

Working Papers

Editor

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Contact Information

Center for Real Estate and Urban Economic Studies, School of Business, **University of Connecticut**, 2100 Hillside Drive, Unit 1041RE, Storrs, CT 06269-1041. Download order form at <http://www.business.uconn.edu/Realestate/publications/orderform.pdf>.

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

Lincoln Institute of Land Policy. Papers may be downloaded free of charge at <http://www.lincolninst.edu/pubs/index.asp>.

MIT Center for Real Estate, **MIT**. All papers may be down-loaded at <http://mit.edu/cre/research/publications/workingpapers.html>.

Center for Real Estate, **University of North Carolina-Charlotte**. All papers can be downloaded free of charge at http://www.belkcollege.uncc.edu/Real_Estate/working_papers.htm.

Samuel Zell and Robert Lurie Real Estate Center, Wharton School, **University of Pennsylvania**. Papers can be ordered from <http://realestate.wharton.upenn.edu/papers.php>.

Department of Land Management and Development, **University of Reading**, United Kingdom. Working papers can be downloaded from <http://www.reading.ac.uk/rep/publications.html>.

Real Estate Research Institute. All working papers can be downloaded free of charge at <http://www.reri.org/>.

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

Lusk Center for Real Estate, **University of Southern California.** All papers can be downloaded at <http://www.usc.edu/schools/spdd/lusk/research/workingpapers.html>.

000 Theory/Method

020 Spatial Location Theory

Lee, Bumsoo and Peter Gordon. **University of Southern California.** Urban Spatial Structure and Economic Growth in US Metropolitan Areas. (2007-1109).

030 Empirical Techniques/Methods

Fisher, Lynn, Henry Pollakowski, and Jeffrey Zabel. **MIT.** Amenity-Based Housing Affordability Indexes. (WP 92).

Holmes, Cynthia and Dean Gatzlaff. **Real Estate Research Institute.** Estimating Transaction-Based Price Indices for Local Commercial Real Estate: An Examination of Methodologies Using Property Tax Data.

100 TYPE OF REAL ESTATE

120 Housing

Fisher, Lynn, Henry Pollakowski, and Jeffrey Zabel. **MIT.** Amenity-Based Housing Affordability Indexes. (WP 92).

Glaeser, Edward L. and Joseph Gyourko. **University of Pennsylvania.** Housing Dynamics. (561).

Immergluck, Dan. **Lincoln Institute.** Will “Streamlining” the Mortgage Foreclosure Process Reduce Vacancy and Abandonment? (WP07DI1).

Madden, Janice F. **University of Pennsylvania.** Status Caste Exchange: Preferences for Race and Poverty Status of Neighbors in Large U.S. Metropolitan Areas, 1970-2000. (567).

Wong, Grace. **University of Pennsylvania.** Be It Ever So Humble: Understanding Housing Using Subjective Well-being Data. (563).

Zhu, Xiao Di. **Harvard University.** Growing Wealth, Inequality, and Housing in the United States. (W07-1).

130 Apartments

Staff. **Harvard University.** Revisiting Rental Housing Policy: Observations from a National Summit. (W07-2).

140 Office Buildings

Fisher, Lynn and Tony Ciochetti. **Real Estate Research Institute.** Determinants of the Terms and Performances of Office Leases.

150 Shopping Centers/Retail Space

Ooi, Thian, Joseph Leong, and Loo Lee Sim. **University of Singapore.** The Magnetism of Suburban Shopping Centers: Do Size & Cineplex Matter? (CRES:2007-002).

200 TYPE OF CONTRACT

230 Leases

Fisher, Lynn and Tony Ciochetti. **Real Estate Research Institute**. Determinants of the Terms and Performances of Office Leases.

270 Mortgage-Backed Securities

Xiaoqing, Eleanor Xu. **Real Estate Research Institute**. What Drives the Return on Commercial Mortgage-backed Securities?

