



Multidisciplinary Journal with Arbitration  
Committee  
International Refereed Multidisciplinary  
Journal

# CURRENT SCIENCE

## ***A DIFFERENT APPROACH TO THE IMPACT OF IMMIGRATION ON HOUSING PRICES***

***Bariş DÖNMEZ***

***Istanbul University Faculty of Economics***

***To cite this article: Barış DÖNMEZ, Istanbul University Faculty of Economics, Current Science, Volume 4,  
No. 5, 2022, pp. 99-119. - 0099-0001-2205-0002***

Our studies are in a format accredited, approved and supported by EAALS - European Academic Studies and Laboratory Services. EAALS offers all our works, services and publications to the world scientists at the stage of carrying our control, accreditation and support processes to the international platform.

**ISSN:** 2667-9515

**Barcode:** 9772667951001

### **Editors Group:**

Concessionaire: Tsisana Kharabadze  
Dr. Ugur Ugural  
Niyaz Bokvadze  
Prof. Sabrina Corbi  
Prof. Samantha Lewes  
Asst.Prof. Osman Doruk

- Current Science Multidisciplinary Academic Journal with Review Panel is a monthly multidisciplinary academic journal with a multi-science peer-review.
  - The magazine is published monthly.
- The magazine will be at the subscriber's address in the first week of the month.
- The journal continues to be included in all international rankings and registrations. Quality articles and publications accelerate this process.
  - Response or rejection time for applications varies between 30 and 90 days.

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**



Multidisciplinary Journal with Arbitration  
Committee  
International Refereed Multidisciplinary  
Journal

# CURRENT SCIENCE

## Abstract

It is the most correct approach to evaluate the increase in the prices of the houses together with the new houses, the number of which is increasing every day in our country. Although the acceleration in housing construction is related to political and political decisions, the housing sector needs academic studies, especially in terms of migration. In this study, we tried to underline that it is necessary to examine my “migration concept” as one of the factors that decide housing prices and that it needs much more literature contribution. We believe that, rather than acting on the assumption that it is natural for an increase in housing prices due to demand, it is correct to process the results of the factors that create the relevant demand with data and analysis. It is obvious that another concept that can be considered at the macro level should be considered separately, as the problem of residence, housing and migration, which arose due to the refugees coming to Turkey due to the war in the Syrian Arab Republic, brought an additional burden to the housing shortage at hand. In examining and solving the problems related to the effect of migration, literature reviews and analyses, panel data analyzes, stata applications together with the econometric model will supply a literature contribution. Although the investments made by the public sector supply suppressive effects on housing prices from time to time , it would be correct to give examples from different regions, especially Istanbul, to examine these and similar effects.

**Keywords:** *Migration, Housing Prices, Effect of Migration on Housing Prices, Increase in Housing Prices, Relationship between Migration and Housing*

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**



Multidisciplinary Journal with Arbitration  
Committee  
International Refereed Multidisciplinary  
Journal

# CURRENT SCIENCE

## Introduction

The value given to the construction sector, due to the growth policies that Turkey had to enter, especially at the beginning of the 200's, led to an increase in discussions on housing production and unit prices. In the early days, especially for the Turkish economy, the policies that will have side effects later formed the determinants of housing prices. The global migrant stock was from 72 million to 243 million, respectively, between 1960 and 2015 (World Bank, 2018). Three percent of the world's population are now immigrants. Relevant issues are of interest to researchers from many disciplines, including medicine, economics, and sociology (Abramitzky and Boustán, 2017; Hassan, 2017). Migration has become one of the most pressing social, economic and political issues generating heated debate in countries facing large flows of migrants (Saiz and Wachter, 2011; Accetturo et al., 2014; Abramitzky and Boustán, 2017). A particular focus of this discussion is the impact of immigration on house prices. While researchers claim that immigration reduces house prices, some argue otherwise (Sá, 2015; Mussa et al., 2017). Immigration increases the demand for housing and rental accommodation, but these can also affect their impact and the perceived desire of the neighborhoods involved (Accetturo et al., 2014). Social interactions between locals and foreigners are particularly important (SAIZ and WACHTER, 2011; Accetturo et al., 2014; Sá, 2015). Research shows that immigration affects house prices depending on their level.

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**

## In terms of literature

it would be correct to explain the change in the form of rent in Ricardo , which continues with Smith's discussion of rent, as follows:

*If it were possible for all lands to have the same characteristics, even if the lands were not in an incredibly special and favorable position due to the unlimited quantity and quality of the lands, no bill could be made against the use of the land. In this case, the result is that the lands are not unlimited in quantity and of the same quality; Again, due to the increase in the population, lands of lower quality or less favorable conditions are also opened for cultivation, and rent is paid in return for the use of the land. In terms of the progress and fertility of the society, the cultivation of second-class lands leads to the payment of rent on first-class lands; this results in the determination of the amount of the rent depending on the quality difference between the two lands in question. ( Ricardo , 2008: 46).*

In small local housing markets, immigration can increase house prices by directly increasing demand. Alternatively, house prices may fall. Indirect local resident emigration and ( Saiz and Wachter , 2011; Sá , 2015; Mussa et al., 2017) or house prices grow at a slow rate, the area is considered less desirable. In larger areas, direct demand effects may remain, while indirect effects are likely to be silenced (SAIZ, 2007).

