address housing shortages and affordability through local housing policies	Comparative case study using secondary data, policy documents, and expert interviews from 14 cities.	Cities adopted active housing policies, but their impact remains constrained by limited resources and reliance on higher levels of government.

(Kubala & Hoření Samec, 2021)	To examine how housing affordability influences young adults' future planning and perceptions of the "good life."	Qualitative study using **interviews**, analyzed through **grounded theory** equation model technique	Housing security, especially **homeownership**, supports future planning, while housing insecurity increases uncertainty and social inequality.
(Mann & Hananel, 2022)	To examine how planning and housing policies influence internal migration and women's employment in Israel.	Survey analysis of 800 migrants	Housing affordability drove migration, but women experienced greater job changes, income loss, and shorter-commute job trade-offs, increasing gender inequality
(Gowing, 2022)	To examine how legal support for rent strikes can strengthen tenant power and improve housing justice	Qualitative legal review using historical cases, policy analysis, and landlord–tenant law.	The study finds that stronger legal protections for rent strikes and collective bargaining can improve tenant rights and housing affordability
(Zhang et al., 2025)	To evaluate the impact of Chongqing's property tax on housing rental prices in China.	Bayesian Synthetic Control Method (BSCM)	The property tax reduced rents by **6.5% on average**, helping curb speculation and improve housing affordability.

3.3 Network and content analysis uses mapping technologies

In order to identify research streams and possible directions, this section looks at co-authorship, co-citation.

3.3.1 Co-authorship

When two authors (nodes) collaborate on an article, a co-authorship network is created (edge) (Kumar, 2015). The main authors' co authorships are shown in Figure 6,a method for locating the primary authors who are adding to the existing research on housing affordable market is co-authorship mapping. Prominence of an author is indicated by the node's size and thickness. For instance, two most productive researchers in this field are Gurran, nicole and Rowley, steven.

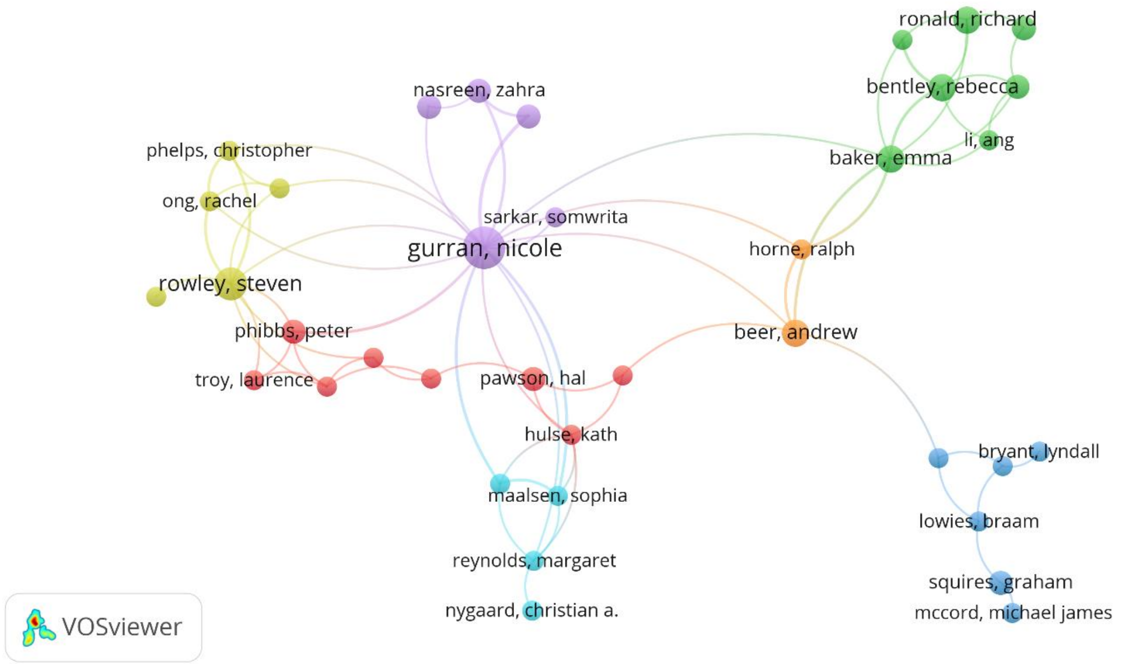


Fig 6: Network Visualization of Co-Authorship

3.3.2 Analysis of co-citation

Co-citation analysis keeps track of pairs of articles that are regularly cited in the similar source articles (Surwase *et.al* 2011). To evaluate the relationships between the citations, this test must be performed using VOSviewer software. Several writers citing the same pairs of works together signals the formation of research clusters. In Figure 7, the co-citation between nations is shown.

