

**MODELLING SPATIAL  
HOUSING MARKETS**  
**Theory, Analysis and Policy**

**Geoffrey Meen**

*Advances in Urban and Regional Economics*

# Modelling Spatial Housing Markets Theory Analysis And Policy

**Karst T. Geurs, Roberto Patuelli, Tomaz  
Ponce Dentinho**



## **Modelling Spatial Housing Markets Theory Analysis And Policy:**

Modelling Spatial Housing Markets Geoffrey Meen, 2012-12-06 Spatial fixity is one of the characteristics that distinguishes housing from most other goods and services in the economy. In general, housing cannot be moved from one part of the country to another in response to shortages or excesses in particular areas. The modelling of housing markets and the interlinkages between markets at different spatial levels—international, national, regional, and urban—are the main themes of this book. A second major theme is disaggregation, not only in terms of space but also between households. The book argues that aggregate time series models of housing markets of the type widely used in Britain and also in other countries in the past have become less relevant in a world of increasing income dispersion. Typically, aggregate relationships will break down except under special conditions. We can no longer assume that traditional location or tenure patterns, for example, will continue in the future. The book has four main components. First, it discusses trends in housing markets both internationally and within nations. Second, the book develops theoretical housing models at each spatial scale, starting with national models, moving down to the regional level, and then to urban models. Third, the book provides empirical estimates of the models, and finally, the models are used for policy analysis. Analysis ranges over a wide variety of topics, including explanations for differing international house price trends, the causes of housing cycles, the role of credit markets, regional housing market interactions, and the role of housing in urban/suburban population drift.

**Housing Economics and Public Policy** Anthony O'Sullivan, Kenneth Gibb, 2008-04-15 This book is a timely assessment of 20 years of progress in the field of housing economics and its application to policy and practice. Two decades on from the publication of Duncan MacLennan's influential *Housing Economics*, 16 leading housing experts, both academics and policy makers from across the world, now honour MacLennan's contributions. The chapters here present a contemporary survey of key issues in housing, from urban housing markets and sub-market modelling to the economics of social housing, the basis for housing planning, economic analysis of neighbourhoods, and the connections between academic work and policy development. For students, researchers, and practitioners in housing, urban economics, and social policy, *Housing Economics and Public Policy* provides up-to-date and comprehensive reviews of major areas of the housing economics literature, sheds light on the economic, social, and spatial processes that affect housing, includes discussion of major areas of cutting-edge housing economics research, and identifies continuing gaps. It presents a synthesis of housing economics research on both sides of the Atlantic, assesses the impact of theory on policy and practice.

*Planning, Public Policy and Property Markets* David Adams, Craig Watkins, Michael White, 2008-04-15 The focus of this book is on how public policy, and especially the planning system, both shapes and reflects the essential characteristics of land and property markets. It challenges the common misconceptions that property markets operate in isolation from public policy and that planning permission is the only significant form of state intervention in the market. *Planning, Public Policy, Property Markets* contends that effective state-market relations in land and property are

critical to a prosperous economy and a robust democracy especially at a time when development aims to be sustainable and environmental protection needs to be matched by urban and rural regeneration The book thus reflects an increased realisation among academics and practitioners of the importance of theoretical integration and joined up policy making Its rounded perspective addresses a significant weakness in the academic literature and will encourage broader debate and a more pluralist agenda for property research Prominent contributors present important new research on different market sectors and policy arenas including regeneration and renewal housing growth housing planning transport and economic competitiveness while the editors specifically draw out more general lessons on the dynamic nature of the state property market relationship in a modern economy This book will encourage all those involved in property research who strive for theoretical and practical connectivity to demonstrate that just as property market operations cannot be analysed without understanding state processes policy decisions cannot be taken without an appreciation of how the market operates

