

*Real Estate Journal Quality:  
Perceptions of the International  
Real Estate Research Community*  
房地產期刊品質：國際房地產界  
之期刊認知研究

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# 摘要

這篇文章是房地產領域期刊的「品質感知」研究，評估了美國、英國、澳洲、亞洲共計18本期刊。最頂尖的前三名依序是

1. Real Estate Economics
2. Journal of Urban Economics
3. Journal of Real Estate Finance and Economics

但期刊評價會隨著區域不同、教育背景等而存在差異性，此發現對於需要期刊價值評估的研究者或學術機構會有所幫助。

# 前言

隨著房地產研究與房地產學術組織的不斷擴張，如房地產學院、科系的出現、增加，房地產的學術研究產出也隨之增加，許多有關房地產主題的新期刊亦不斷出現。

對於評估房地產科系、學院需求上升，換言之，對學術產出的評價需求也提升了。許多房地產研究科系紛紛爭取使其研究受到專業學術評價機構的認定，如AACSB(國際商學院促進會)。

像AACSB這類的評價機構也不再只是就學術產出數量做評鑑，更重視學術產出的品質。

部分大學或研究機構把自身研究產出的品質優劣當作是學術貢獻以及爭取經費的要點，因此對於學術品質的評估顯得極為重要。

# 文獻回顧

- 過往對於房地產期刊的質量評估與排名，多是以被引用次數作為評估的標準，然而也有部分的文章提出可透過對於品質感知的調查進行之評估方法。
- 但是透過品質感知調查的方法，在過往的研究中都僅限於評估美國的文章，或僅針對美國人做調查，尚未有針對全球性視野的學術期刊品質感知研究。
- 因此本文透過調查訪問，將範圍鎖定在全球視野進行研究，其受訪者不限於美國人，所調查評估的期刊亦不限於美國期刊。

- 過往關於房地產研究多集中、附庸在財政界/系 (Finance)，最近關於房地產期刊評估的討論多侷限在美國房地產期刊或美國的研究人員。
- 具全球視野進行評估僅限於財政領域 (Finance)，且較為少見，如 (Oltheten, Theoharakis, and Travios, 2005)，該研究發現期刊評估結果會受到區域、研究興趣、教育程度等而有所影響。
- Ong 等人指出，美國房地產研究具有自身偏好，傾向發表美國研究者的文章，英國則較為平衡。

- 迄今(2010)仍沒有針對國際性期刊透過全球視野進行的期刊品質感知研究，因此本研究欲進行這部分的討論。

# 方法與基本統計

**Exhibit 1**  
**Survey Response Rate by Academic Association**

	ARES	AREUEA	AsRES	ERES	PRRES
No. of invitations sent	318	785	215	400	124
No. of surveys completed	111	155	45	105	32
Response Rate	34.9%	19.7%	20.9%	26.3%	25.8%

**Notes:**

**ARES: American Real Estate Society**

**AREUEA: American Real Estate and Urban Economics Association**

**AsRES: Asian Real Estate Society**

**ERES: European Real Estate Society**

**PRRES: Pacific Rim Real Estate Society**



# 欲調查評估的期刊

**Exhibit 2**  
**Descriptive Statistics of Journals in the Study**

Journal Title	Abbreviation	Publisher	Editor	Country	Start Year	Issues per Year
<i>Appraisal Journal</i>	AJ	Appraisal Institute	Crosson	U.S.	1932	4
<i>International Real Estate Review</i> <sup>a</sup>	IRER	AsRES	Liu and Wang	Asia	1997	1
<i>Journal of Housing Economics</i>	JHE	Elsevier	Pollakowski	U.S.	1991	4
<i>Journal of Housing Research</i> <sup>b</sup>	JHR	ARES	Zumpano and Weeks	U.S.	1992	1
<i>Journal of Property Investment &amp; Finance</i> <sup>c</sup>	JPIF	Emerald	French	U.K.	1982	4
<i>Journal of Property Research</i>	JPR	Routledge	MacGregor	U.K.	1984	4
<i>Journal of Real Estate Finance &amp; Economics</i>	JREFE	Springer	Grenadier, Kau, and Sirmans	U.S.	1987	4
<i>Journal of Real Estate Literature</i>	JREL	ARES	McDonald	U.S.	1993	3
<i>Journal of Real Estate Practice &amp; Education</i>	JREPE	ARES	Gallimore, Hardin, and Winkler	U.S.	1996	2
<i>Journal of Real Estate Portfolio Management</i>	JREPM	ARES	Anderson, Mueller, and Peiser	U.S.	1995	3
<i>Journal of Real Estate Research</i>	JRER	ARES	Wang	U.S.	1986	4
<i>Journal of Urban Economics</i>	JUE	Elsevier	Rosenthal and Strange	U.S.	1974	6
<i>Land Economics</i>	LE	UW-Madison Press	Bromley	U.S.	1925	4
<i>Pacific Rim Property Research Journal</i> <sup>d</sup>	PRPRJ	PRRES	Newell	Australia	1994	4
<i>Property Management</i>	PM	Emerald	Plimmer	U.K.	1989	5
<i>Real Estate Economics</i> <sup>e</sup>	REE	Blackwell	Coulson, Liu, and Torous	U.S.	1973	4
<i>Regional Science and Urban Economics</i>	RSUE	Elsevier	McMillan and Zenou	U.S.	1971	6
<i>Urban Studies</i>	US	Sage Publications	Cumbers	U.K.	1964	4

