Master´s Thesis Evaluation by the Opponent

Title of the Master´s Thesis:

Investing in Residential Real Estate : A Smart Decision?

Author of the Master´s Thesis:

Johanne Olimb Kirkerud

Goals of the Master´s Thesis:

The goal of the thesis is to provide a deeper understanding of the housing market in Oslo, by comprehending why and how the prices fluctuates the way they do.

Evaluation:

	Criteria	Description	Max. points	Points
Content 70%	Output Quality	The thesis is well written and supported by suitable data and references. However author could have elaborated on the results bit more. For example, what about generalizability of the results? Would it be possible to use these variables to explain housing price fluctuation in other regions as well? Some thought on this would have been nice. Moreover, it was not properly discussed if inventment in real estate is a smart decision or not?	20	17
	Goals	The overall aim of the thesis was well achieved and supported by good data analysis.	10	8.5
	Methodology:	Author could have provided more references supporting use of price/rent model. Do other authors used similar model in similar type of studies? Author mentioned that the multicollinearity is dififcult to measure. However, one can measure VIF value in STATA and value less than 10 or 5 proves no MC. Otherwise all used methods were sound and appropriate.	20	17
	Theory/ Conceptualization:	All the key terms were well supported by the previous literature. Author mentioned sociological reasons (page 65) for price fluctuations however more explanation could have provided. Author mentioned interest rate as one the main factor for price fluctuations -would it be also applicable in other regions/countries or this is just specific to Norway? Increase in interest rate leads to decrease in house price?	20	17
Formal requirements 15%	Structure:	The structure was ok and easy to follow.	3	2
	Terminology:	This aspect was ok. All the key terms were well explained.	4	3
	Formalities:	Layout of the thesis was easy to follow. The appendix was helpful, thorough and detailed.	4	3
	Citing:	Most important references were used. However as I mentioned above, some additional references supporting the use of P/R model could have added. It would have been nice to see such model in other similar type of studies.	4	3

Delivery 15 %	Presentation document:	Is the presentation itself structured in a clear way? Is it appealing and easy to follow? Does it convey the message efficiently?	5	
	Presentation skills:	Are you conveying the message efficiently and timely? Do you use appropriate words, speed, tone of voice, gestures, movement etc. to express your thoughts in a clear manner?	5	
	Argumentation:	Are you able to readily and briskly react to questions or comments? Are you able to explain unclear parts and connect comments to relevant places in your presentation or parts of particular analyses? How well are you able to defend to your ideas and recommendations?	5	
			100	0

Other comments:

Klikněte nebo klepněte sem a zadejte text.

Questions or comments to be discussed during the thesis defence:

Klikněte nebo klepněte sem a zadejte text.

The name of the **Opponent**:

Dr. Mohit Srivastava

The employer of the **Opponent**:

University of Economics, Prague

Date 12. 6. 2018

Signature of the **Opponent**: