

## **ABSTRACT**

*The company's efforts to obtain additional capital by involving outside parties (investors) to invest their funds in the form of stock investments. Shares are securities instruments and proof of ownership of the participation of both individuals and institutions in the company. Stock prices are always changing depending on the determinants of both internal and external variables of the company. The internal variable refers to the company's financial performance while the external variable refers to the implementation of corporate social responsibility. The right decision is important to avoid conflicts of interest and become a consideration for shareholders or potential shareholders.*

*This study aims to analyze the effect of financial performance (as proxied by Current Ratio, Return on Assets, Debt to Equity Ratio, and Total Asset Turnover), company size and dividend policy on stock prices in property and real estate sector companies listed on the Indonesia Stock Exchange 2016-2019 period.*

*The sampling method used purposive sampling and samples studied were 14 companies. The dependent variables of research: Stock Price, while the independent variables: Current Ratio, Return on Assets, Debt to Equity Ratio, Total Asset Turnover, Firm Size and Dividend Payout Ratio. The analysis method of panel data regression was used by the Eviews application software version 12 (student version).*

*The results of hypothesis test of the variable Current Ratio and Debt to Equity Ratio partially had no significant effect in a positive direction. Return on Assets and Total Assets Turnover variables partially had a significant effect in a positive direction, then Firm Size and Dividend Payout Ratio variables partially had no significant effect in a negative direction on Stock Prices. While simultaneously; variables CR, ROA, DER, TATO, FSIZE and DPR had a significant effect in positive direction on stock prices.*

*The factors of return on assets and total asset turnover were more liquid capital as an important elements for contributing and making investment decisions to investors and company management in order to obtain optimal long-term results. Increasing of the company's profit rate could be taken advantage by many stakeholders of total acquisition assets and own capital. It's would have an impact on the increasing share prices for the property and real estate sectors.*

**Keywords:** *Current Ratio, Debt to Equity Ratio, Dividend Payout Ratio, Firm Size, Return on Assets, Stock Price, Total Asset Turnover.*