



SPRING 2026



# Bridge Academic Theory with Industry Practice

**ARES Pre-Conference  
Newsletter**

March 2026

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This newsletter is published twice annually by



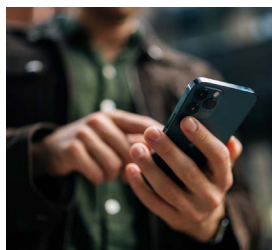
**Publication times are approximately March and November.**

Information on member activities, announcements of interest to the membership, and notices of currently open positions related to real estate are solicited by the newsletter editor.

**Please send all materials for the newsletter to:**

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**IMPORTANT DATES**

**RERI Research Conference**

Chicago, IL

**May 19 - 20, 2026**

**AREUEA National Conference**

Washington, D.C.

**May 28-29, 2026**

**ERES Conference**

Vienna, Austria

**July 1-4**

**AsRES Conference**

Hangzhou, China

**July**

**AREUEA International Conference**

Medellin, Colombia

**July 23-25, 2026**

**AfRES Conference**

Kampala, Uganda

**September 8-11, 2026**

**ARES 2026 Fall Research and Leadership Symposium**

Harvard University

Cambridge, MA

**November 5-7, 2026**



## Letter from the President



Alan Tidwell  
*University of Alabama*

### A Warm Invitation

**Dear Friends and Colleagues,**

As we look ahead to the 42nd Annual Conference of the American Real Estate Society, I would like to extend a warm invitation to join us March 24–28, 2026, at Hotel Effie in the beautiful coastal setting of Sandestin, Florida. It has truly been a privilege to serve as President, and I am grateful for the enthusiasm and dedication of our members and the many individuals who helped shape and curate this year's conference.

Our conference program is once again shaping up to be a vibrant mix of innovative research, engaging discussions, and opportunities to connect with colleagues from across the field. The conference will feature more than 200 scholarly papers representing cutting-edge research across many dimensions of real estate, offering attendees the opportunity to explore new ideas, emerging methodologies, and fresh perspectives shaping our field. Participants will also have the opportunity to engage in the Critical Issues Seminar examining the growing role of artificial intelligence in commercial real estate and its implications for industry. In addition, the conference will include several educational panels designed to encourage meaningful dialogue while highlighting emerging trends, teaching innovations, and best practices across the profession. After a full day of seminars, panels, and professional meetings, we hope you will take time to reconnect with colleagues, meet new friends, and engage with the broader real estate community at our evening receptions or during the daily breakfast buffets.

We also look forward to welcoming colleagues and friends to several special gatherings, including the IRES Luncheon, the Real Estate Center Directors Luncheon, the Industry Advisory Council Luncheon, the Doctoral Program Luncheon, and the C-WI(RE)<sup>2</sup> Breakfast. At our Friday evening Gala, we will celebrate the 30th anniversary of the James R. Webb American Real Estate Society Foundation, recognizing three decades of support for the next generation of real estate scholars. We will also present two Emeritus Awards, so please take a moment to thank our distinguished Emeriti, the ones in the blue windbreakers, for their many years of dedication and service to the American Real Estate Society. And of course, don't forget the Hawaiian Shirt Contest, which adds a bit of "color" to the evening.



## Letter from the President

### A Bridge of Connection

(continued from page 4)

For many of us, the American Real Estate Society has played an important role in shaping our professional journeys. Our Emeriti helped foster the welcoming and collegial environment that defines this community today, one where ideas are shared and collaborations are formed. The American Real Estate Society continues to serve as a bridge connecting emerging scholars with experienced researchers while linking academic inquiry with industry practice across institutions and, in many cases, generations.

I would like to extend my sincere thanks to our elected officers, Julia Freybote, Justin Benefield, and Stace Sirmans, as well as our past presidents, Director of Finance Chris Mothorpe, Director of Publications Kimberly Goodwin, and Parliamentarian Sean Salter for their leadership and service to the Society throughout the year. I am also grateful to Executive Director David Funk and Assistant Director of IT and Member Services Luke Strevig for their continued support of the Society's operations. Our conference would not be possible without the efforts of our meeting planners, Bennie and Louise Waller, the leadership of Steve Pyhrr in organizing this year's Critical Issues Seminar, and Karen McGrath for coordinating our Educational Panels. I would also like to recognize and thank our sponsors, our Industry Advisory Council, and the many committee members and volunteers who work behind the scenes to support the Society and help make this conference possible.

Serving as President of the American Real Estate Society has been both humbling and rewarding. I have greatly enjoyed connecting with many of you over the past year and strengthening the relationships that link our community across universities, firms, and countries. I look forward to seeing you in Sandestin and to the ideas and collaborations that will emerge during the conference.

I also encourage those interested to become more involved in the Society. The American Real Estate Society offers a variety of committees focused on membership, strategy, publications, and awards, and we welcome participation from both long-standing and newer members alike.

Respectfully,

**Alan Tidwell, Ph.D.**

President, American Real Estate Society



## Note from the Program Chair



Justin D. Benefield  
*Auburn University*

### Get Pumped!

As I sit down to write this little blurb about the 42nd Annual American Real Estate Society Conference at the Hotel Effie in beautiful Sandestin, FL from March 24-28, I am unsure if you will see this before the conference, at the conference, or after the conference. If you see it before the conference, then get pumped – it’s going to be amazing! If you see it at the conference, then WELCOME! And if you are seeing it after the conference, then I hope you had a blast and learned a lot. There, I think that covers my bases.

This year’s conference is going to be outstanding, and the reason is the same reason that this conference is always outstanding: all of you who pour so much into making it that way! Thank you to everyone who is participating in this year’s program. Thank you, especially, to all the people who have worked so hard behind the scenes: Luke Strevig, Bennie and Louise Waller, Jeremy Gabe, Karen McGrath, Karen Gibler, and ARES Leadership.

The conference theme this year is “Charting New Courses in Real Estate.” What an appropriate theme for this moment in time! As you might suspect, AI is spread all over the program in paper sessions and panel discussions. Turn up and tune in! We will also hear a keynote address from Professor John Y. Campbell, who has been instrumental in charting new research paths involving real estate. There is also an opportunity to interpret that theme quite literally with a panel on expanding the types of courses that we think of as “real estate.”

The Critical Issues Seminar on Wednesday afternoon will be informative and timely, as always. Special thanks to Steve Pyhrr and Will McIntosh for spearheading that important part of the program. There are additional industry-related panels spaced throughout the program, including product demonstrations and program descriptions from CoStar, Argus, and Cotality, among several others.



## Note from the Program Chair

### Take advantage of networking opportunities

(continued from page 6)

We have expanded the opportunities for center directors and program leaders to interact meaningfully at the conference. In addition to the Wednesday lunch meeting, there are now two panel sessions aimed squarely at director/program lead issues.

