

AREUEA – ASSA Conference

Washington, D.C December 27-30, 1990

(Conference Hotel: Sheraton Washington, AREUEA Hotel: Washington Hilton)

AREUEA Schedule at a Glance:

Friday, December 28

- 8:00 am— Real Estate Brokerage Issues
Impacts and Resolution Costs of the Thrift Crisis
Mortgage Pricing (joint with AFA)
- 10:15 am— Property Disposition by the RTC and the FHA: Local Market Impacts (Panel Discussion)
What Do Real Estate and Urban Economists Do? Doctoral Session (Panel Discussion)
Neighborhood Choice and Housing Segregation (joint with NEA)
- 2:30 pm— Auctions in Real Estate Markets
Specification of Housing Prices
Real Estate Markets in Eastern Europe (Panel Discussion)

Saturday, December 29

- 8:00 am— Real Estate and the Macroeconomy
Mortgage Pricing Models
Appraisal Issues
- 10:15 am— Office Markets and Regional Development
The Mortgage Termination Process
Research in Real Estate Investment Trusts (REITs) I
- 2:30 pm— Zoning, Taxes and Land Values
Real Estate Investment Trusts (REITs) II

Sunday, December 30

- 8:00 am— House Prices and Demographics
Investment Real Estate Valuation
Real Estate Market Efficiency
- 10:15 am— Real Estate Taxes, Valuation and Wealth
Household Characteristics and Housing Choices
Mortgage-Backed Securities Pricing
- 2:30 pm— Commercial Real Estate Finance
Adjustable Rate Mortgage Pricing
House Price Indices and Repeat Sales

AREUEA Daily Program of Events

Friday, December 28

12:00 pm, Washington Hilton— Adams, Doctoral Session Luncheon—Invitation Only

4:15 pm, Washington Hilton— State, Board Meeting—Invitation Only

Saturday, December 29

8:00 am, Washington Hilton— State, Homer Hoyt Institute Breakfast—Invitation Only

12:00 pm, Washington Hilton—Georgetown Ballroom, Reception (Cash Bar)

12:45 pm, Washington Hilton—Georgetown Ballroom, Presidential Luncheon—Fee Event
Presiding: John A. Tuccillo, National Association of Realtors
Speaker: Jeffrey D. Fisher, Indiana University

4:45 pm, Washington Hilton— Monroe West, Membership Meeting

6:00 pm, Washington Hilton— Monroe East, SREA/AREUEA Cocktail Party

AREUEA Session Information

Friday, December 28

8:00 am, Hilton— Bancroft, **Real Estate Brokerage Issues**
Presiding: NORMAN G. MILLER, University of Cincinnati
PAUL M. ANGLIN, University of Windsor—*Why Are Houses Sold by Commission?*
AUSTIN J. JAFFEE, JAMES A. MILES, and CAROLYN A. REICHERT, Pennsylvania State University—*Financial Contracting and Real Estate Listing Agreements*
DAVID M. GELTNER, BRIAN D. KLUGER, and NORMAN G. MILLER, University of Cincinnati—*Implications for Brokerage Profits under Alternative Brokerage Commissions*

Discussants: JOHN CORGEL, Cornell University
PETER F. COLWELL, University of Illinois
PETER J. CHINLOY, University of Santa Clara

8:00 am, Hilton— Map Room, **Impacts and Resolution Costs of the Thrift Crisis**
Presiding: STUART A. GABRIEL, University of Southern California
JOSEPH B. BLALOCK, TIMOTHY J. CURRY, and PETER J. ELMER, Resolution Trust Corporation—*Resolution Costs of S&L Failures*
KENNETH J. THYGERSON, California State University-San Bernardino—*Federal Mortgage Credit Agencies, Principal-Agent Change and the Pricing of Agency Status*
REBEL A. COLE, Federal Reserve Bank of Dallas—*Agency Conflicts and Thrift Resolution Costs*
MICHAEL G. BRADLEY, Office of Thrift Supervision, STUART A. GABRIEL, University of Southern California, and MARK E. WOHAR, University of Nebraska—*The Thrift Crisis, Mortgage Credit Intermediation, and Housing Activity*

