

Home > Vol 3, No 2 (2010) > Felsenstein

Font Size: [A](#) [A](#) [A](#)

# Simultaneous modeling of developer behavior and land prices in UrbanSim

*Daniel Felsenstein, Eyal Ashbel*

## Abstract

A strong inter-dependence exists between the decision to develop land and the expected returns to be gained from that development. Current practice in UrbanSim modeling treats developer behavior and the emergence of land prices as independent processes. This assumes that land prices are exogenous to the interaction between buyers and sellers—an assumption that is difficult to sustain in urban economics and real estate research. This paper presents an attempt to model the two processes as occurring simultaneously. Using the UrbanSim model for metropolitan Tel Aviv, we compare the results of forecasts for densities (residential and non-residential) and land values for the period 2001–2020. Our results show that simultaneous estimation tends to produce more accentuated outcomes and volatile trends. The validity of these results and the implications of this approach in the wider context of land use modeling are discussed.

Full Text: PDF

The Journal is housed at the University of Minnesota and sponsored by the Center for Transportation Studies  
Contact JTLU | ISSN: 1938-7849

All contents licensed under Creative Commons by-nc 3.0. © 2007-2010 Journal of Transport and Land Use

[TABLE OF CONTENTS](#)

## Reading Tools

Simultaneous model...

*Felsenstein, Ashbel*

- [Review policy](#)
- [About the author](#)
- [How to cite item](#)
- [Indexing metadata](#)
- [Supplementary files](#)
- [Print version](#)
- [Look up terms](#)
- [Notify colleague\\*](#)
- [Email the author\\*](#)
- [Add comment\\*](#)

## RELATED ITEMS

- [Author's work](#)
- [Related studies](#)
- [Book reviews](#)
- [Pay-per-view](#)
- [Surveys](#)
- [Soc sci data](#)
- [Social theories](#)
- [Book searches](#)
- [Databases](#)
- [Relevant portals](#)
- [Online forums](#)
- [Legal materials](#)
- [Government policy](#)
- [Media reports](#)
- [Web search](#)

## SEARCH JOURNAL

All
▼

CLOSE