Marx's use of the concept of ground rent , which also uses the differential rent analysis put forward by Ricardo , are still alive today. (Yakar Önal, 2002). Our present study reveals that it is necessary to compile the findings from the first comprehensive meta-regression analysis to assess the conflicting demands about immigration and house prices. Specifically, it is necessary to explore two related issues:

(i) *Does immigration affect house prices?*

# CURRENT SCIENCE

(ii) *Is this effect moderate in terms of attitudes of local populations towards immigrants? Although the individual study tried to answer; Similar studies do not appear in the literature.*

Beliefs and attitudes play a critical role in nearly all market transactions, and attitudes can be central to willingness to pay ( Bowles , 1998; Frey , 1999). Consequently, it is necessary to assume this in the case where the local population is at the destination.

## Global Perspective

Countries are accepting more immigrants; it is obvious that the increased demand for housing from immigrants will increase house prices. This is not necessarily driven by emigration, of course. Indeed, there may still be a net movement to one geographic area, but people are not prepared to pay as much as other areas due to migration. This moderating role for immigrants in relation to these local attitudes has not been explored by any of the primary studies. Housing is a universal human right (United Nations, 1948; UN General Assembly, 1966). Thus, our study underlines the growing need for housing to supply affordable housing for populations and younger generations, especially in response to the worldwide spread of funding movements by populist and nationalist politics.

## Turkey Example

the real change in the Hedonic Housing Price Index (HKFE) prepared by the CBRT following the housing sales and building permit statistics, it is seen that the index increased by approximately 25% in real terms between 2010 and 2018. This varies regionally. For example, while the real housing price increase is 72% in Istanbul, it is 53 % in İzmir and 50% in the

# CURRENT SCIENCE

region where Aydın, Denizli and Muğla take the second place . <sup>1</sup>Housing prices also decreased in regions other than the TR C1 region, where the rate of increase in the Southeast Anatolian region is higher than the Turkey average. It is seen that the increase in Turkey is higher than both the OECD average and the Euro area. While the price/rent index in the Euro area decreased during the period, it increased by 7% in the OECD area. It is also interesting that the increase in Turkey was 30%. When looking at individual countries, the biggest increase in the index is in Canada with 42%, while Turkey (30%) Sweden (38%) and Israel (33%) are the 4th countries in the index (OECD, 2018). The biggest decline is in Russia with 55%, followed by Estonia, Latvia, Italy and Greece, respectively.

## Based on General Literature Scans

After working with various search engines (ECOLITIT IN EBSCOHOST, GOOGLE SCOSOS, SCOPUS, SCOPISTIRECT) the search terms of other databases appear to contain various combinations of the following keywords: *'immigrant', 'immigration', 'house price', 'housing price', 'Property value', 'rents', 'housing market', 'urban housing'*.

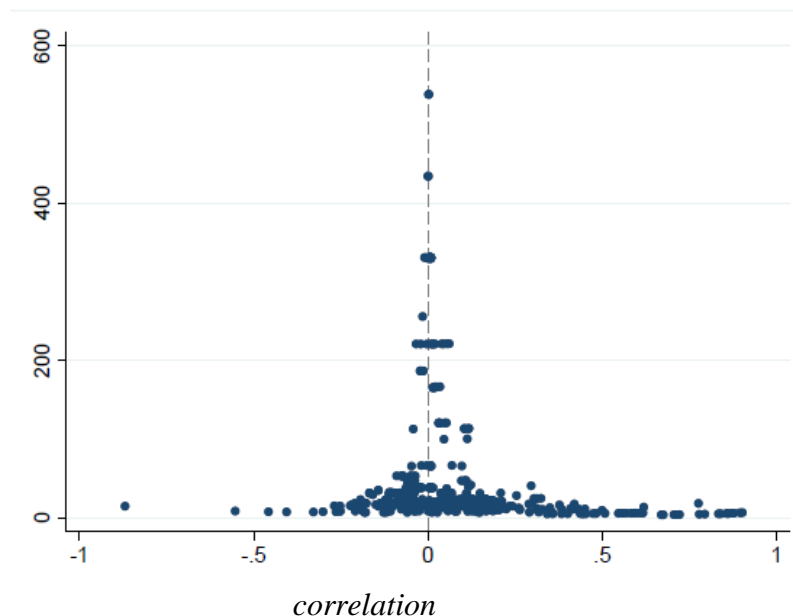
In addition, when the reference sections and earlier comments of all empirical studies are searched, both published and unpublished studies are increasing rapidly. It is also true that analysis of published studies is also mandatory for unpublished studies in this field and updated version of working papers.

---

<sup>1</sup> In the TR 61 (Antalya, Burdur, Isparta), Antalya), TR C1 (Kilis, Adıyaman, Gaziantep), TR 62 (Adana, Mersin) sub-regions, the increase in the real house price index seems to be higher than the country average. Except for the TR 82 (Çankırı, Kastamonu, Sinop) and TR A1 (Erzurum, Erzincan, Bayburt) sub-regions, housing prices have decreased in the entire Black Sea and Eastern Anatolia region.