**Notes:**

<sup>a</sup>Previously *Journal of the Asian Real Estate Society*.

<sup>b</sup>Originally published by the Fannie Mae Foundation; became an ARES journal in 2007.

<sup>c</sup>*Journal of Property Valuation and Investment* merged with the *Journal of Property Finance* in 1997.

<sup>d</sup>Previously the *Australian Land Economics Review*.

<sup>e</sup>Originally the *Journal of the American Real Estate and Urban Economics Association*; renamed in 1995.

# 受訪者的基本資料

**Exhibit 3**  
**Summary Statistics of Survey Respondents (N = 314)**

	No. of Responses	% of Sample
<b>Primary Profession</b>		
Academic	245	78%
Practitioner	69	22%
<b>Location of Current Affiliation</b>		
North America	165	53%
Europe	72	23%
Asia	48	15%
Pacific Rim	25	8%
Africa	3	1%
Latin America	1	<1%
<b>Highest Degree Earned</b>		
Doctorate	220	70%
Masters	81	26%
Bachelors	13	4%
<b>Location of Institution Granting Highest Degree</b>		
North America	181	58%
Europe	85	27%
Asia	29	9%
Pacific Rim	18	6%
Africa	1	<1%
Latin America	1	<1%

1~5分，1  
分表評價  
最好

**Exhibit 4**  
**Quality Ratings of Real Estate Journals: Overall Sample**

Journal	Quality Ratings*		Percent <sup>b</sup> Rated
	Mean	Std. Dev.	
AJ	3.08	1.12	66.0%
IRER	3.22	1.01	52.8%
JHE	2.36	0.84	71.3%
JHR	2.74	0.98	67.7%
JPIF	2.70	1.21	65.6%
JPR	2.61	1.29	65.6%
JREFE	1.70	0.90	89.0%
JREL	2.88	1.09	79.4%
JREPE	3.28	1.13	67.7%
JREPM	2.85	1.13	76.2%
JRER	2.18	1.05	86.5%
JUE	1.65	0.90	82.6%
LE	2.27	0.97	70.9%
PRPRJ	3.46	1.15	42.9%
PM	3.48	1.10	52.8%
REE	1.63	0.88	85.5%
RSUE	2.01	0.95	67.4%
US	2.30	0.98	72.0%

Notes:

\*On a scale of 1 to 5, with 1 being the highest quality.

<sup>b</sup>The percentage of respondents who rated the journal.

# 以學界/業界來區分討論

**Exhibit 6**  
**Quality Ratings of Real Estate Journals: Academics vs. Practitioners**

Journal	Academic		Practitioner	
	Quality Rating	Percent Rated	Quality Rating	Percent Rated
AJ	3.13	72.3%	2.48***	39.7%
IRER	3.21	58.6%	3.18	29.3%
JHE	2.34	78.2%	2.42	44.8%
JHR	2.76	74.1%	2.52	43.1%
JPIF	2.76	70.9%	2.16**	43.1%
JPR	2.65	70.6%	2.23	44.8%
JREFE	1.66	90.9%	1.89	81.0%
JREL	2.92	81.8%	2.65	69.0%
JREPE	3.29	73.2%	3.19	44.8%
JREPM	2.88	77.7%	2.65	69.0%
JRER	2.18	87.3%	2.21	82.8%
JUE	1.60	87.7%	1.89*	63.8%
LE	2.24	80.0%	2.43	36.2%
PM	3.50	58.6%	3.18	29.3%
PRPRJ	3.47	49.5%	3.13	13.8%
REE	1.62	88.6%	1.74	72.4%
RSUE	1.94	73.6%	2.36**	43.1%
US	2.28	78.6%	2.44	46.6%
<b>Average rating</b>	<b>2.58</b>	<b>75.1%</b>	<b>2.49</b>	<b>49.8%</b>

**Notes:**

\*The difference between academics and practitioners is significant at the 10% level.

