**AREUEA International Conference – Dublin 2022
*Programme***

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| [**Session Overview**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&presentations=show) |

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| [**Date: Wednesday, 06/July/2022**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_date=2022-07-06&presentations=show) |
| **6:30pm-8:00pm** | [**Poster Session at Welcome Reception**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=23&presentations=show)Location: [**Exam**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=4&presentations=show) **Hall** **A Text Convolution Network-Based Policy Uncertainty Index: An Application for China****Fu, Yuqi; Yang, Zan; Ding, Liqun; Quan, Rongxi**Tsinghua University, China, People's Republic of**Agglomeration In the Flexible Working Era: The Micro-location Choices of Co-working Offices****Lavoratori, Katiuscia1; Wu, Yi2; Zhang, Melanie {Fangchen}3**1: International Business and Strategy, Henley Business School, University of Reading; 2: Real Estate and Planning, Henley Business School, University of Reading; 3: Dept of Architecture and Built Environment, Northumbria University, United Kingdom**Applying the Game Theoretic Dynamic of a Mixed Stackelberg Oligopoly to the Provision of New Build Social and Private Housing in the Greater Dublin Area****Lyons, Michael Flannan**Technological University Dublin, Ireland**City Wage Premium: Size Effect Or Sorting?****Nikitina, Natalia**CERGE-EI, Czech Republic**Combining hedonics, GEKS and state space models to construct CPPIs****Ishaak, Farley1,2; Ouwehand, Pim2**1: University of Delft; 2: Statistics Netherlands**Do macroeconomic factors matter in housing markets?****Lin, Pin-Te**University of Reading, United Kingdom**Estimating Unobserved Long-run Trend and Cycles of House Price to Income Ratio in Ireland****Yao, Fang**Central Bank of Ireland, Ireland**FILLING IN THE METHODOLOGICAL GAP IN FORECASTING REITs PERFORMANCE****Burinskas, Arunas; Cohen, Viktorija**Vilnius University, Lithuania**Housing Purchase Restrictions and Entrepreneurship****Ma, Chao**Xiamen University, China, People's Republic of**How Irrational Biases Affect Real Estate Supply Dynamics****Tong, Lok Man Michelle**CAIA,LSE & Reading Alumni**Is Green Lending Subject to Home Bias? Comparing Mortgages by Banks and Nonbanks****Connolly, Michael1; Echeverry, David Felipe2**1: Colgate University; 2: Universidad de Navarra, Spain**The price of silence****Magagnoli, Marianna1,2; Tassinari, Filippo1,2**1: Universitat de Barcelona (UB); 2: Institut d'Economia de Barcelona (IEB)**Who Owns Climate Risk in the U.S. Real Estate Market?****Woodwell, Jamie; Fratantoni, Mike; Seiler, Edward**Mortgage Bankers Association, United States of America |

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| [**Date: Thursday, 07/July/2022**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_date=2022-07-07&presentations=show) |
| **9:00am-10:45am** | [**Amenity Valuation**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=2&presentations=show)Location: [**Room A**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=1&presentations=show) **Alcohol Consumption and the Value of Community****Zhang, Xiaoyu1; Zhang, Yunqi2**1: National University of Singapore; 2: Nankai University**View and status determinants of residential vertical price gradients: A comparative study of Manhattan and Rotterdam****Nase, Ilir1; Barr, Jason2**1: Oxford Brookes University, United Kingdom; 2: Rutgers University, USA**Aesthetic Preferences for Residential Architecture: Finding Ground Truth with Machine Learning Approaches****Lindenthal, Thies; Schmidt, Carolin; Wan, Wayne X.**University of Cambridge, United Kingdom | [**Local Finance**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=9&presentations=show)Location: [**Room B**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=2&presentations=show) **Pension Fund Investment in Infrastructure****Carlo, Alexander; Eichholtz, Piet; Kok, Nils; Wijnands, Ruud**Maastricht University, Netherlands, The**Biased Beliefs and Credit Risk in the Muni Bond Market****Pati, Abinash; Jeung, Jinoug; Chordia, Tarun**Emory University, United States of America**Federal Tax Deductions and the Provision of Local Public Goods****Ambrose, Brent W.; Valentin, Maxence**Penn State University, United States of America | [**Commercial Real Estate**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=16&presentations=show)Location: [**Room C**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=3&presentations=show) **Price diffusion across international private commercial real estate markets****Zhu, Bing1; van Dijk, Dorinth2; Lizieri, Colin3**1: Technical University of Munich; 2: De Nederlandsche Bank; 3: University of Cambridge**The role of the experienced return in the decision to sell commercial real estate****Vlaming, Willem; Francke, Marc**University of Amsterdam, Netherlands, The**The Dynamic Relationship between Charge-off Rates, Funding and Market Liquidity and Asset Prices in Private Commercial Real Estate Markets****van Dijk, Dorinth1; Francke, Marc2,3; Wang, Yumei2**1: De Nederlandsche Bank; 2: University of Amsterdam; 3: Ortec Finance |