**The SAGE Handbook of Housing Studies** David F Clapham, William A V Clark, Kenneth Gibb, 2012-04-20 Cross disciplinary and critical in its approach The SAGE Handbook of Housing Studies is an elucidating look at the key issues within the field It covers the study of housing retrospectively but also analyses the future directions of research and theory demonstrating how it can contribute to wider debates in the social sciences A comprehensive introductory chapter is followed by four parts offering complete coverage of the area Markets examines the perception of housing markets how they function in different contexts and the importance of housing behaviour and neighbourhoods Approaches looks at how other disciplines economics geography and sociology have informed the direction of housing studies Context traces the interactions between housing studies and other aspects of society providing context to debate housing through issues of space social welfare and the environment Policy is a multi disciplinary and comprehensive take on the major policy issues and the causes and possible solutions of housing problems such as regeneration and homelessness Edited by leading names in the field and including international contributions the book is a stimulating wide ranging read that will be an invaluable resource for academics and researchers in geography urban studies sociology social policy economics and politics

**The Routledge Handbook of Housing Economics** Kenneth Gibb, Chris Leishman, Alex Marsh, Geoffrey Meen, Rachel Ong ViforJ, Craig Watkins, 2024-02-29 The Routledge Handbook of Housing Economics brings together an international panel of contributors to present a comprehensive overview of this important field within economics Housing occupies an increasingly central role in modern society dominating consumer assets and spending forming an important part of social policy and being a large enough market to impact the macroeconomy This handbook tackles these themes along with other critical issues such as intergenerational housing inequality and the efficiency and social justice of housing interventions This volume is structured in four main parts It starts with eight chapters in microeconomics and housing This is followed by two shorter sections on macroeconomics and finance The final main part of the book is concerned with eight chapters on policy dimensions While

many of the chapters are rooted in mainstream economics and finance applied to housing there are also chapters stressing institutional behavioural and political economy orientations as well as those that explicitly challenge more mainstream accounts The contributing authors are based in Europe North America and Australia and all draw in international literature to provide state of the art reviews of their topics This carefully curated handbook will be essential reading for advanced students researchers and policy makers in housing economics urban economics urban planning public economics and real estate economics and finance Chapter 22 of this book is freely available as a downloadable Open Access PDF at <http://www.taylorfrancis.com> under a Creative Commons Attribution Non Commercial No Derivatives CC BY NC ND 4.0 license

**Nordic Economic Policy Review 2021: Nordic Housing Markets and Policies** Anundsen, André Kallå, Bergman, Mats, Børø, Erlend Eide, Eerola, Essi, Määtänen, Niku, Nyberg, Sten, 2021-05-04 Available online <https://pub.norden.org/nord2021.022> This issue of Nordic Economic Policy Review is devoted to Nordic housing markets and housing policies Nordic housing markets face more or less the same problems and challenges but the way policies and regulations deal with them differs in many respects A comparison of policies regulations and results across countries yields valuable lessons for policymakers The work has been led and edited by Professor emeritus Harry Flam and Professor emeritus Peter Englund

**Urban Planning and the Housing Market** Nicole Gurran, Glen Bramley, 2017-05-31 This book re-examines the role of urban policy and planning in relation to the housing market in an era of global uncertainty and change The relationship between planning and the housing market is a contested problem across research policy and practice Problems with housing supply and affordability in many nations have been linked to planning system constraints while the global financial crisis has raised new questions about the role of urban planning regulation and processes in responding to housing market trends With reference to international cases from the United Kingdom the United States Ireland Hong Kong and Australia the book examines how different systems of urban planning and governance address complex and dynamic housing market trends It also offers practical guidance on how urban planning can support an efficient supply of appropriate and affordable homes in preferred locations A detailed study which explains and decodes the workings of the planning system and housing market this book will be of particular interest to scholars of human geography and urban planning as well as housing policy makers and practitioners To view Nicole Gurran's related TEDx talk please visit Housing Crisis How about housing solutions TEDx Sydney 2018 <http://bit.ly/2psfpMw>

**Housing Market Challenges in Europe and the United States** P. Arestis, P. Mooslechner, Karin Wagner, 2009-11-18 Housing finance structures and Institutional and regulatory fiscal aspects in housing have changed significantly in recent years This book examines the development in housing markets in Europe and the US and looks at ways to make housing more affordable and housing market developments more stable [International Encyclopedia of Housing and Home](#), 2012-10-09 Available online via SciVerse ScienceDirect or in print for a limited time only The International Encyclopedia of Housing and Home Seven Volume Set is the first international reference work for housing