\*\*The difference between academics and practitioners is significant at the 5% level.

\*\*\*The difference between academics and practitioners is significant at the 1% level.

# 以最高學歷來區分討論

**Exhibit 7**  
**Quality Rankings of Real Estate Journals: Respondent's Education**

Doctorate			Doctoral Student			Masters		
Journal	Rating	% Rated	Journal	Rating	% Rated	Journal	Rating	% Rated
REE	1.58	90.3%	JREFE	1.33	75.0%	JREFE	1.76	86.4%
JUE	1.60	88.9%	JRER	1.44	80.0%	JRER	1.89	84.1%
JREFE	1.69	92.3%	JUE	1.53	75.0%	REE	1.90	70.5%
RSUE	1.96***	75.4%	REE	1.75	80.0%	JUE	2.03	65.9%
LE	2.28***	79.7%	JPR	1.76	85.0%	JPR	2.04	52.3%
JRER	2.28	88.9%	JHE	1.92	80.0%	JHE	2.05	43.2%
US	2.38	78.3%	JPIF	2.00	95.0%	US	2.09	52.3%
JHE	2.42	80.2%	US	2.00	75.0%	RSUE	2.17	40.9%
JPR	2.81***	68.1%	LE	2.08	65.0%	LE	2.21	43.2%
JHR	2.83	75.4%	JHR	2.25	60.0%	JHR	2.25	45.5%
JPIF	2.87	65.2%	JREPM	2.27	75.0%	JPIF	2.33	61.4%
JREPM	2.93	78.7%	RSUE	2.29	70.0%	JREPM	2.58	75.0%
JREL	2.96	82.1%	JREL	2.33	75.0%	AJ	2.59	50.0%
AJ	3.22**	70.0%	AJ	2.58	60.0%	JREL	2.66	72.7%
IRER	3.33	57.0%	IRER	2.62	65.0%	PRPRJ	2.82	25.0%
JREPE	3.35	73.9%	JREPE	2.62	65.0%	IRER	2.93	34.1%
PRPRJ	3.58	47.3%	PM	2.73	55.0%	JREPE	3.10	47.7%
PM	3.63	54.1%	PRPRJ	2.78	45.0%	PM	3.12	56.8%
Average rating	2.65	75.0%		2.13	70.0%		2.36	55.9%

Notes:

\* Quality rating is significantly lower than the previous journal at the 10% level.

\*\* Quality rating is significantly lower than the previous journal at the 5% level.

\*\*\* Quality rating is significantly lower than the previous journal at the 1% level.

# 就地理區域來區分

**Exhibit 8**  
**Quality Ratings of Real Estate Journals: Geographical Region**

Journal	Asia		Europe		North America		Pacific Rim	
	Rating	% Rated	Rating	% Rated	Rating	% Rated	Rating	% Rated
AJ	2.38	55.2%	3.21	64.7%	3.28	78.0%	3.00	83.3%
IRER	2.58	82.8%	3.15	51.0%	3.57	51.7%	2.67	83.3%
JHE	1.95	75.9%	2.17	70.6%	2.55	81.4%	2.07	83.3%
JHR	2.38	72.4%	2.75	62.7%	2.92	78.0%	2.40	83.3%
JPIF	2.18	86.2%	2.78	90.2%	3.15	55.9%	2.27	83.3%
JPR	2.40	86.2%	2.33	94.1%	3.28	54.2%	1.60	83.3%
JREFE	1.50	82.8%	1.76	82.4%	1.69	95.8%	1.50	100.0%
JREL	2.45	69.0%	3.08	78.4%	3.03	83.9%	2.71	94.4%
JREPE	2.88	58.6%	3.66	68.6%	3.30	76.3%	3.13	83.3%
JREPM	2.30	69.0%	3.26	74.6%	2.95	78.8%	2.56	88.9%
JRER	2.09	75.9%	2.40	84.3%	2.18	90.7%	1.63	88.9%
JUE	1.54	82.8%	1.83	80.4%	1.56	93.2%	1.87	83.3%
LE	1.79	65.6%	2.49	72.5%	2.29	85.6%	1.94	88.9%
PM	2.85	69.0%	3.53	62.7%	3.88	50.8%	2.93	77.8%
PRPRJ	2.80	69.0%	3.67	58.8%	3.93	34.7%	2.81	88.9%
REE	1.72	86.2%	1.88	78.4%	1.61	93.2%	1.31	88.9%
RSUE	1.95	75.9%	1.97	66.7%	1.97	76.3%	1.77	72.2%
US	2.13	79.3%	2.05	84.3%	2.55	74.6%	1.88	88.9%
Average rating	2.21	74.5%	2.64	73.6%	2.76	74.1%	2.23	85.8%