| **11:15am-1:00pm** | [**Homeownership & Immigration**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=3&presentations=show)Location: [**Room A**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=1&presentations=show) **Age at Arrival and Immigrants' Housing Tenure: Evidence from the UK****Oladiran, Olayiwola2; Schmidt, Carolin E.1; Sunmoni, Adesola3**1: University of Cambridge; 2: University of Sheffield; 3: University of Reading**The Housing Market Impact of Immigrant Preferences for Homeownership****Schubert, Gregor; Gorback, Caitlin**UCLA Anderson School of Management, United States of America**How Media Coverage shape Immigrants’ homeownership Beliefs?****Wu, Yi1; Li, Donghui2; Tidwell, Alan3**1: University of Reading; 2: Shenzhen University; 3: The University of Alabama | [**Real Estate Taxation**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=10&presentations=show)Location: [**Room B**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=2&presentations=show) **Beliefs about tax incidence: Do homeowners think beyond the statutory incidence?****Boogaerts, Thomas**KU Leuven, Belgium**Tobin Tax Policy, Housing Speculation, and Property Market Dynamics****Agarwal, Sumit1; Chau, Kwong Wing2; Hu, Maggie Rong3; Wan, Wayne Xinwei4**1: National University of Singapore; 2: The University of Hong Kong; 3: The Chinese University of Hong Kong; 4: University of Cambridge**Tax Sales, Private Capital, and Gentrification in the U.S.****LaPoint, Cameron**Yale School of Management, United States of America | [**Valuing CRE**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=17&presentations=show)Location: [**Room C**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=3&presentations=show) **Are Multifamily Properties Priced Relatively Better in Secondary and Tertiary Markets? Causes and Implications for Renters****Fratantoni, Mike; Woodwell, Jamie**MBA, United States of America**The Agglomerative Effects of Neighborhood and Building Specialization on Office Values****Liu, Crocker H.1; Zheng, Chen2; Zhu, Bing3**1: Cornell University; 2: University of Reading; 3: Technical University of Munich**Work From Home and the Office Real Estate Apocalypse****Gupta, Arpit2; Mittal, Vrinda1; Van Nieuwerburgh, Stijn1**1: Columbia University Graduate School of Business, United States of America; 2: New York University Stern school of Business, united States of America |
| **2:00pm-3:45pm** | [**Land Use Restrictions**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=4&presentations=show)Location: [**Room A**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=1&presentations=show) **The local effects of relaxing land-use regulation on housing supply and rents****Buechler, Simon1; Lutz, Elena2**1: Massachusetts Institute of Technology, United States of America; 2: ETH Zürich, Institute for Urban and Spatial Development, Switzerland**Low-rise Buildings in Big Cities: Theory and Evidence from China****Yu, Xiaolun**University of Reading, Henley Business School, United Kingdom**Reclaiming Local Control: School Finance Reforms and Housing Supply Restrictions****Krimmel, Jacob**Federal Reserve Board, United States of America | [**Real Estate & Politics**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=11&presentations=show)Location: [**Room B**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=2&presentations=show) **Building networks: Investigating the nature of quid pro quo between politicians and real-estate developers in Mumbai****Tandel, Vaidehi; Gandhi, Sahil; Tabarrok, Alex**University of Reading, United Kingdom**Reputation and Asset Prices: Evidence from Trump Real Estate****Koch, Marlene; Stehle, Simon**University of Konstanz, Germany**Does media political bias affect land price? Evidence from the Chinese land market****Marcato, Gianluca; Zhang, Fengting; Zheng, Chen**Univeristy of Reading, United Kingdom | [**REITs**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=18&presentations=show)Location: [**Room C**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=3&presentations=show) **Aggregate Investment and Equity REIT Market Returns****Liang, Weijian**Cardiff University**Unpledged Collateral and Distressed Asset Sales: Evidence from REIT Transactions****Demirci, Irem1; Rasteh, Mehdi2; Yonder, Erkan2**1: Nova School of Business & Economics, Portugal; 2: Concordia University, Canada**An international examination of the REIT effect****Optveld, Hans1; Brounen, Dirk2**1: Tilburg University & ASRE, Netherlands, The; 2: Tilburg University |