*Foresight*

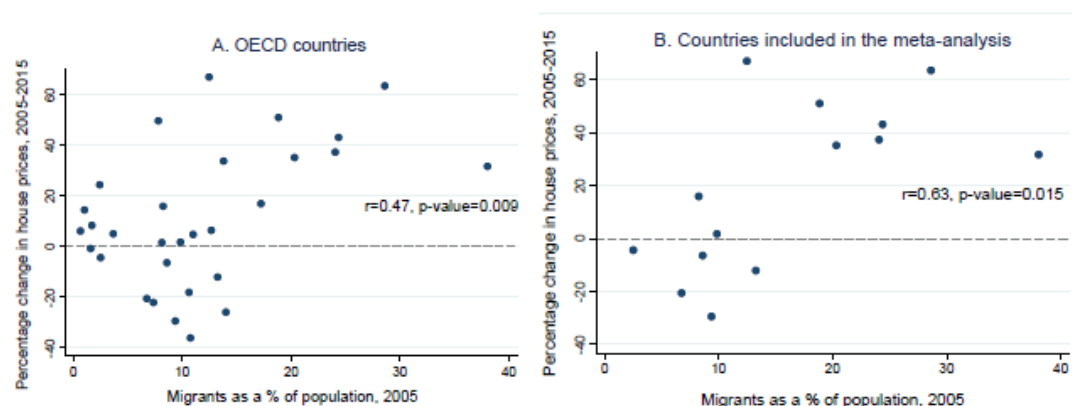
*Partial*



*Figure 2: Funnel plot correlation of partial correlations, immigration and house prices; reflects heterogeneity among results that are almost symmetrically distributed around zero .*

When the two graphs presented above are evaluated together, while Turkey is considered as a country where there is a rapid increase in the real housing price index, the result is that the increase in the price/rent index is above the real housing price increase. According to this table, based on the view that housing investments are subject to an increase in the return period, it can be concluded that housing prices are higher than the increase in rents, which shows the temporary use value of the house.

# CURRENT SCIENCE



**Figure 2.** *Immigrants and house prices. Scatter diagrams show the correlation between the immigrant share of the population as of 2005 and the percentage change in house prices over the next ten years, (2005-2015). Migration is delayed overcoming its potential reverse causation. Panel A covers most OECD countries. Panel B covers the 14 countries covered by our meta-regression analysis.*

Housing price data is sourced from the Bank for International Settlements (BIS) (2018). Table 1 reports the BIS percentage change in real house prices from 10 years to 2015-15. Examples of world rankings show that BIS data for Spanish house prices date back to 2005Q4. To ensure a consistent comparison of prices, they adopted this index of home price growth for the last 4 months of 2015 for all countries over the decade. Prices are decided and intervened by the CPI (BIS, 2018).

The purpose of this section, which includes descriptive statistics, is not to distribute the focus of the thesis, but only the general view of the sector in the economy, and the housing prices show an increase in real terms in Turkey between 2010 and 2018, based on the general view of the sector. In other words, it is obvious that it supplied a better return than most of the traditional financial investment instruments as an investment tool during the period.



## Housing Problem in Research on Syrian Refugees

The influx of refugees/asylum seekers, which appeared after the civil war that started in the Syrian Arab Republic in 2011, has created many new economic, social and cultural problems in countries where immigration is concentrated. For this reason, there has been an increase in the results with the support of the institutions funding academic research in this field. Considering the focus of research on Syrian refugees, humanitarian aid includes issues such as access to public services, as well as integration into the labor market. It is a fact that the connection between developments in the housing market and macroeconomics is based on both theoretical and empirical research within the field of urban economy, financial economics and macroeconomics. According to these findings, it can be said that the studies based on regional or inter-country comparisons show that housing prices are sensitive to economic cycles and affect variables such as income surplus, industrial production and employment. Because Hilbers et al., who examined the structure of the housing market in Europe. (2008) groups the tools that affect housing prices as taxes on housing, incentive mechanisms, monetary policy (interest rate), structural supply and demand factors, and housing finance policy, because of the situations we have summarized above.

## Expected and Permanent Income Element

Meen (2002) looking at the long-term determinants of house prices, expressed expected and permanent income as important explainers with a separate characterization. The average age and structural distribution of the population, as key factors, are the factors that decide the user costs, the interest rate, the housing tax rates and the expected return on investment of the housing. Similarly, Reichert (1990), who analyzed the determinants of housing prices with quarterly data over a 12-year period, found interrelated concepts. The subject of changes in the

# CURRENT SCIENCE

population structure, which we can define as variables, gives the result that the level of employment and permanent income are the most influential variables on housing prices.

**Chart 1: Country distribution of estimates and weighted average impact<sup>2</sup>**

Country	Immigrant % population 2015 (one)	house price Percentage of change in ten years to 2015 (2nd)	Percentage of natives who do not want to live with immigrants (3)	Number of trials [estimates] (4)	WLS weighted average (5)	95% CI (6)
all	19.2117.71		14.25	45 [474]	0.008	0.002; 0.015
USA	14.49-23.52		13.60	7 [34]	-0.001	-0.010; 0.008
Spain	12.69-30.62		7.50	6 [71]	0.111	0.024; 0.198
Canada	21.8043.66		4.10	6 [65]	0.006	0.004; 0.007
Britain	13.200.51		14.20	5 [109]	-0.042	-0.091; 0.006
Australia	28.2237.35		10.50	5 [16]	0.018	0.008; 0.029
Switzerland	29.3938.29		6.90	4 [68]	0.029	-0.013; 0.072
New Zealand	22.9629.41		5.90	3 [60]	-0.076	-0.256; 0.105
all others	18.0321.31		23.53	9 [46]	0.030	0.014; 0.047

For example, in terms of cities with dense population, according to Jud and Winkler (2002), real housing price increases are affected by population growth, changes in real income,

<sup>2</sup>Column (1) reports the housing situation of immigrants as a share of the population as of 2015. Column (2) reports the total percentage change in real house prices from 10 years to 2015. Column (3) does not report the percentage of locals, which appears to be a preference for living next to immigrants. Column (4) reports the number of runs and estimates in square brackets. Column (5) reports the weighted least squares weighted average, adjusted standard errors for aggregation of estimates within studies. Column (6) reports the 95% confidence intervals. All other include Belgium, Iceland, Israel, Italy, Singapore, South Africa, and Sweden.

