



AI2102 Marknadsanalys och fastighetsutveckling 7,5 hp

Real Estate Market Analysis and Development

När kurs inte längre ges har student möjlighet att examineras under ytterligare två läsår.

Fastställande

Kursplan för AI2102 gäller från och med VT09

Betygsskala

A, B, C, D, E, FX, F

Utbildningsnivå

Avancerad nivå

Huvudområden

Samhällsbyggnad

Särskild behörighet

For students not registered on a KTH programme (180hp/300hp):

- completed upper secondary education including documented proficiency in English (IELTS, TOEFL et al) and university studies of at least 180 hp out of which 30 hp in Economics.

Undervisningsspråk

Undervisningspråk anges i kurstillfällesinformationen i kurs- och programkatalogen.

Lärandemål

The course should enable you to develop skills in methods for market analysis and development of housing by:

- Identifying the criteria for determining the appropriate level of a market analysis.
- Being able to determine if a site meets physical, regulatory and environmental requirements – the productivity analysis of the project.
- Discuss the various theories or models of urban growth and how they relate to real estate market analysis.
- Recognizing macro determinants in equilibrium, cyclical patterns in the real estate market and the relationship between the national business cycle and the local real estate cycle.
- Being able to delineate a market area, as well as to identify and collect the market data needed to evaluate supply, demand and then quantify the gap.
- Analyzing the financial feasibility of the development measuring cash flows, costs, loans, profits, etc.

Through case studies, the course should also enable you to identify stakeholders of real estate projects; developer, clients, local government, tax payers, special interest groups, etc. and each points view.

Kursinnehåll

Market analysis and development is an applied course in market analysis of housing and real estate markets from an international perspective, with special emphasis on the US and Swedish experiences. The aim of the course is to give you knowledge of theories behind the methods of market analysis used by real estate firms. The course will also help you to develop skills in methods for markets analysis. This course in market analysis and development will prepare you for work in the real estate field, within consultancy firms, institutional investors and building companies.

Kurslitteratur

Market Analysis for Real Estate, Fanning, Appraisal Institute. Chapters 1 – 11, 13, 15. How come that small developers are more efficient than large developers? K Psilander. Niching in Residential Development, K Psilander, Hur små byggherrar lyckas, K Psilander.

Examination

- TEN1 - Examination, 4,5 hp, betygsskala: A, B, C, D, E, FX, F
- ÖVN1 - Coursework, 3,0 hp, betygsskala: P, F

Examinator beslutar, baserat på rekommendation från KTH:s handläggare av stöd till studenter med funktionsnedsättning, om eventuell anpassad examination för studenter med dokumenterad, varaktig funktionsnedsättning.

Examinator får medge annan examinationsform vid omexamination av enstaka studenter.

Written examination (TEN1; 4,5 cr)

Coursework (ÖVN1; 3 cr)

Övriga krav för slutbetyg

Requirements for final grade is pass of examination and course work

Etiskt förhållningssätt

- Vid grupparbete har alla i gruppen ansvar för gruppens arbete.
- Vid examination ska varje student ärligt redovisa hjälp som erhållits och källor som använts.
- Vid muntlig examination ska varje student kunna redogöra för hela uppgiften och hela lösningen.