



**Q64. Market approach - Types of market, Demand and supply, Curve, Bell curve for overall sales performance**

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64.1. When the supply is in excess of demand, it is called as

- a) Buyers market
- b) Sellers market
- c) Stable market
- d) No market

64.2. When the supply is less than demand, it is called as

- a) Buyers market
- b) Sellers market
- c) Stable market
- d) No market

64.3. In buyers market, the king is

- a) Public
- b) Seller
- c) Buyer
- d) None

64.4. In sellers market, the king is

- a) Broker
- b) Buyer
- c) Public
- d) Seller

64.5. Expectations of people about likely fall in price of real estate in near future results in

- a) Stable market
- b) Buyers market
- c) Sellers market
- d) No market

64.6. Under market approach, we can normally value only

- a) Non - marketable properties
- b) Marketable properties
- c) Religious properties
- d) Leasehold properties

64.7. Non - marketable properties can be valued by

- a) Income approach
- b) Market approach
- c) Cost approach
- d) Composite rate method

64.8. 'Highest and Best use' aspect is to be considered in

- a) Composite rate method
- b) Cost approach
- c) Income approach
- d) Market approach

64.9. 'Market is Supreme' - This aspect holds good in

- a) Market approach
- b) Cost approach
- c) Income approach
- d) Composite rate method

64.10. In the demand and supply curve, price is plotted as

- a) X axis
- b) Y axis
- c) Z axis
- d) None

64.11. In the demand and supply curve, quantity of goods available is plotted as

- a) Z axis
- b) Y axis
- c) X axis
- d) None

64.12. Transaction takes place after higggle hagggle (bargaining) for the price. This process is explained by

- a) Sellers curve
- b) Supply and demand curve
- c) Buyers curve
- d) Bell curve

64.13. The four factors - economic, physical, social and legal factors mainly affect

- a) Value
- b) Cost
- c) Price
- d) None

64.14. Sale recorded at Registrar's office is one of the sources where

- a) Market value can be collected
- b) Sale instances can be collected
- c) Cost can be collected
- d) Price can be collected

Answers :                           \*                           \*                           \*

1 - a	5 - a	9 - a	13 - a
2 - b	6 - b	10 - b	14 - b
3 - c	7 - c	11 - c	
4 - d	8 - d	12 - d	

Correct me if I am wrong