Discussants: JAMES FREUND, Office of Thrift Supervision
ED GOLDING, Federal Home Loan Mortgage Corporation
STEVE LUMPKIN, Board of Governors of the Federal Reserve System
KIM DEITRICH, University of Southern California

8:00 am, Hilton— Monroe West, **AFA/AREUEA Mortgage Pricing**
Presiding: ROBERT VAN ORDER, Federal Home Loan Mortgage Corporation
JOHN J. McCONNELL, Purdue University, and MANOJ SINGH, Boston College—*Valuation and Analysis of Collateralized Mortgage Obligations*
YOON DOKKO, ROBERT H. EDELSTEIN, and KENNETH T. ROSEN, University of California-Berkeley—*Collateralized Mortgage Obligations (CMOs): Mortgage Money Cheaper by the Slice?*
J. R. FOLLAIN, J. ONDRICH, and G. P. SINHA, Syracuse University—*A Hazard Model of Multi-Family Mortgage Terminations*

Discussants: NANCY WALLACE, University of California-Berkeley
PATRIC HENDERSHOTT, Ohio State University
JOHN QUIGLEY, University of California-Berkeley

- 10:15 am, Hilton— Map Room, **Property Disposition by the RTC and the FHA: Local Market Impacts** (Panel Discussion)
Presiding: JOHN L. GOODMAN, JR., Board of Governors of the Federal Reserve System
 JOHN H. CROCKETT, George Mason University
 BARRY KOLATCH, Resolution Trust Corporation
 DAVID SHULMAN, Salomon Brothers Inc.
 KERRY VANDELL, University of Wisconsin-Madison
 TIMOTHY RIDDIOUGH, University of Wisconsin-Madison
- 10:15 am, Hilton— Bancroft, **What Do Real Estate and Urban Economists Do? Doctoral Session** (Panel Discussion)
Presiding: AUSTIN J. JAFFE, Pennsylvania State University
 DENNIS R. CAPOZZA, University of Michigan
 PETER F. COLWELL, University of Illinois
 PATRIC H. HENDERSHOTT, Ohio State University
 JOHN M. QUIGLEY, University of California
 KERRY D. VANDELL, University of Wisconsin-Madison
- 10:15 am, Hilton— Chevy Chase, **AREUEA/NEA Neighborhood Choice and Housing Segregation**
Presiding: CHARLES BETSEY, Howard University
 GEORGE GALSTER and HEATHER KEENEY, College of Wooster—*Subsidized Housing and Racial Change in Yonkers, NY: Are the Fears Justified?*
 THOMAS P. BOEHM, University of Tennessee, and KEITH R. IHLANFELDT, Georgia State University—*The Revelation of Neighborhood Preferences: A N-chotomous Multivariate Probit Approach*
 RODNEY GREEN, Howard University—*Housing Segregation and Urban Black Poverty*
 ROGER C. WILLIAMS, Morgan State University—*Forecasting Mortgage Delinquency under VRMs*

Discussants: WILHELMINA LEIGH, Congressional Budget Office
 STUART A. GABRIEL, University of Southern California
- 2:30 pm, Hilton— Bancroft, **Auctions in Real Estate Markets**
Presiding: KENNETH M. LUSHT, Pennsylvania State University
 KERRY D. VANDELL and TIMOTHY RIDDIOUGH, University of Wisconsin—*Disposition Prices and Auction Strategies: Learning from the RTC*
 GEORGE W. GAU and DANIEL QUAN, University of Texas, and THEODORE STERNBERG, Vanderbilt University—*The Performance of Real Estate Auctions*
 BRUCE VANDERPORTEN, Loyola University—*Timing of Bids at Real Estate Auctions*
 PETER COLWELL, University of Illinois—*The Value of Agricultural Land*

Discussants: KENNETH M. LUSHT, Pennsylvania State University
 MICHAEL GILIBERTO, Salomon Brothers
 NORMAN G. MILLER, University of Cincinnati