*Sources: Column (1), World Bank (2012). Column (2), Bank for International Settlements (2018). Column (3), World Value Surveys, Miscellaneous Topics.*

## CURRENT SCIENCE

construction costs and interest rates. Especially in the literature review part of our study, if they meet three criteria, they were included in the meta-analysis. First, we reported an estimate of the impact of immigration on house prices, and second, we included controlling for various other factors that affect house prices. Based on this, the conversion of the table and data below into a formula is of a summary nature.

The study had to report sample sizes and an outcome statistic, such as a t-statistic or a p-value that could be converted into a partial correlation. Partial correlations show that  $t$  is a statistical degree and  $df$  work. It is expressed by where it differs  $\sqrt{t^2 + df}$

. In terms of result values in all studies, migration (M) and housing prices (P) also represent vector variables with coordination.

**Chart 2: On the impact of immigration on house prices meta-regression estimates**

	Basic estimates (one)	Regional expressions (2nd)	With country expressions (3)
Still	0.039 (4.53)***	0.040 (2.98)***	0.239 (2.59)**
Standard error	0.139 (0.29)	0.278 (0.57)	1,202 (2.99)***
Attitude towards immigrants	-0.004 (-3.43)***	-0.004 (-2.94)***	-0.024 (-2.59)**
average year	0.001 (1.81)*	0.001 (1.52)	0.001 (2.87)***
IV	0.026 (2.06)**	0.026 (1.96)*	0.011 (1.20)
Income	0.032 (2.26)**	0.028 (2.00)*	0.033 (2.05)**
Bank interest _	0.098 (0.74)	0.074 (0.58)	0.024 (0.23)
Parent	0.119 (1.76)*	0.119 (1.90)*	0.108 (2.98)***
Population	-0.049 (-3.01)***	-0.045 (-2.32)**	-0.026 (- 1.84)*

## CURRENT SCIENCE

<i>Stock</i>	-0.050 (-2.73)***	-0.050 (-2.78)***	-0.048 (-3.04)***
<i>Area</i>	0.087 (3.46)***	0.083 (3.21)***	0.082 (1.85)*
<i>Nation</i>	0.008 (0.41)	0.078 (1.81)*	0.031 (0.29)
<i>Local</i>	NO	YES	NO
<i>As a country</i>	NO	NO	YES
<i>adjusted R2 –</i>	0.24	0.29	0.39
<i>n (k)</i>	40 (444)	40 (444)	40 (444)

Notes: Column (1) is the baseline results. Regional data is added to Column (2) and country data to Column (3). All models were estimated using unconstrained weighted least squares using inverse variance weights. And *n* and *k* represent the number of searches and the number of estimates, respectively. The base in columns (2) and (3) are North America and the USA, respectively. Parentheses report *t*-statistics using standard errors adjusted for clustering estimates within studies. For Attitudes Towards Migrants, 5 studies and 30 observations were lost due to missing observations. \*, \*\*, \*\*\* denote statistical significance at 10%, 5% and 1% levels, respectively.

$$P_{iit} = \alpha_0 + \alpha_1 M_{iit} + \alpha_z z_{iit} + \varepsilon_{iit}^3 \text{ I and t indices express substitution times with period t.}$$

While models are estimated with different estimation methods in the literature, housing demand is expressed as a function of financial and financial indicators of demographic characteristics, as well as many features of income.

### Conclusion

One concern with meta-regressions is that attitudes towards immigrants are affected by immigration, meaning attitudes may be endogenous. For example, if attitudes are affected by the effect of immigration on house prices, this may bias the weighted least squares parameter

<sup>3</sup>House price data is sourced from the Bank for International Settlements (BIS) (2018). Table 1 column (2) reports the BIS percentage change in real home prices for 10 years, up to 2015-15. For example, BIS data for house prices for Spain date back to Q4 2005. To ensure a consistent comparison of prices, it was decided to use ten-year home price growth up to Q4 2015 for all countries. Prices are stabilized by CPI (BIS, 2018).

# CURRENT SCIENCE

estimates. The main difference is that the coefficient of attitudes towards immigrants is smaller, although it is still statistically and practically significant. The other difference is that the sign in the average year changes from positive to negative. In summary, our findings show that negative attitudes towards immigrants can offset the demand effect on housing prices resulting from the increasing population. This is consistent with emigration because of immigration, or a decrease in the comfort value of a place, leading to a reduced willingness to pay higher house prices. It is seen that even the behavioral qualities we obtained in our findings guide the selection process for housing destinations (Edin et al., 2003; Saiz and Wachter, 2011). The tendency of new immigrants to live in the same areas as earlier generations of immigrants, combined with the reluctance of residents with negative attitudes towards immigration to live near immigrants, weakens the relationship between immigration and housing prices.

