

Paul M. Anglin

Personal Information

E-mail: panglin@uoguelph.ca

URL: <https://www.uoguelph.ca/lang/people/paul-anglin>

ORCID ID: <https://orcid.org/0000-0002-5498-3319>

Google Scholar: <https://scholar.google.com/citations?user=rzGwnusAAAAJ>

Research Interests and Expertise

Processes of Buying and Selling Property

Real Estate Price Dynamics

Risk, Uncertainty and Information

Urban Economics

REITs

<https://news.uoguelph.ca/2022/03/solving-the-housing-crisis-requires-addressing-supply-says-u-of-g-expert/>

Teaching Interests and Experience

Sales and Negotiation (Undergraduate; inaugurated this course)

Urban Economics (Undergraduate and Graduate)

Real Estate Market Analysis (Undergraduate)

Market Analysis and Planning (Undergraduate)

Property Management (Undergraduate)

Computer Simulation (Undergraduate and Graduate)

Microeconomics (Introductory, Intermediate, Advanced Undergraduate and Graduate)

Housing Policy (Undergraduate)

Government and Business Relations (Undergraduate)

Economic Behaviour of the Household (Undergraduate)

International Trade (Undergraduate)

Publications and Research

Total Refereed Publications: 29

1. “Estimating household demand for transit-oriented development: A two-stage hedonic analysis in Kitchener-Waterloo, Canada”, *Environment and Planning B* (forthcoming; Co-authors: Y. Huang and D. Parker)
2. “Analyst Forecasts during the COVID-19 Pandemic: Evidence from REITs”, *Journal of Risk and Financial Management*, 2021, 14 (10), 457, Co-authors: J. Cui, Y. Gao and L. Zhang.
<https://www.mdpi.com/1911-8074/14/10/457>
3. “Value of communication and social media: An equilibrium theory of

- messaging”, *Journal of Real Estate Finance and Economics*, 2023, 66 (4), 861- 903, Co-author: Y. Gao.
<https://link.springer.com/article/10.1007/s11146-021-09865-x>
(for a less formal discussion, please see
<https://www.uoguelph.ca/lang/news/2022/01/lang-insights-communicating-value-real-estate-marketing> and
<https://inside.tru.ca/2022/03/07/the-value-of-communication-and-social-media-in-real-estate/>
4. “How do the political leanings of a CEO affect a REIT’s operational decisions?”, *Journal of Real Estate Research*, 2021, 43 (4), 419- 446. Co-authors: X. Deng, Y. Gao, H. Sun
<https://www.tandfonline.com/doi/full/10.1080/08965803.2021.2003507>
 5. “The dynamics of incentives, productivity and operational risk”, *B.E. Journal of Theoretical Economics*, 2016, 16 (1), 181- 215, Co-author: Y. Gao <http://www.degruyter.com/view/j/bejte.2016.16.issue-1/bejte-2014-0043/bejte-2014-0043.xml>
 6. “Patterns of growth in Chinese cities: Implications of the land lease”, *Journal of Urban Economics*, 2014, 83, 87- 107, Co-authors: D. Dale-Johnson, Y. Gao and G. Zhu
<http://www.sciencedirect.com/science/article/pii/S0094119014000588>
 7. “What is the relationship between REIT corporate governance characteristics and earnings management?”, *Journal of Real Estate Finance and Economics*, 2013, 47 (3), 538- 563, Co-authors: R. Edelstein, Y. Gao and D. Tsang,
<http://link.springer.com/article/10.1007%2Fs11146-012-9367-y>
 8. “Pricing in an illiquid real estate market”, *Journal of Real Estate Research*, Co-author: R. Wiebe, 2013, 35 (1), 83- 102.
http://aux.zicklin.baruch.cuny.edu/jrer/papers/pdf/new_current/vol35n01/04.83_102.pdf
 9. “Integrating illiquid assets into the portfolio decision process”, *Real Estate Economics*, 2011, 39 (2), 277- 311, Co-author: Y. Gao,
<http://onlinelibrary.wiley.com/doi/10.1111/j.1540-6229.2010.00291.x/abstract>
 10. “How does corporate governance affect the quality of investor information? The curious case of REITs”, *Journal of Real Estate Research*, 2011, 33 (1), 1- 23 Co-authors: R. Edelstein, Y. Gao and D. Tsang,