# 任職區域/求學區域不同

**Exhibit 11**  
**Current Location of Respondent vs. Location of Education**

Location of Education	Current Location of Respondent			
	Asia	Europe	North America	Pacific Rim
Asia	89%	0%	0%	0%
Europe	14%	94%	2%	11%
North America	17%	6%	98%	21%
Pacific Rim	0%	0%	0%	68%
<b>Total Outside of Region</b>	<b>31%</b>	<b>6%</b>	<b>2%</b>	<b>32%</b>

**Exhibit 12**  
**Quality Ratings of Real Estate Journals: Location of Education**

Journal	Asia		Pacific Rim	
	Educated within Region	Educated outside of Region	Educated within Region	Educated outside of Region
AJ	2.45	2.20	2.82	3.50
IRER	2.25	3.25**	2.67	3.67*
JHE	2.00	1.86	2.10	1.83
JHR	2.43	2.29	2.20	2.67
JPIF	2.06	2.43	1.73	3.75***
JPR	2.29	2.63	1.09	3.00***
JREFE	1.63	1.25	1.46	1.67
JREL	2.25	2.75	2.50	3.00
JREPE	2.67	3.40	2.82	4.00*
JREPM	2.00	3.00	2.25	3.50**
JRER	1.93	2.38	1.17	3.20***
JUE	1.47	1.71	2.00	2.00
LE	1.69	2.00	2.00	2.00
PRPRJ	2.73	3.00	2.42	4.00***
PM	2.71	3.17	2.83	3.50
REE	1.76	1.63	1.33	1.25
RSUE	2.07	1.71	2.00	1.25*
US	2.00	2.38	1.91	2.17
<b>Average rating</b>	<b>2.13</b>	<b>2.39</b>	<b>2.07</b>	<b>2.78</b>

# 以境內期刊/境外期刊區分

**Exhibit 10**  
**Quality Ratings of Real Estate Journals: Intra-Regional vs. Inter-Regional**

Journal	Intra-Regional		Inter-Regional	
	Quality Rating	Percent Rated	Quality Rating	Percent Rated
<i>North America</i>				
AJ	3.30	78.4%	2.88***	57.9%
JHE	2.55	81.3%	2.17***	63.5%
JHR	2.92	77.2%	2.56**	60.4%
JREFE	1.67	95.1%	1.73	84.3%
JREL	3.03	83.7%	2.75*	76.1%
JREPE	3.31	75.6%	3.26	61.6%
JREPM	2.97	78.9%	2.75	74.2%
JRER	2.18	90.2%	2.17	83.6%
JUE	1.57	93.5%	1.73	74.2%
LE	2.30	84.6%	2.24	60.4%
REE	1.60	93.5%	1.68	79.2%
RSUE	1.98	75.6%	2.04	61.0%
<i>Europe</i>				
JPIF	2.77	90.6%	2.68	59.8%
JPR	2.34	94.3%	2.70*	59.0%
PM	3.53	84.2%	3.47	50.2%
US	2.04	84.9%	2.37**	69.0%
<i>Asia</i>				
IRER	2.58	82.6%	3.34***	49.4%
<i>Pacific Rim</i>				
PRPRJ	2.81	84.2%	3.58***	39.9%

Notes:

\* The difference between intra-regional and inter-regional is significant at the 10% level.

\*\* The difference between intra-regional and inter-regional is significant at the 5% level.

\*\*\* The difference between intra-regional and inter-regional is significant at the 1% level.

美國月亮比較圓?  
敝帚自珍?



# 結論

這篇文章評估了美國、英國、澳洲、亞洲共計18本期刊。就房地產領域期刊的「品質感知」作研究，其中最頂尖的前三名依序是

1. Real Estate Economics

2. Journal of Urban Economics

3. Journal of Real Estate Finance and Economics

另外也研究發現，當受訪者的所在區域、學歷、背景身分有所不同時，對於不同期刊的認知與評分將會有所不同，例如受訪者對於本身境內期刊會有了解度較高、評價較好的傾向。希望本研究的各項結果能幫助到進行期刊評估的機構，使其評分更有準確性，並且也可幫助研究者投稿選擇的對象。