

CURRENT JOURNALS

Marcus. T Allen

Florida Atlantic University
College of Business
220 S. E. 2nd Avenue
Fort Lauderdale, FL 33301

954-762-5213 (Phone)
954-762-5245 (Fax)
mallen@fau.edu

John L. Glascock

George Washington University
2023 G St. NW, Lisner Hall 540D
Washington, DC 20052

202-994-5996(Phone)
202-994-5014 (Fax)

James E. Larson

Wright State University
College of Business Administration
244 Rike Hall
Dayton, OH 45435

937-873-2870 (Phone)
937-873-3545 (Fax)
jlarsen@desire.wright.edu

Emile E. Malizia

University of North Carolina-Chapel Hill
Graduate School of Business
Campus Box 3140
Chapel Hill, NC 27514

919-962-4759 (Phone)
919-962-5206 (Fax)
malizia.dcrp@mhs.unc.edu

Tyler Yang

Freddie Mac
8200 Jones Branch Drive
McLean, VA 22102–3107

703-903-3813 (Phone)
703-903-2337 (Fax)
Tyler_Yang@freddiemac.com

This section consists of the following:

Journal Index—Contents of current journals.

Subject Index—Articles are indexed by topic classification, then are in alphabetical order by author.

Author Index—Topic classifications follow the authors' names.

Journals Surveyed.

Journal Index

Contents of Current Journals

Appraisal Journal—January 1999, Volume 67, Number 1.

Bouillon, M. L. and T. D. West, Comparing the Income Property Values of Low- and High-Income Taxpayers.

Entreken, H. C. Jr., Apartment Property Analysis: Tips for Appraisers and Consultants.

Epley, D. R. and R. Hoyt, Using the Restricted Report for Experience Credit.

Herzog, S. J., Wind Energy: Power and Policy.

Jordan, G. E., Appraising the Assets of Low-Income Housing Tax Credit Properties.

Kiley, J. J. and J. R. MacCrate, What Does Mark to Market Mean Today? Differing Perspectives of Real Estate Owners, Wall Street, Accountants, and Appraisers.

Kilpatrick, J. A., D. C. Brown and R. C. Rogers, The Performance of Exterior Insulation Finish Systems and Property Value.

Madsen, E. B., Timeshare Tax Assessment: Price versus Market Value.

McKnight, D., A Practical Guide to Evaluating the Functional Utility of Warehouses.

Nygaard, W. and C. Razaire, Probability-Based DCF: An Alternative to Point-Value Estimates.

O'Connor, P. C., Which Retail Properties are Getting Market Share?

Rahn, A. G., The Enhancement Factor in Transportation Corridor Sales and Appraisals.

Rinehart, J. R. and J. Pompe, Estimating the Effect of a View on Undeveloped Property Values.

Roddewig, R. J., Classifying the Level of Risk and Stigma Affecting Contaminated Property.

Sonneman, D., Variables that Influence Hotel Parking Demand.

Willison, D. L. Jr., Toward a More Reliable Cash Flow Analysis.

Wolverton, M. L., The Assumed Mortgage: A Residential Cash Equivalency Case Study.

Wolverton, M. L. and P. Gallimore, A Cross-Cultural Comparison of the Appraisal Profession.

Economic Geography—April 1998, Volume 74, Number 2.

Immergluck, D., Neighborhood Economic Development and Local Working: The Effect of Nearby Jobs on Where Residents Live.

Economic Geography—July 1998, Volume 74, Number 3.

Park, B. G., Where Do Tigers Sleep at Night? The State's Role in Housing Policy in South Korea and Singapore.

Economic Journal—March 1998, Volume 108, Number 4.

Henley, A., Residential Mobility, Housing Equity and the Labor Market.

Economica—August 1998, Volume 65, Number 2.

Henley, A., Changes in the Distribution of Housing Wealth in Great Britain, 1985–91.

Environment and Planning A—March 1998, Volume 30, Number 3.

Yung, C.-F. and R. J. King, Some Tests for the Rent Gap Theory.

Environment and Planning A—April 1998, Volume 30, Number 4.

Withers, S. D., Linking Household Transitions and Housing Transitions: a Longitudinal Analysis of Renters.

Environment and Planning A—June 1998, Volume 30, Number 6.

Clark, G. L., Why Convention Dominates Pension Fund Trustee Investment Decisionmaking.

Geographical Analysis: An International Journal of Theoretical Geography—January 1998, Volume 30, Number 1.

DiFrancesco, R., Large Projects in Hinterland Regions: A Dynamic Multiregional Input-Output Model for Assessing the Economic Impacts.

Geographical Analysis: An International Journal of Theoretical Geography—April 1998, Volume 30, Number 2.

Les, M. and C. Maher, Measuring Diversity: Choice in Local Housing Markets

International Journal of Urban and Regional Research—June 1998, Volume 22, Number 2.

Guy, S., Developing Alternatives: Energy, Offices, and the Environment.

Journal of Finance—June 1998, Volume 53, Number 3.

Fishe, R. P. H., What are the Research Standards for Full Professor of Finance?

Journal of Housing Economics—December 1998, Volume 7, Number 4.

Dubin, R. A., Spatial Autocorrelation: A Primer.

Hansen, J. L., J. P. Formby and W. J. Smith, Estimating the Income Elasticity of Demand for Housing: A Comparison of Traditional and Lorenz-Concentration Curve Methodologies.

Onder, Z., Individual and Neighborhood Effects on FHA Mortgage Activity: Evidence from HMDA Data.

Scafidì, B. P., M. H. Schill, S. M. Wachter and D. P. Culhane, An Economic Analysis of Housing Abandonment.

Journal of Portfolio Management—Summer 1998, Volume 24, Number 4.

Lamm, R. M. Jr., Asset Allocation Implications of Inflation Protection Securities.

Journal of Property Management—November/December 1998, Volume 63, Number 6.

Arnold, R. C., Repairing Concrete Balconies.

Asirvatham, S., Feeding Frenzy.

Banks, J., Home is Where the Office Is.

Evans, M., Power to the People.

Gowan, C. and R. Yemma, To Sell or Not to Sell?

Levine, M. L., The Impact of Intermediate Bankruptcy on Like-Kind Exchanges

Lusher, J. G., Security the Natural Way.
Norwell, W. D., Developing International Business.
Otto, L., Toys for Tenants.
Schneider, T. W., Building a Business Plan.
Seng, M. P., Fair Housing—Condo Style.
Stolatis, N. E., A Primer on Escalations.
Williams, K., Reviewing and Analyzing Service Contracts.

Journal of Property Management—January/February 1999, Volume 64, Number 1.

Blake, T., The Virtual Resident: Computerizing Lead Management.
Evans, M., Next Stop the Millennium.
Hewlett, C. A., Strategic Planning for Real Estate Companies.
Krivosnak, M. P., Medical Facilities Outsourcing.
Napolitano, J. M., No Space at the Strip.
Romano, E., Legal Issues: Minimizing Y2000 Liability.
Sherlock, S. M., Cleaning Up the Mess: Dealing with Property Contamination.
Siewruk, T. L., The Adventures of Leasing Lynda: Episode 7—Best Foot Forward.
Valente, A., The ADA's Impact on Fire Alarm System.

Journal of Property Management—March/April 1999, Volume 64, Number 2.

Allen, G. F., Upscale Manufactured Home Communities? Really!
Bergsman, S. and C. Jefferson, Avoiding Animal House.
Creamer, A. G. Jr., Empowerment Unities: Public Housing Agency Specialization and Private-Sector Property Management.
DeVany, C., Championship Team-Building: Ready, Coach?
Eagle, J. M., Wage and Hour Traps for the Unwary.
Evans, M., Let Us Entertain You.
Fjellestad, N., C. Levey and L. Otto, Web Leasing: Help or Hype?
Klein, J., Strike It Niche.
Moore, P., Damage Strategies.
Moreland, E., How to Ace an LIHTC File Review.
Norris, E. W., Keeping Buildings High and Dry.
Romano, E., Uncle Sam Wants You to Manage His Housing.
Sandquist, S., Ensuring Performance Quality in Commercial Buildings.
Schwenker, L., Measure Twice, Cut Once.
Theobald, R. L., Troubled Tax Credits: Prevention and Cure.

Journal of Property Research—1998, Volume 15, Number 4.

Adair, A., J. Berry, B. Deddiss, S. McGreal, G. Keogh and T. Key, Barriers to Data Sharing in the Surveying Profession: Implications for the Commercial Property Market.
Crosby, N., A. Lavers and J. Murdoch, Property Valuation Variation and the 'Margin of Error' in the UK.
Tsolacos, S., Econometric Modeling and Forecasting of New Retail Development.
Wiltshaw, D. G., Stigma, Perception and the Remediation of Contaminated Land.

Journal of Property Research—1999, Volume 16, Number 1.

Chaplin, R., The Predictability of Real Office Rents.
Jenkins, D. H., O. M. Lewis, N. Almond, S. A. Gronow and J. A. Ware, Towards an Intelligent Residential Appraisal Model.

Maitland-Smith, J. K. and C. Brooks, Threshold Autoregressive and Markov Switching Models: An Application to Commercial Real Estate.

