

Working Papers

Editor

Jack Harris

Real Estate Center
Texas A&M University
College Station, TX 77843-2115

979-845-2079 (Phone)
979-845-0460 (Fax)
j-harris@tamu.edu

This section lists working papers, technical reports and monographs published by real estate centers, university real estate departments and other research organizations. If you wish to obtain a copy of a paper, please place your orders directly with the publishing organization. Ordering information is provided in the listing of universities represented. Pricing information is indicated in parentheses. 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.

Universities Represented

Fisher Center for Real Estate and Urban Economics, Institute of Business and Economic Research, FCREUE Publications, F602 Hass School of Business, **University of California**, Berkeley, CA 94720-6105 (most papers \$5.00).

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

Joint Center for Housing Studies, **Harvard University**, Cambridge, MA (<http://www.jchs.harvard.edu/publications.html>).

Lincoln Institute of Land Policy, Information Services, 113 Brattle Street, Cambridge, MA 02138-3400. (papers may be downloaded free of charge at <http://www.lincolninst.edu/pubs/workingpapers.asp>).

Samuel Zell and Robert Lurie Real Estate Center, Wharton School, **University of Pennsylvania**, Lauder-Fischer Hall, 256 South 37th St., Philadelphia, PA 19104-6330 (215-898-9687, Papers can be ordered from <http://realestate.wharton.upenn.edu>).

The Departmental Secretary (Publications), Department of Land Management and Development, **University of Reading**, PO Box 219, Reading RG6 6AW, United Kingdom (working papers can be downloaded from www.reading.ac.uk/LM/LM/titles2000.htm).

Real Estate Research Institute. The Institute is housed at the Indiana University Center for Real Estate Studies, School of Business, Suite 461, 1309 East 10th Street,

Bloomington, IN 47405. Papers are \$8.00 plus shipping and handling and can be ordered from the RERI website (<http://www.reri.org>).

Department of Real Estate, **National University of Singapore**. All papers can be viewed and downloaded from <http://www.rst.nus.edu.sg/research/index.asp?d=workingPapers>.

Publications, The Real Estate Center, **Texas A&M University**, College Station, TX 77843 (800-244-2144, price for hard copy listed after publication, all papers can be downloaded for free from <http://recenter.tamu.edu>).

Metropolitan Institute at **Virginia Tech**, 1021 Prince St., Suite 100, Alexandria, VA 22314 (703-706-8100, <http://www.mi.vt.edu>).

Working Papers

030 Empirical Techniques/Methods

Giacotto, C., E. Gianbona and C. F. Sirmans. **University of Connecticut**. Modeling Autocorrelation of Monthly Returns in Long-Horizon Event Studies: In the Case of Stock Repurchases for REITs (346).

110 Vacant Land

Gilliland, C. **Texas A&M University**. Texas Land Market Developments: Third Quarter-2003 (1674, \$3.50).

Gilliland, C. **Texas A&M University**. Westward Ho! Recreational Buyers Explore New Territory (1671, \$2.50).

Ooi, J. T. L., C. F. Sirmans and G. K. Turnbull. **University of Connecticut**. Price Formation under Small Numbers Competition: Evidence from Land Auctions in Singapore (349).

120 Housing

Abernathy, F., J. T. Dunlop, D. Well, K. Baker and R. Roth. **Harvard University**. Residential Supply Chain in Transition: Summary of Findings from a Survey of Dealers (W04-3).

Davidoff, T. **University of California**. Labor Income, Housing Prices and Homeownership (04-289).

Davidoff, T. **University of California**. Maintenance and the Home Equity of the Elderly (04-290).

Dolde, W. and D. Tirtiroglu. **University of Connecticut**. Housing Price Volatility Changes and Their Effects (344).

Martin-Guerrero, A. **Harvard University**. An Improved Method for Estimating Homeowner Improvement and Repair Activity Through Revisions to the Remodeling Activity Indicator (W04-4).

Miller, N. and L. Peng. **Real Estate Research Institute**. Exploring Metropolitan Housing Price Volatility.

130 Apartments

Bradley, D., F. E. Nothaft and M. A. Schoenback. **University of Pennsylvania**. Two Decades of Multifamily Financing (457).