Xudong, An and Deng Yongheng. **Real Estate Research Institute**. Subordination Levels in Commercial Mortgage-backed Securities (CMBS).

280 Other

Downs, David, Gary Patterson, and Chen Honghui. **Real Estate Research Institute**. The Short Interest Market for Publicly Traded Real Estate.

300 REAL ESTATE BUSINESS/INDUSTRY

320 Brokerage

Miceli, Thomas J., Katherine A. Pancak, and C.F. Sirmans. **University of Connecticut**. Is the Compensation Model for Real Estate Brokers Obsolete? (371).

Riddiough, Timothy. **Real Estate Research Institute**. Optimal Revenue Sharing Contracts with Externalities and Dual Agency.

340 Lending

Immergluck, Dan. **Lincoln Institute**. Will “Streamlining” the Mortgage Foreclosure Process Reduce Vacancy and Abandonment? (WP07D11).

Pavlov, Andrey and Susan Wachter. **University of Pennsylvania**. Aggressive Lending and Real Estate Markets (566).

Wachter, Susan, Raphael Bostic, Kathleen Engel, and Anthony Pennington-Cross. **University of Pennsylvania**. State and Local Anti-Predatory Lending Laws: The Effect of Legal Enforcement Mechanisms. (565).

Xudong, An. **Real Estate Research Institute**. Macroeconomic Conditions, Systematic Risk Factors, and the Time Series Dynamics of Commercial Mortgage Risk.

370 Syndication/REITs/Partnerships

Byrne, Peter and Stephen L. Lee. **University of Reading**. Spatial Concentration in Institutional Investment in the UK: Some comparisons between the Retail and Office Sectors. (01/07).

Campbell, Robert D., Erasmo Giambona, and C.F. Sirmans. **University of Connecticut**. The Post-Merger Underperformance Anomaly: Evidence from REITs. (370).

Douvas, Joanne. **University of Pennsylvania**. Adjusting Opportunity Fund Fees. (569).

Hartzell, Jay, Tobias Muhlhofer, and Sheridan Titman. **Real Estate Research Institute**. Alternative Benchmarks for Evaluating REIT Mutual Fund Performance.

Linneman, Peter. **University of Pennsylvania**. The Equitization of Real Estate. (568).

Ooi, Thian, Joseph Leong, James R. Webb, and Dingding Zhou. **University of Singapore**. Extrapolation Theory and the Pricing of REIT Stocks. (CRES:2007-003).

Zhilang, Feng, Chinmoy Ghosh, C.F. Sirmans. **University of Connecticut**. Director Compensation and CEO Bargaining Power in REITs. (372).

390 Architecture/Title Insurance/Other

Rybczynski, Witold. **University of Pennsylvania**. Architectural Branding. (575).

400 TYPE OF DECISION

410 Investment/Valuation

Colwell, Peter F. and Joseph W. Trefzger. **Lincoln Institute**. Property Valuation in the 21st Century (WP07PC1).

Conner, Philip and Ryan Severino. **University of Pennsylvania**. Retail-Office Performance Rotation. (571).

Downs, David, Gary Patterson and Chen Honghui. **Real Estate Research Institute**. The Short Interest Market for Publicly Traded Real Estate.

Hartzell, Jay, Tobias Muhlhofer, and Sheridan Titman. **Real Estate Research Institute**. Alternative Benchmarks for Evaluating REIT Mutual Fund Performance.

Holmes, Cynthia and Dean Gatzlaff. **Real Estate Research Institute**. Estimating Transaction-Based Price Indices for Local Commercial Real Estate: An Examination of Methodologies Using Property Tax Data.

Ibrahim, Muhd Faishal Bin and Seow Eng Ong. **University of Singapore**. Shariah Compliance in Real Estate Investment. (CRES:2007-001).

Linneman, Peter. **University of Pennsylvania**. The Equitization of Real Estate. (568).