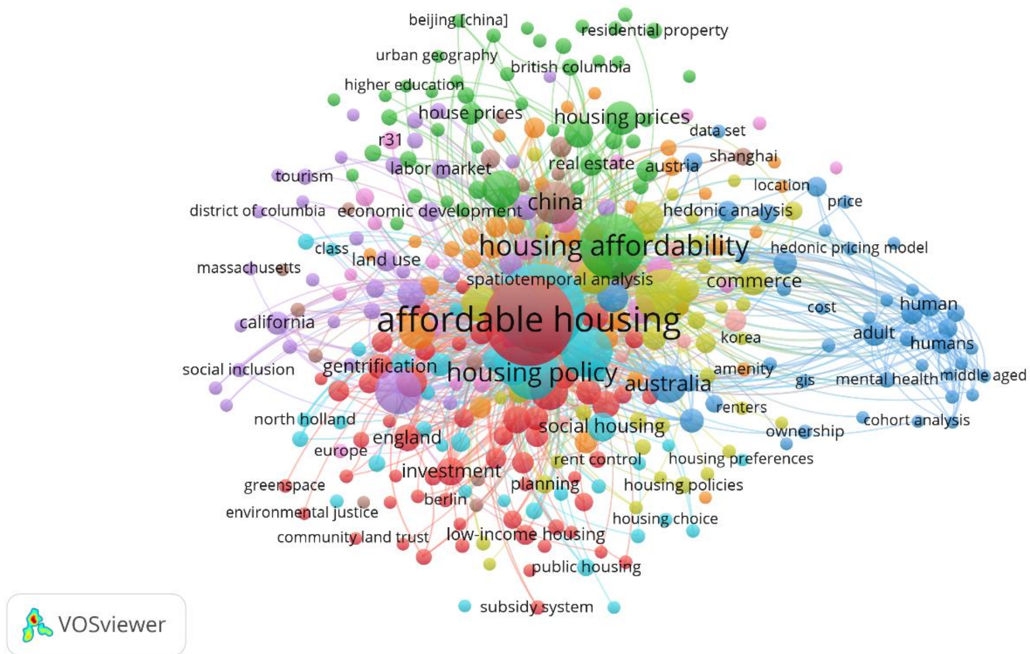


Fig 7: - Co-occurrence

4. Conclusion and Future Research Direction

The real estate market is of great importance for every country, as it guarantees the activity of structures and institutions necessary and vital for living and work. Also, it has a strong and multiple impact on the total economic development of the country"(Golob et al., 2012) Housing is a fundamental basic need, providing security, independence, and privacy. Its acquisition or rental is crucial in society, often reflecting the largest asset for households. It has recently gotten attention from authorities and corporations all across the world. The article compiles a list of the top papers, authors, nations, organizations, and journals related to affordable housing market based on the Scopus database. The analysis was prepared using advanced Excel tools, RStudio, and VOSviewer. By July 2026, 805 publications written by writers from 2016 have been published in this field generally. The study discovered that the number of papers published on the affordable housing market is continuously increasing each year. The writers with the most documents in this field include Gurran Nicole, Rowley Steven, Biswas Sujoy, Mukerji Arjun, Adabre Michael Atafo, Baker Emma, Beer Andrew, Bentley Rebecca, Collins Damian, Coskun Yener. On the other hand, the University of California, which is thought to be the most publisher with 20 publications, is listed as the most institution publisher.

Moreover, with 1780 papers, USA is the top-ranking nation in the field of housing market. International Journal of Housing Markets and Analy has published 55 papers in journals, making it the most sources in this field. Now, our study discovered that Gurran, nicole and Rowley, steven receive the most co-citations. The research also shows that the most often used terms in digital financial inclusion include affordable housing, Housing affordability, Housing policy etc.