Hoffman, A. Von, E. Belsky, J. DeNormandie and R. Bratt. **Harvard University**. America's Working Communities and the Impact of Multifamily Housing (W04-5)

150 Shopping Centers/Retail Space

Shun-Te Yuo, T., N. Crosby, C. Lizieri and P. McCann. **University of Reading**. Tenant Mix Variety in Regional Shopping Centres: Some UK Empirical Analyses (02/04).

220 Mortgages

Baker, M. J., T. Miceli and C. F. Sirmans. **University of Connecticut**. An Economic Theory of Mortgage Redemption Laws (350).

320 Brokerage

Harris, J. **Texas A&M University**. Spotlight on Agency (1670, \$2.50).

Wilson, R. **Texas A&M University**. Broker Duties (1663, \$2.50).

330 Development/Homebuilding

Abernathy, F., J. T. Dunlop, D. Well, K. Baker and R. Roth. **Harvard University**. Residential Supply Chain in Transition: Summary of Findings from Survey of Dealers (W04-3).

Harrigan, L. and A. von Hoffman. **Harvard University**. Happy to Grow: Development and Planning in Fairfax County, Virginia (W04-2).

Hoffman, A. Von, E. Belsky, J. DeNormandie and R. Bratt. **Harvard University**. America's Working Communities and the Impact of Multifamily Housing (W04-5).

O'Connell, J. **Lincoln Institute**. Ahead or Behind the Curve? (WPO3JO1a/b).

340 Lending

Bradley, D. S., F. E. Nothaft and M. A. Schoenback. **University of Pennsylvania**. Two Decades of Multifamily Financing (457).

Pavlov, A. and S. Wachter. **University of Pennsylvania**. Real Estate Crashes and Bank Lending (451).

370 Syndication/REITs/Partnerships

Fan, G-Z., T. F. Sing, E. E. Ong and C. F. Sirmans. **University of Connecticut**. Governance in Asset-Backed Securitization: Does It Matter? (348).

Giaccotto, C., E. Gianbona and C. F. Sirmans. **University of Connecticut**. Modeling Autocorrelation of Monthly Returns in Long-Horizon Event Studies: In the Case of Stock Repurchases for REITs (346).

Ling, D. and A. Naranjo. **Real Estate Research Institute**. Dedicated REIT Mutual Fund Flows and REIT Performance.

Linneman, P. and D. C. Moy. **University of Pennsylvania**. Understanding the Return Profiles of Real Estate Investment Vehicles (455).

380 Tax Assessing

Bell, M. E., L. C. Clark, J. Cordes and H. Wolman. **Lincoln Institute**. Intra-Metropolitan Area Fiscal Capacity Disparities and the Property Tax (WPO4MB1).

390 Architecture/Title Insurance/Other

Harris, J. **Texas A&M University**. The Professional Inspector (1669, \$2.50).

Rybczynski, W. **University of Pennsylvania**. Design Innovation and the Single-Family House (460).

Sassen, S. **University of Pennsylvania**. Architecture and Density (454).

410 Investment/Valuation

Byrne, P. and S. Lee. **University of Reading**. Different Risk Measures: Different Portfolio Compositions? (03/04).

Crosby, N. C. Hughes and J. Murdoch. **University of Reading**. Influences on Secured Lending Property Valuations in the UK (04/04).

Gyourko, J. **University of Pennsylvania**. Real Estate Returns in the Public and Private Markets: A Reexamination Following the Rise of Equity REITs (447).

Hendershott, P. and G. MacKinnon. **Real Estate Research Institute**. Investor Rationality: An Analysis of NCREIF Commercial Property Data.

Hiang, L. K. **National University of Singapore**. Common Factors in International Securitized Property Markets (CRES:2004-005).

Hiang, L. K. and L. C. Chan. **National University of Singapore**. Covariance, Coskewness and Cokurtosis in Global Real Estate Securities (CRES:2004-003).

Hiang, L. K. and J. T. Ooi. **National University of Singapore**. Does Corporate Real Estate Create Wealth for Shareholders? (CRES:2004-001).

Hiang, L. K. **National University of Singapore**. Dynamic Relationship between Stock and Property Markets (CRES:2004-002).

Hiang, L. K. and Q. Huang. **National University of Singapore**. Impact of Interest Rate Level and Volatility on Time-Varying Excess Returns for Property Stocks: Some International Evidence (CRES:2004-006).