Robertson, M. and C. Jones, A Cross-Sectional Model of Rents in Urban Retail Centers.

Journal of Property Valuation and Investment—Winter 1998, Volume 16, Number 1.

Connellan, O. and H. James, Estimated Realisation Price (ERP) by Neural Networks: Forecasting Commercial Property Values.

Rowley, S., P. Fisher and A. Holmes, A. A National Valuation Evidence Database: The Future of Valuation Data Provision.

Journal of Property Valuation and Investment—Spring 1998, Volume 16, Number 2.

Lind, H., The Definition of Market Value: Criteria for Judging Proposed Definitions and an Analysis of Three Controversial Components.

Raftery, J. and G. Runeson, Money Illusion in Consumer Perception of Housing Transactions.

Journal of Property Valuation and Investment—Summer 1998, Volume 16, Number 3.

Dunse, N. and C. Jones, A Hedonic Price Model of Office Rents.

Journal of Real Estate Research—1999, Volume 17, Number 1/2.

Brown, M. G., Design and Value: Spatial Form and the Economic Failure of a Mall.

Chandrashekar, V., Time-Series Properties and Diversification Benefits of REIT Returns.

Friday, H. S., G. S. Sirmans and C. M. Conover, Ownership Structure and the Value of the Firm: The Case of REITs.

Gallagher, M. and A. P. Wood, Fear of Overbuilding in the Office Sector: How Real is the Risk and Can We Predict It?

Graff, R. A. and M. S. Young, The Magnitude of Random Appraisal Error in Commercial Real Estate Valuation.

Hardin, W. G. and M. L. Wolverton, Equity REIT Property Acquisitions: Do Apartment REITs Pay a Premium?

LaCour-Little, M. and G. H. Chun, Third Party Originators and Mortgage Prepayment Risk: An Agency Problem?

Shilton, L. and C. Stanley, The Survival and Birth of Firms.

Spahr, R. W. and M. A. Sunderman, Valuation of Property Surrounding a Resort Community.

Tandy, J. K. and L. Shilton, Risk Assessment Steeplechase: Hurdles to Becoming a Target Market.

Thompson, B. and S. Tsolacos, Rent Adjustments and Forecasts in the Industrial Market.

Thompson, B. and M. Hills, Wired Up for Extra Value.

Journal of Real Estate Finance and Economics—January 1999, Volume 18, Number 1.

Blackley, D. M., The Long-Run Elasticity of New Housing Supply in the United States: Empirical Evidence for 1950 to 1994.

Chan, T. S.-F., Residential Construction and Credit Market Imperfection.

Coulson, N., Housing Inventory and Completion.

Dipasquale, D., Why Don't We Know More About Housing Supply?

Fergus, J. T., Where, When, and by How Much Does Abnormal Weather Affect Housing Construction?

Murray, M. P., Subsidized and Unsubsidized Housing Stocks 1935 to 1987: Crowding out and Cointegration.

Rosenthal, S. S., Housing Supply: The Other Half of the Market. A Note from the Editor.
Somerville, C. T., Residential Construction Costs and the Supply of New Housing: Endogeneity and Bias in Construction Cost Indexes.

Journal of Real Estate Taxation—Winter 1999, Volume 26, Number 2.

Charyk, W. R., The Partnership Corner.
Cuff, T. F., Tax-Free Real Estate Transactions.
Femia, R. V., International Developments.
Friedman, M. K. and A. O. Liveson, Rulings and Legislation Seek to Clarify the Tax Treatment of Environmental Cleanup Costs.
Friedrich, C. W., Recent Developments.
Friz, R. W., Strategies for Making Real Estate Investment Funds Attractive to Tax-Exempt Investors.
Frost, S. G., The Federal Income Tax Consequences of Business Entity Conversions.
Haynes, D. N., Qualified Subchapter S Subsidiaries: An Examination of the Governing Statute and the Proposed Regulations.
Miller, J. E., Is There Really a Royal Road Around Debt-Discharge Income? Part II.
Schmalz, J. G., M. Brumbaugh and R. Pillow, Tax Workshop.

Journal of Real Estate Taxation—Spring 1999, Volume 26, Number 3.

Charyk, W. R., The Partnership Corner.
Cuff, T. F., Tax-Free Real Estate Transactions.
Femia, R. V., International Developments.
Friedrich, C. W., Recent Developments.
Hamill, J. R., Family Tax Planning Combining New Residence Exclusion with Self-Canceling Installment Sale.
Miller, J. E., Condominiums and Cooperatives.
Napoli, J. P. and J. F. Smith, Emerging Issues in UPREIT Transactions.
Schmalz, J. G., M. A. Brumbaugh and R. F. Pillow, Tax Workshop.
Wood, R. W., Home Office Deductions.
Wood, R. W., Recent Decisions Give Valuation Discounts a Boost.

Journal of Urban Economics—March 1998, Volume 43, Number 2.

Gatzlaff, D. H. and D. R. Haurin, Sample Selection and Biases in Local House Value Indices.

Land Economics—May 1998, Volume 74, Number 2.

Cummings, R. G. and L. O. Taylor, Realism in Contingent Valuation Surveys.
Huang, J.-C. and V. K. Smith, Discrete Response Valuation Methods.

Land Economics—August 1998, Volume 74, Number 3.

Gatzlaff, D. H. R. K. Green and D. C. Ling, Cross-Tenure Differences in Home Maintenance and Appreciation.
Spahr, R. W. and M. A. Sunderman, Property Tax Inequities on Ranch and Farm Properties.

Regional Science—January 1998, Volume 77, Number 1.

Rodriguez-Fuentes, C. J., Credit Availability and Regional Development.

Real Estate Economics—Winter 1998, Volume 26, Number 4.

- Bradley, M., D. R. Capozza and P. J. Seguin**, Dividend Policy and Cash-Flow Uncertainty.
Cebenoyan, A. S., E. S. Cooperman, C. A. Register and S. C. Hadgins, Cost Inefficiency and the Holding of Non-traditional Assets by Solvent Stock Thrifts.
Geltrier, D. and B. Kluger, REIT-Based Pure-Play Portfolios: The Case of Property Types.
Glower, M., D. R. Haurin and P. Hendershott, Selling Time and Selling Price: The Influence of Seller Motivation.
Kolari, J. W., D. R. Fraser and A. Anari, The Effects of Securitization on Mortgage Market Yields: A Cointegration Analysis.
Yang, T. T., H. Buist and I. F. Megbolugbe, An Analysis of the Ex Ante Probabilities of Mortgage Prepayment and Default.

Real Estate Economics—Spring 1999, Volume 27, Number 1.

- Calem, P. S. and S. M. Wachter**, Community Reinvestment and Credit Risk: Evidence from an Affordable-Home-Loan Program.
Ciochetti, B. A. and K. D. Vandell, The Performance of Commercial Mortgages.
Clapp, J. M. and C. Giaccotto, Revisions in Repeat-Sales Price Indexes: Here Today, Gone Tomorrow?
Crone, T. M. and R. P. Voith, Risk and Return within the Single-Family Housing Market.
Hacker, R. S., The Effect of Residential Crowding on Labor Productivity with Evidence from the Twilight of Polish Socialism.
Redman, A. L., H. Manakyan and J. R. Tanner, A Normalized Citation Analysis of Real Estate Journals.
Weber, W. L. and M. Devaney, Bank Efficiency, Risk-Based Capital, and Real Estate Exposure: The Credit Crunch Revisited.

Real Estate Finance—Fall 1998, Volume 15, Number 3.

- Addae-Dapaah, K. and G. L. Young**, Currency Risk and Office Investment in Asia Pacific.
Barkham, R., D. Geltner and B. Kluger, Using Pure-Play Portfolios for Real Estate Investment and Cost of Capital Estimation: A British Example.
Bers, M. and T. M. Springer, Differences in Scale Economies Among Real Estate Investment Trusts: More Evidence.
Canter, T. A. and W. J. Mather, An Analysis of Supply and Demand for the U.S. Hotel Industry.
Corgel, J. B., J. A. DeRoos and G. B. Davis, Publicly Traded Equivalent of the Lodging Property Index.
Ghosh, C., R. Nag and C. F. Sirmans, Are REIT Seasoned Equity Offerings Underpriced?
Liang, Y. and W. McIntosh, Sharpe's Alpha: A New Performance Measure.
Muldavin, S. R., Does Size Matter? Trends in Real Estate Finance and Operations.

Real Estate Finance—Winter 1999, Volume 15, Number 4.

- Chatrath, A., Y. Liang and W. McIntosh**, Can We Hedge REIT Returns?
Goldstein, M. A. and E. F. Nelling, REIT Return Behavior in Advancing and Declining Stock Markets.
Goodman, J., Performance Across Local Apartment Markets.
Guilkey, D. K., How Good are the MSA Forecasts? A Review of the Major Supply- and Demand-Side Information Providers.
Mei, J., Asian Real Estate in a Portfolio Context: Long-term Opportunities.
Miles, M. E., The Money Truck Made a Pick-Up and a Delivery in 1998.
Muldavin, S., Risk Management in the New Millennium.
Sivitanides, P. S. and R. C. Sivitanidou, Construction Movements in Office-Commercial Real Estate Markets.
Zandi, M., What the New Economy Might Imply for Real Estate Markets.