References

1. Adabre, M. A., Chan, A. P. C., & Darko, A. (2021). A scientometric analysis of the housing affordability literature. In *Journal of Housing and the Built Environment* (Vol. 36, Number 4). Springer Netherlands. https://doi.org/10.1007/s10901-021-09825-0
2. Binoy, B. V., Naseer, M. A., Anil Kumar, P. P., & Lazar, N. (2022). A bibliometric analysis of property valuation research. *International Journal of Housing Markets and Analysis*, *15*(1), 35–54. https://doi.org/10.1108/IJHMA-09-2020-0115
3. Canöz, İ., & Kalkavan, H. (2024). Forecasting the dynamics of the Istanbul real estate market with the Bayesian time-varying VAR model regarding housing affordability. *Habitat International*, *148*(March). https://doi.org/10.1016/j.habitatint.2024.103055
4. de la Campa, E. A., & Reina, V. J. (2023). Landlords' rental businesses before and after the COVID-19 pandemic: Evidence from a National Cross-Site Survey. *Journal of Housing Economics*, *59*(PB), 101904. https://doi.org/10.1016/j.jhe.2022.101904
5. Gamage, S. K., Amidu, A. R., & Levy, D. (2026). Social value of property: a qualitative-bibliometric analysis of literature. *Journal of Property Research*, *43*(1), 72–98. https://doi.org/10.1080/09599916.2025.2512732
6. Gowing, S. (2022). Rent Strikes and Tenant Power: Supporting Rent Strikes in Residential Landlord-Tenant Law. *Michigan Law Review*, *120*(5), 877–912. https://doi.org/10.36644/mlr.120.5.rent
7. Ianchuk, S. (2021). Bibliometric Analysis And Visualization Of Funding Social Housing: Connection Of Sociological And Economic Research. *SocioEconomic Challenges*, *5*(1), 144–153. https://doi.org/10.21272/sec.5(1).144-153.2021
8. Jayantha, W. M., & Oladinrin, O. T. (2020). Bibliometric analysis of hedonic price model using CiteSpace. *International Journal of Housing Markets and Analysis*, *13*(2), 357–371. https://doi.org/10.1108/IJHMA-04-2019-0044
9. Kubala, P., & Hoření Samec, T. (2021). The pace of "the good life": Connecting past, present, and

future in the context of a housing affordability crisis. *Time and Society*, *30*(2), 198–222. https://doi.org/10.1177/0961463X20987814