Doctoral sessions are spread across Thursday, Friday, and Saturday with a host of interesting papers grouped into similar topics as much as possible. Please find a session that interests you and support the next generation of the real estate academy. Doctoral students, there is also a panel session for you on Friday, followed by the luncheon. Mentors and mentees abound at ARES, so I hope everyone will engage and start (or continue) building your network!

Speaking of networking, please take advantage of the myriad opportunities that ARES offers: connect with colleagues at breakfast, nightly receptions, the Awards Luncheon, and the coffee breaks where ideas get shared and papers get started. There are also a number of formal and informal academic and professional meetings scheduled throughout the conference.

If you like something, thank one of the people I mentioned above. If you don't like something, that was my decision, and you should complain to me. I'm glad to help with anything I can. You can reach me at [justin\\_benefield@auburn.edu](mailto:justin_benefield@auburn.edu). I'm confident that there is a lot to love at this year's conference, and I look forward to seeing everyone in sunny Sandestin!

***Justin D. Benefield***



AUBURN, AL - Jordan-Hare Stadium, nestled in the Auburn campus, is home of the Auburn University football team



Spring  
Conference  
**2026**

# 42nd Annual Meeting

American Real Estate Society  
**March 24-28, 2026**  
Hotel Effie | Sandestin, FL

Join colleagues, scholars, and industry leaders for the **42nd Annual Meeting and Conference of the American Real Estate Society (ARES)** at the stunning Hotel Effie in Sandestin, Florida

*Where academic excellence meets coastal luxury.*



Register Today at <https://www.ARES.org/page/AnnConf>

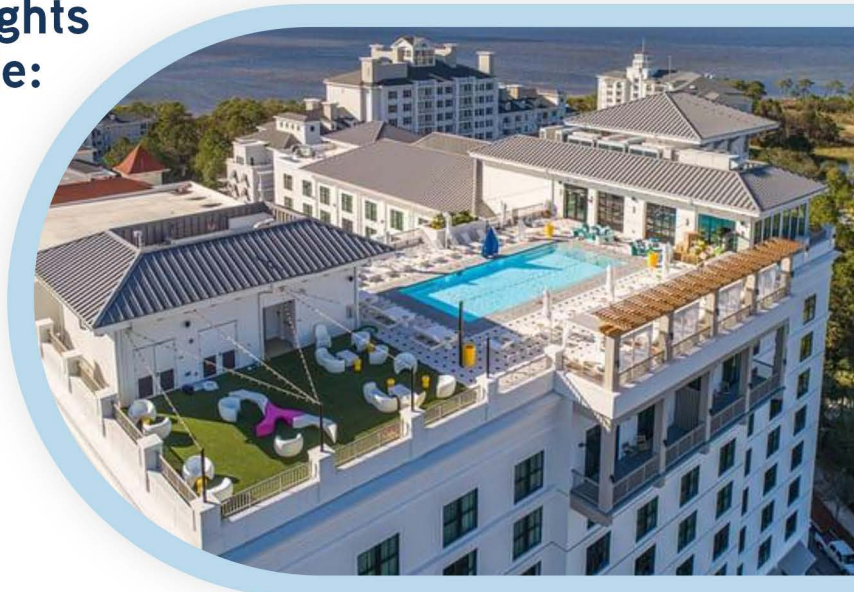
**It's not too late!**



## Why Hotel Effie?

**Located within the renowned Sandestin Golf and Beach Resort**, Hotel Effie offers a refined, modern retreat along Florida's Emerald Coast. Designed with Southern elegance and contemporary sophistication, the hotel provides an ideal environment for productive meetings, meaningful networking, and well-deserved relaxation.

### Highlights Include:



### Ara Rooftop Pool & Lounge

One of the only rooftop pools along the Emerald Coast, offering sweeping views, private cabanas, and a vibrant sunset scene.

## Hotel Effie & Sandestin Resort Highlights include:



### Ovide Restaurant

Coastal-inspired cuisine featuring fresh Gulf seafood and locally sourced ingredients.

### Private Beach Access

Complimentary transportation to the sugar-white sands and emerald waters of the Gulf.

SPA *Lilliana*  
AT HOTEL EFFIE SANDESTIN

A full-service spa offering restorative treatments—perfect after a full day of sessions.

### Championship Golf Courses

Access to four award-winning golf courses within the Sandestin resort.



Hotel Effie blends comfort and productivity seamlessly, with state-of-the-art meeting spaces, spacious guest rooms, and an atmosphere that encourages both scholarly exchange and relaxation.

# Explore the Emerald Coast

Beyond the conference sessions, attendees can enjoy the vibrant surroundings of Destin and Sandestin:



## Pristine Beaches

The Emerald Coast is famous for its powdery white sand and crystal-clear waters—consistently ranked among the most beautiful beaches in the country.

## The Village of Baytowne Wharf

Located within walking distance, Baytowne Wharf offers waterfront dining, boutique shopping, live music, and evening entertainment in a charming coastal setting.



## Destin Harbor & Deep-Sea Fishing

Known as the “World’s Luckiest Fishing Village,” Destin offers charter fishing, dolphin cruises, and waterfront dining along the harbor.

## Shopping & Dining

From Silver Sands Premium Outlets to local seafood shacks and upscale coastal restaurants, the area provides options for every taste and schedule.



## A Conference Experience Like No Other

**The ARES Annual Meeting has always been** a premier gathering of real estate academics and professionals. In 2026, experience it in a setting that elevates the conversation—where cutting-edge research meets Gulf Coast sunsets.

Whether you're presenting groundbreaking research, reconnecting with colleagues, or enjoying early spring on Florida's coast, the 42nd Annual Meeting at Hotel Effie promises an exceptional blend of scholarship, hospitality, and leisure.

Register Today at <https://www.ARES.org/page/AnnConf>

*We look forward to welcoming you to Sandestin this March!*

# YOU'RE *Invited!* CWIRE(2)

The organizers of CWIRE(2) (Connecting Women in Real Estate Together) invite everyone interested in promoting women in real estate to participate in our

## **BREAKFAST DISCUSSION AND PANEL** *at the ARES annual meeting on*

**Thursday March 26th from 7:00am-9:45am**



**From 7:00 - 7:30** we will have breakfast and networking,

**From 7:30 - 8:30 Elaine Worzala** will lead a discussion on senior housing, based on the book, “DisElderly Conduct: Uncovering the Exploitation and Failures in Elder Care” by Judy Karofsky.”

**From 8:30 - 9:30** we will host an “Ask Me Anything” style panel, providing the chance for participants to anonymously ask questions to women at a variety of institutions and career stages—this opportunity for candid conversations is not to be missed.

**Finally,** we will wrap up with information on how to engage with CWIRE(2) during the year, including *a new virtual book club*.