scholars and professionals that uses studies in economics and finance psychology social policy sociology anthropology geography architecture law and other disciplines to create an international portrait of housing in all its facets from meanings of home at the microscale to impacts on macro economy This comprehensive work is edited by distinguished housing expert Susan J Smith together with Marja Elsinga Ong Seow Eng Lorna Fox O Mahony and Susan Wachter and a multi disciplinary editorial team of 20 world class scholars in all Working at the cutting edge of their subject liaising with an expert editorial advisory board and engaging with policy makers and professionals the editors have worked for almost five years to secure the quality reach relevance and coherence of this work A broad and inclusive table of contents signals or testifies to detailed investigation of historical and theoretical material as well as in depth analysis of current issues This seven volume set contains over 500 entries listed alphabetically but grouped into seven thematic sections including methods and approaches economics and finance environments home and homelessness institutions policy and welfare and well being Housing professionals both academics and practitioners will find The International Encyclopedia of Housing and Home useful for teaching discovery and research needs International in scope engaging with trends in every world region The editorial board and contributors are drawn from a wide constituency collating expertise from academics policy makers professionals and practitioners and from every key center for housing research Every entry stands alone on its merits and is accessed alphabetically yet each is fully cross referenced and attached to one of seven thematic categories whose wholes far exceed the sum of their parts

**Markets and Institutions in Real Estate and Construction** Michael Ball, 2008-04-15 The book explains why the real estate and construction industries are organised in the ways they are and then relates those characteristics to long term market behaviour It covers market dynamics supply and demand the interaction of property development and construction and examines institutions and market structures Real estate development and construction tend to be separate subjects in the literature But construction is an inevitable part of any property development process and so has a major influence on the institutional structure of development Markets Institutions in Real Estate Construction argues that these structures are best explained as a series of modern economic theories based on competition and current production technologies offers focus and breadth and deal with controversial debates economic arguments made accessible through a non technical writing style presents long run international comparison of property market behaviour reflects internationalisation of property and construction markets

The Blackwell Companion to the Economics of Housing Susan J. Smith, Beverley A. Searle, 2010-01-22 The Blackwell Companion to the Economics of Housing will help students and professionals alike to explore key elements of the housing economy home prices housing wealth mortgage debt and financial risk Features 24 original essays including an editorial introduction and three section overviews Includes 39 world class authors from a mix of educational and financial organizations in the UK Europe Australia and North America Broadly based scholarly and accessible serving students and professionals who wish to understand how today's housing economy works

Profiles the role and relevance of housing wealth themismanagement of mortgage debt and the pitfalls and potential ofhedging housing risk Key topics include the housing price bubble and crash thesubprime mortgage crisis in the US and its aftermath the linksbetween housing wealth the macroeconomy and the welfare ofhome occupiers the mitigation of credit and housing investmentrisks Specific case studies help to illustrate concepts along withnew data sets and analyses to illustrate empirical points

*Computational Science and Its Applications - ICCSA 2021* Osvaldo Gervasi,Beniamino Murgante,Sanjay Misra,Chiara Garau,Ivan Blečić,David Taniar,Bernady O. Apduhan,Ana Maria A. C. Rocha,Eufemia Tarantino,Carmelo Maria Torre,2021-09-10 The ten volume set LNCS 12949 12958 constitutes the proceedings of the 21st International Conference on Computational Science and Its Applications ICCSA 2021 which was held in Cagliari Italy during September 13 16 2021 The event was organized in a hybrid mode due to the Covid 19 pandemic The 466 full and 18 short papers presented in these proceedings were carefully reviewed and selected from 1588 submissions The books cover such topics as multicore architectures blockchain mobile and wireless security sensor networks open source software collaborative and social computing systems and tools cryptography applied mathematics human computer interaction software design engineering and others Part IV of the set includes the papers on Urban and Regional Planning and the proceedings of the following workshops International Workshop on Blockchain and Distributed Ledgers Technologies and Applications BDLTA 2021 International Workshop on Computational and Applied Mathematics CAM 2021 International Workshop on Computational and Applied Statistics CAS 2021 International Workshop on Computerized Evaluation of Economic Activities Urban Spaces CEEA 2021 The chapters Automated Housing Price Valuation and Spatial Data Spatial Automated Valuation Model sAVM From the Notion of Space to the Design of an Evaluation Tool and A MCDA GIS Based Approach for Evaluating Accessibility to Health Facilities are published open access under a CC BY license Creative Commons Attribution 4 0 International License

