## *ABSTRACT*

*This study examines the effect of financial ratios, macroeconomic, and market variables on financial distress. Financial ratios used in this study are total liabilities to total assets, and no credit intervals. Then the macroeconimic variable used in this study is inflation, and the market variable used in this study is market capitalization to total liabilities.*

*This study uses a sample of 38 Property and Real estate sector companies listed on the Indonesia Stock Exchange (IDX) for the period 2014 to 2017. The research data were obtained from the annual report of each company and Bloomberg. Purposive sampling is used to determine the research sample.*

*The results of this study indicate total liabilities to total assets, no credit intervals, and market capitalization to total liabilities have a negative effect on financial distress. While inflation has no effect on financial distress.*



*Keywords*: *Financial ratios, Macroeconomics variable, Market variable, Financial distress*.