

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

Fisher Center for Real Estate and Urban Economics, **University of California**, F502 Haas Building, Berkeley, CA 94720-1922, attention: Xiao-Yan Ma.

Department of Property Valuation and Management, **City University Business School**, Northampton Square, London EC1V OHB, attention: Christine Snoad (all papers 5 pounds).

Center for the Study of Real Estate Brokerage and Markets, **Cleveland State University**, University Center, Room 592A, Cleveland, OH 44115.

Center for Real Estate and Urban Economic Studies, **The University of Connecticut**, U-41RE, Room 426, 368 Fairfield Road, Storrs, CT 06269-2047 (all papers \$5.00).

Department of Insurance, Legal Studies and Real Estate, Terry College of Business, **University of Georgia**, Athens, GA 30602-6255.

Publications Orders, **Lincoln Institute of Land Policy**, 113 Brattle Street, Cambridge, MA 02138-3400.

Publications, **MIT Center for Real Estate**, Building W31-310, Cambridge, MA 02139 (all papers \$10.00).

Institute of Real Estate Studies, College of Business Administration, the **Pennsylvania State University**, University Park, PA 16802.

The Departmental Secretary (Publications), Department of Land Management and Development, **University of Reading**, PO Box 219, Reading RG6 6AW, United Kingdom.

The **Wharton** Real Estate Center/Unit, Lauder-Fischer Hall, 256 South 37th Street, 3rd floor, Philadelphia, PA 19104-6330 (all papers \$10.00).

* * *

Booth, G. Geoffrey; Glascock, John L.; and Sarkar, Salil K. **University of Connecticut**. A ReExamination of Corporate Sell-Offs of Real Estate Assets (183).

Bourassa, Steven C.; Neutze, Max; and Strong, Ann Louise. **Lincoln Institute of Land Policy**. Leasehold Policies and Land Use Planning in Canberra: A Critical Assessment (WP95SB1, \$10.50).

Carter, William; Schill, Michael H.; and Wachter, Susan M. **Wharton**. The Impact of Public Housing on Neighborhood Poverty Rates: Cleveland Case Study (227).

Carter, William; Schill, Michael H.; and Wachter, Susan M. **Wharton**. Polarization and Public Housing in the United States (242).

Clapp, John M.; and Giaccotto, Carmelo. **University of Connecticut**. Price Indices Based on the Hedonic Repeat Sales Method: Application to the Housing Market (185).

Clapp, John M.; Giaccotto, Carmelo; and Richo, Gregory. **University of Connecticut**. Estimating Time Adjustments with Sales Prices and Assessed Values (188).

Craine, Roger. **University of California**. Debt Guarantees and Inefficient Equilibria (96–245, \$5.00).

Craine, Roger. **University of California**. Valuing the Futures Market Performance Guarantee (96–243, \$5.00).

Culhane, Dennis; Lee, Chang-Moo; and Wachter, Susan M. **Wharton**. Where the Homeless Come From: A Study of the Prior Address Distribution of Families Admitted to Public Shelters in New York City and Philadelphia (228).

Culhane, Dennis; Wachter, Susan M.; and Metraux, Stephen. **Wharton**. Homelessness and Public Shelter Provision in New York City (229).

Darrat, Ali; Dickens, Ross; and Glascock, John. **University of Connecticut**. Mortgage Loan Rates and Deposit Costs: Are They Reliably Linked? (189).

Downs, David H. **University of Georgia**. A Test of the Information in Real Estate Asset Returns.

Downs, David H. **University of Georgia**. The Value in Targeting Institutional Investors.

Downs, David H.; Cooper, Michael; and Patterson, Gary. **University of Georgia**. Asymmetric Information and the Predicability of Real Estate Returns.

Downs, David H.; Cooperman, Elizabeth; and Patterson, Gary. **University of Georgia**. Expected Returns and Bank Soundness.

Ferguson, Michael F.; and Peters, Stephen R. **University of Connecticut**. Cultural Affinity and Lending Discrimination: The Impact of Underwriting Errors and Credit Risk Distribution on Applicant Denial Rates (191).

Ferguson, Michael F.; and Peters, Stephen R. **University of Connecticut**. A Symmetric-Information Model of Credit Rationing (192).