**Measuring and Explaining House Price Developments** Paul de Vries,2010 This study discusses ways of measuring and explaining the development of house prices The goal of the research underpinning this dissertation was to develop a methodological framework for studying these developments This framework relates first to correcting for changes in the composition of dwellings and second to the fundamentals of the price development Using the weighted repeat sales method and sale price appraisal ratio SPAR method house price indexes were developed for the Netherlands Both the Dutch land registry office and Statistics Netherlands publish the SPAR based house price index monthly To explain and predict changes in prices a house price model is presented As suggested in literature on western housing markets the Dutch house price developments can be explained by demand oriented short run term variables and a long run term variable

**Dynamics of Housing in East Asia** Bertrand Renaud,Kyung-Hwan Kim,Man Cho,2016-03-03 This book is the first to evaluate the organisation behaviour and performance of six major East Asian real estate markets It offers a unique analysis of the growth and transformation of the real estate sector across East Asia The authors examine the interactions between volatility in the

sector and the overall stability of the economy in particular during the Asia financial crisis of 1997-98 and the global financial crisis of 2008-09 draws on the best available theoretical and empirical literature applies analytic tools in the context of East Asian institutions and policies helps understand factors affecting resilience and stability in East Asian real estate markets

*Understanding Affordability* Geoffrey Meen, Christine Whitehead, 2020-07-08 For many younger and lower income people housing affordability continues to worsen Based on the academic research of two distinguished housing economists and stimulated by working with governments across the world this wide ranging book sets out clear theoretical and empirical frameworks to tackle one of today's most important socio-economic issues Housing unaffordability arises from complex forces and a prerequisite to effective policy is understanding the causes of rising house prices and rents and the interactions between housing finance and the macroeconomy The authors challenge many of the conventional wisdoms in housing policy and offer innovative recommendations to improve affordability

#### **Accessibility, Equity and Efficiency**

Karst T. Geurs, Roberto Patuelli, Tomaz Ponce Dentinho, 2016-02-26 Leading researchers from around the world show in this volume the importance of accessibility in contemporary issues such as rural depopulation investments in public services and public transport and transport infrastructure investments in Europe The trade offs between accessibility economic development and equity are comprehensively examined and a variety of approaches to measuring accessibility and equality presented The book's interdisciplinary contributions also provide different geographical contexts from the US to various European and developing countries and cover ex ante and ex post evaluation of transport investment Improving transport accessibility is a main objective in transport policy and planning in developed and developing countries all over the world Investment is motivated by the need to develop and/or reduce spatial or social inequalities However the economic and equity implications of investments in transport are not straightforward The concepts of accessibility and equity can be defined and operationalized in many different ways influencing outcomes and conclusions Moreover equity and efficiency goals are often conflicting Accessibility models not only help to explain spatial and transport patterns in developed and developing countries but are also powerful tools to explain the equity and efficiency impacts of urban and transport policies and projects This state of the art overview of the accessibility economic efficiency equity relationship will appeal to researchers as well as transport and urban planners interested in accessibility issues and transport regional developments

#### **Mass Appraisal Methods**

Tom Kauko, Maurizio d'Amato, 2009-01-28 This book takes a cross disciplinary and cross cultural look at mass appraisal expertise for property valuation in different market conditions and offers some cutting edge approaches The editors establish an international platform and present the scientific debate as well as practical feasibility considerations Heretic and orthodox valuation methods are assessed based on specific criteria partly technical and partly institutional Methodological evaluation is approached using two types of criteria operational concerns about how to determine property value differentials between spatial and functional units of real estate in a valid and reliable way technical criteria and the kind of market circumstances