| **4:15pm-6:00pm** | [**Elasticity of Supply**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=5&presentations=show)Location: [**Room A**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=1&presentations=show) **Supply Constraints and Housing Markets: Evidence from a Spatially Matched Dataset****Yu, Xiaolun**University of Reading, Henley Business School, United Kingdom**Remote Shocks, Migration, and Housing Supply in India****Dutta, Arnab1; Green, Richard1; Gandhi, Sahil2**1: University of Southern California; 2: University of Manchester**Why have house prices risen so much more than rents in superstar cities?****Hilber, Christian A. L.1; Mense, Andreas2**1: London School of Economics, United Kingdom; 2: IAB | [**Real Estate After Covid**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=12&presentations=show)Location: [**Room B**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=2&presentations=show) **Work from Home and Commercial Real Estate – Evidence from Stock Markets****Milcheva, Stanimira; Xie, Lingshan**University College London, United Kingdom**Habitualization and the Evolving View of the Utility in Housing Factors****Smith, Brent; Gupta, Manu**Virginia Commonwealth University, United States of America**Evaluating The Effect of Post-COVID Measures on Indoor Air Quality in Primary Schools****Sun, Xudong; Eichholtz, Piet; Kok, Nils**Maastricht University, Netherlands, The | [**Finance & Trading**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=19&presentations=show)Location: [**Room C**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=3&presentations=show) **Walk a Tightrope: Could "Rational" Investors Well Manage Their "Irrational" Strategies?****Tong, Lok Man Michelle**CAIA,LSE & Reading Alumni**Deciphering Private Equity Incentive Contracting and Fund Leverage Choice****Riddiough, TImothy**University of Wisconsin Madison-School of Business, United States of America**Volume Traders of Non-homogenous Assets****Hayunga, Darren; Munneke, Henry**University of Georgia, United States of America |
| **7:00pm-9:30pm** | [**Conference Dinner**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=24&presentations=show)Location: [**Dining Hall**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=5&presentations=show) |

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| [**Date: Friday, 08/July/2022**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_date=2022-07-08&presentations=show) |
| **9:00am-10:45am** | [**Housing Market Policy**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=6&presentations=show)Location: [**Room A**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=1&presentations=show) **The Effect of Unemployment Insurance on Rental Housing Evictions****Hobbs, Kelsi**University of Maine, United States of America**Foreign Buyer Taxes And Housing Affordability****Somerville, Tsur1; Pavlov, Andrey2**1: Sauder School of Business, UBC, Canada; 2: Beedie School of Business, SFU, Canada**Investment incentives of rent controls and gentrification - Evidence from German micro data****Baye, Vera1; Dinger, Valeriya1,2**1: Osnabrueck University, Germany; 2: Leeds University, UK | [**Urban growth**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=13&presentations=show)Location: [**Room B**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=2&presentations=show) **Employment Dispersion and Housing Affordability: Evaluate the Opportunity Areas in London UK****Tong, Lok Man Michelle**CAIA,LSE & Reading Alumni**Move in and Get Paid? The Welfare Implications of Work-from-Home Worker Relocation Programs****Yoo, Hoyoung**University of Wisconsin-Madison, United States of America**Teleworking and housing demand****Schulz, Rainer1; Watson, Verity2; Wersing, Martin1**1: University of Aberdeen Business School, United Kingdom; 2: Health Economics Research Unit, University pf Aberdeen, United Kingdom | [**Tenure & Mortages**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=20&presentations=show)Location: [**Room C**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=3&presentations=show) **Reverse Mortgage Financial Assessment and Loan Performance****Miller, Joshua**US Department of Housing and Urban Development, United States of America**Prompting borrowers into action: evidence from a mortgage refinancing field experiment in Ireland****Byrne, Shane2; Devine, Kenneth2; King, Michael3; McCarthy, Yvonne2; Palmer, Christopher1**1: MIT, United States of America; 2: Central Bank of Ireland; 3: Trinity College Dublin**“The Lucky Ones?” Fintech and Mortgage Lending During the Pandemic****Agarwal, Sumit1; An, Xudong2; Zhang, Calvin2**1: National University of Singapore; 2: Federal Reserve Bank of Philadelphia, United States of America |
