**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) | | |