2:30 pm, Hilton— Chevy Chase, **Specification of Housing Prices**
Presiding: ISAAC F. MEGBOLUGBE, National Association of Home Builders
ISAAC F. MEGBOLUGBE, National Association of Home Builders—*Housing Indices and Housing Program Benefits*
J. R. KNIGHT, R. CARTER HILL, and C. F. SIRMANS, Louisiana State University—*A Comparison of Estimators for the Hedonic Pricing Model of Housing*
R. KELLY PACE, University of Alaska, and OTIS W. GILLEY, Louisiana Tech University—*Employing Inequality Constraints in Non-Linear Specifications*
PETER CHINLOY, Santa Clara University—*User Costs for Physical Assets: A Keynesian Paradox?*
Discussants: ALLAN GOODMAN, Wayne State University
PETER LINNEMAN, University of Pennsylvania
STEPHEN MALPEZZI, University of Wisconsin-Madison

2:30 pm, Hilton— Map Room, **Real Estate Markets in Eastern Europe** (Panel Discussion)
Presiding: PATRIC A. HENDERSHOTT, Ohio State University
JAN BRZESKI, Royal Institute of Technology, Stockholm
ROBERT BUCKLEY, World Bank
ALAIN BERTAND, World Bank
RAY STRUYK, Urban Institute

Saturday, December 29

8:00 am, Hilton— Adams, **Real Estate and the Macroeconomy**
Presiding: FRED FLICK, National Association of Realtors
JOHN L. GOODMAN, JR., YANA HUDSON, and SCOTT YERMISH, Board of Governors of the Federal Reserve System—*The Characteristics of Home Mortgage Debt, 1970-89: Trends and Implications*
N. EDWARD COULSON, Pennsylvania State University—*Seasonality in Housing Starts: A Time-Series Analysis*
JOHN L. KLING, Washington State University, and THOMAS E. McCUE, Duquesne University—*Industrial Property Construction and the Macroeconomy: An Empirical Investigation*
Discussants: THOMAS HOLLOWAY, Mortgage Bankers Association of America
DAVID CROWE, National Association of Home Builders
RICHARD GREEN, University of Wisconsin-Madison

8:00 am, Hilton— Bancroft, **Mortgage Pricing Models**
Presiding: DAVID C. LING, University of Florida
THOMAS F. COOLEY, University of Rochester, STEPHEN F. LEROY, University of California-Santa Barbara, and WILLIAM R. PARKE, University of North Carolina—*Parameterizing and Calibrating the Ho-Lee Model*
EHUD I. RONN, PETER RUBINSTEIN, University of Texas-Austin, and FUNGSHINE PAN, California State University-Hayward—*An Empirical Estimation of Fixed Rate Mortgage Prepayment Option Values*
S. MICHAEL GILIBERTO, Salomon Brothers, and DAVID C. LING, University of Florida—*An Empirical Investigation of the Contingent-Claims Approach to Pricing Residential Mortgage Debt*

RICHARD A. PHILLIPS and JAMES VANDERHOFF, Old Dominion University—*Adjustable Rate Mortgages and Housing Demand: The Impact of Mortgage Pricing Characteristics and Expected Housing Price Appreciation*

Discussants: NAYEF ZUBI, Federal Home Loan Mortgage Corporation
MICHAEL GOLDBERG, Federal National Mortgage Association
SHERIDAN TITMAN, University of California-Los Angeles

8:00 am, Hilton—

Chevy Chase, **Appraisal Issues**

Presiding: JEFFREY D. FISHER, Indiana University
ASWATH DAMODARAN and CROCKER H. LIU, New York University—*Private Information and Insider Trading: The Market Reaction to Real Estate Reappraisals*
M. ATEF SHARKAWY, Georgia State University—*The Role of Appraisal in Acquisition-Development-Construction (ADC) Loan Default*
ROBERT H. EDELSTEIN and DANIEL C. QUAN, University of Texas-Austin—*Micro and Aggregate Errors in Appraisal Based Return Indices*
R. KELLEY PACE, University of Alaska—*Model Free Mass Appraisal*

Discussants: WILLARD McINTOSH, University of Kentucky
WALTER BARNES, Travelers Realty Investment Company
DAVID GELTNER, University of Cincinnati
JOHN CLAPP, University of Connecticut