**C-WIRE(2) is looking to start a virtual book club** to continue the breakfast meeting conversations. If you are interested in joining, please find the attached link or

QR Code to the sign-up form:

<https://forms.gle/eLBxKi7iowqJJTv5A>

*Meagan McCollum, Debanjana Dey, Jamey Chung, and Bing Wang*



# Seventeenth Annual Critical Issues Seminar

WEDNESDAY MARCH 25, 2026 | 2:00PM - 5:30PM

## CRITICAL ISSUES SEMINAR:

**ARTIFICIAL INTELLIGENCE  
AND ITS APPLICATIONS IN  
REAL ESTATE RESEARCH,  
EDUCATION, AND PRACTICE—  
PAST, PRESENT, AND FUTURE**



### COSPONSORED BY:

The CoStar Group; The Appraisal Institute (AI); The Counselors of Real Estate (CRE); Affinius Capital (Formerly USAA); The Mueller Cycle and Sustainability Fund; Florida State University; University of Denver; and SynerMark Properties, in conjunction with the American Real Estate Society (ARES), the ARES Foundation, and other sponsors to be named.

### ORGANIZED BY:

**Stephen A. Pyhrr**, President/CEO, SynerMark Properties; and  
ARES Former Director of Development

**Will McIntosh**, CEO, ArcBridge Research Group; and Director,  
ARES Industry Advisory Council (IAC)

### GRATITUDE TO OUR COSPONSORS:





# Critical Issues Seminar

WEDNESDAY MARCH 25, 2026 | 2:00PM - 5:30PM

## THEME **Artificial Intelligence: The Next Economic and Industrial Revolution**

“Proptech” and its evolution to become what is commonly referred to today as “Artificial Intelligence” has become the big potential disruptor in real estate practice, research, and education. Its ability to change human behavior, real estate analytics, real estate practice, research, and education is in a very early stage of development and application. Its impacts in

real estate are just beginning to be understood, and its rapid development in the field presents many differing scenarios and debates for the future. This seminar will explore the past, present and future of Artificial Intelligence in real estate through a series of formal presentations by experts, then a panel of experts will discuss and

debate its applications to commercial and residential real estate, market analytics, appraisal, asset and property management, institutional real estate investment, brokerage, and lending. These discussions will be equally interesting and beneficial to academics and industry practitioners, and real estate students attending the seminar.

## SCHEDULE

**Introductions by Steve Pyhrr and Will McIntosh**

**2:00 p.m.-2:15 p.m.**

**Formal Presentations By Experts**

**2:15 p.m.-3:45 p.m.**

**Cayman Seagraves**, Consultant; Finance and Real Estate Professor, The University of Tulsa  
**Stace Sirmans**, Consultant and Professor of Finance and Real Estate, Auburn University  
**Jeff Fisher**, Consultant and Real Estate Professor Emeritus, Indiana University  
**Tommy Nguyen**, Co-Founder, StoragePug

**Panel Discussion By Real Estate Sector Experts**

**4:00 p.m. -5:30 p.m.**

**Co-Moderators of the Panel: Cayman Seagraves and Stace Sirmans**

**Panelists:**

**Mark Fitzgerald**, Managing Director, Head of Research at Affinius Capital  
**Mark Linne**, Appraisal Institute; Principal, Candescant Capital Partners  
**Brian Lasky**, Senior Manager, Real Estate Market Analytics, Co-Star Group  
**Patrick Nessenthaler**, Founder & CEO, CREnetics; Real Estate Program Director, University of Louisville  
**Rachel Szymanski**, Chief Economist, Trepp



**From 6:00 – 9:00 p.m., immediately after this Seminar, the American Real Estate Society looks forward to hosting all industry guests and academics (including real estate students attending the Critical Issues Seminar) at the ARES Welcome Reception.**



# Critical Issues Seminar

WEDNESDAY MARCH 25, 2026 | 2:00PM - 5:30PM

THIS SEMINAR IS THE  
OPENING SESSION OF THE

42<sup>ND</sup>

ANNUAL MEETING OF THE  
American Real Estate Society

Featuring over 250 research papers and panel sessions, and dissertation presentations by Ph.D. candidates from major universities throughout the world.

250

**From 12:00 Noon - 1:45 p.m., Prior to the Critical Issues Seminar, The ARES Industry Advisory Council (IAC) will be meeting for the fifth time since its creation just prior to COVID, and will be discussing how academics and industry leaders can further collaborate to develop more relevant real estate research and education strategies and models to benefit students, faculty, and industry leaders going forward. This discussion will be moderated by the Director of the IAC, Will McIntosh, Former Global Head of Research, Affinius Capital.**



# 2026 Education Sessions Seminar & Schedule

By Karen McGrath, Education Director



**We have an exciting and varied line-up** of education sessions planned for the ARES Spring Conference with topics that will appeal to educators across real estate and related disciplines. The sessions reflect many of the key challenges and opportunities currently shaping higher education, including technology, curriculum innovation, student support, and emerging global markets.

**Simon Stevenson will chair “Safe, Seen, and Supported: Student Accommodations, Wellness, and the Changing Role of Faculty,”** exploring how evolving expectations around student support are reshaping the faculty role.

**Jeffrey Robert will lead “Immersive AI Simulations Transforming Learning,”** examining how artificial intelligence–driven simulations can enhance experiential learning.

**Sandy Bond will chair “Introducing Sustainability into the Classroom,”** focusing on ways to integrate sustainability into real estate and built environment curricula.

**Tino Korologos will lead “Reframed Skills Framework: From ‘Can You Build a Model?’ to ‘Can You Think Through the Model,’”** addressing how industry expectations are shifting toward deeper analytical and decision-making skills.

**Karen Gibler will chair “Growth and Opportunities in African Real Estate Research and Education,”** highlighting emerging scholarship and educational initiatives across African markets.

**Elaine Worzala will lead “AI in Real Estate Markets,”** exploring how artificial intelligence is shaping both research and practice in the field.

**Karen McGrath will chair “Real Estate Broadly Defined: The Importance of Multidisciplinary Pedagogy in Real Estate Education,”** examining the value of cross-disciplinary approaches in real estate teaching and research.

**Spenser Robinson will lead “Bringing the Outside In: Engaging Industry in Your Classroom,”** focusing on strategies for incorporating industry expertise and experience into academic settings.

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**Together, these sessions highlight** the dynamic evolution of real estate education and provide opportunities for meaningful discussion about how we prepare students for an increasingly complex professional landscape.

## 2026 ARES Doctoral Sessions

Sponsored by the James R. Webb ARES Foundation



Jeremy Gabe  
*ARES Foundation*  
*Doctoral Seminar Director*

**Not sure which parallel session** has frontier research by up-and-coming ARES thought leaders? Head straight for the Dogwood Room and learn about the fantastic work from this year's ARES doctoral seminar students supported by the James R. Webb ARES Foundation.

Want to support our doctoral students even more? I need your help to make our doctoral students feel welcome at their first ARES meeting! Be a "Friendly Face" and mentor a student.