Ziering, B., Y. Liang and W. McIntosh, REIT Correlations with Capital Market Indexes: Separating Signal from Noise.

Real Estate Law Journal—Winter 1999, Volume 27, Number 3.

Aalberts, R. J., Will Two Recent Supreme Court Cases have a Carryover Effect on the Sexual Harassment of Tenants?

Fellows, J. A., Tax Ideas.

Jennings, M. M., From the Courts.

McCrorry, M. A., Crown Cork and Branch Metal: Personal Jurisdiction and the New Defense to Landowners CERCLA Contribution Claims.

Powell, F. M., From the Environment.

Saltz, S. G., Nonresidential Security Deposits.

Real Estate Review—Winter 1999, Volume 28, Number 4.

Fiedler, L. E. and A. P. Lim, Dequity: A Seamless World of Real Estate Debt and Equity.

Foster, E. I., The Purpose of Common Improvements and Their Tax Treatment.

Halper, E. B., Economic Forces Shaping Unsubordinated Ground Leases: Part I: Lender Interests.

Kessler, R. A., The Justification for New Development.

Olasov, B. and J. G. Aidridge, When the Levee Breaks: Cautionary Tales for the CMBS Industry.

Owens, R. W., Using Present Value Analysis in Underwriting Loans for Subdivision Projects.

Pearlman, S. J., Conduit Financing Programs.

Pomerantz, A. J., Mezzanine and Participating Debt.

Pomerantz, A. J., How to Function While Hedging the Coming Market Adjustment.

Quinn, B., How Rating Agencies Underwrite Assets in Securities Pools.

Walpole, J. D., The Paired Share REIT Today.

Winger, A. R., The Demand for Office Space in an Increasingly Automated World.

Young, J. G., Determinants of REIT Franchise Value.

Young, M. S. and R. A. Graff, Measuring Random Appraisal Error in Commercial Real Estate.

Zell, S., The REIT Industry in the Next Four Years: A Glance Around the Corner.

Real Estate Review—Spring 1999, Volume 29, Number 1.

Bird, B. M., J. B. Haynes and J. H. McCraw, The Taxation of Takings.

Cymrot, A., The Real Estate Industry in 1999: A Strategic Commentary.

Dibernardo, R. J., The Recovery of the CMBS Market.

Firebaugh, J. and M. McMahon, Exchanging Real Estate Assets for REIT Shares and OP Units.

Foster, E. I., Foreclosure and Taxes: A Problem of Unlimited Consequences.

Halper, E. B., Economic Forces Shaping Unsubordinated Ground Leases: Part 2.

Herman, M. Y., The Revised AIA Contract Forms: Practical Implications.

Iezman, S. L., Operating Pension Funds in Compliance with ERISA Procedures.

Lehnen, L. P., Reacting to the 1998 Market's Decline.

Lieske, S. P. and G. D. Blumenfeld, A Borrower's Guide to Doing Business with a Securitizing Lender.

Moore, G. S., Agency Status and Disclosure.

Newman, J. H. and R. Hempstead, Impairing the Remedy of Stipulated Damages.

Reinstein, A. and G. H. Lander, Environmental Liabilities as They Relate to Real Estate: Recent Developments.

Regional Science and Urban Economics—January 1998, Volume 28, Number 1.

Nechyba, T. J. and R. P. Strauss, Community Choice and Local Public Services: A Discrete Choice Approach.

Regional Science and Urban Economics—May 1998, Volume 28, Number 3.

Wrede, M., Household Mobility and the Moderate Leviathan.

Review of Economics and Statistics—May 1998, Volume 80, Number 2.

Berkovec, J. A., G. B. Canner, S. A. Gabriel and T. H. Hannan, Discrimination, Competition, and Loan Performance in FHA Mortgage Lending.

Review of Financial Studies—Summer 1998, Volume 11, Number 2.

Williams, J. T., Agency and Brokerage of Real Estate in Competitive Equilibrium.

Review of Urban and Regional Development Studies—Spring 1998, Volume 10, Number 1.

Perry, M. J. Pooh and H. Yeung, Regional Offices in Singapore: Spatial and Strategic Influences in the Location of Corporate Control.

Review of Urban and Regional Development Studies—July 1996, Volume 8, Number 2.

Banks, C., S. O-Leary and C. Rabenhorst, Privatized Housing and the Development of Condominiums in Central and Eastern Europe: The Cases of Poland, Hungary, Slovakia, and Romania.

Chapman, M. and A. Murie, Full of Eastern Promise B Understanding Housing Privatization in Post-Socialist Countries.

Ferguson, B., J. Rubinstein and V. D. Vial, The Design of Direct Demand Subsidy Programs for Housing in Latin America.

Hegedus, J., I. Tosics and S. K. Mayo, Transition of the Housing Sector in the East Central European Countries.

Kawawaki, Y. and M. Ota, The Influence of the Great Hanshin-Awaji Earthquake on the Local Housing Market.

Munro, M. and Y. Tu, The Dynamics of UK National and Regional House Prices.

Winterbottom, C. and R. J. Struyk, Housing Demand in a Transitional Market: Moscow.

Review of Urban and Regional Development Studies—Spring 1997, Volume 9, Number 1.

Mukoko, S., The Role of Tenure Security in Housing Self-Improvement: A Case Study of Surabaya, Indonesia.

Son, J. Y., A Review of the Korean Housing Market and Related Policies.

Review of Urban and Regional Development Studies—Autumn 1997, Volume 9, Number 2.

Andoh, K. and M. Ohta, A Hedonic Analysis of Land Prices in Yamanashi Prefecture.

Subject Index

Classification System

000 Theory/Methods

- 010 Hedonic Theory
- 020 Spatia Location Theory
- 030 Empirical Techniques/Methods

100 Type of Real Estate

- 110 Vacant Land
- 120 Housing
- 130 Apartment
- 140 Office Buildings
- 150 Shopping Centers/Retail Space
- 160 Hotels/Motels
- 170 Industrial
- 180 Golf Courses
- 190 Other

200 Type of Contract/Transaction

- 210 Sales Contract
- 220 Mortgages
- 230 Leases
- 240 Listing Contracts
- 250 Options
- 260 Deeds
- 270 Mortgage-Backed Securities
- 280 Other

300 Real Estate Business/Industry

- 310 Appraisal/Valuation /Consulting
- 320 Brokerage
- 330 Development/Homebuilding
- 340 Lending
- 350 Corporate
- 360 Property Management
- 370 Syndications/REITs/Partnerships
- 380 Tax Assessing
- 390 Architecture/Title Insurance/Other

400 Type of Decisions

- 410 Investment/Valuation
- 420 Financing
 - 421 General
 - 422 Pricing
 - 423 Housing Finance
 - 424 Income Property Mortgages
 - 425 Underwriting/Default
 - 426 Refinancing/Prepayment
- 430 Diversification
- 440 Sales-Leaseback
- 450 Renovation
- 460 Exchanges
- 470 Location

500 Government Policy/Planning

- 510 Land Use Controls/Zoning
- 520 Eminent Domain
- 530 Property Taxes
- 540 Income Taxation
- 550 Rent Controls
- 560 Other

600 Institutions

- 610 Federal Credit Agencies
- 620 S&L's
- 630 Banks

700 Macro Trends/Market Analysis

- 710 Demographics/Population
- 720 Cycles
- 730 Economic Base/Input-Output
- 740 Pension Funds

800 Real Estate Law

900 Real Estate Education

000 THEORY/METHODS

010 Hedonic Theory

- Cummings, R. G. and L. O. Taylor**, Realism in Contingent Valuation Surveys, *Land Economics*, 1998, 74:2, 203–215.
- Dunse, N. and C. Jones**, A Hedonic Price Model of Office Rents, *Journal of Property Valuation and Investment*, 1998, 16:3, 297–312.
- Gatzlaff, D. H. and D. R. Haurin**, Sample Selection and Biases in Local House Value Indices, *Journal of Urban Economics*, 1998, 43:2, 199–222.
- Les, M. and C. Maher**, Measuring Diversity: Choice in Local Housing Markets, *Geographical Analysis: An International Journal of Theoretical Geography*, 1998, 30:2, 172–191.
- Lind, H.**, The Definition of Market Value: Criteria for Judging Proposed Definitions and an Analysis of Three Controversial Components, *Journal of Property Valuation and Investment*, 1998, 16:2, 159–174.
- Raftery, J. and G. Runeson**, Money Illusion in Consumer Perception of Housing Transactions, *Journal of Property Valuation and Investment*, 1998, 16:2, 175–184.
- Withers, S. D.**, Linking Household Transitions and Housing Transitions: A Longitudinal Analysis of Renters, *Environment and Planning A*, 1998, 30:4, 615–630.

020 Spatial/Location Theory

- Immergluck, D.**, Neighborhood Economic Development and Local Working: The Effect of Nearby Jobs on Where Residents Live, *Economic Geography*, 1998, 74:2, 170–187.