10:15 am, Hilton—

Adams, **Office Markets and Regional Development**

Presiding: JOHN CLAPP, University of Connecticut
JOHN CLAPP, University of Connecticut, LLOYD LYNFORD, REIS Reports (New York), and HENRY O. POLLAKOWSKI, Harvard University—*Modelling the Local Office Market with Small-Area Data*
RALPH M. BRAID, Wayne State University—*Spatial Growth and Redevelopment with Perfect Foresight and Durable Housing*
BRENT AMBROSE, University of Wisconsin-Milwaukee, and THOMAS M. SPRINGER, Clemson University—*Industrial Development in the Rural Southeast: A Spatial Analysis*
WAYNE R. ARCHER and MARC T. SMITH, University of Florida—*Distance and Non-Distance Determinants of Rental Value Among Suburban Office Buildings*

Discussants: WILLIAM WHEATON, Massachusetts Institute of Technology
JOHN GLASCOCK, Louisiana State University
MARC T. SMITH, University of Florida
JOHN A. KNIGHT, University of Connecticut

10:15 am, Hilton—

Bancroft, **The Mortgage Termination Process**

Presiding: PETER M. ZORN, Cornell University
PETER M. ZORN, Cornell University—*Estimating FHLMC Mortgage Terminations: A Discrete-Time, Fixed-Effects Approach*
CHARLES A. CAPONE, JR. and DONALD F. CUNNINGHAM, Baylor University—*The Role of Equity in Mortgage Terminations*
SAM R. HAKIM, University of Nebraska-Omaha—*An Empirical Model for Mortgage Termination*

Discussants: JAMES FOLLAIN, Syracuse University

MICHAEL LEA, Imperial Corporation of America
ROBIN GRIEVES, Federal Home Loan Mortgage Corporation

10:15 am, Hilton— Chevy Chase, **Research in Real Estate Investment Trusts (REITs) I**
Presiding: WILLARD McINTOSH, University of Kentucky
JOHN R. ERICKSON, California State University-Fullerton, GEORGE W. GAU,
University of Texas-Austin, and KO WANG, California State University-
Fullerton— *Dividend Policies and Dividend Announcement Effects for Real Estate
Investment Trust*
K. C. CHAN, PATRIC HENDERSHOTT, and ANTHONY B. SANDERS, Ohio
State University—*The Economic Forces Affecting Construction and Development
REITs*
GEORGE H. LENTZ and JERROLD J. STERN, Indiana University—*Comparing
PTPs and REITs as Vehicles for Holding Corporation Real Estate*

Discussants: PAUL GOEBEL, Texas Tech University
JAMES SHILLING, University of Wisconsin-Madison
JOHN CORGEL, Cornell University

12:00 pm, Hilton— Georgetown Ballroom, **Presidential Luncheon**
Presiding: JOHN A. TUCCILLO, National Association of Realtors
JEFFREY D. FISHER, Indiana University

2:30 pm, Hilton— Bancroft, **Zoning, Taxes and Land Values**
Presiding: JOHN C. WEICHER, U.S. Department of Housing and Urban
Development
PAUL K. ASABERE and FORREST E. HUFFMAN, Temple University—*Zoning
and Land Values*
J. M. POGODZINSKI, San Jose State University—*A Model of the Effects of Zoning
and Growth Controls on Housing and Land Prices and Location.*
WILLIAM F. FISCHER, Dartmouth College—*Does Fiscal Zoning Make the
Property Tax Efficient?*

Discussants: To be announced

2:30 pm, Hilton— Chevy Chase, **Real Estate Investment Trusts (REITs) II**
Presiding: RONALD ROGERS, University of South Carolina
SU H. CHAN, California State University-Fullerton, GEORGE W. GAU, University
of Texas-Austin, and KO WANG, California State University-Fullerton—*Price
Performance of Initial Public Offerings of Real Estate Investment Trusts*
WILLARD McINTOSH and YOUGUO LIANG, University of Kentucky—*The
Effect of Poison Pill Securities on Shareholder Wealth*
F. C. NEIL MYER and JAMES R. WEBB, Cleveland State University—*REIT
Returns and Economic News*
CHENG-HO HSIEH, Louisiana State University—*Captive-Financing Affiliates,
Agency Costs, and the Valuation Effects of REIT Debt Announcements*