## References

- "A Prediction Comparison of Housing Sales Prices by Parametric Versus Semi-Parametric Regressions." ("A prediction comparison of housing sales prices by parametric versus semi ...") Journal of Housing Economics, 13,1, 68-84
- "A Semiparametric Hedonic Model for Valuing Wetlands." Applied Economics Letters, 12,10 597-601.
- "Apartment Rent: Rent Control and Other Determinants." Journal of Property Research, 11,1, 27-50.
- "Estimating The Demand for Housing, Land, And Neighborhood Characteristics." Oxford Bulletin of Economics and Statistics, 60,3, 357-382
- "Housing Market Segmentation." Journal of Housing Economics, 7, 2, 121-143.
- "Pricing Residential Amenities: The Value of a View." The Journal of Real Estate Finance and Economics, 16,1, 55-73 ("Values of amenities in coastal zones – Marine Species Introduced Traits Wiki")
- "Rail Transit's Value Added: Effect of Proximity to Light and Commuter Rail Transit on Commercial Land Values in Santa Clara County California." ("The Impact of Railway Stations on

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**

# CURRENT SCIENCE

- Residential and Commercial Property Value ...) National Association of Realtors Urban Land Institute
- "Semiparametric Estimates of The Marginal Price of Floorspace." The Journal of Real Estate Finance and Economics, 5.1, 73-83
- "The Effects of New Public Projects to Expand Urban Rail Transit." ("The effects of new public projects to expand urban rail transit Nathaniel ...") Journal of Public Economics, 77.2, 241-263
- "The Impact of Oil and Natural Gas Facilities on Rural Residential Property Values: A Spatial Hedonic Analysis." ("The impact of oil and natural gas facilities on rural residential property ...") Resource and Energy Economics, 27.3, 248-269
- "The Impact of Railway Stations on Residential and Commercial Property Value: A Meta-Analysis." ("(PDF) The Impact of Railway Stations on Residential and ... - ResearchGate") The Journal of Real Estate Finance and Economics 35.2 P.161-180.
- "The Impact of the Miami Metrorail on The Value of Residences Near Station Locations." Land Economics, 54-66.
- "The Influence of Wetland Type and Wetland Proximity on Residential Property Values." Journal Of Agricultural and Resource Economics, 120-129.
- "Toward More General Hedonic Estimation: Clarifying the Roles of Alternative Experimental Designs with An Application to A Housing Attribute." Regional Science and Urban Economics, 57, 54-62. ("Ryan Sullivan - Google Scholar")
- "The Turkish Business World's Opinions, Expectations and Suggestions on Syrians in Turkey", Confederation of Turkish Employers' Unions
- "Who Was First? An Examination of An Early Hedonic Study." Land Economics, 620-626.
- Accetturo , A., Manaresi , F., Mocetti , S. & Olivieri , E. 2014. Do not Stand So Close to Me: The Urban Impact of Immigration. Regional Science and Urban Economics, 45, 45-56.
- Adams, ZAB, Kristian. 2017. Immigration and The Displacement of Incumbent Households.

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**

# CURRENT SCIENCE

- Akbari, AH & Aydede , Y. 2012. Effects Of Immigration on House Prices in Canada. *Applied Economics*, 44, 1645-1658.
- Allen, J., Amano, R., Byrne, DP & Gregory, AW 2009. ("FOREIGN HOUSING POLICY 6 References Allen J Amano R Byrne DP Gregory a W ...") *Canadian City Housing Prices and Urban Market Segmentation. The Canadian Journal of Economics / Revue Canadienne D' economique*, 42, 1132-1149.
- An Econometric Model of Housing Price, Permanent Income, Tenure Choice, And Housing Demand, *Journal of Urban Economics*, 23, 3, 327-353, Elsevier
- Anacker , KB 2013. Immigration, Assimilating, Cashing In? Analyzing Property Values in Suburbs of Immigrant Gateways. *Housing Studies*, 28, 720-745.
- Andrews, D. 2010. Real House Prices in OECD Countries: The Role of Demand Shocks and Structural and Policy Factors. *OECD Economics Department Working Papers*, No. 831, OECD Publishing, Paris. ("21세기 귀족 ( 빛으로 지은 집 )")
- Australian Economic Review, 28, 16-26.
- Basten , C. & Koch, C. 2015. "The Causal Effect of House Prices on Mortgage Demand and Mortgage Supply: Evidence from Switzerland." ("The Causal Effect of House Prices on Mortgage Demand and Mortgage Supply ...") *Journal of Housing Economics*, 30, 1- 22.
- Bekar, E. 2013, — Analysis of Hedonic Prices with Spatial Quantile Regression Modell Marmara University
- Benefits Of Proximity to Rail on Housing Markets: Experiences in Santa Clara County, *Journal of Public* ("Benefits of Proximity to Rail on Housing Markets: Experiences in Santa Clara ...")
- Blanchflower, David G; Oswald, Andrew J; 2013
- Bodvarsson , O.B; Van Den Berg, HF, Lewer , JJ, 2008 —Measuring Immigration's Effects on Labor Demand: A Reexamination of The Mariel Boatlift, *Labor Economics*, 15, 4, 560-574 Elsevier
- Borjas , George J; Freeman, Richard B; Katz, Lawrence F; Dinardo , J., Abowd, John M; 1997
- Bourassa, S. & Hendershott , P. 1995. Australian Capital City Real House Prices, 1979–1993.