030 Empirical Methods/Techniques

- Chaplin, R.**, The Predictability of Real Office Rents, *Journal of Property Research*, 1999, 16:1, 21–49.
- Clapp, J. M. and C. Giaccotto**, Revisions in Repeat-Sales Price Indexes: Here Today, Gone Tomorrow?, *Real Estate Economics*, 1999, 27:1, 79–104.
- Connellan, O. and H. James**, Estimated Realization Price (ERP) by Neural Networks: Forecasting Commercial Property Values, *Journal of Property Valuation and Investment*, 1998, 16:1, 71–86.
- Dubin, R. A.**, Spatial Autocorrelation: A Primer, *Journal of Housing Economics*, 1998, 7:4, 123–248.
- Guy, S.**, Developing Alternatives: Energy, Offices, and the Environment, *International Journal of Urban and Regional Research*, 1998, 22:2, 264–282.
- Huang, J.-C. and V. K. Smith**, Discrete Response Valuation Methods, *Land Economics*, 1998, 74:2, 186–202.
- Maitland-Smith, J. K. and C. Brooks**, Threshold Autoregressive and Markov Switching Models: An Application to Commercial Real Estate, *Journal of Property Research*, 1999, 16:1, 1–19.
- Rowley, S., P. Fisher and A. Holmes**, A National Valuation Evidence Database: The Future of Valuation Data Provision, *Journal of Property Valuation and Investment*, 1998, 16:1, 99–108.
- Yung, C.-F. and R. J. King**, Some Tests for the Rent Gap Theory, *Environment and Planning A*, 1998, 30:3, 523–542.

100 TYPE OF REAL ESTATE

110 Vacant Land

- Andoh, K. and M. Ohta**, A Hedonic Analysis of Land Prices in Yamanashi Prefecture, *Review of Urban and Regional Development Studies*, 1997, 9:2, 146–158.

120 Housing

- Banks, C., S. O-Leary and C. Rabenhorst**, Privatized Housing and the Development of Condominiums in Central and Eastern Europe: The Cases of Poland, Hungary, Slovakia, and Romania, *Review of Urban and Regional Development Studies*, 1996, 8:2, 137–155.
- Blaekley, D. M.**, The Long-Run Elasticity of New Housing Supply in the United States: Empirical Evidence for 1950 to 1994, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 25–42.
- Chan, T. S.**, Residential Construction and Credit Market Imperfection, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 125–140.
- Chapman, M. and A. Murie**, Full of Eastern Promise B Understanding Housing Privatization in Post-Socialist Countries, *Review of Urban and Regional Development Studies*, 1996, 8:2, 156–170.
- Coulson, N. E.**, Housing Inventory and Completion, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 89–106.
- Crone, T. M. and R. P. Voith**, Risk and Return within the Single-Family Housing Market, *Real Estate Economics*, 1999, 27:1, 63–78.
- Dipasquale, D.**, Why Don't We Know More About Housing Supply?, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 9–24.
- Fergus, J. T.**, Where, When, and by How Much Does Abnormal Weather Affect Housing Construction?, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 63–88.
- Ferguson, B., J. Rubinstein and V. D. Vial**, The Design of Direct Demand Subsidy Programs for Housing in Latin America, *Review of Urban and Regional Development Studies*, 1996, 8:2, 202–219.
- Gatzlaff, D. H., R. K. Green and D. C. Ling**, Cross-Tenure Differences in Home Maintenance and Appreciation, *Land Economics*, 1998, 74:3, 328–342.
- Glower, M., D. R. Haurin and P. Hendershott**, Selling Time and Selling Price: The Influence of Seller Motivation, *Real Estate Economics*, 1998, 26:4, 719–740.
- Hegedus, J., I. Tosies and S. K. Mayo**, Transition of the Housing Sector in the East Central European Countries, *Review of Urban and Regional Development Studies*, 1996, 8:2, 101–136.
- Henley, A.**, Residential Mobility, Housing Equity and the Labor Market, *Economic Journal*, 1998, 108:447, 414–427.
- Henley, A.**, Changes in the Distribution of Housing Wealth in Great Britain, 1985–91, *Economica*, 1998, 65:259, 363–380.
- Kawawaki, Y. and M. Ota**, The Influence of the Great Hanshin-Awaji Earthquake on the Local Housing Market, *Review of Urban and Regional Development Studies*, 1996, 8:2, 220–233.
- Mukoko, S.**, The Role of Tenure Security in Housing Self-Improvement: A Case Study of Surabaya, Indonesia, *Review of Urban and Regional Development Studies*, 1997, 9:1, 37–54.
- Munro, M. and Y. Tu**, The Dynamics of UK National and Regional House Prices, *Review of Urban and Regional Development Studies*, 1996, 8:2, 186–201.
- Murray, M. P.**, Subsidized and Unsubsidized Housing Stocks 1935 to 1987: Crowding out and Cointegration, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 107–124.
- Park, B. G.**, Where Do Tigers Sleep at Night? The State's Role in Housing Policy in South Korea and Singapore, *Economic Geography*, 1998, 74:3, 272–288.
- Rosenthal, S. S.**, Housing Supply: The Other Half of the Market: A Note from the Editor, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 5–8.
- Scafidi, B. P., M. H. Schill, S. M. Wachter and D. P. Culhane**, An Economic Analysis of Housing Abandonment, *Journal of Housing Economics*, 1998, 7:4, 123–148.
- Somerville, C. T.**, Residential Construction Costs and the Supply of New Housing: Endogeneity and Bias in Construction Cost Indexes, *Journal of Real Estate Finance and Economics*, 1999, 18:1, 43–62.
- Son, J. Y.**, A Review of the Korean Housing Market and Related Policies, *Review of Urban and Regional Development Studies*, 1997, 9:1, 80–99.
- Winterbottom, C. and R. J. Struyk**, Housing Demand in a Transitional Market: Moscow, *Review of Urban and Regional Development Studies*, 1996, 8:2, 171–185.
-

130 Apartments

Entreken, H. C. Jr., Apartment Property Analysis: Tips for Appraisers and Consultants, *Appraisal Journal*, 1999, 67:1, 92–93.

Goodman, J., Performance Across Local Apartment Markets, *Real Estate Finance*, 1999, 15:4, 43–50.

140 Office Buildings

Addae-Dapaah, K. and G. L. Young, Currency Risk and Office Investment in Asia Pacific, *Real Estate Finance*, 1998, 15:3, 67–85.

Gallagher, M. and A. P. Wood, Fear of Overbuilding in the Office Sector: How Real is the Risk and Can We Predict it?, *Journal of Real Estate Research*, 1999, 17:1/2, 3–32.

Otto, L., Toys for Tenants, *Journal of Property Management*, 1998, 63:6, 62–65.

Perry, M., J. Poon and H. Yeung, Regional Offices in Singapore: Spatial and Strategic Influences in the Location of Corporate Control, *Review of Urban and Regional Development Studies*, 1998, 10:1, 42–59.

Sivitanides, P. S. and R. C. Sivitanidou, Construction Movements in Office-Commercial Real Estate Markets, *Real Estate Finance*, 1999, 15:4, 51–59.

Winger, A. R., The Demand for Office Space in an Increasingly Automated World, *Real Estate Review*, 1999, 28:4, 79–81.

150 Shopping Centers/Retail Space

Brown, M. G., Design and Value: Spatial Form and the Economic Failure of a Mall, *Journal of Real Estate Research*, 1999, 17:1/2, 189–226.

Evans, M., Let Us Entertain You, *Journal of Property Management*, 1999, 64:2, 54–58.

Napolitano, J. M., No Space at the Strip, *Journal of Property Management*, 1999, 64:1, 42–45.

O'Connor, P. C., Which Retail Properties are Getting Market Share?, *Appraisal Journal*, 1999, 67:1, 37–40.

Tsolacos, S., Econometric Modeling and Forecasting of New Retail Development, *Journal of Property Research*, 1998, 15:4, 265–283.

160 Hotels/Motels

Canter, T. A. and W. J. Mather, An Analysis of Supply and Demand for the U.S. Hotel Industry, *Real Estate Finance*, 1998, 15:3, 45–56.

Corgel, J. B., J. A. DeRoos and G. B. Davis, Publicly Traded Equivalent of the Lodging Property Index, *Real Estate Finance*, 1998, 15:3, 57–65.

Sonneman, D., Variables that Influence Hotel Parking Demand, *Appraisal Journal*, 1999, 67:1, 13.

170 Industrial

Thompson, B. and S. Tsolacos, Rent Adjustments and Forecasts in the Industrial Market, *Journal of Real Estate Research*, 1999, 17:1/2, 151–168.

190 Other

Allen, G. F., Upscale Manufactured Home Communities? Really!, *Journal of Property Management*, 1999, 64:2, 46–48.

Krivonak, M. P., Medical Facilities Outsourcing, *Journal of Property Management*, 1999, 64:1, 36–40.

- McKnight, D.**, A Practical Guide to Evaluating the Functional Utility of Warehouses, *Appraisal Journal*, 1999, 67:1, 29–36.
- Spahr, R. W. and M. A. Sunderman**, Valuation of Property Surrounding a Resort Community, *Journal of Real Estate Research*, 1999, 17:1/2, 227–244.
- Thompson, B. and M. Hills**, Wired Up for Extra Value, *Journal of Real Estate Research*, 1999, 17:1/2, 245–255.