10. Li, N., & Li, R. Y. M. (2024). A bibliometric analysis of six decades of academic research on housing prices. *International Journal of Housing Markets and Analysis*, *17*(2), 307–328. https://doi.org/10.1108/IJHMA-05-2022-0080
11. Li, S., Liu, J., Dong, J., & Li, X. (2021). 20 Years of Research on Real Estate Bubbles, Risk and Exuberance: a Bibliometric Analysis. *Sustainability (Switzerland)*, *13*(17). https://doi.org/10.3390/su13179657
12. Liu, Y., Wang, P., He, Z., & Dong, J. (2021). Real estate rental market: a 10-year bibliometric-based review. *Economic Research-Ekonomska Istrazivanja* , *34*(1), 1752–1788. https://doi.org/10.1080/1331677X.2020.1848605
13. Lowe, J. S., Prochaska, N., & Keating, W. D. (2022). Bringing permanent affordable housing and community control to scale: The potential of community land trust and land bank collaboration. *Cities*, *126*(May), 103718. https://doi.org/10.1016/j.cities.2022.103718
14. Mann, Y., & Hananel, R. (2022). Moving away from equality: The impact of planning and housing policy on internal migration and women's employment in Israel. *Progress in Planning*, *157*(April 2020), 100537. https://doi.org/10.1016/j.progress.2020.100537
15. Moghayedi, A., Awuzie, B., Omotayo, T., Le Jeune, K., Massyn, M., Ekpo, C. O., Braune, M., & Byron, P. (2021). A critical success factor framework for implementing sustainable innovative and affordable housing: A systematic review and bibliometric analysis. *Buildings*, *11*(8), 1–31. https://doi.org/10.3390/buildings11080317
16. Pongprasert, P. (2022). Determinants of Luxurious Condominium Prices in Bangkok CBD: A Case study of Encouraging Housing Affordability in Bangkok, Thailand. *International Review for Spatial Planning and Sustainable Development*, *10*(1), 167–182. https://doi.org/10.14246/IRSPSD.10.1_167
17. Rink, D., & Egner, B. (2022). Local housing markets and local housing policies: a comparative analysis of 14 German cities. *International Journal of Housing Policy*, *22*(3), 430–450. https://doi.org/10.1080/19491247.2021.1930358
18. Sururi, A. (2022). a Bibliometric Analysis of Housing and Settlement Research. *Journal of Quality Measurement and Analysis*, *18*(3), 17–36.
19. Vergara-Perucich, J. F. (2023). A Systematic Bibliometric Analysis of the Real Estate Bubble Phenomenon: A Comprehensive Review of the Literature from 2007 to 2022. *International Journal of Financial Studies*, *11*(3). https://doi.org/10.3390/ijfs11030106
20. Zhang, J., Tang, Y., Liu, T., & Zhang, Y. (2025). Can property tax curb housing costs in China? New insights from Chongqing with Bayesian synthetic control. *Economic Modelling*, *147*(March), 107069. https://doi.org/10.1016/j.econmod.2025.107069
21. P.K. Ozili, Impact of digital finance on financial inclusion and stability, Borsa Istanbul Rev. 18 (4) (2018) 329–340
22. Alshater, M. M., Atayah, O. F., & Khan, A. (2022). What do we know about business and economics research during COVID-19: a bibliometric review. Economic Research-Ekonomska Istrazivanja , 35(1), 1884–1912. https://doi.org/10.1080/1331677X.2021.1927786
23. Arku, G. (2006). The housing and economic development debate revisited: Economic significance of housing in developing countries. Journal of Housing and the Built Environment, 21(4), 377–395. https://doi.org/10.1007/s10901-006-9056-3
24. Dagnino, G. B., Levanti, G., Minà, A., & Picone, P. M. (2015). Interorganizational network and innovation: A bibliometric study and proposed research agenda. Journal of Business and Industrial Marketing, 30(3–4), 354–377. https://doi.org/10.1108/JBIM-02-2013-0032
25. Doling, J. ;, Vandenberg, P. ;, & Tolentino, J. (n.d.). Standard-Nutzungsbedingungen. Retrieved http://creativecommons.org/licenses/by/3.0/igo

26. Galster, G., & Lee, K. O. (2021). Housing affordability: a framing, synthesis of research and policy, and future directions. International Journal of Urban Sciences, 25(S1), 7–58. https://doi.org/10.1080/12265934.2020.1713864
27. Golob, K., Bastic, M., & Psunder, I. (2012). Veiksnių, darančių įtaką nekilnojamojo turto rinkai, analizė: Slovėnijos pavyzdys. Engineering Economics, 23(4), 357–367. https://doi.org/10.5755/j01.ee.23.4.2566
28. Hassan, W., & Duarte, A. E. (2024). Bibliometric analysis: A few suggestions. In Current Problems in Cardiology (Vol. 49, Number 8). Elsevier Inc. https://doi.org/10.1016/j.cpcardiol.2024.102640
29. Kumar, S. (2015). Co-authorship networks: A review of the literature. Aslib Journal of Information Management, 67(1), 55–73. https://doi.org/10.1108/AJIM-09-2014-0116
30. Lee, Y., Kemp, P. A., & Reina, V. J. (2022). Drivers of housing (un)affordability in the advanced economies: a review and new evidence. In Housing Studies (Vol. 37, Number 10, pp. 1739–1752). Routledge. https://doi.org/10.1080/02673037.2022.2123623
31. Lin, T. C., Hsu, S. H., & Lin, Y. L. (2019). The effect of housing prices on consumption and economic growth – the case of Taiwan. Journal of the Asia Pacific Economy, 24(2), 292–312. https://doi.org/10.1080/13547860.2019.1584958
32. Miller, N., Peng, L., & Sklarz, M. (2011). House Prices and Economic Growth. Journal of Real Estate Finance and Economics, 42(4), 522–541. https://doi.org/10.1007/s11146-009-9197-8