### **This entails:**

**Be a friendly face.** Meet up with your students at the doctoral student luncheon (see #3) to welcome the students to ARES and share how ARES has benefitted your career. Extra credit for finding the students in your session during a social break and introducing yourself before the Friday luncheon.

**Attend your topic's Doctoral session.** Doctoral Sessions are scheduled from Thursday afternoon through the final session on Saturday in the Dogwood Room (see list and research titles below). Provide helpful, constructive, welcoming and encouraging feedback to the students. Extra credit for having browsed the students' paper submissions sent to you beforehand.

**Lunch is on us!** You'll be invited to the Friday Doctoral Student Luncheon, a fine spread of the best food that the venue provides, to meet the students in your topic session (if you haven't already) and tell your story about why you keep coming back to ARES Meetings. Extra credit for finishing all that food!

**Finally, a special thanks** to all who support the James R. Webb ARES Foundation, which provides these students with an opportunity to experience their first ARES Annual Meeting. For more information on James R. Webb ARES Foundation and how you can contribute support to the next generation of real estate scholars, contact Karen McGrath ([kms016@bucknell.edu](mailto:kms016@bucknell.edu)).

## Doctoral Sessions Seminar Schedule

### Session 1: ESG Issues, Thursday 2:00pm, Dogwood Room

Chair: Justin Benefield

#### *Doctoral Student*      *Presentation Title*

<i>Mohd Fariz Helmi Husain</i>	ESG Integration and Systematic Risk Pricing in Malaysia's Listed Real Estate Sector
<i>Boo Il Lim</i>	Distorted Green Signal in Real Estate: A Heckman Selection Approach to ESG Stratification and Carbon Premium across NAREIT Subsectors
<i>Jiachen Liu</i>	Committing to Positive Impact and Sustainable Corporate Practices: What Real Estate Prices Reveal About Corporate ESG Investment

### Session 2: Natural Disasters, Friday 8:00am, Dogwood Room

Chair: Velma Zahirovic-Herbert

#### *Doctoral Student*      *Presentation Title*

<i>Gabriel Gyojun Shin</i>	How Public Flood Insurance Affects Property Values and Recovery Inequality: Evidence from South Korea
<i>Sirui Cai</i>	Who Prices Flood Risk and When: Evidence from Housing Markets
<i>Wayne Day</i>	The Role of Multifamily Property and Owner Level Characteristics on Disaster Impacts and Recovery

### Session 3: Public Real Estate & Capital Markets, Friday 1:30pm, Dogwood Room

Chair: TBD

#### *Doctoral Student*      *Presentation Title*

<i>Leonie Sophia Mueller-Judex</i>	Stability or Sensitivity? Macroeconomic Drivers of Fund Flows in German Open-Ended Real Estate Markets
<i>Hannah Salzberger</i>	Do Real Estate Capital Markets Care About Physical Climate Risk?
<i>Iman Ekramnosratian</i>	How Safe Are AAA CMBS Tranches?

## Doctoral Sessions Seminar Schedule

### Session 4: Development, Destruction, and Downsizing, Friday 3:45pm, Dogwood Room

Chair: TBD

<i>Doctoral Student</i>	<i>Presentation Title</i>
<i>Ke Gao</i>	Designated for Whom? Opportunity Zones, Housing Stock Turnover, and Selective In-Migration
<i>Hongrui Pu</i>	Effects of Housing Demolition on Household Economic Outcomes: Evidence from China
<i>Alida D'Ambra</i>	Living with Less: Housing Sufficiency Through Downsizing and Shared Space
<i>Vanessa Sophia Dielt</i>	School Renovations and Neighborhood Housing Markets: Spatial Spillovers from Berlin's Infrastructure Investment

### Session 5: Value and Pricing, Saturday 8:00am, Dogwood Room

Chair: TBD

<i>Doctoral Student</i>	<i>Presentation Title</i>
<i>Christian Johannes Klare</i>	From Human Valuation to Automated Models: Mapping Value Driver Selection and Valuation Completeness
<i>Babacar Thiam</i>	Explainable Artificial Intelligence and Spatio-Temporal Quantile Regression for More Equitable Property Valuation
<i>Hannah Salzberger</i>	Beyond Centrality: How Mixed-Use and Multimodal Reach Shape Office Pricing

### Session 6: Behavioral & Cultural Impacts on Real Estate Markets, Saturday 10:15am, Dogwood Room

Chair: TBD

<i>Doctoral Student</i>	<i>Presentation Title</i>
<i>Neltah Tshepiso Mokgware-Monososi</i>	Investigation Into The Causes and Effects of the Persistence of Gender Norms Leading To Gender Inequality in the Real Estate Industry: Examining Its Impact on Female Participation in Botswana, South Africa, and Zambia
<i>Lei Jin</i>	Social Connectedness and Reverse Mortgage
<i>Michael-Paul James</i>	Political Alignment and Housing Transactions



# Message from the Publications Director



Dr. Kimberly Goodwin  
*University of Southern Mississippi*

**As I complete my fifth year as the ARES Publications Director,** I am proud of the growth and development that has happened across all of the ARES journals during this time. There is still work to be done, but we are moving strongly in the right direction now. I also wanted to share some of the highlights about journal activities and performance.



## Journal of Real Estate Research

A special thanks to Bill Hardin for his many years of dedicated service to JRES. We brought David Harrison and Len Lin onto the editorial team to support Mike Seiler for the next term.

The editors of JRES hosted a symposium on Current Issues in Real Estate in conjunction with the University of Central Florida.

**Submissions increased 4.7%** in 2025 for a new record high.

**Article downloads increased 23%** in 2025.



## Journal of Housing Research

JHR partnered with Old Dominion University for their Fall 2025 research symposium, and four of the editors were present at this year's event to meet with authors.

**Submissions increased 48%** in 2025 after a 64% increase in 2024.

**Article downloads increased 20%** in 2025.



## Journal of Sustainable Real Estate

**Submissions increased 18%** in 2025.

**Article downloads increased 32%** in 2025.

33% of article downloads originated from Europe, 31% from North America, and 24% from Asia.



## Journal of Real Estate Literature

**Submissions in 2025 increased 73%** compared to 2024 and 11% compared to 2023.

JREL has maintained an acceptance rate below 20% for the past three years.

**Article downloads increased by 50%** in 2025.



## Journal of Real Estate Practice and Education

**Submissions increased 36%** in 2025.

**Article downloads increased by 45%** in 2025.

There is currently an RFP out for a new editorial team.



## Journal of Real Estate Portfolio Management

**Submissions increased by 28%** in 2025.

**Article downloads increased by 8%** in 2025.

41% of article downloads originated from Europe, 28% from Asia, and 20% from North America.

# *Thank you.*

**The American Real Estate Society would like to give special thanks** to all of the reviewers across all of our journals. We could not publish without you and appreciate your time and energy. We offer a special thank you to the **2025 UNDER 21 CLUB** that includes all reviewers who completed their reports in under 21 days last year. Your quick and thorough work lets us give quicker decisions to our authors and is most appreciated.