200 TYPE OF CONTRACT/TRANSACTION

230 Leases

- Halper, E. B.**, Economic Forces Shaping Unsubordinated Ground Leases: Part 2, *Real Estate Review*, 1999, 29:1, 41–49.
- Halper, E. B.**, Economic Forces Shaping Unsubordinated Ground Leases: Part I: Lender Interests, *Real Estate Review*, 1999, 28:4, 63–71.
- Saltz, S. G.**, Nonresidential Security Deposits, *Real Estate Law Journal*, 1999, 27:3, 225–286.
- Stolaris, N. E.**, A Primer on Escalations, *Journal of Property Management*, 1998, 63:6, 52–56.

270 Mortgage-Backed Securities

- Dibernardo, R. J.**, The Recovery of the CMBS Market, *Real Estate Review*, 1999, 29:1, 3–6.
- Olasov, B. and J. G. Aidridge**, When the Levee Breaks: Cautionary Tales for the CMBS Industry, *Real Estate Review*, 1999, 28:4, 30–35.

300 REAL ESTATE BUSINESS/INDUSTRY

310 Appraisal/Valuation/Consulting

- Adair, A., J. Berry, B. Deddis, S. McGreal, K. Geoffrey and T. Key**, Barriers to Data Sharing in the Surveying Profession: Implications for the Commercial Property Market, *Journal of Property Research*, 1998, 15:4, 331–346.
- Crosby, N., A. Lavers and J. Murdoch**, Property Valuation Variation and the 'Margin of Error' in the UK, *Journal of Property Research*, 1998, 15:4, 305–330.
- Epley, D. R. and R. Hoyt**, Using the Restricted Report for Experience Credit, *Appraisal Journal*, 67:1, 19–23.
- Graft, R. A. and M. S. Young**, The Magnitude of Random Appraisal Error in Commercial Real Estate Valuation, *Journal of Real Estate Research*, 1999, 17:1/2, 33–54.
- Jenkins, D. H., O. M. Lewis, N. Almond, S. A. Gronow and J. A. Ware**, Towards an Intelligent Residential Appraisal Model, *Journal of Property Research*, 1998, 16:1, 67–90.
- Kiley, J. J. and J. R. MacCrate**, What Does Mark to Market Mean Today? Differing Perspectives of Real Estate Owners, Wall Street, Accountants, and Appraisers, *Appraisal Journal*, 1999, 67:1, 94–97.
- Kilpatrick, J. A., D. C. Brown and R. C. Rogers**, The Performance of Exterior Insulation Finish Systems and Property Value, *Appraisal Journal*, 1999, 67:1, 83–88.
- Madsen, E. B.**, Timeshare Tax Assessment: Price versus Market Value, *Appraisal Journal*, 1999, 67:1, 1–6.
- Nygard, W. and C. Razaire**, Probability-Based DCF: An Alternative to Point-Value Estimates, *Appraisal Journal*, 1999, 67:1, 68–74.
- Rahn, A. G.**, The Enhancement Factor in Transportation Corridor Sales and Appraisals, *Appraisal Journal*, 1999, 67:1, 89–92.
-

- Rinehart, J. R. and J. J. Pompe**, Estimating the Effect of a View on Undeveloped Property Values, *Appraisal Journal*, 1999, 67:1, 57–61.
- Roddewig, R. J.**, Classifying the Level of Risk and Stigma Affecting Contaminated Property, *Appraisal Journal*, 1999, 67:1, 98–102.
- Willison, D. L. Jr.**, Toward a More Reliable Cash Flow Analysis, *Appraisal Journal*, 1999, 67:1, 75–82.
- Wiltshaw, D. G.**, Stigma, Perception and the Remediation of Contaminated Land, *Journal of Property Research*, 1998, 15:4, 285–303.
- Wolverton, M. L. and P. Gallimore**, A Cross-Cultural Comparison of the Appraisal Profession, *Appraisal Journal*, 1999, 67:1, 47–56.
- Young, M. and R. Graff**, Measuring Random Appraisal Error in Commercial Real Estate, *Real Estate Review*, 1999, 28:4, 57–62.

320 Brokerage

- Moore, G. S.**, Agency Status and Disclosure, *Real Estate Review*, 1999, 29:1, 79–84.
- Williams, J. T.**, Agency and Brokerage of Real Estate in Competitive Equilibrium, *Review of Financial Studies*, 1998, 11:2.

360 Property Management

- Arnold, R. C.**, Repairing Concrete Balconies, *Journal of Property Management*, 1998, 63:6, 58–61.
- Asirvatham, S.**, Feeding Frenzy, *Journal of Property Management*, 1998, 63:6, 24–29.
- Banks, J.**, Home is Where the Office Is, *Journal of Property Management*, 1998, 63:6, 34–38.
- Bergsman, S. and C. Jefferson**, Avoiding Animal House, *Journal of Property Management*, 1999, 64:2, 24–28.
- Blake, T.**, The Virtual Resident: Computerizing Lead Management, *Journal of Property Management*, 1999, 64:1, 60–64.
- Creamer, A. G. Jr.**, Empowerment Unities: Public Housing Agency Specialization and Private-Sector Property Management, *Journal of Property Management*, 1999, 64:2, 16–20.
- DeVany, C.**, Championship Team-Building: Ready, Coach?, *Journal of Property Management*, 64:2, 92–93.
- Eagle, J. M.**, Wage and Hour Traps for the Unwary, *Journal of Property Management*, 1999, 64:2, 94–96.
- Evans, M.**, Power to the People, *Journal of Property Management*, 1998, 63:6, 44–50.
- Fjellestad, N., C. Levey and L. Otto**, Web Leasing: Help or Hype?, *Journal of Property Management*, 1999, 64:2, 66–68.
- Hewlett, C. A.**, Strategic Planning for Real Estate Companies, *Journal of Property Management*, 1999, 64:1, 26–29.
- Klein, J.**, Strike It Niche, *Journal of Property Management*, 1999, 64:2, 36–40.
- Moore, P.**, Damage Strategies, *Journal of Property Management*, 1999, 64:2, 60–65.
- Moreland, E.**, How to Ace an LIHTC File Review, *Journal of Property Management*, 1999, 64:2, 42–44.
- Norris, E. W.**, Keeping Buildings High and Dry, *Journal of Property Management*, 1999, 64:2, 74–77.
- Norwell, W. D.**, Developing International Business, *Journal of Property Management*, 1998, 63:6, 92–98.
- Romano, E.**, Legal Issues: Minimizing Y2000 Liability, *Journal of Property Management*, 1999, 64:1, 72–74.
- Sandquist, S.**, Ensuring Performance Quality in Commercial Buildings, *Journal of Property Management*, 1999, 64:2, 84–88.
- Schneider, T. W.**, Building a Business Plan, *Journal of Property Management*, 63:6, 30–32.
- Schwenker, L.**, Measure Twice, Cut Once, *Journal of Property Management*, 1999, 64:2, 78–83.
- Seng, M. P.**, Fair Housing—Condo Style, *Journal of Property Management*, 1998, 63:6, 86–90.
- Siewruk, T. L.**, The Adventures of Leasing Lynda: Episode 7—Best Foot Forward, *Journal of Property Management*, 1999, 64:1, 30–34.
- Theobald, R. L.**, Troubled Tax Credits: Prevention and Cure, *Journal of Property Management*, 1999, 64:2, 50–52.

Williams, K., Reviewing and Analyzing Service Contracts, *Journal of Property Management*, 63:6, 80–84.

370 Syndications/REIT/Partnerships

Bers, M. and Springer, T. M., Differences in Scale Economies Among Real Estate Investment Trusts: More Evidence, *Real Estate Finance*, 1998, 15:3, 37–44.

Chandrashekar, V., Time-Series Properties and Diversification Benefits of REIT Returns, *Journal of Real Estate Research*, 1999, 17:1/2, 91–112.

Charyk, W. R., The Partnership Corner, *Journal of Real Estate Taxation*, 1999, 26:2, 1999, 164–167.

Chatrath, A., Y. Liang and W. McIntosh, Can We Hedge REIT Returns?, *Real Estate Finance*, 1999, 15:4, 78–84.

Firebaugh, J. and M. McMahon, Exchanging Real Estate Assets for REIT Shares and OP Units, *Real Estate Review*, 1999, 29:1, 21–30.

Friday, H. S., G. S. Sirmans and C. M. Conover, Ownership Structure and the Value of the Firm: The Case of REITs, *Journal of Real Estate Research*, 1999, 17:1/2, 71–90.

Geltner, D. and B. Kluger, REIT-Based Pure-Play Portfolios: The Case of Property Types, *Real Estate Economics*, 1998, 26:4, 581–612.

Ghosh, C., R. Nag and C. F. Sirmans, Are REIT Seasoned Equity Offerings Underpriced?, *Real Estate Finance*, 1998, 15:3, 19–23.

Goldstein, M. A. and E. F. Nelling, REIT Return Behavior in Advancing and Declining Stock Markets, *Real Estate Finance*, 1999, 15:4, 68–77.

Hardin, W. G. and M. L. Wolverton, Equity REIT Property Acquisitions: Do Apartment REITs Pay a Premium?, *Journal of Real Estate Research*, 1999, 17:1/2, 113–126.