http://pages.jh.edu/jrer/papers/abstract/past/av33n01/vol33n01_01.htm

11. "On the proper behavior of atoms: A comment on a critique", *Physica A*, 2008, 387 (1), 277- 280.
<http://www.sciencedirect.com/science/article/pii/S0378437107008874>
12. "Value and liquidity under changing market conditions", *Journal of Housing Economics*, 2006, 15 (4), 293- 304.
<http://www.sciencedirect.com/science/article/pii/S1051137706000246>
13. "How long does it take to buy one house and sell another?", *Journal of Housing Economics*, 2004, 13 (2), 87- 100.
<http://www.sciencedirect.com/science/article/pii/S1051137704000166>
14. "The trade off between the selling price of residential properties and time-on-the-market: The impact of price setting" Co-authors: R. Rutherford and T. Springer, 2003, *Journal of Real Estate Finance and Economics*, 26 (1), 95- 111.
<http://link.springer.com/article/10.1023%2FA%3A1021526332732>
(one of the most cited papers in Ph.D. seminars on brokerage and agency according to Winson-Geideman and Evangelopoulos, *JREPM* 2013)
15. "Evidence on grades and grade inflation at Ontario's universities," Co-author: R. Meng, *Canadian Public Policy*, 2000, 26, 361- 368.
<http://www.jstor.org/stable/3552406> (Reprinted in *FAUW Forum*, Nov/Dec. 2001)
16. "Are brokers' commission rates on home sales too high?: A conceptual analysis", Co-author: R. Arnott, *Real Estate Economics*, 1999, 27, 719- 749. <http://dx.doi.org/10.1111/1540-6229.00790>
17. "The contribution of buyer brokers", *Journal of Housing Economics*, 1997, 6, 277- 292.
<http://www.sciencedirect.com/science/article/pii/S1051137797902114>
18. "Determinants of buyer search in a housing market", *Real Estate Economics*, 1997, 25, 567- 589. <http://dx.doi.org/10.1111/1540-6229.00728>
19. "Semiparametric estimation of a hedonic price function", *Journal of Applied Econometrics*, 1996, 11, 633- 648, Co-author: R. Gencay.
<http://onlinelibrary.wiley.com/doi/10.1002/%28SICI%291099-1255%28199611%2911:6%3C633::AID-JAE414%3E3.0.CO;2->

[T/abstract](#)

20. “Contracts for the sale of residential real estate”, *Journal of Real Estate Finance and Economics*, 1994, 8, 195- 212.
<http://link.springer.com/article/10.1007%2F01096991>
21. “A note concerning a competitive equilibrium in the market for agents”, *Economics Letters*, 1993, 41, 247- 252.
<http://www.sciencedirect.com/science/article/pii/0165176593901486>
22. “A rational economic analysis of public-school closings in Saskatoon”, *Environment and Planning: A*, 1993, 25, 339- 355 Co-author: A. Phipps. <http://www.envplan.com/abstract.cgi?id=a250339>
23. “The relationship between models of horizontal and vertical differentiation”, *Bulletin of Economic Research*, 1992, 1- 20.
<http://onlinelibrary.wiley.com/doi/10.1111/j.1467-8586.1992.tb00503.x/abstract>
24. “Residential real estate brokerage as a principal-agent problem”, *Journal of Real Estate Finance and Economics*, Co-author: R. Arnott, 1991, 99- 125.
<http://link.springer.com/article/10.1007%2F0173119>
25. “Disjoint search for the prices of two goods consumed jointly”, *International Economic Review*, 1990, 31 (2), 383- 408.
<http://www.jstor.org/stable/2526846>
26. “Demand function estimation and the law of one price”, *Canadian Journal of Economics*, 1990, 23 (1), 125- 143.
<http://www.jstor.org/stable/135523>
27. “Information gathering and cost of living differences for searchers with different reference incomes”, *Economics Letters*, Co-author: M. Baye, 1988, vol. 28, 247- 250.
<http://www.sciencedirect.com/science/article/pii/0165176588901243>
28. “The sensitivity of consumer search to wages”, *Economics Letters*, 1988, vol. 28, 209- 213.
<http://www.sciencedirect.com/science/article/pii/0165176588901164>
29. “Information, multiprice search and cost of living index theory”, Co-author: M. Baye, *Journal of Political Economy*, 1987, 1179- 1195.
<http://www.jstor.org/stable/1831117>