Oluwaseun Ajayi

Sani Akoh

Marcus Allen

Paul Anglin

Jaclene Begley

Nurudeen Bello

Xun Bian

Charles Bijimi

Becka Brolinson

Andy Carswell

Ryan Chacon

Eren Cifci

James Conklin

Justin Contat

Prasant Das

Timothy Dombrowski

Orhan Erdem

Zifeng Feng

Julia Freybote

Kimberly Goodwin

Darren Hayunga

Michael Havlik

Martin Hoesli

Mingzhi Hu

Mingzhi Hu

Maggie Hu

Samir Huseynov

Farley Ishaak

Sameer Jain

Travis Jones

Andreas Kassner

Pratik Kothari

Andy Krause

Deborah Levy

Zongyuan Li

Zhenguo Lin

Bob Martens

Patrick McAllister

Shubhankar Mishra

Joseph Nichols

Comfort Olowookere

Samantha Organ

Are Oust

Liang Peng

Michael Peters

Arne Pollestad

Ren Ren

Noel Ritchey

Jeffrey Robert

Navid Safari

Danielle Sanderson

Youngme Seo

Hainan Sheng

Song Shi

Robert Simons

Tien Foo Sing

Stacy Sirmans

Brent Smith

Patrick Smith

Thomas Spreen

Simon Stevenson

Aaron Sun

Masatomo Suzuki

William Swymer

Desmond Tsang

Vishal Vaibhav

Shruti Vaishampayan

Maxence Valentin

Bart Valks

Callan Whamond

Daniel Winkler

Yanting Wu

Jing Wu

Hakan Yilmazkuday

Bobby Yu

Ying Zhang

Yu Zhang

Bing Zhu



# Manuscript Prize Final Winners

## APARTMENTS

*Drivers for IREM Certified Sustainable Property (CSP) Adoption within Multifamily Rental Sector*

Congratulations to Erin Hopkins (Virginia Tech)

## BEST PRACTITIONER RESEARCH (NON-RESIDENTIAL)

*Drivers for IREM Certified Sustainable Property (CSP) Adoption within Multifamily Rental Sector*

Congratulations to Jamie Chung (University of Nebraska - Omaha)

## CORPORATE REAL ESTATE

*Search Frictions and Time to Lease: A Test of Bargaining Position*

Congratulations to Brent Smith (Virginia Commonwealth University)

## COSTAR DATA

*Shooting down the price: Evidence from Massive Shootings and Retail Property Values*

Congratulations to Jamie Chung (University of Nebraska - Omaha)

## HOUSING

*The Winner's Curse in Housing Markets*

Congratulations to Soon Hyeok Choi (Rochester Institute of Technology), Adam Nowak (West Virginia University), Patrick S. Smith (University of North Carolina), and Alexei Tchisty (Cornell University)



# Manuscript Prize Final Winners

## INNOVATIVE THINKING “THINKING OUT OF THE BOX”

*Measuring and Mitigating Racial Disparities in LLMs:  
Evidence from a Mortgage Underwriting Experiment*

Congratulations to Donald E. Bowen III (Lehigh University), S. McKay Price (Lehigh University), Luke C.D. Stein (Babson College), and Ke Yang (Lehigh University)

## MARC LOUARGAND BEST RESEARCH PAPER BY A PRACTICING PROFESSIONAL

*Effect of the Norfolk Southern Train Derailment on House Prices in East Palestine, OH*

Congratulations to Robert A. Simons (Robert A. Simons LLC), Spenser J. Robinson (Central Michigan University), and Daniel J. Simons (Robert A. Simons LLC)

## REAL ESTATE BROKERAGE/AGENCY

*The Beauty Trap: Unexpected Costs of Agent Attractiveness*

Congratulations to Maggie Rong Hu (City University of New York), Yanting Wu (Saint Mary's University), and Tingyu Zhou (Florida State University)

## REAL ESTATE CYCLES

*House Prices and Systemic Events Over the Last Six Centuries*

Congratulations to Martin Hoesli (University of Geneva) and Alona Shmygel (University of Geneva)

## REAL ESTATE EDUCATION

*Market Volatility and REIT Performance: An Exercise Using the Bloomberg Terminal*

Congratulations to Travis L. Jones (Florida Gulf Coast University) and Daniel Huerta (Florida Gulf Coast University)



# Manuscript Prize Final Winners

## REAL ESTATE FINANCE

*Measuring and Mitigating Racial Disparities in LLMs:  
Evidence from a Mortgage Underwriting Experiment*

Congratulations to Donald E. Bowen III (Lehigh University), S. McKay Price (Lehigh University), Luke C.D. Stein (Babson College), and Ke Yang (Lehigh University)

## REAL ESTATE INVESTMENT

*Does Mixed-Use Pay Off? Valuing Intra-Building Diversification in Commercial Real Estate*

Congratulations to Daniel Oeter (IREBS | University of Regensburg), Kim Ole Schwilp (IREBS | University of Regensburg), and Tobias Just (IREBS | University of Regensburg)

## REAL ESTATE INVESTMENT TRUSTS

*REIT Factors*

Congratulations to Mariya Letdin (Florida State University), Cayman Seagraves (University of Tulsa), and Stace Sirmans (Auburn University)

## REAL ESTATE MARKET ANALYSIS

*Real Estate Investors' Response to Political Uncertainty - Cross-County Evidence from Germany*

Congratulations to Julius Range (University of Regensburg) and Lars Jagemann (University of Regensburg)

## REAL ESTATE PORTFOLIO MANAGEMENT

*Does Mixed-Use Pay Off? Valuing Intra-Building Diversification in Commercial Real Estate*

Congratulations to Daniel Oeter (IREBS | University of Regensburg), Kim Ole Schwilp (IREBS | University of Regensburg), and Tobias Just (IREBS | University of Regensburg)



# Manuscript Prize Final Winners

## REAL ESTATE VALUATION

*The Impact of Generative AI on Tenant-Driven Commercial Real Estate Valuation*

Congratulations to Chongyu Wang (Florida State University),  
Jingfang Wang (Florida State University), Tingyu Zhou (Florida State University)

## SENIORS HOUSING

*Can Homeownership Help Low-Income Senior Households Preserve Wealth?*

Congratulations to Ashleigh Eldemire (University of Tennessee),  
Kimberly F. Luchtenberg (American University), and Matthew M. Wynter (Stony Brook University)

## SPATIAL ANALYTICS/GIS APPLICATIONS

*Living on the Highway: Is Highway Parking Infrastructure an  
Investment Case for Specialized Real Estate Developers?*

Congratulations to Albert Grafe (University of Regensburg),  
Julius Range (University of Regensburg), and Benedikt Gloria (University of Regensburg)

## SUSTAINABLE REAL ESTATE

*Climate Transition Risk and Commercial Real Estate*

Congratulations to Xue Xiao (Virginia Tech)

## URBAN DESIGN AND DEVELOPMENT

*Local Government Structure, Property Rights, and Urban Sprawl*

Congratulations to Jeffrey DiBartolomeo (University of Southern Maine) and  
Geoffrey K. Turnbull (University of Central Florida)



## Member Profiles: Dr. Andres Jauregui



Dr. Andres Jauregui  
*Fresno State*

My path to a career in academia began far from California's Central Valley. I'm originally from Mendoza, Argentina. My parents moved our family to Davis, California, when I was a child, so my dad could pursue graduate studies at UC Davis. After returning to Argentina at age 5 and living there for 10 years, my family

moved once again to Nicaragua in 1991. I finished high school at the American Nicaraguan School in Managua in 1994, and then moved to San Jose, Costa Rica, to pursue a bachelor's degree in international economics at the International University of the Americas.

