

CATALOG INFORMATION

Dept and Nbr: RE 56

Title: REAL ESTATE ECONOMICS

Full Title: Real Estate Economics

Last Reviewed: 2/12/2024

Units		Course Hours per Week		Nbr of Weeks	Course Hours Total	
Maximum	3.00	Lecture Scheduled	3.00	17.5	Lecture Scheduled	52.50
Minimum	3.00	Lab Scheduled	0	6	Lab Scheduled	0
		Contact DHR	0		Contact DHR	0
		Contact Total	3.00		Contact Total	52.50
		Non-contact DHR	0		Non-contact DHR	0

Total Out of Class Hours: 105.00

Total Student Learning Hours: 157.50

Title 5 Category: AA Degree Applicable

Grading: Grade Only

Repeatability: 00 - Two Repeats if Grade was D, F, NC, or NP

Also Listed As:

Formerly: RE 80G

**Catalog Description:**  
Trends and factors which affect the value of real estate; the nature and classification of land economics; the development of property, construction and subdivision; economic values and real estate evaluation; real estate cycles, business fluctuations, residential market trends, and special purpose property trends. Applies toward State's educational requirements for the California Real Estate Broker's examination and educational elective for the salesperson license.

**Prerequisites/Corequisites:**

**Recommended Preparation:**  
Eligibility for ENGL 100 or ESL 100

**Limits on Enrollment:**

**Schedule of Classes Information:**  
Description: Trends and factors which affect the value of real estate; the nature and classification of land economics; the development of property, construction and subdivision; economic values and real estate evaluation; real estate cycles, business fluctuations, residential market trends, and special purpose property trends. Applies toward State's educational requirements for the

California Real Estate Broker's examination and educational elective for the salesperson license.  
(Grade Only)

Prerequisites/Corequisites:

Recommended: Eligibility for ENGL 100 or ESL 100

Limits on Enrollment:

Transfer Credit: CSU;

Repeatability: Two Repeats if Grade was D, F, NC, or NP

## **ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:**

<b>AS Degree:</b>	<b>Area</b>	Effective:	Inactive:
<b>CSU GE:</b>	<b>Transfer Area</b>	Effective:	Inactive:

<b>IGETC:</b>	<b>Transfer Area</b>	Effective:	Inactive:
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<b>CSU Transfer:</b>	Transferable	Effective:	Fall 1981	Inactive:
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<b>UC Transfer:</b>		Effective:		Inactive:
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**CID:**

**Certificate/Major Applicable:**

Both Certificate and Major Applicable

## **COURSE CONTENT**

### **Student Learning Outcomes:**

At the conclusion of this course, the student should be able to:

1. Evaluate and hypothesize government action on the value of real property.
2. Break down and categorize real estate markets.
3. Distinguish and group real estate investment.
4. Satisfy the California Department of Real Estate elective education requirement for salespersons and brokers license.

### **Objectives:**

At the conclusion of this course, the student should be able to:

1. Analyze actions by the Federal Reserve System and their impact on real estate activity.
2. Examine principles of supply and demand in the real estate market.
3. Inspect reasons for city locations and growth patterns.
4. Classify and distinguish neighborhoods, neighborhood boundaries, and how they change.
5. Compare and contrast housing markets and show examples of demand, supply, and government housing problems.
6. Analyze commercial and industrial markets and show examples of economic characteristics.
7. Assess and summarize the principles of real estate taxation.
8. Examine tax aspects of real estate investments.

### **Topics and Scope:**

- I. Economic Principles of Capitalism
- II. Government's Role in the Economy: Measuring Economic Performance
- III. Money, Credit, and Real Estate
  - A. Money supply

- B. Federal Reserve System
- IV. Economic Features of Real Estate Markets
- V. Understanding Real Estate Markets
  - A. Regional and community analysis
  - B. Community growth patterns
  - C. Neighborhoods
  - D. Housing markets
  - E. Commercial and industrial markets
  - F. Rural and recreational real estate markets
- VI. Influences on Real Estate Development
  - A. Principles of taxation
  - B. Land use controls
  - C. Real estate development
    - 1. construction
    - 2. subdivision
  - D. Required government reports
- VII. Real Estate Investment
  - A. Real estate investment principles
  - B. Income tax aspects of investment real estate

### Assignment:

1. Written analysis of economic influences of a community; minimum of 5 pages
2. Research paper on specific economic principle or theory as assigned; minimum of 5 pages
3. Weekly reading of 20-40 pages
4. Chapter quizzes
5. Midterm and Final exam

### Methods of Evaluation/Basis of Grade:

**Writing:** Assessment tools that demonstrate writing skills and/or require students to select, organize and explain ideas in writing.

Research paper and written analysis
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Writing 25 - 45%
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**Problem Solving:** Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.

Class performance
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Problem solving 0 - 5%
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**Skill Demonstrations:** All skill-based and physical demonstrations used for assessment purposes including skill performance exams.

None
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Skill Demonstrations 0 - 0%
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**Exams:** All forms of formal testing, other than skill performance exams.

Chapter quizzes, midterm and final exam to include multiple choice, true/false, and essay items

Exams  
50 - 60%

**Other:** Includes any assessment tools that do not logically fit into the above categories.

Attendance and participation

Other Category  
5 - 10%

**Representative Textbooks and Materials:**

Real Estate Economic. 6th ed. Huber, Walt and Messick, Levin and Pivar, William. Educational Textbook Company. 2016