Unrefereed:

“Comments on *International Ethical Standards: Consultation Document*”
submitted to the International Ethical Standards Coalition, April 2016

“Econophysics of wealth distribution: A comment”, in *Econophysics of Wealth Distributions*, ed. by A. Chatterjee, S. Yarlagadda and B.K. Chakrabarti, 2005, Springer-Verlag, New York.
<http://link.springer.com/book/10.1007/88-470-0389-X/page/1>

“House prices and marketing time in Windsor”, 2003, (Co-author R. Wiebe, submitted to the Windsor and Essex County Real Estate Board)

“Real estate brokerage and the Internet”, *Illinois Real Estate Letter*, Spring/ Summer 2002, 10-11.

Completed Research

Textual disclosures by REITs in an environment of extreme uncertainty: Evidence from the pandemic (Co-authors: Y. Gao and Y. Zheng; to be submitted to the *Journal of Real Estate Finance and Economics*)

Selling price discount (and premium) (Co-author: H. Xiao)

Using numerical simulations to compare two approaches to studying time-on-market

Are the hypothesis tests used in time-on-market studies powerful enough?

Other writing (of use to students):
Can you learn to write better?

How to explain yourself better

Using judgment wisely

Moose Magic and Advanced Property Management: A leasing negotiation

Research in Progress

What does “market conditions” mean in a real estate market? A question of short-term predictability (Co-author: Y. Gao)

Slow Auctions: Matching and bargaining in a hot market

Portfolio analysis of investing over time in an illiquid market: A stopping

rule perspective

Evaluating Forecasts in Commercial Real Estate

REIT governance and carbon emissions (with Y. Gao)

Optimal Effort Decisions when Bicycling

Experience

Professor July 2019- Dec. 2023
University of Guelph, Marketing and Consumer Studies

Associate Professor July 2005- June 2019
University of Guelph, Marketing and Consumer Studies

Visite Académique March 2019
Université Laval, Département de finance, assurance et immobilier

Visiting Scholar March 2018
University of Hong Kong, Ronald Coase Centre for Property Rights

Visiting Fellow January 2010- August 2010
National University of Singapore, Department of Real Estate

Professor July 2000- June 2005
University of Windsor, Department of Economics

Visiting Scholar September 2000-August 2001
University of British Columbia, Faculty of Commerce and Business Administration

Associate Professor July 1991-June 2000
University of Windsor, Department of Economics

Visiting Professor September 1993- August 1994
University of British Columbia, Faculty of Commerce and Business Administration

Visiting Professor September 1991- August 1992
University of Guelph, Department of Economics

Visiting Professor November 1991
University of Lodz (Poland), Institute of Political Economy

Assistant Professor July 1988- June 1991
University of Windsor, Department of Economics

Instructor and Assistant Professor August 1985- June 1988
University of Kentucky, Department of Economics

Economist May 1980- July 1981
*Economic Research Branch, Ministry of Treasury and Economics,
Government of Ontario*

Summer Intern May- Aug. 1977 and May- Aug. 1978
Crown Life Insurance Company

Education

Ph.D. 1987
University of Western Ontario

M.A. 1980
University of Western Ontario

B.Sc. (Hons.) 1979
University of Toronto

Presentations

Total: 118

What does “market conditions” mean in a real estate market? A question of short-term predictability (Co-author: Y. Gao)
Real Estate Research Symposium, Old Dominion University, October 2023

“Textual disclosures by REITs in an environment of extreme uncertainty” (with Y. Gao and Y. Zheng)
International Conference on Empirical Economics, Altoona, Pennsylvania, August 2023 (presented by co-author, virtually)
REALPAC/Toronto Metropolitan University Commercial Real Estate Research Symposium, Toronto, November 2023

“Analyst Forecasts during the COVID-19 Pandemic: Evidence from REITs” (with J. Cui, Y. Gao and L. Zhang)
REALPAC/Ryerson Research Symposium, virtual, Nov. 2021

“Value of Communication and Social Media: An Equilibrium Theory of Messaging” (with Y. Gao)
Annual Meeting of the Canadian Economics Association, virtual, June

2021.