Miles, M. E., The Money Truck Made a Pick-Up and a Delivery in 1998, *Real Estate Finance*, 1999, 15:4, 1–2.

Napoli, J. P. and J. F. Smith, Emerging Issues in UPREIT Transactions, *Journal of Real Estate Taxation*, 1999, 26:3, 187–212.

Walpole, J. D., The Paired Share REIT Today, *Real Estate Review*, 1999, 28:4, 39–47.

Young, J. G., Determinants of REIT Franchise Value, *Real Estate Review*, 1999, 28:4, 48–56.

Zell, S., The REIT Industry in the Next Four Years: A Glance Around the Corner, *Real Estate Review*, 1999, 28:4, 36–38.

Ziering, B., Y. Liang and W. McIntosh, REIT Correlations with Capital Market Indexes: Separating Signal from Noise, *Real Estate Finance*, 1999, 15:4, 61–67.

390 Architecture/Title Insurance/Other

Cymrot, A., The Real Estate Industry in 1999: A Strategic Commentary, *Real Estate Review*, 1999, 29:1, 85–87.

Herman, M. Y., The Revised AIA Contract Forms: Practical Implications, *Real Estate Review*, 1999, 29:1, 50–62.

Lehneu, L. P., Reacting to the 1998 Market's Decline, *Real Estate Review*, 1999, 29:1, 92–96.

Lusher, J. G., Security the Natural Way, *Journal of Property Management*, 1998, 63:6, 40–42.

Muldavin, S. R., Does Size Matter? Trends in Real Estate Finance and Operations, *Real Estate Finance*, 1998, 15:3, 7–12.

Sherlock, S. M., Cleaning Up the Mess: Dealing with Property Contamination, *Journal of Property Management*, 1999, 64:1, 66–69.

400 TYPE OF DECISION

410 Investment/Valuation

- Barkham, R., D. Geltner and B. Kluger**, Using Pure-Play Portfolios for Real Estate Investment and Cost of Capital Estimation: A British Example, *Real Estate Finance*, 1998, 15:3, 25–36.
- Bouillon, M. L. and T. D. West**, Comparing the Income Property Values of Low- and High-Income Taxpayers, *Appraisal Journal*, 1999, 67:1, 62–67.
- Bradley, M., D. R. Capozza and P. J. Seguin**, Dividend Policy and Cash-Flow Uncertainty, *Real Estate Economics*, 1998, 26:4, 555–580.
- Friz, R. W.**, Strategies for Making Real Estate Investment Funds Attractive to Tax-Exempt Investors, *Journal of Real Estate Taxation*, 1999, 26:2, 130–152.
- Gowan, C. and R. Yemma**, To Sell or Not to Sell?, *Journal of Property Management*, 1998, 63:6, 66–72.
- Liang, Y. and W. McIntosh**, Willard. Sharpe's Alpha: A New Performance Measure, *Real Estate Finance*, 1998, 15:3, 13–17.
- Mei, J.**, Asian Real Estate in a Portfolio Context: Long-term Opportunities, *Real Estate Finance*, 1999, 15:4, 85–94.
- Muldavin, S.**, Risk Management in the New Millennium, *Real Estate Finance*, 1999, 15:4, 95–99.
- Shilton, L. and C. Stanley**, The Survival and Birth of Firms, *Journal of Real Estate Research*, 1999, 17:1/2, 169–188.
- Tandy, J. K. and L. Shilton**, Risk Assessment Steeplechase: Hurdles to Becoming a Target Market, *Journal of Real Estate Research*, 1999, 17:1/2, 127–150.

420 Financing

- Calem, P. S. and S. M. Wachter**, Community Reinvestment and Credit Risk: Evidence from an Affordable-Home-Loan Program, *Real Estate Economics*, 1999, 27:1, 105–134.
- Ciochetti, B. A. and K. D. Vandell**, The Performance of Commercial Mortgages, *Real Estate Economics*, 1999, 27:1, 27–62.
- Kolari, J. W., D. R. Fraser and A. Anari**, The Effects of Securitization on Mortgage Market Yields: A Cointegration Analysis, *Real Estate Economics*, 1998, 26:4, 677–694.
- Lieske, S. P. and G. D. Blumenfeld**, A Borrower's Guide to Doing Business with a Securitizing Lender, *Real Estate Review*, 1999, 29:1, 7–20.
- Onder, Z.**, Individual and Neighborhood Effects on FHA Mortgage Activity: Evidence from HMDA Data, *Journal of Housing Economics*, 1998, 7:4, 123–248.

421 General

- Kessler, R. A.**, The Justification for New Development, *Real Estate Review*, 1999, 28:4, 15–17.
- Pomerantz, A. J.**, How to Function While Hedging the Coming Market Adjustment, *Real Estate Review*, 1999, 28:4, 4–6.
- Quinn, B.**, How Rating Agencies Underwrite Assets in Securities Pools, *Real Estate Review*, 1999, 28:4, 18–20.
- Wolverton, M. L.**, The Assumed Mortgage: A Residential Cash Equivalency Case Study, *Appraisal Journal*, 1999, 67:1, 7–12.

423 Housing Finance

- Owens, R. W.**, Using Present Value Analysis in Underwriting Loans for Subdivision Projects, *Real Estate Review*, 1999, 28:4, 72–78.

424 Income Property Mortgages

- Fiedler, L. E. and A. P. Lim**, Dequity: A Seamless World of Real Estate Debt and Equity, *Real Estate Review*, 1999, 28:4, 21–29.

425 Underwriting/Default

Berkovec, J. A., G. B. Canner, S. A. Gabriel and T. H. Harman, Discrimination, Competition, and Loan Performance in FHA Mortgage Lending, *Review of Economics and Statistics*, 1998, 80:2, 241–250.

Pearlman, S. J., Conduit Financing Programs, *Real Estate Review*, 1999, 28:4, 10–13.

Pomerantz, A. J., Mezzanine and Participating Debt, *Real Estate Review*, 28:4, 7–9.

Yang, T. T., H. Buist and I. F. Megbolugbe, An Analysis of the Ex Ante Probabilities of Mortgage Prepayment and Default, *Real Estate Economics*, 1998, 26:4, 651–676.

426 Refinancing/Prepayment

LaCour-Little, M. and G. H. Chun, Third Party Originators and Mortgage Prepayment Risk: An Agency Problem?, *Journal of Real Estate Research*, 1999, 17:1/2, 55–70.

430 Diversificaiton

Lamm, R. M. Jr., Asset Allocation Implications of Inflation Protection Securities, *Journal of Portfolio Management*, 1998, 24:4.

460 Exchanges

Cuff, T. F., Tax-Free Real Estate Transactions, *Journal of Real Estate Taxation*, 1999, 26:2, 155–163.

Cuff, T. F., Tax-Free Real Estate Transactions, *Journal of Real Estate Taxation*, 1999, 26:3, 231–236.

Levine, M. L., The Impact of Intermediate Bankruptcy on Like-Kind Exchanges, *Journal of Property Management*, 1998, 63:6, 20–22.

500 GOVERNMENT POLICY/PLANNING

520 Eminent Domain

Bird, B. M., J. B. Haynes and J. H. McCraw, The Taxation of Takings, *Real Estate Review*, 1999, 29:1, 73–78.

530 Property Taxes

Miller, J. E., Condominiums and Cooperatives, *Journal of Real Estate Taxation*, 1999, 26:3, 246–252.

Spahr, R. W. and M. A. Sunderman, Property Tax Inequities on Ranch and Farm Properties, *Land Economics*, 1998, 74:3, 374–389.

540 Income Taxation

Charyk, W. R., The Partnership Corner, *Journal of Real Estate Taxation*, 1999, 26:3, 237–240.

Fellows, J. A., Tax Ideas, *Real Estate Law Journal*, 1999, 27:3, 302–307.

Femia, R. V., International Developments, *Journal of Real Estate Taxation*, 1999, 26:2, 178–172.

Femia, R. V., International Developments, *Journal of Real Estate Taxation*, 1999, 26:3, 241–245.

Foster, E. I., The Purpose of Common Improvements and Their Tax Treatment, *Real Estate Review*, 1999, 28:4, 82–86.