| **11:15am-1:00pm** | [**Housing & Affordability**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=7&presentations=show)Location: [**Room A**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=1&presentations=show) **Tenant Rights, Eviction, and Rent Affordability****Coulson, Edward1; Le, Thao2; Shen, Lily3**1: UC Irvine, United States of America; 2: Georgia State University; 3: Clemson University**Regime switching and the responsiveness of prices to supply: The case of the Irish housing market****Egan, Paul1; McQuinn, Kieran2**1: ESRI, Ireland; 2: ESRI, Ireland**Race, Space and Take-Up: Explaining Housing Voucher Lease-Up Rates****Ellen, Ingrid; O'Regan, Katherine; Strochak, Sarah**New York University, United States of America | [**Urban mobility**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=14&presentations=show)Location: [**Room B**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=2&presentations=show) **Displacing Congestion: Evidence from Paris****Bou Sleiman, Lea**CREST- Ecole Polytechnique, France**Regulating Uber: The Mobility and Economic Consequences of Ride-hailing Tax in Chicago****Wang, Binzhe**MIT, United States of America**The role of amenities in shaping cities****Garcia-Lopez, Miquel-Angel1,2; Viladecans-Marsal, Elisabet2,3**1: Universitat Autonoma de Barcelona, Spain; 2: Institut d'Economia de Barcelona; 3: Universitat de Barcelona | [**Understanding Markets**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=21&presentations=show)Location: [**Room C**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=3&presentations=show) **Institutional Investment and Residential Rental Market Dynamics****McCarthy, Barra1,2**1: Central Bank Of Ireland, Ireland; 2: Trinity College Dublin**Cross-market Spillovers of Real Estate Speculation****Hu, Rong1; Wan, Xinwei2; Xu, Ke3**1: the Chinese Univeristy of Hong Kong; 2: the University of Cambridge; 3: the University of Hong Kong**Search frictions in rental markets****Fan, Ying1; Chen, Ming1; Yang, Zan2**1: The Hong Kong Polytechnic University; 2: Tsinghua University |
| **2:00pm-3:45pm** | [**Residential Real Estate**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=8&presentations=show)Location: [**Room A**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=1&presentations=show) **An Alternative Approach to Estimating Foreclosure and Short Sale Discounts****Conklin, Jim1; Coulson, Edward2; Diop, Moussa3; Mota, Nuno4**1: University of Georgia; 2: UC Irvine; 3: USC; 4: Fannie Mae**Deal or no Deal? The Time-on-Market, Time-to-Close, and Residential Transaction Prices****Francke, Marc; Dröes, Martijn; Wang, Yumei**University of Amsterdam, Netherlands, The**Measuring Local Determinants of Herding and Reverse Herding Behaviour in US Housing Markets****Pollock, Matthew Alexander**University of Reading, United Kingdom | [**Segregation & Inequality**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=15&presentations=show)Location: [**Room B**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=2&presentations=show) **Emergence of Subprime Lending in Minority Neighborhoods****Jakucionyte, Egle1,2; Singh, Swapnil1,3**1: Bank of Lithuania, Lithuania; 2: Vilnius University; 3: Kaunas University of Technology**Gentrification, Mobility, and Exposure to Contextual Social Determinants of Health****Acolin, Arthur1; Crowder, Kyle1; Decter-Frain, Ari2; Hajat, Anjum1; Hall, Matt2**1: University of Washington, United States of America; 2: Cornell University, United States of America**Inequality in the Time of COVID-19: Evidence from Mortgage Delinquency and Forbearance****An, Xudong; Cordell, Larry; Geng, Liang; Lee, Keyoung**Federal Reserve Bank of Philadelphia, United States of America | [**Sustainability**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=22&presentations=show)Location: [**Room C**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=3&presentations=show) **Floods and urban density****Martinez-Mazza, Rodrigo1,3; Magontier, Pierre2,3**1: Uppsala University, Sweden; 2: University of Bern (CRED); 3: Barcelona Institute of Economics (IEB)**Reporting on the SDGs by European Listed Property Companies: Five Years of Growth****Optveld, Hans**Tilburg University & ASRE, Netherlands, The**The Efficacy of Energy Efficiency: Home Insulation and Residential Gas Use****Kattenberg, Linde; Eichholtz, Piet; Kok, Nils**Maastricht University, Netherlands, The |
| **7:00pm-10:00pm** | [**Farewell Dinner**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_session=25&presentations=show)Location: [**Trinity City Hotel**](https://www.conftool.org/areuea-dublin2022/index.php?page=browseSessions&form_room=6&presentations=show) |