Annual Meeting of the American Real Estate Society, virtual, March 2021.

Annual Meeting of the American Real Estate Society, Fort Myers Florida, April 2020 (cancelled due to pandemic)

“Are the hypothesis tests used in time-on-market studies powerful enough?”

European Real Estate Society (refereed paper stream), Reading, U.K., June 2018

“Selling price discount (and premium)” (with H. Xiao)

Annual Meeting of the American Real Estate Society, virtual, March 2021.

Annual Meeting of the American Real Estate Society, Fort Myers Florida, April 2020 (cancelled due to pandemic)

Real Estate Symposium, Ithaca New York, May 2019

Real Estate Markets and Capital Markets (ReCapNet) Conference on Price Formation, Liquidity and Transparency in Real Estate Markets, Mannheim, Nov. 2018 (presented by co-author)

Ronald Coase Centre for Property Rights at the University of Hong Kong, March 2018

“How do the political leanings of a CEO affect a REIT’s operational decisions?” (with X. Deng, Y. Gao, H. Sun)

AREUEA Meetings, Philadelphia PA, January 2018.

AREUEA International, Amsterdam, July 2017 (presented by co-author)

Asian Real Estate Society, Taichung, Taiwan, July 2017 (presented by co-author)

Canadian Economics Association, Antigonish, Canada, June 2017,

American Real Estate Society, San Diego, April 2017.

“Comparing two approaches to studying time-on-market”

Anniversary Conference (University of Western Ontario), Oct. 2016

International AREUEA Meeting, Alicante Spain, July 2016.

American Real Estate Society, Denver, April 2016.

Ronald Coase Centre for Property Rights at the University of Hong Kong, February 2016.

“Contingent Auctions”

American Real Estate and Urban Economics Association, San Diego, January 2012

International AREUEA Meeting, Jerusalem, June 2013.

“Patterns of Growth in Chinese Cities: Implications of the Land Lease”
(with D. Dale-Johnson, Y. Gao and G. Zhu)
American Real Estate Society, San Diego, April 2014.
American Real Estate and Urban Economics Association, Philadelphia,
January 2014.
Asian Real Estate Society, Singapore, July 2012.

“Incentives, productivity and operational risk” (with Y. Gao, presented by
co-author)
Guanghua School of Management, Peking University, June 2011.

“A question of judgment”
Canadian Economics Association, Ottawa, Canada, June 2011 (to the
Canadian Experimental and Behavioural Economics Research Group,
CEBERG)

“How does corporate governance affect the quality of investor
information? The curious case of REITs” (with R. Edelstein, Y. Gao and
D. Tsang)
Structural Issues Facing Real Estate Investment Trusts in Today’s
Markets, New York City, April 2009 (one of the recipients for the Best
Research Paper Awards on REIT Analysis) (presented by a co-author)
Asian Real Estate Society/AREUEA international Conference, Los
Angeles, July 2009 (presented by a co-author)
Annual Meeting of AREUEA, Atlanta Georgia, January 2010 (presented
by a co-author)

“Integrating illiquid assets into the portfolio decision process” (with Y.
Gao)
Risk Management Institute, National University of Singapore, March
2010.
Annual American Real Estate and Urban Economics Association
Conference, San Francisco, January 2009.
AREUEA International Conference, Istanbul, July 2008.
Canadian Economics Association, Halifax Nova Scotia, June 2007.
Asian Real Estate Society/ International AREUEA, Vancouver BC, June
2006.

“An empirical analysis of local dynamics and contagion in real estate
markets”
Asian Real Estate Society, Kaohsiung Taiwan, July 2010.
American Real Estate and Urban Economics Association, New Orleans,
January 2008.
Asian Real Estate Society, Shanghai, July 2008.