Discussants: CHRIS MUSCARELLA, US Securities and Exchange Commission
JOHN GLASCOCK, Louisiana State University
DAVID GELTNER, University of Cincinnati
DENNIS CAPOZZA, University of Michigan

Sunday, December 29

- 8:00 am, Hilton— **Adams, House Prices and Demographics**
Presiding: RICHARD GREEN, University of Wisconsin-Madison
RICHARD GREEN, University of Wisconsin-Madison, and PATRIC
HENDERSHOTT, Ohio State University—*Structural Equations, Demographics,
and the Demand for Housing*
THEODORE M. CRONE and LEN MILLS, Federal Reserve Bank of
Philadelphia— *Forecasting Trends in the Housing Stock Using Age-Specific
Demographic Projections*
DENISE DiPASQUALE, Harvard University, and WILLIAM WHEATON,
Massachusetts Institute of Technology—*Housing Market Dynamics and the Future
of Housing Prices*
SHELLY LAPKOFF, Lapkoff Demographics, JOE PEEK, Boston College and
Federal Reserve Bank of Boston, and JAMES A. WILCOX, University of
California- Berkeley—*Residential Real Estate Prices: Measures and Determinants*
Discussants: DOWELL MEYERS, University of Southern California
RICHARD PEACH, Mortgage Bankers Association of America
- 8:00 am, Hilton— **Bancroft, Investment Real Estate Valuation**
Presiding: CROCKER H. LIU, New York University
BRENT W. AMBROSE, University of Wisconsin-Milwaukee, and HUGH O.
NOURSE, University of Georgia—*Portfolio Analysis and Capitalization Rates*
JOHN D. CORGEL and JAN A. deROOS, Cornell University—*Development of a
Hedonic Price Index for Hospitality Properties*
BRENT W. AMBROSE, University of Wisconsin-Milwaukee—*An Analysis of
Factors Affecting Warehouse Valuation*
RICHARD D. EVANS, Memphis State University—*Cointegration and Error
Correction in National Real Estate Markets*
Discussants: JAMES D. SHILLING, University of Wisconsin-Madison
JOHN D. BENJAMIN, American University
DAVID M. GELTNER, University of Cincinnati
MICHAEL ROBBINS, University of Denver
- 8:00 am, Hilton— **Chevy Chase, Real Estate Market Efficiency**
Presiding: ERIC WEISS, Department of Housing and Urban Development, DEAN
H. GATZLAFF, Florida State University—*Unanticipated Inflation, Volatility and
the Efficiency of the Housing Market*
STEPHEN DAY CAULEY, University of California-Los Angeles—*Contingent
Sales Contracts and the Efficiency of Real Estate Markets*
RICHARD L. HANEY, JR., Texas A&M University—*Sticky Mortgage Rates:
Another Anomaly?*
JOHN D. BENJAMIN, MUKUL SINHA, and KENNETH A. LUSHT,
Pennsylvania State University—*Search Costs and Apartment Rents*
Discussants: TBA

10:15 am, Hilton— Adams, **Real Estate Taxes, Valuation and Wealth**
Presiding: ANTHONY YEZER, George Washington University
DANIEL C. QUAN, University of Texas-Austin—*A Structural Approach to Test of Vertical Equity in Real Estate Assessment*
JOHN E. ANDERSON, Eastern Michigan University—*Optimal Property Taxation and Urban Land Development*
CHIN W. YANG, Clarion University of Pennsylvania, and DWIGHT B. MEANS, Memphis State University—*A Welfare Analysis of the Site Value Taxation Model*
JOHN D. BENJAMIN, N.E. COULSON, and SHAWEE X. YANG, Pennsylvania State University—*Realty Transfer Taxes and Wealth Transfers: The Philadelphia Experiment*

Discussants: HARRY S. WATERS, George Washington University
MITCHELL B. RACHLIS, Government Accounting Office

10:15 am, Hilton— Bancroft, **Household Characteristics and Housing Choice**
Presiding: SUSAN WACHTER, University of Pennsylvania
HENRY O. POLLAKOWSKI, Harvard University, and MICHAEL STEGMAN, University of North Carolina—*Expected Rates of Return on Low-Income Homeownership*
DUEWA KAMARA, Ohio State University—*Housing Decisions of Female-Head Households*
DONALD R. HAURIN, PATRIC H. HENDERSHOTT, and DONG WOOK KIM, Ohio State University—*Household Formation and Tenure Choice of American Youth*

Discussants: RAYMOND J. STRUYK, Urban Institute
GLEN CRELLIN, National Association of Realtors
ROBERT VAN ORDER, Federal Home Loan Mortgage Corp.

