

Table of Content

Foreword	V
Preface	VII
List of Figures	XI
List of Tables	XIII
List of Abbreviations	XV
1 Introduction	1
1.1 Motivation and Problem Definition	6
1.2 Course of Investigation	7
2 Analysing the Location Choice Preference: An AHP Approach for Germany.....	9
2.1 Introduction.....	9
2.2 Modelling Location Choice Preferences with AHP	11
2.3 Study Design.....	19
2.3.1 Identification of Criteria.....	21
2.3.2 Questionnaire and Sample Selection.....	23
2.4 Results.....	27
2.5 Discussion.....	34
2.6 Conclusion	35
3 The Impact of Migration on Real Estate Prices in an Urban Environment	37
3.1 Introduction.....	37
3.2 Immigration to Germany and Berlin since 1950.....	40
3.2.1 Immigration History of the Federal Republic of Germany.....	40
3.2.2 Submarket Berlin	43
3.3 Data.....	44
3.4 Methodology	48
3.4.1 Part I: Panel with Fixed-Effects and IV Approach.....	48
3.4.2 Part II: Panel with Difference-in-Difference Approach....	51
3.5 Results.....	53
3.5.1 Results Part II:.....	57
3.6 Discussion.....	63
3.7 Conclusion	66

4	The Impact of Crime on Residential Real Estate Prices in Hamburg, Germany	69
4.1	Introduction.....	69
4.2	Literature Review	70
4.3	Data.....	73
4.4	Empirical Strategy	77
4.5	Results.....	82
4.6	Robustness & Further Investigation.....	88
4.7	Discussion.....	92
	4.7.1 Methodological and Data Limitations.....	92
	4.7.2 General Limitations of the Study	99
	4.7.3 Propositions for Further Research.....	104
4.8	Conclusion	107
5	Summary, Practical Implications, and Further Research	111
	Reference List.....	115
	Appendices	123