

Commentary

Discrimination on the housing market and real estate agencies

Ayse Sapci*

Department of Estate Management, School of Environmental Sciences, Covenant University, Ogun State, Nigeria.

Received: 04-Feb-2022, Manuscript No. AJEPM-22-58637; Editor assigned: 07-Feb-2022, PreQC No: AJEPM-22-58637 (PQ); Reviewed: 22-Feb-2022, QC No: AJEPM-22-58637; Revised: 28-Feb-2022, Manuscript No: AJEPM-22-58637 (R). Published: 07-Mar-2022

DESCRIPTION

Real estate developers should examine the residential stratifications of individuals of various economic levels before making spatial decisions. With some government benefits attached only to property and a minimum size requirement for home buyers, the model allows for both completed and mixed stratification. When the availability of urban land diminishes or when the commuting cost of suburban inhabitants drops. On the private rental market, ethnic discrimination continues to be a concern. However circumstances that may have an influence on discrimination in the housing market have received little attention, partially because these factors have not been included in the mixed stratification, the number of property purchasers with inflexible demand is higher than in the completed stratification. Ignoring them on the other hand would result in an underestimation of suburban profits, when commuting costs are reduced. And an overestimation of urban profits when urban public services improve, leading to developers' investment being misled. As well as legal requirements in various nations, justify the necessity for this.

The study was conducted utilizing a critical review of existing state-of-the-art literature on the issue, valuation standards, and opinions of real estate practitioners and specialists available on social media. Questionnaires were also used to collect responses from overseas respondents. The document bridges the gap between entities involved in the real estate industry's perception and grasp of specific phrases and new tools. Traditional solutions based on widely known methods and procedures, as well as confidence in the infallibility and objectivity of a human analyzing the real estate market. The market exposure to the performance of a reference portfolio is estimated using a spatial econometric

model. This benchmark portfolio includes all markets that have a higher level of transparency, revealing useful information about the pricing process. These indirect effects appear to be transmitted from more transparent to less transparent markets, the prediction performance evaluation shows that observed price signals in highly transparent markets are ascribed to less transparent markets. The heating sector is seeing an increase in the use of different smart control-compatible heating systems. Simultaneously, Demand Side Management (DSM), or smart electricity regulation, has sparked attention as a key facilitator of future sustainable cities. DSM's technological feasibility is being studied more and more, but its real-estate profitability remains a mystery. This paper analyses an energy model employing hourly-level energy use to look at the economics and environmental consequences of DSM. Despite the present small benefits for real estate owners in the finish power market, end-user smart electricity control will almost certainly play a critical role in the future electrical system with huge amounts of intermittent renewable energy. To promote future energy system decarbonization, real estate owners must be engaged in DSM through alternate incentives and other strategic advantages. It is discovered that there are more shared risk characteristics across real estate securities within a nation than there are between countries. Furthermore, at least one common securitized real estate market element is moderately connected with the global real estate market, and to a lesser extent, the global stock market. The degree of connectivity between the four securitized real estate markets, on the other hand, is significantly smaller than the robust links between the four economies. Furthermore, it appears that the extent to which correlations are observed in international securitized real estate markets is mostly attributable to the world real economy's increasing integration, rather than financial markets' globalization. The findings are early, but suggestive, and point to the need for greater research into how common characteristics, in combination with the local market portfolio, might help explain how securitized real

*Corresponding author. Ayse Sapci, E-mail: sapciayse@yahoo.com.

estate generates returns. Despite the fact that they have been the subject of several studies, the areas of urban planning and real estate are often considered as incompatible in terms of their objectives, despite the fact that the materials they deal with are very similar: the built environment. This point of view discusses some of these common issues before proposing

wider collaboration in the design process as a way to resolve the differences. The end outcome might be a win-win situation. This argument also explains how such reciprocal benefit may be achieved by bringing corporate real estate interests into planning discussions and employing urban design to create both quality and value in the same process.