ABSTRAK

Pada saat ini, saham di bidang properti mengalami pelemahan yang cukup parah yang diakibatkan maraknya pandemi COVID-19, sehingga banyak perusahaan di bidang properti yang mengalami kerugian. Sehingga investor akan berpikir ulang dalam berinvestasi di bidang properti. Hal ini membuat peneliti ingin mengetahui apakah profitabilitas, likuiditas, solvabilitas, dan kebijakan dividen masih mempengaruhi return saham perusahaan properti. Di Indonesia

Pada penelitian ini berjenis kuantitatif dengan menggunakan metode *purposive sampling*, yaitu dengan mengambil sampel dari populasi berdasarkan kriteria tertentu yaitu, perusahaan properti yang terdaftar di Bursa Efek Indonesia (BEI) periode 2016 – 2020 dan menyajikan laporan keuangan tahunan periode 2016 – 2020 secara berturut-turut. Penelitian ini menggunakan data sekunder yang didapatkan dari Bursa Efek Indonesia (BEI) yang telah di audit dalam rentang tahun 2016 – 2020.

Pada penelitian ini, didapatkan bahwa variabel profitabilitas, likuiditas, dan solvabilitas signifikan negatif terhadap *return* saham. Namun untuk variabel kebijakan dividen tidak signifikan terhadap *return* saham. Juga didapatkan koefisien determinasi (R^2) sebesar 37.3%, yang berarti model yang didapat hanya dapat menjelaskan sebesar 37.3% dari keseluruhan data yang diambil.

Kata Kunci: Properti, *Return*, Saham

ABSTRACT

Currently, stocks in the property sector have experienced a severe weakening due to the pandemic of COVID-19. As consequence, many companies in the property sector suffer losses. This research aimed to find out whether profitability, liquidity, solvability and dividend policy affected the stock return of property companies as methdod.

This research was quantitative with purposive sampling method, i.e., a sample collection from population based on the certain criteria which was property company listed on the Indonesia Stock Exchange (IDX) in the period of 2016-2020 and present the annual financial statements for the 2016 – 2020 period in a row. Furthermore, this research used secondary data which was obtained from The Indonesia Stock Exchange (IDX) already audited during 2016-2020.

This research indicated that the variable of profitability, liquidity and solvability had a significant negative effect on the stock return. Moreover, the dividend policy variable did not have any significant effect on the stock return. It also showed that determination coefficient (R^2) was 37.3% it means that the research model were able to described the 37.3% from the overall taken data.

Keywords: Property, Return, Stock