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Xiaoqing, Eleanor Xu. **Real Estate Research Institute**. What Drives the Return on Commercial Mortgage-backed Securities?

Yavas, Abdullah and Yildiray Yildirim. **Real Estate Research Institute**. Price Discovery in Real Estate Markets: A Dynamic Analysis.

420 Financing

425 Underwriting/Default

Xudong, An. **Real Estate Research Institute**. Macroeconomic Conditions, Systematic Risk Factors, and the Time Series Dynamics of Commercial Mortgage Risk.

430 Diversification

Kim, Hiang Liow and James R. Webb. **Real Estate Research Institute**. Are International Real Estate Markets Integrated? Evidence from Chaotic Dynamics.

Smolira, Joe and Danny Ervin. **Real Estate Research Institute**. REITs and Diversification in a Retirement Withdrawal Portfolio.

500 GOVERNMENT POLICY/PLANNING

510 Land Use Controls/Zoning

Bromley, Daniel W. **Lincoln Institute**. Land and Economic Development: New Institutional Arrangements for the 21st Century. (WP07DB1).

Taylor, Jill S. **Lincoln Institute**. Mechanisms for Cities to Manage Institutionally Led Real Estate Development. (WP07JT1).

520 Eminent Domain

Amnon, Lehari and Amir N. Licht. **Lincoln Institute**. Eminent Domain, Inc. (WP07AL1).

530 Property Taxes

Chapman, Jeffrey I. **Lincoln Institute**. What Happens When a Large City Doesn't Have a Property Tax But Attempts to Enact One: A Case Study of Mesa Arizona. (WP06jc3).

Wallace, Sally. **Lincoln Institute**. Property Taxation in a Global Economy: Is a Capital Gains Tax on Real Property a Good Idea? (WP07SW1).

560 Other

Barnett, Jonathan. **University of Pennsylvania**. Urban Lessons from Katrina. (574).

Lin, John Chien-Yuan. **Lincoln Institute**. Urban Regeneration and Sustainable Environment: Nature Conservation-led Approach for Green Island in Taiwan. (Wp07JL1).

Staff. **Harvard University**. Revisiting Rental Housing Policy: Observations from a National Summit. (W07-2).

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700 MACRO TRENDS/MARKET ANALYSIS

710 Demographics/Population

Ferreira, Fernando and Joseph Gyourko. **University of Pennsylvania**. Do Political Parties Matter? Evidence from U.S. Cities. (562).

Lang, Robert E. and Arthur C. Nelson. **Lincoln Institute**. Beyond the Metroplex: Examining Commuter Patterns at the “Megapolitan” Scale. (WP07RL1).

Linneman, Peter and Albert Saiz. **University of Pennsylvania**. Forecasting 2020 U.S. County and MSA Populations. (572).

Madden, Janice F. **University of Pennsylvania**. Status Caste Exchange: Preferences for Race and Poverty Status of Neighbors in Large U.S. Metropolitan Areas, 1970-2000. (567).

Zhu, Xiao Di. **Harvard University**. Growing Wealth, Inequality, and Housing in the United States. (W07-1).

720 Cycles

Conner, Philip and Ryan Severino. **University of Pennsylvania**. Retail-Office Performance Rotation. (571).

730 Economic Base

Downs, Anthony. **University of Pennsylvania**. How Rising Housing Prices Have Stimulated U.S. Consumption. (573).

740 Pension Funds

Byrne, Peter and Stephen L. Lee. **University of Reading**. Spatial Concentration in Institutional Investment in the UK: Some comparisons between the Retail and Office Sectors. (01/07).

800 Real Estate Law

Wachter, Susan, Raphael Bostic, Kathleen Engel, and Anthony Pennington-Cross. **University of Pennsylvania**. State and Local Anti-Predatory Lending Laws: The Effect of Legal Enforcement Mechanisms. (565).