- “Local Dynamics and Contagion in Real Estate Markets”
International Conference on Real Estate and the Macroeconomy, Beijing,
July 2006.
North American Regional Science Conference, Toronto, November 2006.
- “Incentive Contracts in Cournot Competition” (with Y. Wang)
Canadian Economics Association, Montreal Quebec, May 2006.
- “Productivity in a principal-agent setting” (with Y. Gao)
Canadian Economics Association, Hamilton Canada, May 2005.
- “What does failing to sell reveal about the selling process?”
Post-Doctoral Honoree, Weimer School of Advanced Studies in Real
Estate and Land Economics, May 2005
- “Taking the temperature of a market” (with U. Oguzoglu)
American Real Estate and Urban Economics Association, Philadelphia,
January 2005.
- “The selling process: If at first you don’t succeed, try try try again”
Second Annual Western Economics Alumni Workshop, London Ontario,
September 2005.
American Real Estate and Urban Economics Association, San Diego,
January 2004.
Asian Real Estate Society, Delhi India, August 2004.
- “Pricing in an illiquid market” (Co-Author: R. Wiebe)
Singapore-Hong Kong International Real Estate Symposium, Singapore
July 2003.
Canadian Economics Association, Toronto, June 2004.
- “The value and liquidity effects of a change in market conditions”
American Real Estate and Urban Economics Association, Washington DC
January 2003.
Asian Real Estate Society, Singapore, July 2003.
- “House prices and marketing time in Windsor”
Windsor and Essex County Real Estate Board, May 2002.
- “The mathematics of housing chains”
Canadian Economics Association, Montreal, June 2001
- “Price versus time: A maximum likelihood analysis” (Co-authors: R.

Rutherford and T. Springer)
American Real Estate and Urban Economics Association, Boston, January 2000.

European Real Estate Society, Alicante Spain, June 2001.

Asian Real Estate Society, Tokyo, August 2001.

“Price competition between casinos”

Canadian Economics Association, Toronto, May 1999.

“The Internet and real estate markets”

Canada Mortgage and Housing Corporation Outlook Conference, Windsor, November 1998.

Canada Mortgage and Housing Corporation Outlook Conference, London, November 1998.

“Two stage search and electronic commerce”

Midwest Economic Theory Conference, Ann Arbor Michigan, October 1998.

Canadian Economic Theory Conference, Ottawa Ontario, May 1998.

Center for Real Estate Education and Research and John W. Galbreath Chair Research Workshop, Columbus Ohio, June 1998.

“Measuring an uncertainty premium”

Midwest Economic Theory Conference, East Lansing Michigan, May 1998.

“Will new forms of intermediation reduce a government’s power to tax?”

Canadian Economics Association, Ottawa Ontario, May 1998.

Midwest International Economics Conference, East Lansing Michigan, May 1998.

“The contribution of buyer brokers”

Canadian Economics Association, St. John’s Newfoundland, June 1997.

European Meeting of the Econometric Society, Toulouse France, August, 1997.

“A Strategic Model of Grade Inflation”

Midwest Mathematical Economics Conference, Lafayette Indiana, April 1996

Canadian Economics Association, St. Catherines Ontario, June 1996.

Southwestern Ontario Operations Research Day, Waterloo Ontario, October 1996.

“Are brokers' commission rates on home sales too high?: A conceptual

analysis” (Co-author: R. Arnott)
American Real Estate and Urban Economics Association, San Francisco,
January 1996. (presented by co-author)

“Determinants of buyer search in a housing market”
American Real Estate and Urban Economics Association, Washington
D.C., January 1995.
Canadian Economics Association, Montreal, June 1995.

“Testing some theories of bargaining”
Canadian Economics Association Annual Meeting, Calgary Alberta, June
1994.

“Semiparametric estimation of a hedonic price function” (Co-author R.
Gencay)
Canadian Economics Association Ottawa Ontario, June 1992.
Econometrics Study Group, Guelph Ontario. (presented by co-author)

“Bargaining in a market with differentiated goods”
Canadian Economic Theory Conference, Montreal Quebec, June 1992.

“Bargaining with a stochastic number of buyers”
Midwest Mathematical Economics Meeting, Pittsburgh Pennsylvania,
October 1992.
Canadian Economics Association Meeting, Charlottetown P.E.I., June
1992.

“Why are houses sold by commission?”
American Real Estate and Urban Economics Association, Washington
D.C., December 1990.
Canadian Economics Association, Victoria B.C., June 1990.

“An equilibrium model of the housing market: How long does it take a
house to sell?”
American Real Estate and Urban Economics Association, New York,
December 1988.
Canadian Economics Association, Quebec City, June 1988.
Canadian Economic Theory Conference, Montreal, June 1988.

“Bounded rationality versus costly information: A comparison of
paradigms”
Canadian Economics Association, Windsor Ontario, June 1988.