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49(177) 8684-353 EMAIL: ASI@EUROPE.DE**



# CURRENT SCIENCE

Boxall, Peter C., Chan, Wing H., McMillan  
Melville L., 2005

Braakmann , N. 2016. Immigration And the  
Property Market: Evidence from England  
and Wales. Real Estate Economics, 1-25.

Cerğotoglu , E., Yunculer , HB, Torun, H.,  
Tumen, S; 2017

Chia, WM, Li, M. & Tang, Y. 2017. Public And  
Private Housing Markets Dynamics in  
Singapore: The Role of Fundamentals.  
Journal of Housing Economics, 36, 44-  
61.

Cobb-Clark, D. & Sinning, M. 2011.  
Neighborhood Diversity and The  
Appreciation of Native- And Immigrant-  
Owned Homes. Regional Science and  
Urban Economics, 41, 214-226.  
Coleman, A. & Landon-Lane, J. 2007.  
Housing Markets and Migration in New  
Zealand, 1962-

Cropper, Maureen L., Leland B. Deck.  
McConnell , KE, 1988 On the Choice  
of Functional Form for Hedonic Price  
Functions." The Review of Economics  
and Statistics 668-675

Cutler, DM, Glaeser , EL & Vigdor , JL 2008.  
("5 - Acculturation and Diversity  
Management at Work: The Case of ... -

Cambridge") Is the Melting Pot Still Hot?  
Explaining The Resurgence of Immigrant  
Segregation. The Review of Economics  
and Statistics, 90, 478-497.

Cvijanovic, D., Favilukis , J. & Polk, C. 2010.  
New In Town: Demographics,  
Immigration, And the Price of Real  
Estate. London School of Economics.

De Blasio, G. & D' Ignazio, A. 2010. The  
Impact of Immigration on Productivity:  
Evidence from The Italian Real Estate  
Market. Working Paper, Research  
Department, Bank of Italy, Rome.

De Bruyne, K. & Van Hove, J. 2013. Explaining  
The Spatial Variation in Housing Prices:  
An Economic Geography Approach.  
Applied Economics, 45, 1673-1689.

Debrezion , G., Pels, "The Impact of Rail  
Transport on Real Estate Prices an  
Empirical Analysis of The Dutch  
Housing Market." urban

Degen, K. & Fischer, A. 2010. Immigration  
And Swiss House Prices. Working Paper,  
Swiss National Bank, Zurich.

Degen, K. & Fischer, A. 2017. Immigration  
And Swiss House Prices. Swiss Journal  
of Economics and Statistics ( Sjes ), 153,  
15-36.

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED  
SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE  
4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177)  
8684-353 EMAIL: ASI@EUROPE.DE**



# CURRENT SCIENCE

Demand For Environmental Quality: A Spatial  
Hedonic Approachl. Louisiana State  
University Working Paper 2005-08

Effects Of Income Variability on The Demand  
for Owner- Occupied Housingl, Journal  
of Urban Economics, 22, ("Cross Border  
Business Cycle Impacts on the El Paso  
Housing Market")

Efficient Urbanization: Economic Performance  
and The Shape of The Metropolisl, Urban  
Studies, 38.10, p.1651-1671, "Sage  
Publications Sage Uk : London, England"

Ekşioğlu, G., 2010, Modeling of the Effect  
of Environmental Aesthetics on Housing  
Prices with Hedonic Price Method ,  
Dokuz Eylül University, Institute of  
Science and Technology, Department of  
City and Regional Planning, Department  
of Urban Design, Unpublished Master  
Thesis, İzmir.

Eliasson , L. 2017. Icelandic Boom and Bust:  
Immigration and The Housing Market.  
Housing Studies, 32, 35-59.

Estimating The Gains from New Rail Transit  
Investment: A Machine Learning Tree  
Approachl, National Bureau of  
Economic Research

Estimating The Value of a New Transit Optionl,  
Regional Science and Urban Economics,  
41.6, P. 525-536, Elsevier

Fischer, AM 2012. Immigrant Language  
Barriers and House Prices. Regional  
Science and Urban Economics, 42, 389-  
395.

Ge, XJ 2009. Determinants Of House Prices in  
New Zealand. Pacific Rim Property  
Research

Ge, XJ 2014. Australian Migration and  
Dwelling Prices. Conference Paper, 19th  
Annual Asian Real Estate Society  
Conference, Gold Coast, Australia.

Hedonic Demand Theory, Unpublished  
Doctoral Thesis, Istanbul University,  
Institute of Social Sciences, Department  
of Economics, Istanbul.

