

WORKING PAPERS

Co-Editor

Jack Harris
Texas A&M University
Real Estate Center
College Station, TX 77843-2115
409-845-2079
409-845-0460 (FAX)

This section of the *Journal* lists working papers, technical reports, and monographs published by real estate centers, university real estate departments, and other research organizations. If your organization is not represented in this listing and you would like it to be, please forward a current list of publications, along with information on ordering papers, to the co-editor at the address noted above.

This section is in alphabetical order by author.

Universities Represented

American University
University of Connecticut
University of Georgia
University of Illinois
Louisiana State University
Massachusetts Institute of Technology
University of Pennsylvania
Pennsylvania State University
University of Southern California
Texas A&M University

Ballard, Robyn L.; Blau, Jeff T.; Cofer, Doug G.; and Reich, Randi H. University of Pennsylvania. The Low-Income Housing Tax Credit Program: A Technical and Strategic Analysis

Banerjee, Tridib. University of Southern California. Antiplanning Undercurrents in American Planning Education: Antithesis or Ideology?

Benjamin, John D.; Coulson, N. Edward; and Yang, Shiawee X. Pennsylvania State University. Real Estate Transfer Taxes and Property Values: The Philadelphia Story

Brueckner, Jan K. University of Illinois. Inter-Store Externalities and Space Allocation in Shopping Centers

Cal, Thomas I.; Clayton, Scott; Davis, James K.; and Lansky, Bart G. University of Pennsylvania. Quality of Life and its Effects on Real Estate

Capozza, Dennis R. and Sick, Gordon A. University of Illinois. Valuing Long-Term Leases: The Option to Redevelop

Case, Bradford; Pollakowski, Henry O.; and Wachter, Susan M. University of Pennsylvania. On Choosing Among House Price Index Methodologies

- Chin, Lawrence K.H.; Kau, James B.; Keenan, Donald C.; and Muller, Walter J. University of Georgia. Examining the Resulting Bias of Imposing Expedient Conditions on Mortgage Valuation Models
- Clapp, John M. and Giaccotto, Carmelo. University of Connecticut. Two Housing Price Measures and Economic Variables: An Extension of Non-Nested Testing
- Clapp, John M.; Giaccotto, Carmelo; and Tirtirglu, Dogan. University of Connecticut. Housing Price Indices Based on All Transactions Compared to Repeat Subsamples
- Colwell, Peter F. University of Illinois. Land Value Effects of Revenue-Neutral Property Tax Reform
- Dale-Johnson, David; Peiser, Richard B.; Bhambri, Arvind; and Kreiner, Peter. University of Southern California. Real Estate Development Firms: Two Current Management Challenges and What the Management Literature Has to Say
- Darrat, Ali. Louisiana State University. On Real Estate Market Efficiency: Some Evidence From Vector Autoregressions
- Davidson, Wallace N. and Glascock, John L. Louisiana State University. Performance Measures of Real Estate Firm Common Stock Returns
- Doiron, John C.; Shilling, James D.; and Sirmans, C.F. University of Connecticut. Developer Profit and Building Design
- Dyer, Troy; Michelini, Alex; Spector, Gabe; and Young, James. University of Pennsylvania. The Role of the Developer
- Etter, Wayne E. and Murdock, Steve H. Texas A&M University. Assessing Housing Markets for the Elderly
- Fambrough, Judon. Texas A&M University. Understanding the Texas Homeowner's Insurance Policy
- Fambrough, Judon. Texas A&M University. Minerals, Surface Rights and Royalty Payments
- Fambrough, Judon. Texas A&M University. Rights and Responsibilities of Mineral Cotenants
- Fambrough, Judon. Texas A&M University. Landlords' and Tenants' Guide
- Fleischer, Wendy. University of Pennsylvania. Evaluating Urban Renewal, A Case Study: Rockville Centre, New York
- Giaccotto, Carmelo and Clapp, John M. University of Connecticut. Appraisal-Based Real Estate Returns Under Alternative Market Regime
- Gilliland, Charles E. Texas A&M University. Rural Land Values in the Southwest: First Half, 1991
- Gilliland, Charles E. Texas A&M University. Texas Rural Land Prices, 1990
- Gilliland, Charles E. Texas A&M University. Consequences of Texas Property Tax Reform
- Gilliland, Charles E. and Schmedemann, John W. Texas A&M University. Owners' Attitudes about Selling Texas Rural Land
- Gilliland, Charles E. and Barrios, R. Michael. Texas A&M University. Rural Land Values in the Southwest: Second Half, 1990
- Glascock, John L. and Karafiath, Imre. Louisiana State University. Statistical Inference in Event Studies Using Multiple Regression
- Glascock, John L. and Sirmans, C.F. Louisiana State University. Determinants of Office Rents: An Analysis of Partially Owner-Occupied Property
- Green, Richard K.; Howe, John S.; and Shilling, James D. Louisiana State University. Evaluating the Performance of GNMA Mutual Funds
- Grissom, Terry V. and Wang, Ko. Texas A&M University. Rental Property and Housing Prices: A Case Study
- Grossman, Hyman C. University of Pennsylvania. How to Spot a City's Fiscal Crisis in Advance
- Guidry, Krisandra A.; Shilling, James D.; and Sirmans, C.F. University of Connecticut. An Econometric Analysis of Variation in Urban Residential Land Prices and the Adoption of Land-Use Controls
- Guttery, Randall S., and Sirmans, C.F. University of Connecticut. Commercial Real Estate Mortgages: An Annotated Bibliography
- Gyourko, Joseph and Keim, Donald B. University of Pennsylvania. What Does the Stock Market Tell Us About Real Estate Returns?
- Harris, Jack C. Texas A&M University. Intrastate Trucking Regulations: Threat to Texas Recovery?
- Harris, Jack C. Texas A&M University. Natural Vacancy Rates in Apartment Markets