“Similarities and differences amongst three models of price dispersion”

Midwest Mathematical Economics Conference, Minneapolis Minnesota, April 1988.

“Intra-industry trade due to imperfect information”

Canadian Economics Association Meeting, Hamilton Ontario, June 1987.
Midwest International Economics Association, Ann Arbor Michigan, October 1987.

“Equilibrium price dispersion with costly information”

North American Winter Meeting of the Econometric Society, Washington D.C., December 1985.

Canadian Economic Theory Conference, Montreal Quebec, May 1987.

“Disjoint search for the prices of two goods consumed jointly”

Midwest Mathematical Economics Meeting, Madison Wisconsin, April 1986.

“Multiprice search and the cost of living” (Co-author: M. Baye)

Canadian Economics Association, Montreal Quebec, May 1985.

Departmental Seminars: Laval University, University of Victoria (2), Simon Fraser University, University of British Columbia (2), University of Guelph (2), Lakehead University (2), University of Lodz, Trent University, University of Ottawa, Wayne State University, Ryerson University (2), St. Mary’s University (2), University of Western Ontario (Dept. of Geography), University of Windsor, Risk Management Institute (National University of Singapore)

Graduate Supervision

M.Sc. Thesis (Marketing and Consumer Behaviour): 8

M.A. Major Papers:

Economics 26

Other Disciplines (Political Science and Geography) 3

Ph.D. Thesis Committee member

Economics 5

Planning (University of Waterloo) 1

External Examiner (Ph.D. and M.A.): 6

Professional Activities

Referee: 52 journals or organizations

American Economic Review, Canadian Journal of Economics, AREUEA Journal/Real Estate Economics, Journal of Real Estate Finance and Economics, Journal of Real Estate Research, European Economic Review, Rand Journal of Economics, Games and Economic Behavior, Journal of

Urban Economics, Economic Inquiry, International Economic Review, Journal of Labor Economics, National Tax Journal, B.E. Journal of Economic Analysis & Policy, National Science Foundation, Social Sciences and Humanities Research Council of Canada, Bulletin of Economic Research, Southern Economic Journal, Scandinavian Journal of Economics, Land Use Policy, Journal of Public Economics, International Journal of Industrial Organization, Regional Science and Urban Economics, Urban Studies, Canadian Journal of Urban Research, Journal of Economic Dynamics and Control, Journal of Applied Econometrics, Journal of Chemical Technology and Biotechnology, Journal of Nonparametric Statistics, Journal of Financial Services Marketing, Review of Quantitative Finance and Accounting, Finance Research Letters, Competitive Earmarked Research Grants (Hong Kong), MITACS, American Real Estate Society (Best Paper Awards), *Economica*, *Environment and Planning A*, *American Sociological Review*, *Physica A*, *Urban Studies*, *Ecological Indicators*, *International Journal of Strategic Property Management*, *Econometrica*, *Journal of Housing Economics*, *Quantitative Finance*, *Management Science*, *Journal of European Real Estate Research*, *Journal of Real Estate Literature*, *Journal of Financial Research*, *IEEE Transactions on Engineering Management*, *Journal of Regional Science*

Award: Outstanding Editorial Board Member for *Real Estate Economics*, 2007

Award: Outstanding Referee for *Real Estate Economics*, 2020

“Outstanding Reviewer” Status: *Journal of Housing Economics* Jan. 2017

“Recognized Reviewer” Status: *Physica A: Statistical Mechanics and its Applications*, *Land Use Policy*, *Regional Science and Urban Economics*, *Journal of Urban Economics*, *Ecological Indicators*

Best Research Paper Award: “Structural Issues Facing Real Estate Investment Trusts in Today’s Markets” Conference, New York City, April 2009

Memberships in Academic Associations: Econometric Society, American Economic Association, American Real Estate and Urban Economics Association, American Real Estate Society

Mitacs College of Reviewers (2013-)

Member of the Editorial Board of *Real Estate Economics* (2004-)

Member of the Research Committee of the Real Property Association of Canada (“REALPAC”)

Student Case Competitions

Notable Achievements in Training: CIRECC (Second Place 2017, Fifth place 2014), RRECC (Third Place 2019, First Place 2016), Canada’s Next Top Ad Exec (2013, Two B.Comm. (Marketing Management) students won a car each)