being operated in institutional criteria While technical criteria are relatively well researched there is little theoretically informed work on the connection between country context and selection of property appraisal methods The book starts with an examination of current mass property appraisal practices presenting case studies from widely differing markets from the American and Dutch where regression based methods have been used successfully for some time to the Eastern European and other emerging economies where limitations have to be compensated by focusing on the modelling assumptions The second part of the book looks at sophisticated modelling approaches some of which represent combinations of elements from two or more techniques Whatever the exact modelling approach the requirements are always high for the quality of the data and suitability of the method In the final section methods are evaluated and compared according to technical criteria and against institutional contexts With its exceptionally wide coverage of valuation issues *Mass Appraisal Methods* an international perspective for property valuers addresses property valuation problems common to different countries and approaches applicable in both developed and emerging economies *OECD Economic Surveys: Slovak Republic 2009* OECD, 2009-02-09 This 2009 edition of OECD's periodic review of the Slovak Republic's economy finds it facing a significant slowdown Income levels are continuing to converge with those in the rest of the EU but additional structural reform is required to make the *The UK Regional-National Economic Problem* Philip McCann, 2016-03-10 In recent years the United Kingdom has become a more and more divided society with inequality between the regions as marked as it has ever been In a landmark analysis of the current state of Britain's regional development Philip McCann utilises current statistics examines historical trends and makes pertinent international comparisons to assess the state of the nation The UK Regional National Economic Problem brings attention to the highly centralised top down governance structure that the UK deploys and demonstrates that it is less than ideally placed to rectify these inequalities The North South divide in the UK has never been greater and the rising inequalities are evident in almost all aspects of the economy including productivity incomes employment status and wealth Whilst the traditional economic dominance of London and its hinterland has continued along with relative resilience in the South West of England and Scotland in contrast the Midlands the North of England Northern Ireland and Wales lag behind by most measures of prosperity This inequality is greatly limiting national economic performance and the fact that Britain has a below average standard of living by European and OECD terms has been ignored The UK's economic and governance inequality is unlikely to be fundamentally rebalanced by the current governance and connectivity trends although this definitive study suggests that some areas of improvement are possible if they are well implemented This pivotal analysis is essential reading for postgraduate students in economics and urban studies as well as researchers and policy makers in local and central government *The Microstructures of Housing Markets* Susan J. Smith, Moira Munro, 2013-10-31 House prices and mortgage debt have moved to centre stage in the management of national economies regional development and neighbourhood change Describing analysing and understanding how housing markets

work within and across these scales of economy and society has never been more urgent But much more is known about the macro scales than the microstructures and about the economic rather than social drivers of housing market dynamics This book redresses the balance It shows that housing markets are social cultural and psychological as well as economic affairs This multidisciplinary approach is helpful in understanding the economic staples of supply demand price and information It also casts new light on the emotional and political economy of markets

This book delves into Modelling Spatial Housing Markets Theory Analysis And Policy. Modelling Spatial Housing Markets Theory Analysis And Policy is a vital topic that must be grasped by everyone, from students and scholars to the general public. The book will furnish comprehensive and in-depth insights into Modelling Spatial Housing Markets Theory Analysis And Policy, encompassing both the fundamentals and more intricate discussions.

1. This book is structured into several chapters, namely:
    - Chapter 1: Introduction to Modelling Spatial Housing Markets Theory Analysis And Policy
    - Chapter 2: Essential Elements of Modelling Spatial Housing Markets Theory Analysis And Policy
    - Chapter 3: Modelling Spatial Housing Markets Theory Analysis And Policy in Everyday Life
    - Chapter 4: Modelling Spatial Housing Markets Theory Analysis And Policy in Specific Contexts
    - Chapter 5: Conclusion
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  4. In chapter 3, this book will examine the practical applications of Modelling Spatial Housing Markets Theory Analysis And Policy in daily life. The third chapter will showcase real-world examples of how Modelling Spatial Housing Markets Theory Analysis And Policy can be effectively utilized in everyday scenarios.
  5. In chapter 4, the author will scrutinize the relevance of Modelling Spatial Housing Markets Theory Analysis And Policy in specific contexts. This chapter will explore how Modelling Spatial Housing Markets Theory Analysis And Policy is applied in specialized fields, such as education, business, and technology.
  6. In chapter 5, this book will draw a conclusion about Modelling Spatial Housing Markets Theory Analysis And Policy. This chapter will summarize the key points that have been discussed throughout the book.
- The book is crafted in an easy-to-understand language and is complemented by engaging illustrations. This book is highly recommended for anyone seeking to gain a comprehensive understanding of Modelling Spatial Housing Markets Theory Analysis And Policy.

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