

WORKING PAPERS

Co-Editor

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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

Centre for Real Estate and Urban Land Economics, **The University of British Columbia**, 2053 Main Mall, 7th floor, Vancouver, B C, Canada V6T 1Z2 (all papers \$5.00).

Fisher Center for Real Estate and Urban Economics, **University of California**, F502 Haas Building, Berkeley, CA 94720-1922, attention: Xiao-Yan Ma (all papers \$5.00).

Department of Property Valuation and Management, **City University Business School**, Northampton Square, London EC1V 0HB, 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.

Joint Center for Housing Studies, **Harvard University**, Attention: Publications, 79 John F. Kennedy St., Cambridge, MA 02138.

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.

Real Estate Research Institute, Orders: Indiana University Center for Real Estate Studies, School of Business, Suite 461, 1309 East 10th Street, Bloomington, IN 47405-1701 (all papers \$5.00).

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

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Agostini, Stephen J.; Quigley, John M.; and Smolensky, Eugene. **University of California**. Stickball in San Francisco (97-252).

Anderson, Matthew; and Rosen, Kenneth T. **University of California**. REITs and Bond Market Volatility (97-253).

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

Briggs, Xavier N. de Sousa; and Darden, Joe T. **Harvard University**. Effects of Scattered-Site Public Housing on Neighboring Property Values in Yonkers, New York (W96-3, \$10.00).

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

Childs, Paul D.; Ott, Steven H.; and Riddiough, Timothy J. **MIT**. Bias in Empirical Approach to Determining Bond and Mortgage Premium Risk (WP66).

Ciochetti, Brian A.; and Riddiough, Timothy J. **MIT**. Understanding Commercial Mortgage Securitization and Its Impact on Debt Financing for Retail Centers (WP65).

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).

Comerio, Mary. **University of California**. Housing Issues After Disasters (97-254).

Daniel, Zsuzsa. **Harvard University**. The Paradox in the Privatization of Hungary's Public Housing: A National Gift or a Bad Bargain? (W96-1, \$10.00).

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

Davidson, Wallace; and Glascock, John L. **University of Connecticut**. Performance Measures of Real Estate Firm Common Stock Returns (199).

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.

Edelstein, Robert; and Kroll, Cynthia. **University of California**. Assessing the Reemerging California Economy (96-250).

Englund, Peter; Quigley, John M.; and Redfearn, Christian L. **University of California**. Improved Price Indexes for Durable Goods: Measuring the Course of Swedish Housing Prices (96-248).

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).

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Fulford, C. **University of Reading**. The Compact City and the Residential Developer (No. 47).

Fulford, C. **University of Reading**. PPG13 and the Residential Developer (No. 46).

Garant, Deborah D. **University of British Columbia**. The Impact of Changing Information Technologies on the Residential Real Estate Industry (97-RULE-003).

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Hanink, Dean M. **University of Connecticut**. The Integration of Intrametropolitan Office Markets (190).

Helsey, Robert W. **University of British Columbia**. An Economic Analysis of Land in British Columbia (97-RULE-001).

Helsey, Robert W.; and Strange, William C. **University of British Columbia**. Secession, Regulation, and Innovation in Local Government (97-RULE-002).

Hoffman, Alexander von. **Harvard University**. Vision Limited: The Political Movement for a U.S. Public Housing Program, 1919-1950 (W96-4, \$10.00).

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 Versus 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.; 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).

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Louie, Josephine; and Vermeer, Kimperly. **Harvard University**. The Future of Manufactured Housing (\$25.00).

Malpezzi, Stephen. **Real Estate Research Institute**. Finding and Explaining "Underbuilt" Residential Construction Markets (WP53).

Malpezzi, Stephen. **Real Estate Research Institute**. Forecasting Metropolitan Multifamily Residential Construction (WP55).

Masnick, George S. **Harvard University**. The Living Arrangements of Young Adults (N96-3, \$7.50).

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Masnick, George S.; McArdle, Nancy; and Apgar, William C. **Harvard University**. U.S. Household Trends: The 1990s and Beyond (W96-2, \$10.00).

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.

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- 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.
- Quan, Daniel C.; and Titman, Sheridan. **Real Estate Research Institute**. Commercial Real Estate Prices and Stock Market Returns: An International Analysis (WP53).
- Quigley, John M. **University of California**. Homeless (96-249).
- Ravenscroft, N. **University of Reading**. Rights, Citizenship and Access to the Countryside (No. 48).
- 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).
- Rybczynski, Witold; and Linneman, Peter. **Wharton**. Shrinking Cities (237).
- Somerville, C. Tsuriel. **University of British Columbia**. The Industrial Organization of Housing Supply: Market Activity, Land Supply, and the Size of Homebuilder (97-RULE-004).
- Summers, Anita A.; and Jakubowski, Lara. **Wharton**. The Fiscal Burden of Unreimbursed Poverty Expenditures in the City of Philadelphia: 1985-1995 (238).
- Various authors. **Real Estate Research Institute**. 1996 Two-Page Summaries [executive summaries of research completed in 1996] (WP56).
- 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.; 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 United States, Australia and the United Kingdom.
- 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).
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