



## Immobilienökonomisches Seminar – Sommersemester 2023

Prof. Dr. Bernd Raffelhüschen

### Immobilien – Demografie – Steuern

#### **Thema 1: Sozialer Wohnungsbau – die Lösung für den Wohnungsmangel?**

- Lerbs, O. & Nobbe, L. (2021). Wie wirtschaftlich sind private Investitionen in öffentlich geförderten Mietwohnungsbau?. *Zeitschrift für Immobilienökonomie*, 7(2), 121-144.
- Baldenius T., Kohl S., Schularick M. (2020). Die neue Wohnungsfrage. Gewinner und Verlierer des deutschen Immobilienbooms. *Leviathan*, 48(2), 195–236
- Granath Hansson, A. & Lundgren, B. (2019). Defining social housing: A discussion on the suitable criteria. *Housing, Theory and Society*, 36(2), 149-166.

#### **Thema 2: Wie genau bewerten Bewerter (und sind sie schuld an der Finanzkrise)?**

- Mayer, Y. G. & Nothaft, F. E. (2022). Appraisal overvaluation: Evidence of price adjustment bias in sales Comparisons. *Real Estate Economics*, 50(3), 862-881.
- Eriksen, M. D., Fout, H. B., Palim, M. & Rosenblatt, E. (2019). The influence of contract prices and relationships on appraisal bias. *Journal of Urban Economics*, 111, 132-143.

#### **Thema 3: Welche Rolle spielt der Immobilienmarkt für die Fertilitätsentscheidung?**

- Clark, William A.V. (2012). Do Women Delay Family Formation in Expensive Housing Markets?. *Demographic Research* 27, 1–24.
- Dettling, L. J. & Kearney, M. S. (2014). House Prices and Birth Rates: The Impact of the Real Estate Market on the Decision to Have a Baby. *Journal of Public Economics*, 110, 82–100.
- Lovenheim, M. F. & Mumford, K. J. (2013). Do Family Wealth Shocks Affect Fertility Choices Evidence from the Housing Market. *Review of Economics and Statistics*, 95(2), 464–75.
- Malmberg, B. (2012). Fertility Cycles, Age Structure and Housing Demand. *Scottish Journal of Political Economy*, 59(5), 467–82.

#### **Thema 4: Die Präferenzen einer alternden Gesellschaft und Ihre Auswirkungen auf den Immobilienmarkt**

- Abramsson, M. & Andersson, E. (2016). Changing Preferences with Ageing – Housing Choices and Housing Plans of Older People. *Housing, Theory and Society*, 33(2), 217–41.

- Bailey, M., Cao, R., Kuchler, T. & Stroebel, J. (2018). The Economic Effects of Social Networks: Evidence from the Housing Market. *Journal of Political Economy*, 126(6), 2224–76.
- Costa-Font, J., Elvira, D. & Mascarilla-Miró, O. (2009). 'Ageing in Place'? Exploring Elderly People's Housing Preferences in Spain. *Urban Studies*, 46(2), 295–316.
- Graham, Elspeth & Sabater, A. (2015). Population Change and Housing across the Lifecourse: Demographic Perspectives, Methodological Challenges and Emerging Issues.
- Lambertini, L., Mendicino, C. & Punzi, M. T. (2017). Expectations-Driven Cycles in the Housing Market. *Economic Modelling*, 60, 297–312.
- Wang, W. & Durst, N. J. (2022). Planning for Active Aging: Exploring Housing Preferences of Elderly Populations in the United States. *Journal of Housing and the Built Environment*.

### **Thema 5: Der Zusammenhang von Steuerwettbewerb, Immobilienpreisen und Wohnortwahl in der Schweiz**

- Feld, L. P. & Kirchgässner, G. (2001). Income tax competition at the State and Local Level in Switzerland. *Regional Science and Urban Economics*, Vol. 31, Issues 2-3, 181-213.
- Liebig, T., Puhani, P. A. & Sousa-Poza, A. (2007). Taxation and Internal Migration: Evidence from the Swiss Census Using Community-Level Variation in Income Tax Rates. *Journal of Regional Science*, Vol. 47, 807–836
- Eidgenössische Finanzverwaltung (2013). Steuerwettbewerb und Immobilienpreise in den Kantonen, Die Kapitalisierung interkantonalen Steuerbelastungsunterschiede in den Immobilienpreisen.
- Basten, C., von Ehrlich, M., & Lassmann, A. (2017). Income taxes, sorting and the costs of housing: Evidence from municipal boundaries in Switzerland. *The Economic Journal*, 127(601), 653-687.

### **Thema 6: Schützt Wohneigentum vor Altersarmut? Die Bedeutung der Wohneigentumsquote**

- Just, T. (2014). Demografischer Wandel und die Zukunft des Wohneigentums. in: Voigtländer, M. und Deppenheuer, O. (Hrsg.), *Wohneigentum - Herausforderungen und Perspektiven*, Springer, Heidelberg.
- Delfani, N., De Dekan, J. & Dewild, C. (2015). Poor because of low pensions or expensive housing? The combined impact of pension and housing systems on poverty among the elderly. *International Journal of Housing Policy*, 15(2), 260-284.
- Dewild C. & Raeymaeckers, P. (2008). The trade-off between home-ownership and pensions: individual and institutional determinants of old-age poverty. *Ageing & Society*, 28(1), 805-830.
- Leifels, A. (2014). Immobilien als Altersvorsorge Empirie und Reformoptionen der Eigenheimrente, Albert-Ludwigs-Universität Freiburg.

### **Thema 7: Wie beeinflussen familiäre Bindungen die Wohnortwahl?**

- van den Broek, T. & Dykstra, P. A. (2017). The Impact of Siblings on the Geographic Distance Between Adult Children and Their Ageing Parents. Does Parental Need Matter? *Population Space and Place*, 23, e2048.
- Albrecht, J. & Scheiner, J. (2022). Leaving, Staying in and Returning to the Hometown: Couple's residential location choices at the time of family formation. *Raumforschung und Raumordnung Spatial Research and Planning*, DE, 80 (4), 414–433.

### **Thema 8: Unsichere Wohnverhältnisse: Welche Auswirkungen haben diese auf die Gesundheit?**

- Carrere, J., Vásquez-Vera, H., Pérez-Luna, A. et al. (2022). Housing Insecurity and Mental Health: The Effect of Housing Tenure and the Coexistence of Life Insecurities. *Journal of Urban Health*, 99, 268–276.
- Wang, K. (2022). Housing Instability and Socioeconomic Disparities in Health: Evidence from the U.S. Economic Recession. *Journal of Racial and Ethnic Health Disparities*, 9, 2451–2467.

### **Thema 9: Der demografische Einfluss auf Immobilienpreise – Untersuchung mithilfe eines OLG-Modells**

- Gevorgyan, K. (2019). Do demographic changes affect house prices?. *Journal of Demographic Economics*, 85 (4), 305-320.

### **Thema 10: Volatilität am deutschen Immobilienmarkt – Einordnung und internationaler Vergleich**

- Kofner, S. (2014). The German housing system: fundamentally resilient?. *Journal of Housing and the Built Environment*, 29 (2), 255-275.
- Voigtländer, M. (2014). The stability of the German housing market. *Journal of Housing and the Built Environment*, 29 (4), 583-594.
- Bloch, B. (1997). Volatility in the residential housing market: an international perspective. *Property Management*, 15 (1), 12-24.