Hiang, L. K., M. F. Ibrahim and Q. Huang. **National University of Singapore**. Macroeconomic Risk and the Real Estate Stock Markets (CRES:2004-007).

Hiang, L. K., H. Zhu and D. H. K. Hin. **National University of Singapore**. Regime Changes in International Securitized Property Markets (CRES:2004-004).

Lang, R. **Virginia Tech**. Valuing the Suburbs: Why Some Improvements Lower Home Prices.

Winograd, B. **University of Pennsylvania**. Connecting the Disconnect (456).

Zhu, X. D. **Harvard University**. "Million-Dollar" Homes and Wealth in the United States (W04-1).

422 Pricing

Miller, N. and L. Peng. **Real Estate Research Institute**. Exploring Metropolitan Housing Price Volatility.

Ooi, J. T. L., C. F. Sirmans and G. K. Turnbull. **University of Connecticut**. Price Formation under Small Numbers Competition: Evidence from Land Auctions in Singapore (349).

424 Income Property Mortgages

Chen, J. and Y. Deng. **Real Estate Research Institute**. Commercial Mortgage Workout Strategy and Conditional Default Probability: Evidence from Special Serviced CMBS Loans.

430 Diversification

Byrne, P. and S. Lee. **University of Reading**. Different Risk Measures: Different Portfolio Compositions? (03/04).

Glaeser, E. L. and A. Saiz. **University of Pennsylvania**. The Rise of the Skilled City. (446).

Hayunga, D. and K. R. Pace. **Real Estate Research Institute**. Diversification in Commercial Real Estate: Realizing Continuous Spatial Correlation.

Hiang, L. K. **National University of Singapore**. Common Factors in International Securitized Property Markets (CRES:2004-005).

450 Renovation

Martin-Guerrero, A. **Harvard University**. An Improved Method for Estimating Homeowner Improvement and Repair Activity Through Revisions to the Remodeling Activity Indicator (W04-4).

470 Location

Glaeser, E. L. and A. Saiz. **University of Pennsylvania**. The Rise of the Skilled City (446).

510 Land Use Controls/Zoning

Campoli, J. and A. S. MacLean. **Lincoln Institute**. Visualizing Density (WPO4JC1a).

Doak, J., G. Parker and M. Raco. **University of Reading**. Community Strategies in England: Reshaping Spaces of Governance? (01/04).

Haff, C. A. **Lincoln Institute**. Land Market Understanding is the Basis for Smart Change (WPO4CH1a).

Skaburskis, A. and R. Tomalty. **University of Pennsylvania**. Can Property Taxes and Development charges Help Shape Metropolitan Areas? (458).

530 Property Taxes

Bell, M. E., L. C. Clark, J. Cordes and H. Wolman. **Lincoln Institute**. Intra-Metropolitan Area Fiscal Capacity Disparities and the Property Tax (WPO4MB1).

England, R. W. **Lincoln Institute**. Essay on the Political Economy of Two-Rate Property Taxation (WPO4RE1).

Skaburskis, A. and R. Tomalty. **University of Pennsylvania**. Can Property Taxes and Development Charges Help Shape Metropolitan Areas? (458).

540 Income Taxes

Stern, J. **Texas A&M University**. A House Divided: Divorce and Real Estate (1664, \$2.50).

560 Government Policy

Bates, L. J. and R. E. Santerre. **University of Connecticut**. Leviathan in the Crosshairs (347).

Knaap, G., R. Bolen and E. Seltzer. **Lincoln Institute**. Metro's Regional Land Information System. (WPO3GK1)

710 Demographics/Population

Davidoff, T. **University of California**. Income Sorting: Measurement and Decomposition (04-291).

Dawkins, C. J., T. W. Sanchez and S. Qing. **Virginia Tech**. Residential Segregation and the Persistence of Racial Differences in Unemployment.

Lang, R. and D. Dhavale. **Virginia Tech**. Micropolitan America: A Brand New Geography.

720 Cycles

Pavlov, A. and S. Wachter. **University of Pennsylvania**. Real Estate Crashes and Bank Lending (451).

800 Real Estate Law

Baker, M. J., T. Miceli and C. F. Sirmans. **University of Connecticut**. An Economic Theory of Mortgage Redemption Laws (350).

Fambrough, J. **Texas A&M University**. Flipping (1668, \$2.50).