Judge, Sales in a Digital Age (MCS 4910, Sales Pitch Competition, sponsored by Shopify, April 2022)

Media Activities

Interview concerning a proposed housing policy in the Netherlands, CBC, July 2023, <https://www.cbc.ca/news/canada/netherlands-housing-income-dutch-home-ownership-1.6899951>

Interview concerning high rents in Toronto, Excalibur, March 2023 <https://www.excal.on.ca/news/2023/03/22/why-is-rent-in-toronto-so-ridiculous/>

Interview concerning investor interest in residential properties in Guelph, Guelph Today, February 2023 <https://www.guelphtoday.com/local-news/one-in-six-guelph-houses-and-condos-are-investment-properties-report-6518320>

Interview concerning the current state of the real estate market in Kitchener-Waterloo, November 7, 2022, CBC Radio KW <https://www.cbc.ca/news/canada/kitchener-waterloo/waterloo-region-real-estate-market-1.6639310>

Interview concerning the current state of the real estate market in Ontario, October 2022, <https://globalnews.ca/news/9244781/guelph-professor-housing-legislation-shows-promise-hard-to-implement/>

Interview concerning home building targets in Ontario, July 2022, *Ontario Construction News*, <https://ontarioconstructionnews.com/housing-targets-will-be-challenged-by-labour-shortage-rising-costs/>

Interview concerning students and housing, *The Ontarion*, May 2022 <https://theontarion.com/2022/06/03/canadas-housing-crisis-has-made-it-more-difficult-than-ever-to-find-student-accommodations/>

Interview concerning a tax on housing speculators proposed by the New Democratic Party of Ontario, The Canadian Press, April 2022.

<https://www.guelphtoday.com/ontario-news/ontario-ndp-tories-promise-to-boost-housing-supply-through-differing-measures-5337394>

reprinted in

<https://www.collingwoodtoday.ca/ontario-news/ontario-ndp-tories-promise-to-boost-housing-supply-through-differing-measures-5337394>

<https://ca.sports.yahoo.com/news/ontario-party-leaders-announcements-housing-080000462.html>

<https://kitchener.citynews.ca/around-ontario/ontario-ndp-tories-promise-to-boost-housing-supply-through-differing-measures-5337392>

<https://www.thestar.com/politics/2022/05/06/ontario-party-leaders-to-make-announcements-on-housing-education.html>

https://www.chroniclejournal.com/news/national/quebec/ontario-ndp-tories-promise-to-boost-housing-supply-through-differing-measures/article_c13835b3-6962-57f1-ac48-e7d932502aed.html

<https://www.wellandtribune.ca/ts/politics/2022/05/06/ontario-party-leaders-to-make-announcements-on-housing-education.html>

<https://www.sudbury.com/ontario-news/ontario-ndp-tories-promise-to-boost-housing-supply-through-differing-measures-5337394>

<https://www.cornwallseawaynews.com/ontario-news/ontario-ndp-tories-promise-to-boost-housing-supply-through-differing-measures/>

<https://building.ca/ontario-ndp-tories-promise-to-boost-housing-supply-through-differing-measures/>

Interview concerning a tax on housing speculators proposed by the Green Party of Ontario, The Canadian Press, April 2022.

<https://globalnews.ca/news/8790652/ontario-greens-domestic-tax-buyers-multiple-homes/>

reprinted in

<https://www.cp24.com/news/ontario-greens-propose-tax-on-domestic-buyers-of-multiple-homes-1.5878786>

<https://nationalpost.com/news/politics/ontario-green-party-proposes-tax-on-domestic-buyers-of-three-or-more-homes>

<https://www.guelphtoday.com/ontario-news/ontario-greens-propose-tax-on-domestic-buyers-of-multiple-homes-5304953>

<https://toronto.ctvnews.ca/ontario-greens-propose-tax-on-domestic-buyers-of-multiple-homes-1.5879370>

https://www.pentictonherald.ca/news/national_news/quebec/article_a4030012-0cc4-581c-88d3-fb41df897fa3.html

<https://www.thestar.com/politics/2022/04/27/ontario-greens-propose-tax-on-domestic-buyers-of-multiple-homes.html>

<https://ottawa.citynews.ca/around-ontario/ontario-greens-propose-tax-on-domestic-buyers-of-multiple-homes-5304952>

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