Flaherty, John; and Lusht, Kenneth M. **Pennsylvania State University**. Site Value Taxation, Land Values, and Development Patterns (96-05).

Ghosh, Chinmoy; Miles, Mike; and Sirmans, C.F. **University of Connecticut**. Are REITs Stocks? (197).

Glascock, John L.; Munneke, Henry J.; and Slawson, V. Carlos. **University of Connecticut**. The Effect of Shopping Centers on Single-Family Dwellings (184).

- Goetzmann, William N.; Spiegel, Matthew; and Wachter, Susan M. **Wharton**. Suburbs and Cities (241).
- Gong, Fang-xiong; and Gyourko, Joseph. **Wharton**. Evaluating the Costs of Increased Lending in Low and Negative Growth Urban Housing Markets (224).
- Gyourko, Joseph; and Linneman, Peter. **Wharton**. The Challenging Influences of Education, Income, Family Structure, and Race on Homeownership by Age Over Time (234).
- Hakfoort, Jacco; and Pretorius, Frederik. **City University Business School**. Property Markets in South-East Asia (1-87-432-622-3).
- Hanink, Dean M. **University of Connecticut**. The Integration of Intrametropolitan Office Markets (190).
- Haurin, Donald; Hendershott, Patric H.; and Wachter, Susan M. **Wharton**. The Savings Behavior, Borrowing Constraints and Tenure Choice of Young Households (226).
- Jaffe, Austin J. and Louziotis, Demetrios. **Pennsylvania State University**. Property Rights and Economic Efficiency: A Survey of Institutional Factors (96-02).
- Jaffe, Austin J.; Turner, Bengt; and Victorin, Anders. **Pennsylvania State University**. An Efficient Housing Market in Central and Eastern Europe? (96-01).
- Kau, James B.; and Keenan, D.C. **University of Georgia**. An Option-Theoretic Model of Catastrophes Applied to Mortgage Insurance.
- Kau, James B.; and Keenan, D.C. **University of Georgia**. Patterns of Rational Default.
- Kau, James B.; Keenan, D.C.; and Slawson, V.C. **University of Georgia**. The Mortgage Liability vs. The Mortgage Asset: A Case of Transaction Costs and Suboptimal Behavior.
- Kau, James B.; Slawson, V.C.; and Hilliard, J.E. **University of Georgia**. Valuing Prepayment and Default in a Fixed-Rate Mortgage: A Bivariate Binomial Options Pricing Technique.
- Kinnard, William N. **University of Connecticut**. EMF and the Eighth Deadly Sin: The Literature on Property Value Impacts from Proximity to High-Voltage Transmission Lines Since 1994 (193).
- Kinnard, William N.; Geckler, Mary Beth; and DeLottle, Jake W. **University of Connecticut**. The Effect of Varying Levels of Negative Publicity on Single-Family Property Values: A Case Study of Soil Contamination (196).
- Lilleholm, Robert J.; and Kelson, Aaron R. **Lincoln Institute of Land Policy**. Buffers and Natural Areas: A Review of Issues Related to Wilderness (WP96RL1, \$7.00).
- Lizieri, C.; and Satchell, S. **University of Reading**. Property Company Performance and Real Interest Rates: A Regime-Switching Approach (No. 45).
- Louargand, Mark A.; and Lambert, Sandra. **MIT**. Transformation: The Evolution of the Property Management Industry (WP#64).
- Megbolugbe, Isaac; Hock-Smit, Marja; and Linneman, Peter. **Wharton**. Understanding Neighborhood Dynamics: A Review of the Contributions of William G. Grisby (236).
- Mera, Koichi. **Lincoln Institute of Land Policy**. The Failed Land Policy: A Story from Japan (WP96KM1, \$7.00).
- Mitchell, Phillip S.; and Kinnard, William N. **University of Connecticut**. Statistical Analysis of High-Voltage Overhead Transmission Line Construction on the Value of Vacant Land (195).