- Harris, Jack C. Texas A&M University. Assistance for First-Time Homebuyers
- Heikkila, Eric and Peiser, Richard B. University of Southern California. Urban Sprawl Density, and Accessibility
- Holbrook, Peter L.; Hollenbaugh, David H.; Meteer, Michael R.; and Parekh, Deven J. University of Pennsylvania. Credit Crunches and the Credit Availability Index (CAI)
- Hughes, William T. and Sirmans, C.F. University of Connecticut. Traffic Externalities and Single-Family House Prices
- Jaffe, Austin J.; Miles, James A.; and Reichert, Carolyn A. Pennsylvania State University. Financial Contracting and Real Estate Listing Agreements
- Jones, Ted C.; Gilliland, Charles E.; and Garrett, Debra L. Texas A&M University. Mandatory Continuing Education: Initial Supply, Demand and Licensee Perceptions
- Kau, James B.; Keenan, Donald C.; Muller, Walter J.; and Epperson, James F. University of Georgia. Option Theory and Floating Rate Securities With a Comparison of Adjustable and Fixed Rate Mortgages
- Kau, James B.; Keenan, Donald C.; and Muller, Walter J. University of Georgia. An Option-Based Pricing Model of Private Mortgage Insurance
- Kau, James B.; Keenan, Donald C.; and Muller, Walter J. University of Georgia. Observations on the Numerical Valuation of Path-Dependent Assets
- Kau, James B. and Kim, Taewon. University of Georgia. The Timing of Prepayment: A Theoretical Analysis
- Kau, James B. and Springer, Thomas M. University of Georgia. An Analysis of Financial and Nonfinancial Prepayment of Debt Securities with a Varying Coefficient Model
- Kau, James B. and Springer, Thomas M. University of Georgia. The Prepayment Option on Mortgage Securities: A Random Coefficient Approach
- Kau, James B. and Springer, Thomas M. University of Georgia. Mortgage Prepayment: Analysis Using a Switching Regression Technique
- Kim, Minbo and Sirmans, C.F. Louisiana State University. An Analysis of Office Market Rents: Parameter Constancy and Unobservable Variables
- Knight, J.R.; Hill, R. Carter; and Sirmans, C.F. University of Connecticut. Biased Prediction of Housing Values
- Knight, J.R.; Hill, R. Carter; and Sirmans, C.F. University of Connecticut. Estimation of Hedonic Housing Price Models Using Non-Sample Information: A Monte Carlo Study
- Kreiger, Martin H. University of Southern California. Creative Destruction and the Inevitability of Opportunities for Speculation, Windfalls, and Corruption in Real Estate Development
- Leung, Wai K. and Sirmans, C.F. University of Connecticut. Valuing Futures Options: A Stochastic Interest Rate Model With Empirical Tests
- Linneman, Peter. University of Pennsylvania. How Did We Get Into This Mess?
- Madden, Janice. University of Pennsylvania. Housing-Based Approaches to Dealing with Homelessness in Philadelphia
- McIntosh, Willard; Rogers, Ronald C.; Sirmans, C.F.; and Liang, Youguo. University of Connecticut. Stock Price and Management Changes: The Case of REITs
- Myers, Dowell and Beck, Kenneth. University of Southern California. A Four-Square Design for Relating the Two Essential Dimensions of Real Estate Market Studies
- Myers, Dowell. University of Southern California. The Demographic Contribution to Real Estate Market Analysis
- Peiser, Richard B. and Schwann, Gregory M. University of Southern California. The Private Value of Public Open Space Within Subdivisions
- Santillo, Vincent M.; Spivack, Lisa; Torres, Edward; and Van Reit, G. Gleeson. University of Pennsylvania. Special Services Districts: The Philadelphia Experience
- Schwann, Gregory M. and Wallace, Nancy E. University of Southern California. ARM Repayment in Theory and Practice: Justifying Backward and Forward Path Dependence in Hazard Function
- Shilling, James D.; Gross, David J.; and Sirmans, C.F. University of Connecticut. The Capitalization of Agency Credit Enhancements in House Prices