Heikkila , E., Gordon, P., Kim , Jae I., Peiser ,  
Richard B, Richardson , Harry W, Dale-  
Johnson, D., 1989

House Prices, Money, Credit, And the  
Macroeconomy, Oxford Review of  
Economic Policy, 24, 1, 180-205, Oxford  
University Press

Housing And the Business Cyclel, International  
Economic Review, 46, 3, 751-784, Wiley  
Online Library

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED  
SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE  
4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177)  
8684-353 EMAIL: ASI@EUROPE.DE**

# CURRENT SCIENCE

[Http://Www.Kalkinma.Gov.Tr/Pages/KalkinmaAplanlari.Asp](http://www.kalkinma.gov.tr/Pages/KalkinmaAplanlari.Asp) X Access Date : 05.05.2018

Immigrant Inflows, Native Outflows, And the Local Labor Market Impacts of Higher Immigration,” Journal of Labor Economics, 19, 1, 22-64, The University of Chicago Press

Immigration And Housing Booms: Evidence from Spain, Journal of Regional Science, 53, 1, 37-59, Wiley Online Library

Immigration And the Macroeconomy: Some New Empirical Evidence, Banco De Espana Working Paper No. 1716. (“Immigration and the Macroeconomy: Some New Empirical Evidence by Francesco ...”)

Immigration And Wages: Evidence from the 1980's, The American Economic Review, 81, 2, 292- 296, Jstor (“(PDF) Jordan's Mariel Boatlift: An Examination of Effects of an Exogenous ...”)

Impact Fees and Housing Affordability. Cityscape, 139-185.

Income Elasticity of Housing Demand, The Review of Economics and Statistics, 55.4, 528-532,

Inflation, Tax Rules and The Accumulation of Residential and Nonresidential Capital, The Scandinavian Journal of Economics, 84.2, 293-311, Jstor

Is The New Immigration Really So Bad?, The Economic Journal, 115, 507, Wiley Online Library

Factors Affecting Housing Prices in Isparta with Hedonic Price Model Süleyman Demirel University Social Sciences Institute Economics Department Unpublished Doctoral Thesis

Urban Experience Trans. Esin Soğancıoğlu Urban Series, Sel Publications, Istanbul

—Determination of Factors Affecting Housing Prices with Hedonic Model: Example of Mersin Province Gaziosmanpaşa University, Institute of Social Sciences, Department of Economics, Unpublished Master's Thesis.

Larkin, M. 2017. Resident Migration and Its Effect on House Prices in Australia. Phd Thesis, Deakin University, Australia.

Laura O. 1999 Agricultural Economics, 81.5, 1118-1122

Ley, D., Tutchener, J. & Cunningham, G. 2002. Immigration, Polarization, Or Gentrification? Accounting For

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**

# CURRENT SCIENCE

- Changing House Prices and Dwelling Values in Gateway Cities. *Urban Geography*, 23, 703-727.
- Li, Q. 2014. Ethnic Diversity and Neighborhood House Prices. *Regional Science and Urban Economics*, 48, 21-38.
- Manuscript, Swiss Institute of Banking and Finance, Rosenberg Strasse, Switzerland.
- Market Dynamics: The Case of Haifa. *The Annals of Regional Science*, 47, 585-598.
- Matching As an Econometric Evaluation Estimator, *The Review of Economic Studies*, 65, 2, 261-294, Wiley-Blackwell ("Allan Collard-Wexler")
- Meen, G. 2012. "The Adjustment of Housing Markets to Migration Change: Lessons from Modern History." ("The adjustment of housing markets to migration change: lessons from modern ...") *Scottish Journal of Political Economy*, 59, 500-522.
- Miyake, JF 1992. Immigration and the Housing Market. In: Globerman, S. (Ed.) *The Immigration Dilemma*. The Fraser Institute Vancouver, Canada.
- Montalvo, JG 2010. "Land Use Regulations and House Prices: An Investigation for The Spanish Case." ("Land use regulations and house prices: an investigation for the Spanish case") *Moneda Y Crédito*, 230, 87-121.
- Muellbauer, J., St-Amant, P. & Williams, D. 2015. Credit Conditions and Consumption, House Prices, and Debt: What Makes Canada Different? ("Credit Conditions and Consumption, House Prices, and Debt: What Makes Canada ...") Working Paper 2015-40, Bank of Canada.
- Mussa, A., Nwaogu, UG & Pozo, S. 2017. Immigration And Housing: A Spatial Econometric Analysis. *Journal of Housing Economics*, 35, 13-25.
- Ottaviano, GIP & Peri, G. 2007. "The Effects of Immigration on US Wages and Rents: A General Equilibrium Approach." ("The Effects of Immigration on US Wages and Rents: A General ... - CORE") Discussion Paper No. 0713, Center for Research and Analysis of Migration (Cream), Department of Economics, University College London.
- Please In My Back Yard: The Private and Public Benefits of a New Tram Line in Florence, Bank of Italy Temi Di Discussione (Working Paper) No. 1161.

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49(177) 8684-353 EMAIL: ASI@EUROPE.DE**