I always knew that I wanted to complete my education with a Ph.D. My dad had a Ph.D., and I always wanted to follow in his footsteps. I also knew that I needed to start pursuing this dream right after finishing my undergraduate degree. So, when I got a call from Dr. Greg Traxler, an Auburn University professor, inviting me to move to the USA to start a master's degree in agricultural economics, I immediately jumped at the opportunity. That's why I always say, "Auburn picked me!" I had heard about Alabama and was excited about moving to Auburn, but at first, I didn't really know where I would live for the next 6 years.

In August 2000, I packed my bags and moved to Auburn. I started taking graduate classes and passed the qualifying exams that first academic year, so while registered as a master's student, I

was given the opportunity to move to the Ph.D. in Applied Economics soon after. That's when I took a class from Dr. Diane Hite, a recent hire at Auburn University specializing in natural resources and environmental economics. In that class, I worked on my first housing paper. One thing led to another, and Dr. Hite became my Ph.D. advisor. I started working on three dissertation papers that had one common link: the hedonic price model. And I fell in love with real estate research!



CALIFORNIA STATE UNIVERSITY, FRESNO.  
AKA FRESNO STATE

After graduating from Auburn University, I worked at Columbus State University in Columbus, GA, from 2006 to 2017. I was hired as an assistant professor of economics, meaning I taught economics courses. I also took on various service responsibilities, including serving as Director of the Center for Economic Education and Director of the Graduate Business Programs. My research was still mainly focused on real estate, so my academic focus felt somewhat disconnected and scattered. I wanted to be an all-in-one person focusing on real estate. That opportunity came in at the beginning of 2017. I

(Continued on page 27)



## Member Profiles: Dr. Ardres Jauregui

(Continued from page 26)

applied for an open position at Fresno State that would allow me to merge my teaching, research, and service, all focused on real estate. So, in August 2017, I packed my bags once again and moved to California for a second time in my life, but now with a different mission.

Today, I am a tenured professor of real estate in the Department of Finance, Real Estate, and Business Law at Fresno State. Alongside teaching and research, I serve as the Director of the

Gazarian Real Estate Center, an organization dedicated to strengthening real estate education and expanding research that supports California Central Valley's growth and long-term vitality.

Outside of work, I enjoy fly fishing, hiking in the mountains, traveling, cooking, and spending time with my wife, my dog, and friends. Life has taken me to many fascinating places, and I hope to have plenty more years to continue pursuing a life as a "citizen of the world."



## Member Profiles: Lily Shen, Ph.D.

**Associate Professor of Finance at Clemson University**  
**Visiting Scholar at the Federal Reserve Bank of Atlanta.**



Lily Shen, Ph.D.  
*Clemson University*

I grew up in Silicon Valley, where technology, innovation, and big ideas were part of everyday conversation. That environment shaped how I approach problems and new possibilities.

As an ambitious college student, I majored in Financial Mathematics at UC Berkeley and originally planned to pursue a career on Wall Street. Like many young people interested in finance at the time, I imagined moving to New York City to work as an investment banker, much like what I had seen on television.

In the fall of 2007 I took my first quantitative finance course and finished with an A. By the end of that semester, however, the early stages

of the global financial crisis were unfolding. As housing markets deteriorated and mortgage-backed securities collapsed, I found myself studying financial models in the classroom while watching the real financial system break down in real time.

That experience raised a question that changed my career path: "what exactly went wrong in the housing and mortgage markets?" To seek answers, I joined Professor Robert Edelstein's research team at Berkeley, where I was introduced to research on real estate markets and housing economics. I later pursued a Ph.D. in Real Estate at Penn State, focusing on real estate finance and information in property markets.

Between 2014 and 2018 I received the American Economic Association's competitive CSWEP fellowship three times. Through this program I

(Continued on page 28)



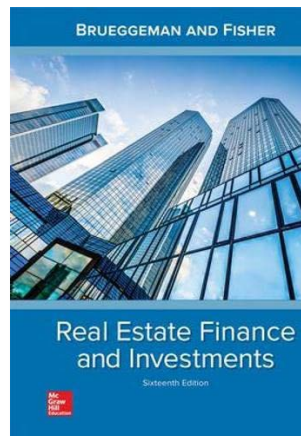
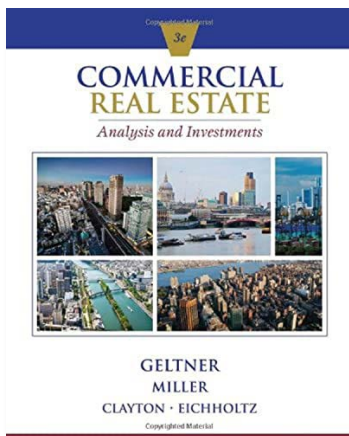
## Member Profiles: Lily Shen, Ph.D.

(Continued from page 27)



CLEMSON, SC, Reflections of academic buildings at Clemson in the pond

built mentorship relationships and collaborated with economists at the Federal Reserve Banks of Minneapolis, Cleveland, and Atlanta. These collaborations helped connect my academic research with real policy questions. During the COVID-19 pandemic, my research on mortgage markets contributed to policy discussions related to mortgage stability, helping fulfill the goal that first motivated me to enter this field: providing guidance when financial systems face uncertainty.



Although I pursued an academic career, I never left behind the entrepreneurial spirit of Silicon Valley. Beginning in 2018 I started pioneering research applying artificial intelligence and

machine learning to real estate markets. In 2021 I published research in the *Journal of Urban Economics* examining the mathematical logic behind large-scale text analysis, helping researchers better understand how AI can be used in housing and economic research.

In recent years, I have also had the honor of contributing to two textbooks widely used in real estate education: *Commercial Real Estate: Analysis and Investments* and the forthcoming edition of *Real Estate Finance and Investments*. These were textbooks I once studied as a student, and I now help develop AI adaptations and teaching tools for them.

Beyond research, I provide AI training for companies, students, and professionals, helping them integrate artificial intelligence into business strategy and investment analysis. I have been teaching courses on AI, machine learning, and real estate analytics at Clemson since 2018 and will launch a new master's course, *AI in Finance*, in Spring 2027.