- Munneke, Henry J.; and Colwell, Peter F. **University of Georgia**. Land Prices and Land Assembly in the CBD.
- Munneke, Henry J.; and Colwell, Peter F. **University of Georgia**. Percentage Leases and the Advantages of Regional Malls.
- Munneke, Henry J.; and Colwell, Peter F. **University of Georgia**. The Structure of Urban Land Prices.
- Munneke, Henry J.; and Slawson, V. Carlos. **University of Georgia**. The Impact of Mobile Home Parks on Neighborhood Property Values.
- Nappi-Choulet, Ingrid. **Wharton**. Speculative Crisis in Real Estate Markets: The Case of the Office Market of Paris (231).
- Nelling, Edward F.; and Gyourko, Joseph. **Wharton**. The Predictability of Equity REIT Returns (225).
- Painter, Gary. **University of California**. Welfare Reform: What Can We Learn from the Rationing of Housing Assistance? (96-246, \$5.00).
- Poindexter, Georgette. **Wharton**. Collective Individualism: Deconstructing the Legal City (230).
- Poindexter, Georgette. **Wharton**. Estopped in the Name of Waiver: The Role of Waiver and Estoppel in Commercial Leasing (233).
- Poindexter, Georgette. **Wharton**. Separate and Unequal: A Comment on the Urban Development Aspect of Brownfields Initiatives. (232).
- Riddiough, Timothy J. **MIT**. Design and Agency with Risky Securitized Debt (WP#58).
- Riddiough, Timothy J. **MIT**. The Economic Consequences of Regulatory Taking Risk on Land Value and Development Activity (WP#59).
- Rodriguez, Mauricio; and Sirmans, C. F. **University of Connecticut**. Shareholder Wealth and Firm-Specific Human Capital: Evidence from Real Estate Management Turnover (186).
- Romijn, Gilbert; Hakfoort, Jacco; and Lie, Robert. **City University Business School**. A Model for Office Space per Worker (1-87-432-621-5).
- Rosen, Kenneth T. **University of California**. REITs: Stocks, Bonds or Real Estate? (96-244, \$5.00).
- Rybczynski, Witold; and Linneman, Peter. **Wharton**. Shrinking Cities (237).
- Summers, Anita A.; and Jakubowski, Lara. **Wharton**. The Fiscal Burden of Unreimbursed Poverty Expenditures in the City of Philadelphia: 1985-1995 (238).
- Wachter, Susan M.; and Calem, Paul S. **Wharton**. Performance of Mortgages in a Community Reinvestment Portfolio: Implications for Flexible Lending Initiatives (240).
- Wachter, Susan M.; Linneman, Peter; and Quercia, Roberto Q. **Wharton**. The Value and Reuse of Vacant Urban Land (239).
- Webb, James R. **Cleveland State University**. Underwriting Implications of the ACLI and Russell/NCREIF Data.
- Webb, James R.; He, Ling T.; and Myer, F. C. Neil. **Cleveland State University**. The Impact of the Tian-Anmen Square Event on Hong Kong Real Estate and Non-Real Estate Wealth.
- Webb, James R.; and Myer, F. C. Neil. **Cleveland State University**. Management Style, Performance Measurement and Asset Allocation in Real Estate Portfolios.

Webb, James R.; Myer, F. C. Neil; and Tuluca, Sorin. **Cleveland State University**. An Analysis of Systems with Real Estate and Financial Assets.

Webb, James R.; Wilson, Patrick; and Okunev, John. **Cleveland State University**. Integration Between Real Estate and Equity/Bond Markets: Evidence from the U.S., Australia and the U.K.

Wheaton, William C. **MIT**. Land Use and Density in Cities with Congestion (WP#60).

Wheaton, William C. **MIT**. Telecommunications Technology and Real Estate: Some Perspective (WP#63).

Wheaton, William C.; and Rosoff, Laurence **MIT**. The Cyclic Behavior of the U.S. Lodging Industry (WP#62).

Wheaton, William C.; Torto, Raymond G.; and Evans, Peter **MIT**. The Cyclic Behavior of the Greater London Office Market (WP#61).

Worzala, Elaine M.; Johnson, Richard D.; and Lizieri, Colin M. **University of Connecticut**. A Comparison of Alternative Hedging Techniques for an International Equity Real Estate Investment (187).

Yavas, Abdullah. **Pennsylvania State University**. Optimal Choice and Development of a Building Site (96-03).

Yavas, Abdullah; and Colwell, Peter. **Pennsylvania State University**. Buyer Brokerage: Incentive and Efficiency Implications (96-04).