10:15 am, Hilton— Map Room, **Mortgage-Backed Securities Pricing**
Presiding: JAMES D. SHILLING, University of Wisconsin-Madison
ANDREW H. CHEN, Southern Methodist University, and DAVID C. LING, University of Florida—*The Valuation of Mortgage-Backed Futures and Options*
PAUL R. GOEBEL and CHRISTOPHER K. MA, Texas Tech University—*Seasonalities in Mortgage-Backed Security Prices*
KRISANDRA A. GUIDRY, Nichols State University, and JAMES D. SHILLING, University of Wisconsin-Madison—*Institutional Disparities in the Pricing of Mortgage-Backed Securities: A Test with Data from the CMO/REMIC Market*

Discussants: ANDY DAVIDSON, Merrill Lynch
FRANK NOTHAFT, Federal Home Loan Mortgage Corp.
J. SA-AADU, University of Iowa

2:30 pm, Hilton— Adams, **Commercial Real Estate Finance**
Presiding: KERRY D. VANDELL, University of Wisconsin-Madison, J. SA-AADU, University of Iowa, and JAMES D. SHILLING, University of Wisconsin-Madison—*Adverse Selection and Fixed-Rate Loan Commitments: An Empirical Investigation of the Commercial Mortgage Market*
RICHARD GRAFF, Graff Investment Models—*Perspectives on Debt-and-Equity Decomposition for the Issuer of Real Estate Securities*

CARROLL D. BROOME, DePaul University, and PAUL GRONEWOLLER, University of Wyoming—*Determinants of Commercial Mortgage Risk Premia*
JAMES R. WEBB and F. C. NEIL MYER, Cleveland State University—*Are Commercial Real Estate Returns Normally Distributed?*

Discussants: MARK SNYDERMAN, Aldrich, Eastman, Waltch
FRANK NOTHAFT, Federal Home Loan Mortgage Corp.
WALTER BARNES, Travelers Realty Investment Company
DAVID HARTZELL, University of North Carolina

2:30 pm, Hilton—

Bancroft, **Adjustable Rate Mortgage Pricing**

Presiding: CHESTER SPATT, Carnegie Mellon University
PETER RUBINSTEIN, University of Texas-Austin—*An Empirical Estimate of ARM Prices*

BJORN FLESAKER, University of California-Berkeley, and EHUD I. RONN, University of Texas-Austin—*The Pricing of FIREARMS (Falling Interest Rate Adjustable Rate Mortgages)*

S. WAYNE PASSMORE, Federal Home Loan Bank of San Francisco—*Econometric Models of the Eleventh District: Cost of Funds Index*

THOMAS COOLEY, University of Rochester, and NANCY E. WALLACE, University of California-Berkeley—*An Empirical Model of Adjustable Rate Mortgage Prepayment: Backward and Forward Path Dependence in a Hazard Function Context*

Discussants: STEVEN HESTON, Yale University
CHESTER SPATT, Carnegie Mellon University
MICHAEL HERSKOVITZ, Merrill Lynch

2:30 pm, Hilton—

Chevy Chase, **House Price Indices and Repeat Sales**

Presiding: HENRY O. POLLAKOWSKI, Harvard University
HENRY O. POLLAKOWSKI, Harvard University, JOHN M. QUIGLEY, University of California-Berkeley, and SUSAN M. WACHTER, University of Pennsylvania—*On Choosing Among House Price Index Methodologies*

JOHN M. CLAPP and CARMELO GIACCOTT, University of Connecticut—*Estimating Price Trends for Residential Property: A Comparison of Repeat Sales and Assessed Value Methods*

JESSE M. ABRAHAM, Federal Home Loan Mortgage Corporation—*Statistical Biases in Transactions-Based Price Indices*

Discussants: TBA