Outside of work, I enjoy spending time at our lake house with family, our son Alex, and our two cats, Tenure and Funding.

## THE JAMES R. WEBB ARES FOUNDATION ANNOUNCES *recipients of its Endowed International Scholar Sponsorships* TO ATTEND ARES CONFERENCES

By Dr. Elaine Worzala, Chair of the James R. Webb ARES Foundation with help from Dr. Kola Akinsomi and Dr. Karen Gibler, Co-International Liaison Officers of the James R. Webb ARES Foundation.

Each year the Foundation chooses four scholars from Less Developed Countries to receive a grant to assist in attending the ARES annual conference. They still must raise any additional funding needed and obtain a visa to enable their travel, so sometimes their participation is delayed to a subsequent conference. We profile one of the 2026 recipients below. We hope you will welcome the scholars attending the 2026 conference, look for opportunities to collaborate on research, and perhaps assist them with returning to ARES conferences in the future by inviting them to give a lecture or participate in an international program at your institution. We'd also like to invite you to the Foundation panel on Growth & Opportunities in African Real Estate Research & Education at 10:15am on Thursday to learn more how you can collaborate and cooperate with our international participants.



Dr. Muhammad Najib  
Mohamed Razali  
*Universiti Teknologi Malaysia*

Dr. Muhammad Najib Mohamed Razali is an Associate Professor in the Faculty of Built Environment and Surveying, Universiti Teknologi Malaysia where he recently completed a term as Director (Real Estate). He holds a PhD in Real Estate from Western Sydney University, Australia.

His work on REITs, big data, blockchain, flood risk, housing markets, and corporate real estate issues appears in the Pacific Rim Property Research Journal, Journal of Real Estate and Portfolio Management and International Journal of Housing Markets and Analysis, as well as in several edited books. He also serves on the editorial board of Property Management. Dr. Razali's recognitions include an Emerald Literati Award for Outstanding Paper in Property Management in 2021 as well as multiple journal Outstanding Reviewer awards. He serves on the expert panel for the National Real Estate Research Coordinator (NAPREC) Research Grant for the Ministry of Finance Malaysia.

In recent years, Dr. Razali has directed his research towards the application of AI in real es-

A participant in the PRRES annual conference for more than 15 years, Dr. Razali has served

(Continued on page 30)



## James R. Webb Award Recipients

(continued from page 29)

on the PRRES Board of Directors since 2017. His contribution was recognized with 2022 PRRES Meritorious Service Award. Dr. Razali has also participated in multiple AsRES and ERES annual conferences as well as the ERES education seminar. He has been a guest lecturer at Virginia Tech, Clemson, and University of North Carolina.

Dr. Razali teaches real estate investment, portfolio management, valuation, and market research while supervising students in the university's PhD, MPhil, and MSc programs. The Universiti Teknologi Malaysia has acknowledged the quality of Dr. Razali's work with multiple teaching and service awards.

Dr. Razali is also bringing one of his doctoral students with him to the 2026 ARES conference.



**When the ARES Board created** the Foundation, it also created the ARES Fellows program to fund it. Revenue from the Fellows program supports the doctoral program, the global ambassadors and the international scholars program. A \$25,000 contribution endows an International Scholar Sponsorship which will provide travel funding for a scholar from a Less Developed Country to present his/her research at the ARES conference. Individuals who endow a Sponsorship become

Lifetime Fellows and are invited to offer their views on the direction of the Foundation at the annual Foundation Board of Trustees meeting.

**For more information on how to endow an International Scholar Sponsorship,**

### **CONTACT:**

**Karen McGrath**, Director of Development  
kms016@bucknell.edu

**Elaine Worzala**, Chair of the Foundation.  
eworzal@clemson.edu

**To make any size Fellows donation or learn more about the Foundation please go to:**



# James R. Webb Newsletter



AN ARES FOUNDATION

## The James R. Webb Foundation

Making research and collaboration available to the next generation of real estate scholars.

*Support Scholars*

**The ARES Foundation was created** by the ARES Board of Directors in 1986 and was renamed in honor of founder James R. Webb in 2009. Currently, the primary activity of the Foundation is the funding of over forty Ph.D. students to attend the Doctoral Seminar at the ARES Annual Meeting. ARES Foundation grants and prizes have helped hundreds of scholars. The Foundation has an endowment but it needs your support to fully fund its current and future activities.

The ARES Foundation has its own corporate charter, bank accounts, and investments. Because stability, continuity, and a working knowledge of ARES are of critical importance in the governance of the Foundation, the Board of Directors consists of past presidents of ARES who serve on the Foundation Board. For an up-to-date roster please see the Foundation website at James R. Webb American Real Estate Society Foundation - American Real Estate Society. The Foundation Board holds its annual meeting over zoom about a month after the ARES meeting each year. The Officers and Board of the

Foundation are dedicated to pursuing the Foundation's educational mission as set forth by our founder, James R. Webb. All Officers and Directors are unpaid volunteers and the Foundation's overhead is very low.

When the ARES Board created the Foundation, it also created the ARES Fellows program to fund it. Revenue from the strictly voluntary Fellows program goes to the ARES Foundation. Programs supported by the Foundation have focused on assisting individual participation in ARES activities as well on educational publications. The Foundation funds the Doctoral Student Seminar by defraying costs for graduate students to attend the Seminar and ARES Annual Meeting and sponsors a luncheon in their honor. These graduate students are the future leaders of ARES and the Seminar enables new scholars to be exposed to ARES. The Foundation has also funded the participation of international real estate scholars from emerging markets, such as Africa, Latin America, Asia and Eastern Europe at ARES annual meetings. Involving these scholars has enhanced the meeting experience

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for all ARES members. Finally, the Foundation supports travel for ARES leadership to attend the meetings of our sister societies that are part of the International Real Estate Society (IRES).

The Foundation, thanks to the generosity of numerous donors, sponsors the Marc Louargand Best Paper by a Practicing Professional at the ARES Annual Meeting Award of \$1,500/year. Competition for this coveted prize has resulted in numerous excellent paper submissions. From time to time, the Foundation also will support other ARES prizes on an interim basis if a sponsor decides to drop out.

The Foundation's Board has recently increased funding for the Doctoral Seminar and committed efforts to actively seek international real estate scholars. We have also started a fund-raising campaign to raise \$100,000 in honor of Drew Sanderford and his efforts as a founding leader of the Future Leaders of ARES (FLARES) Funds will be used to sponsor the FLARES reception at the annual meetings.