- Foster, E. I.**, Foreclosure and Taxes: A Problem of Unlimited Consequences, *Real Estate Review*, 1999, 29: 1, 88–91.
- Friedman, M. K. and A. O. Liveson**, Rulings and Legislation Seek to Clarify the Tax Treatment of Environmental Cleanup Costs, *Journal of Real Estate Taxation*, 1999, 26:2, 121–129.
- Friedrich, C. W.**, Recent Developments, *Journal of Real Estate Taxation*, 1999, 26:2, 173–176.
- Friedrich, C. W.**, Recent Developments, *Journal of Real Estate Taxation*, 1999, 26:3, 258–260.
- Frost, S. G.**, The Federal Income Tax Consequences of Business Entity Conversions, *Journal of Real Estate Taxation*, 1999, 26:2, 83–103.
- Hamill, J. R.**, Family Tax Planning Combining New Residence Exclusion with Self Canceling Installment Sale, *Journal of Real Estate Taxation*, 1999, 26:3, 213–223.
- Haynes, D. N.**, Qualified Subchapter S Subsidiaries: An Examination of the Governing Statute and the Proposed Regulations, *Journal of Real Estate Taxation*, 1999, 26:2, 104–120.
- Jordan, G. E.**, Appraising the Assets of Low-Income Housing Tax Credit Properties, *Appraisal Journal*, 1999, 67:1, 41–46.
- Miller, J. E.**, Is There Really a Royal Road Around Debt-Discharge Income? Part II, *Journal of Real Estate Taxation*, 1999, 26:2, 153–154.
- Schmalz, J. G. and M. A. Brumbaugh**, Pillow, Roger F. Tax Workshop, *Journal of Real Estate Taxation*, 1999, 26:3, 261–264.
- Schmalz, J. G., M. Brumbaugh and R. Pillow**, Tax Workshop, *Journal of Real Estate Taxation*, 1999, 26: 2, 177–181.
- Wood, R. W.**, Home Office Deductions, *Journal of Real Estate Taxation*, 1999, 26:3, 253–257.
- Wood, R. W.**, Recent Decisions Give Valuation Discounts a Boost, *Journal of Real Estate Taxation*, 1999, 26:3, 224–230.

560 Other

- Hacker, R. S.**, The Effect of Residential Crowding on Labor Productivity with Evidence from the Twilight of Polish Socialism, *Real Estate Economics*, 1999, 27:1, 135–168.
- Herzog, S. J.**, Wind Energy: Power and Policy, *Appraisal Journal*, 1999, 67:1, 24–28.
- Reinstein, A. and G. H. Lander**, Environmental Liabilities as They Relate to Real Estate: Recent Developments, *Real Estate Review*, 1999, 29:1, 68–72.
- Romano, E.**, Uncle Sam Wants You to Manage his Housing, *Journal of Property Management*, 1999, 64: 2, 30–35.
- Valente, A.**, The ADA's Impact on Fire Alarm System, *Journal of Property Management*, 1999, 64:1, 46–49.

600 INSTITUTIONS

620 S&L's

- Cebenoyan, A. S., E. S. Cooperman, C. A. Register and S. C. Hadgins**, Cost Inefficiency and the Holding of Non-traditional Assets by Solvent Stock Thrifts, *Real Estate Economics*, 1998, 26:4, 695–718.

630 Banks

- Weber, W. L. and M. Devaney**, Bank Efficiency, Risk-Based Capital, and Real Estate Exposure: The Credit Crunch Revisited, *Real Estate Economics*, 1999, 27:1, 1–26.

700 MACRO TRENDS/MARKET ANALYSIS

710 Demographics/Population

Nechyba, T. J. and R. P. Strauss, Community Choice and Local Public Services: A Discrete Choice Approach, *Regional Science and Urban Economics*, 1998, 28:1, 51–74.

Wrede, M., Household Mobility and the Moderate Leviathan, *Regional Science and Urban Economics*, 1998, 28:3, 315–328.

720 Cycles

Evans, M., Next Stop the Millennium, *Journal of Property Management*, 1999, 64:1, 20–24.

730 Economic Base/Input-Output

DiFrancesco, R., Large Projects in Hinterland Regions: A Dynamic Multiregional Input-Output Model for Assessing the Economic Impacts, *Geographical Analysis: An International Journal of Theoretical Geography*, 1998, 30:1, 15–34.

Guilkey, D. K., How Good are the MSA Forecasts? A Review of the Major Supply - and Demand-Side Information Providers, *Real Estate Finance*, 1999, 15:4, 27–41.

Hahsen, J. L., J. P. Formby and W. J. Smith, Estimating the Income Elasticity of Demand for Housing: A Comparison of Traditional and Lorenz-Concentration Curve Methodologies, *Journal of Housing Economics*, 1998, 7:4, 123–248.

Robertson, M. and C. Jones, A Cross-Sectional Model of Rents in Urban Retail Centers, *Journal of Property Research*, 1999, 16:1, 51–66.

Rodriguez-Fuentes, C. J., Credit Availability and Regional Development, *Papers in Regional Science*, 1998, 77:1, 63–76.

Zandi, M., What the New Economy Might Imply for Real Estate Markets, *Real Estate Finance*, 1999, 15: 4, 7–25.

740 Pension Plans

Clark, G L., Why Convention Dominates Pension Fund Trustee Investment Decisionmaking, *Environment and Planning A*, 1998, 30:6, 997–1016.

800 REAL ESTATE LAW

Aalberts, R. J., Will Two Recent Supreme Court Cases have a Carryover Effect on the Sexual Harassment of Tenants?, *Real Estate Law Journal*, 1999, 27:3, 222–224.

Iezman, S. L., Operating Pension Funds in Compliance with ERISA Procedures, *Real Estate Review*, 1999, 29:1, 31–40.

Jennings, M. M., From the Courts, *Real Estate Law Journal*, 1999, 27:3, 308–314.

McCrorry, M. A., Crown Cork and Branch Metal: Personal Jurisdiction and the New Defense to Landowners CERCLA Contribution Claims, *Real Estate Law Journal*, 1999, 27:3, 287–301.

Newman, J. H., Hempstead, Robert. Impairing the Remedy of Stipulated Damages, *Real Estate Review*, 1999, 29:1, 63–67.

Powell, F. M., From the Environment, *Real Estate Law Journal*, 1999, 27:3, 315–319.

900 REAL ESTATE EDUCATION

Fishe, R. P. H., What are the Research Standards for Full Professor of Finance?, *Journal of Finance*, 1998, 53:3.

Redman, A. L., H. Manakyan and J. R. Tanner, A Normalized Citation Analysis of Real Estate Journals, *Real Estate Economics*, 1999, 27:1, 169–182.

Author Index

- Aalberts, Robert J., 800
Adair, Alastair, 310
Addae-Dapaah, Kwame, 140
Aidridge, John G., 270
Allen, George F., 190
Almond, N., 310
Anari, Ali, 420
Andoh, Katsumi, 110
Arnold, Richard C., 360
Asirvatham, Sandy, 360
- Banks, Christopher, 120
Banks, Julia, 360
Barkham, Richard, 410
Bergsman, Steve, 360
Berkovec, James A., 425
Berry, Jim, 310
Bers, Martina, 370
Bird, Bruce M., 520
Blackley, Dixie Marie, 120
Blake, Toni, 360
Blumenfeld, Glenn D., 420
Bouillon, Marvin L., 410
Bradley, Michael, 410
Brooks, Chris, 030
Brown, Douglas C., 310
Brown, M. Gordon, 150
Brumbaugh, Mark, 540, 540
Buist, Henry, 425
- Calem, Paul S., 420
Canner, Glenn B., 425
Canter, Todd A., 160
Capozza, Dennis R., 410
Cebenoyan, A. Sinan, 620
Chan, Thomas Sai-fan, 120
Chandrashekar, Vinad, 370
Chaplin, Russell, 030
Chapman, Michael, 120
Charyk, William R., 370, 540
Chatrath, Arjun, 370
Chun, Gregory H., 426
Ciochetti, Brian A., 420
Clapp, John M., 030
Clark, G L, 740
Connellan, Owen, 30
Conover, C. Mitchell, 370
Cooperman, Elizabeth S., 620
Corgel, John B., 160
Coulson, N. Edward, 120
Creamer, Andrew G. Jr., 360
Crone, Theodore M., 120
Crosby, Neil, 310
- Cuff, Terence F., 460, 460
Culhane, Dennis P., 120
Cummings, Ronald G., 010
Cymrot, Allen, 390
- Davis, Gavin B., 160
Deddis, Bill, 310
DeRoos, Jan A., 160
Devaney, Michael, 630
DeVany, Christopher, 360
Dibemardo, Richard J., 270
DiFrancesco, Richard, 730
Dipasquale, Denise, 120
Dubin, Robin A., 030
Dunse, Neil, 010
- Eagle, Joan M., 360
Entreken, Henry C. Jr., 130
Epley, Donald R., 310
Evans, Mariwyn, 150, 360, 720
- Fellows, James A., 540
Femia, Rocco V., 540, 540
Fergus, James T., 120
Ferguson, Bruce, 120
Fiedler, Lawrence E., 424
Firebaugh, Josh, 370
Fishe, Raymong P. H., 900
Fisher, P., 030
Fjellestad, Neil, 360
Formby, John P., 730
Foster, Edward I., 540, 540
Fraser, Donald R., 420
Friday, H. Swint, 370
Friedman, Michelle K., 540
Friedrich, Craig W., 540, 540
Friz, Robert W., 410
Frost, Steven G., 540
- Gabriel, Stuart A., 425
Gallagher, Mark, 140
Gallimore, Paul, 310
Gatzlaff, Dean H., 010, 120
Geltner, David, 370, 410
Ghosh, Chinmoy, 370
Giaccotto, Cannelo, 030
Glower, Michel, 120
Goldstein, Michael A., 370
Goodman, Jack, 130
Gowan, Carl, 410
Graft, Richard A., 310, 310
Green, Richard K., 120
Gronow, S.A., 310