- Sirmans, C.F.; Hsieh, Cheng-Ho; and Wei, Peihwang. University of Connecticut. Captive-Financing Affiliates and Control of the Firm. The Case of REITs
- Sirmans, C.F.; Guidry, Kris; and Doiron, John C. University of Connecticut. Partial Interests in Real Estate: A Survey of Valuation Techniques Used by Appraisers
- Sirmans, C.F. and Fisher, Jeffrey D. University of Connecticut. Real Estate in Pension Fund Portfolios: A Review of the Literature and Annotated Bibliography
- Stern, Jerrold J. Texas A&M University. Real Estate and the 1990 Tax Act
- Thrall, Grant I. and Marks, Allen P. American University. Functional Requirements of a Geographic Information System for Performing Real Estate Research and Analysis
- Turnbull, Geoffrey K. and Sirmans, C.F. University of Connecticut. Information, Search, and House Price
- Turnbull, Geoffrey K. Louisiana State University. Nonparametric Location Theory
- Turnbull, Geoffrey K. Louisiana State University. Location, Housing, and Leisure Demand Under Local Employment
- Turnbull, Geoffrey K. Louisiana State University. Housing Subsidies and Urban Household Behavior
- Turnbull, Geoffrey K. Louisiana State University. Uncertain Neighborhood Effects, Consumption Risk, and the Demand for Land Use Control
- Turnbull, Geoffrey K. Louisiana State University. Housing Demand Properties in the Monocentric Market Form
- Wachter, Susan and Cho, Man. University of Pennsylvania. Interjurisdictional Price Effects of Land Use Controls
- Wachter, Susan. University of Pennsylvania. The Manhattan Condo Market: Measuring Price Appreciation
- Wheaton, William C. Massachusetts Institute of Technology. Land Capitalization, Tiebout Mobility and the Role of Zoning Regulations
- Yavas, Abdullah. University of Illinois. Market-Makers vs. Match Makers