The Foundation depends upon the support of the ARES Fellows and other Foundation contributors. Each ARES Fellow currently contributes \$250 per year, each ARES Distinguished Fellow contributes \$500 per year, and each Benefactor contributes \$1000 per year. In addition, each Endowed Doctoral Sponsor contributed \$10,000 to the Foundation. An Endowed Doc-

toral Sponsorship enables annual funding for a doctoral candidate to travel to the ARES Annual Meetings to present his/her research. Finally, a \$25,000 contribution endows an International Scholar Sponsorship which will provide trav-

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*The Foundation, thanks to the generosity of numerous donors, sponsors the Marc Louargand Best Paper by a Practicing Professional at the ARES Annual Meeting Award of \$1,500/year.*

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el funding for a scholar from a Less Developed Country to present his/her research at the ARES Meeting. Individuals who endow a Sponsorship are lifetime Fellows and are invited to offer their views on the direction of the Foundation at the annual Foundation Board Meeting.

If you are not contributing to the James R. Webb ARES Foundation, we encourage you to consider doing so. Your gift will help a scholar immediately. As contributions grow, the Foundation will help more doctoral students and international scholars. For those that have regularly committed or have just started contributing, we truly appreciate your investment in the future of ARES as well as the real estate profession.

## Support Scholars

**For additional information regarding how you can contribute,**

**Please contact:**

**Elaine Worzala** at [eworzal@clemsn.edu](mailto:eworzal@clemsn.edu) or **Karen McGrath** at [kms016@bucknell.edu](mailto:kms016@bucknell.edu)



# IRES Newsletter for ARES



Chyi Lin Lee  
President, IRES



## IRES Elected Officers 2026

**President:**  
Chyi Lin Lee

**President-Elect:**  
Desmond Tang

**Past President:**  
Kola Akinsomi

**Secretary:**  
Emmanuel Kofi Gavu

**Treasurer:**  
Jeffrey Robert

**Executive Director:**  
Kimberly  
Winson-Geideman

**Associate Executive  
Director:**  
Erik Devos

**I am honored to serve** as the new President of the International Real Estate Society (IRES). As we begin this new chapter, it is especially meaningful to reflect on what the Society achieved in 2025, a year that marked 30 years of global collaboration in real estate research, education, and professional engagement.

Over the past three decades, IRES has grown into a truly international network connecting scholars, practitioners, and institutions across our regional societies. This milestone offers an opportunity not only to celebrate our history but also to recognize the people and partnerships that continue to strengthen our community.

Throughout 2025, IRES supported a range of initiatives promoting research collaboration, professional development, and global dialogue. A key focus has been capacity building and the development of emerging scholars, particularly through the Education and Capacity Advancement Framework (ECAAF) program. I extend special thanks to Kola Akinsomi, Past President of IRES, for his leadership in launching this initiative, and to all senior academics who dedicated their time to this program. Through workshops, mentoring activities, and knowledge-sharing platforms, we have supported early-career academics and doctoral students across regions.

We also celebrated excellence through the International Real Estate Awards, recognizing outstanding contributions to research, education, and industry engagement across our member societies.

In addition, IRES continued organizing thematic panels at regional conferences, bringing together academics and practitioners to address critical issues shaping real estate markets and urban development. The theme for 2026: “AI and Real Estate Markets: Are We Ready for This?” will guide discussions across our regional meetings, exploring how artificial intelligence is transforming property markets, valuation practices, investment analysis, and urban development.

Looking ahead, we remain committed to expanding collaboration, supporting global research networks, and ensuring that IRES continues to respond to emerging challenges and opportunities in real estate research and practice.

I encourage all members of the IRES community to stay engaged and help shape the Society’s next chapter.

**Warm regards,**

**Chyi Lin Lee**  
President, IRES



# 2026 IRES Awards Call for Nominations

The International Real Estate Society (IRES) is soliciting nominations for its 2026 awards from members of all sister societies. IRES gives three awards each year based on nominations from individuals. Voting is done by a committee made up of one representative of each regional society and one industry representative. The 2026 awards will be announced at the IRES Board of Directors meeting at the AfRES conference in Kampala Uganda September 8-11. The recipients will also be recognized at their home society meetings in the ensuing year.

Please send your nominations in the form of a detailed letter that identifies the award for which you are submitting, the nominee's achievements, and why the nominee should receive the award. Supporting documentation, such as a vita/resume may also be submitted for consideration and is required for the W. Stanley McGreal Achievement Award. The awards are:

## **IRES W. Stanley McGreal Achievement Award**

For outstanding achievement in real estate research, education and practice at the international level. This is an award for an individual whose work has contributed to the field on a multinational level. Nominations should include a description of the nominees' accomplishments. A vita/resume is required.

## **IRES Bert Kruijt Service Award**

For outstanding service to the International Real Estate Society and/or regional real estate societies. This is an award for an individual whose has substantially contributed to the creation, development, and/or operation of a regional society and/or IRES. The person is not required to hold an elected or appointed office.

## **IRES Corporate Leadership Award**

For outstanding corporate leadership at the international level. This is an award for a government agency, professional association, or private company that supports real estate research and education on a multinational level. Nominations should explain what the organization is and how it has supported real estate research and education among society members.

**Nominations should be submitted no later than June 1, 2026 by e-mail to Kola Akinsomi, IRES Awards Committee Chairperson, [Kola.Akinsomi@wits.ac.za](mailto:Kola.Akinsomi@wits.ac.za). Self-nominations are not accepted.**

Previous award recipients are listed on the IRES website at:

<https://iresnet.net/ires-awards/>

*Please take the time to recognize those supporting multinational real estate research and education by submitting a nomination.*



**A f R E S**  
AFRICAN REAL ESTATE SOCIETY



# **25<sup>th</sup> Annual Conference** **UGANDA KAMPALA**

## **THEME;**

**Transforming African Real Estate For Sustainable Growth And Innovation**

**8th To 11th**  
**SEPTEMBER**  
**2026**

## **SUB THEMES**

- Property Valuation
- Land Administration, Policies and Management
- Real Estate Finance & Investment
- Housing
- Sustainable Real Estate & New Technologies
- Real Estate Education & RE Market Research
- Property, Facility and Estate Management
- Ethics & Good Conduct
- Hospitality
- The Future of African Real Estate (Next 25 Years)

## **IMPORTANT DATES**

- **16<sup>th</sup> Dec 2025** Call for papers and registration for the conference opens
- **15<sup>th</sup> April 2026** Full paper submission KAMPALA - AFRES 2026
- **30<sup>th</sup> May 2026** Abstract submission KAMPALA - AFRES 2026
- **10<sup>th</sup> June 2026** Deadline for response from reviewers (suggestion)

Register <https://afres.org/>

 **Speke Resort Convention Centre**  
**Munyonyo**

**UGANDA KAMPALA**

**FOR MORE INFORMATION**

DR. Rachel Mirembe

 [rmirembe@mubs.ac.ug](mailto:rmirembe@mubs.ac.ug)

- *Submission must be made via registration link*
- *Template will be provided for paper submissions*
- *More information on the conference website*

This concludes our  
2026 PreConference Newsletter.

*Thank you*

We look forward to meeting with you in Sandestin!

Register Today at <https://www.ARES.org/page/AnnConf>