- Guilkey, David K., 730
Guy, Simon, 030
- Hacker, R. Scott, 560
Hadgins, Sylvia C., 620
Halper, Emanuel B., 230, 230
Hamill, James R., 540
Hannan, Timothy H, 425
Hansen, Julia L., 730
Hardin, William G., 370
Haurin, Donald R., 010, 120
Haynes, David N., 540
Haynes, Joel B., 520
Hegedus, Jozsef, 120
Hempstead, Robert, 800
Hendershott, Patrick, 120
Henley, Andrew, 120, 120
Herman, Mitchell Y., 390
Herzog, Steven J., 560
Hewlett, Charles A., 360
Hills, Michael, 190
Holmes, A., 030
Hoyt, Richard, 310
Huang, Ju-Chin, 030
- Iezman, Stanley L., 800
Immergluck, Daniel, 020
- James, Howard, 030
Jefferson, Charles, 360
Jenkins, D.H., 310
Jennings, Marianne M., 800
Jones, Colin, 010, 730
Jordan, George E., 540
- Kawawaki, Yasuo, 120
Keogh, Geoffrey, 310
Kessler, Richard A., 421
Key, Tony, 310
Kiley, Jeffrey J., 310
Kilpatrick, John A., 310
King, R. J., 030
Klein, Jack, 360
Kluger, Brian, 370, 410
Kolari, James W., 420
Krivonak, Michael P., 190
- LaCour-Little, Michael, 426
Lamm, Jr., R. McFall, 430
Lander, Gerald H., 560
Lavers, Anthony, 310
Lehnen, Loren P., 390
Les, Magda, 10
Levey, Carol, 360
Levine, Mark Lee, 460
Lewis, O. M., 310
- Liang, Youguo, 370, 370, 410
Lieske, Stephen P., 420
Lim, Amelia P., 424
Lind, Hans, 010
Ling, David C., 120
Liveson, Avi O, 540
Lusher, Jonathan G., 390
- MacCrate, James R., 310
Madsen, Edgar B., 310
Maher, Chris, 10
Maitland-Smith, James K., 030
Manakyan, Herman, 900
Mather, William J, 160
Mayo, Stephen K., 120
McCraw, J. Harrison, 520
McCrory, Martin A., 800
McGreal, Stanley, 310
McIntosh, Willard, 370, 370, 410
McKnight, Douglas, 190
McMahon, Michael, 370
Megbolugbe, Isaac F., 425
Mei, Jianping, 410
Miles, Mike E., 370
Miller, Joel E., 530, 540
Moore, Gary S., 320
Moore, Pat, 360
Moreland, Elizabeth, 360
Mukoko, Samba, 120
Muldavin, Scott, 410
Muldavin, Scott R., 390
Munro, Moira, 120
Murdoch, John, 310
Murie, Alan, 120
Murray, Michael P., 120
- Nag, Raja, 370
Napoli, John P., 370
Napolitano, Joseph M., 150
Nechyba, T.J., 710
Nelling, Edward F., 370
Newman, Jeffrey H., 800
Norris, Eric W., 360
Norwell, William D., 360
Nygard, Wayne, 310
- O'Connor, Patrick C., 150
O'Leary, Sheila, 120
Ohta, Makoto, 110
Olasov, Brian, 270
Onder, Zeynep, 420
Ota, Mitsum, 120
Otto, Laura, 140, 360
Owens, Robert W., 423
- Park, Bae G., 120

- Pearlman, Stephen J., 425
Perry, Martin, 140
Pillow, Roger, 540
Pillow, Roger F., 540
Pomerantz, Alan J., 421,425
Pompe, Jeffrey J., 310
Poon, Jessie, 140
Powell, Frona M., 800
- Quinn, Brace, 421
- Rabenhorst, Carol, 120
Raftery, John, 010
Rahn, Arthur G., 310
Razaire, Christophe, 310
Redman, Arnold L., 900
Register, Charles A., 620
Reinstein, Alan, 560
Rinehart, James R., 310
Robertson, Mark, 730
Roddewig, Richard J., 310
Rodriguez Fuentes, Carlos J., 730
Rogers, Ronald C., 310
Romano, Ellen, 360, 560
Rosenthal, Stuart S., 120
Rowley, S., 030
Rubinstein, Jacobo, 120
Runeson, Goran, 010
- Saltz, Sidney G., 230
Sandquist, Sam, 360
Scafi, Benjamin P., 120
Schill, Michael H., 120
Schmalz, John G., 540, 540
Schneider, Thomas W., 360
Schwenker, Larry, 360
Seguin, Paul J., 410
Seng, Michael P., 360
Sherlock, Sean M., 390
Shilton, Leon, 410, 410
Siewruk, Tami L., 360
Sirmans, C. F., 370
Sirmans, G. Stacy, 370
Sivitanides, Petro S., 140
Sivitanidou, Rena C., 140
Smith, John F., 370
Smith, V. Kerry, 30
Smith, W. James, 730
Somerville, C. Tsuriel, 120
Son, Jae Young, 120
Sonneman, Donald, 160
- Spahr, Ronald W., 190, 530
Springer, Thomas M., 370
Stanley, Craig, 410
Stolatis, Nicholas E., 230
Strauss, R.P., 710
Struyk, Raymond J., 120
Sunderman, Mark A., 190, 530
- Tandy, Janet K., 410
Tanner, John R., 900
Taylor, Laura Osborne, 10
Theobald, Ruth L., 360
Thompson, Bob, 170, 190
Tosics, Ivan, 120
Tsolacos, Sotiris, 150, 170
Tu, Yong, 120
- Valeme, Andrew, 560
Vandell, Kerry D., 420
Vial, Vincente Dominguez, 120
Voitla, Richard P., 120
- Wachter, Susan M., 410, 420
Walpole, Julie D., 370
Ware, J.A., 310
Weber, William L., 630
West, Timothy D., 410
Williams, Joseph T., 320
Williams, Kenneth, 360
Willison, Daniel L. Jr., 310
Wiltshaw, D.G., 310
Winger, Alan R., 140
Winterbottom, Colin, 120
Withers, S. Davies, 010
Wolverton, Marvin L., 310, 370, 421
Wood, Antony P., 140
Wood, Robert W., 540, 540
Wrede, M., 710
- Yang, Tyler T., 425
Yemma, Ron, 410
Yeung, Henry, 140
Young, Goh Li, 140
Young, James G., 370
Young, Michael S., 310, 310
Yung, C.-F., 030
- Zandi, Mark, 730
Zell, Samuel, 370
Ziering, Barry, 370
-

Journals Surveyed

American Economic Review
Annals of the Association of American Geographers
Annals of Regional Science
Applied Economics
Appraisal Journal
Brookings Papers on Economic Activity
The Canadian Appraiser
Canadian Journal of Economics
Canadian Journal of Regional Science Commercial Investment Journal
Decision Sciences
Demography
Econometrica
Economic Geography
Economic Inquiry
Economic Journal
Economica
Environment and Planning
European Economic Review
Financial Analysis Journal
Financial Management
Financial Review
Geographical Analysis
Growth and Change
Harvard Business Review
Housing Policy Debate
International Economic Review
International Journal of Urban & Regional Research
International Real Estate Journal
International Regional Science Review
Journal of Accounting Research
Journal of Applied Corporate Finance
Journal of Applied Econometrics
Journal of Banking and Finance
Journal of Business
Journal of Business Finance and Accounting
Journal of Econometrics
Journal of Economic Literature
Journal of Economic Theory
Journal of Economics and Business
Journal of Environmental Economic Management
Journal of Finance
Journal of Financial and Quantitative Analysis
Journal of Financial Economics
Journal of Financial Intermediation
Journal of Financial Research
Journal of Financial Services Research
Journal of Fixed Income
Journal of Futures Markets
Journal of Housing Economics
Journal of Housing Research
Journal of Industrial Economics
Journal of International Economics
Journal of International Money and Finance
Journal of Law and Economics
Journal of Legal Studies
Journal of Mathematical Economics
Journal of Money, Credit and Banking
Journal of Political Economy
Journal of Portfolio Management
Journal of Property Finance
Journal of Property Management
Journal of Property Research
Journal of Public Economics
Journal of Real Estate Finance and Economics
Journal of Real Estate Research
Journal of Real Estate Taxation
Journal of Regional Science
Journal of Risk and Insurance
Journal of the American Planning Association
Journal of the American Statistical Association
Journal of Urban Economics
Land Development Studies
Land Economics
Land Use Policy
Management Science
National Tax Journal
Properly Tax Journal
Public Choice
Public Finance Quarterly
Quarterly Journal of Economics
Quarterly Review of Economics and Business
Rand Journal of Economics
Real Estate Appraiser and Analyst
Real Estate Economics
Real Estate Finance
Real Estate Issues
Real Estate Law Journal
Real Estate Review
Real Estate Securities & Syndication Institute Journal
Regional Science & Urban Economics
Regional Studies
Review of Economics Studies
Review of Economics and Statistics
Review of Financial Studies
Review of Futures Markets
Review of Quantitative Finance and Accounting
Review of Regional Studies
Scottish Journal of Political Economy
Social Science Quarterly
Southern Economic Journal
Urban Affairs Quarterly
Urban Geography
Urban Land
Urban Studies