# CURRENT SCIENCE

- (“Please in My Back Yard: The Private and Public Benefits of a New Tram Line ...”)
- Response Of Urban Real Estate Values in Anticipation of The Washington Metrol, Journal of Transport Economics and Policy, P.315-336, Jstor
- Sá, F. 2015. Immigration And House Prices in The UK . The Economic Journal, 125, 1393-1424. Saiz , A. 2007. Immigration And Housing Rents in American Cities. Journal of Urban Economics,
- Saiz , A. & Wachter, S. 2011. Immigration And the Neighborhood. American Economic Journal: Economic Policy, 3, 169-188.
- Sanchis-Guarner , R. 2016. Decomposing The Impact of Immigration on House Prices. Spatial Economics Research Centre, Lse , UK .
- Searching For the Effect of Immigration on The Labor Marketll, National Bureau of Economic Research
- Sosvilla , S. 2008. Immigration And Housing Prices in Spain. Fedea Working Paper, No.
- Spatial-Difference-In-Differences Models for Impact of New Mass Rapid Transit Line on Private Housing Valuesll, Regional Science and Urban Economics, 67, P. 64-77, Elsevier (“Identifying the Impacts of Rail Transit Stations on Residential Property Values ”)
- Standish, B., Lowther, B., Morgan-Grenville, R. & Quick, C. 2005. The Determinants of Residential House Prices in South Africa. Investment Analysts Journal, 34, 41-48.
- Stillman, S. & Maré , D. 2008. Housing Markets and Migration: Evidence from New Zealand. Working Paper 08-06, Motu Economic and Public Policy Research. Wellington, New Zealand.
- Labor Force Participation and Integration of Syrian Refugees: The Case of Adana-Mersin, Gaziantep University Journal of Social Sciences , 15, 4, 1001-
- Effects of Syrian Refugees' Involvement in the Labor Market in Turkey : The Case of the Istanbul Textile Industry, United Metal-İş Publishing, Istanbul
- Taltavull De La Paz, P. & White, M. 2012. Fundamental Drivers of House Price Change: The Role of Money, Mortgages, And Migration in Spain and The United Kingdom. (“Sci-Hub | Fundamental drivers of house price change: the role of

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**



Multidisciplinary Journal with Arbitration  
Committee  
International Refereed Multidisciplinary  
Journal

# CURRENT SCIENCE

- money ...") Journal of Property Research, 29, 341-367.
- The Impact of a Light Rail System on The Structure of House Prices: A Hedonic Longitudinal Study, Journal of Transport Economics and Policy S.15-29, Jstor
- The Impact of Syrian Refugees on Natives' Labor Market Outcomes in Turkey: Evidence from A Quasi- Experimental Design, Iza Journal of Labor Policy, 6, 1, 5, Springeropen
- The Impact of Syrian Refugees on The Turkish Labor Market," Policy Research Working Paper (7402), World Bank, Washington
- The Impact of the Mariel Boatlift on The Miami Labor Market, Ilr Review, 43, 2, 245-257 ("The US banned Mexican workers in 1965. What happened next? | World Economic ...")
- The Impact of the Miami Metrorail on The Value of Residences Near Station Locations, Land Economics, P.54-66, Jstor
- The Labor Demand Curve Is Downward Sloping: Reexamining the Impact of Immigration on the Labor Market, The Quarterly Journal of Economics, 118, 4, 1335-1374, Mit Press
- The Short-Term Land Value Impacts of Urban Rail Transit: Quantitative Evidence from Sunderland, Us", Land Use Policy, 24,1, P.223-233,Elsevier
- Thane And the New Economic Geography. Regional Science and Urban Economics, 42(6), 907-912.
- Tracking Accessibility: Employment and Housing Opportunities in The San Francisco Bay Areal, Environment and Planning A, 31.7, P.1259-1278,"Sage Publications Sage Uk : London, England" Transportation, 5.1
- Tumbarello , P. & Wang, S. 2010. What Drives House Prices in Australia? A Cross Country Approach. IMF Working Paper No. 10/291, International Monetary Fund, Washington Dc.
- Turk, R. 2015. Housing Price and Household Debt Interactions in Sweden. IMF Working Paper No. 15/276, International Monetary Fund, Washington Dc.
- "Valuing Environmental and Natural Resources: The Econometrics of Non-Market Valuation." ("Endpapers: Valuing Environmental and Natural

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE 4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177) 8684-353 EMAIL: ASI@EUROPE.DE**



Multidisciplinary Journal with Arbitration  
Committee  
International Refereed Multidisciplinary  
Journal

# CURRENT SCIENCE

Resources: The Econometrics of ...")

Edward Elgar Publishing.

Valuing Rail Access Using Transport  
Innovations

Van Der Vlist, AJ, Czamanski, D. & Folmer,  
H. 2011. ("Van der Vlist, prof.dr.ir. Arno  
| Voor de pers | Rijksuniversiteit ... -  
RUG") Immigration and Urban Housing

What Happened to The Cbd -Distance  
Gradient? Land Values in A Polycentric  
City, Environment and Planning A, 21.2,  
P.221-232, "Sage Publications Sage UK :  
London, England"

Yang, Z. & Turner, B. 2004. The Dynamics of  
Swedish National and Regional House  
Price Movement. Urban Policy and  
Research, 22, 49-58.

Zhu, J., Brown, S. & Pryce, G. 2016. Local  
House Price Effects of Immigration in  
England and Wales: The Role of  
Regional Employment Accessibility and  
Ethnic Heterogeneity. Working Paper,  
Aqmen Research Centre, UK.

**THIS JOURNAL, INCLUDED IN MANY INDEXES, INCLUDING ADVANCED SCIENCES INDEX. ADVANCED  
SCIENCES INDEX (ASI) EUROPEAN SCIENCE EVALUATION CENTER WHERE TOGETHER KIRCHSTRASSE  
4,56761 | RHINELAND-PALATINATE, GERMANY PHONE: +49(177) 8684-353 PHONE : +49( 177)  
8684-353 EMAIL: ASI@EUROPE.DE**