

Vivek Sah, PhD

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BIOGRAPHY

- I am a real estate academic with leadership experience leading one of the largest schools of real estate and construction management at a private research university (R1 Carnegie Classification)
 - As the director, I am responsible for active fund raising, industry outreach and visibility, publishing industry-focused market reports, engaging in real estate policy discussions, organizing real estate industry focused conferences, developing professional educational programs for industry executives, growing and enhancing our program through curriculum development, enhancing student learning experience, staffing, sourcing student internships and job opportunities, managing the mentorship program, engaging industry professionals with the program, industry partnerships and actively raising student scholarship funds
 - Ranked 34 worldwide in the 2019 REAL Leaders ranking for publishing in the top three real estate journals
 - Experience teaching across Undergraduate, MSRE, MBA and Executive levels
 - Journal of Real Estate Portfolio Management – Editor (2022 to present)
 - Journal of Sustainable Real Estate - Editor (2016 to 2022)
 - American Real Estate Society - Board of Directors (2020 to present)
 - American Real Estate Society - Program Chair (2023)
 - Elected for the Presidential sequence (2025) to one of the most recognizable leadership roles globally in real estate thought leadership
 - NAIOP Research Distinguished Fellow (2017 to 2021), one of the only 16 Fellows nationwide
 - Nationally recognized real estate expert
 - Featured multiple times in NPR, Wallstreet journal and other national trade journals
 - University designated expert for all real estate media queries
 - Quoted over 50 times across various media outlets just in the last four years
 - Frequent speaker at local chapters for trade and real estate organizations
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ACADEMIC EXPERIENCE

- University of Denver
 - Director – Burns School of Real Estate and Construction Management, Daniels College of Business, 2022 to present
 - Professor of Real Estate – 2022 to present
- University of Nevada, Las Vegas
 - Director - Lied Center for Real Estate, Lee Business School, 2017 to 2022
 - Professor of Real Estate - Lee Business School, 2021 to 2022
 - Associate Professor of Real Estate - Lee Business School, 2017 to 2021
- University of San Diego
 - Associate Professor of Real Estate - School of Business, 2015 to 2017
 - Assistant Professor of Real Estate - School of Business, 2009 to 2015
- Visiting Professor - Spring 2016, School of Business Administration, Portland State University

EDUCATION

- PhD in Real Estate with a focus on Finance and Investments, Georgia State University, 2009
- MBA, Major in Finance, Institute of Management Technology, India, 2002
- Bachelor of Engineering, National Institute of Technology - Rourkela, India, 2000

PUBLISHED RESEARCH AT ACADEMIC JOURNALS

1. Wu, Y., Sah, V. and Tidwell, A. (2023). *Impact of Ethnic and Cultural Diversity on Millennial Living Preferences and Homeownership*, ***International Journal of Housing Markets and Analysis (Forthcoming)***
 2. Lopez, L., McCoy, S., and Sah, V. (2022). Steering Consumers to Lenders in Residential Real Estate Markets, ***Real Estate Economics***, 50(6)
 3. Jauregui, A., Tidwell, A., and Sah, V. (2019). Sample Selection Approaches to Estimating and Allocating House Transaction Funding Price Differentials, ***Journal of Real Estate Finance and Economics***, 58(3)
 4. Miller, N., Sah, V. and Sklarz, M. (2018). Estimating Property Condition Effect on Residential Property Value: Evidence from U.S. Home Sales Data, ***The Journal of Real Estate Research***, 40(2)
 5. Narwold, A., Sah, V. and Conroy, S. (2018). Impact of Homeowners Association Fees on Condominium Prices, ***Journal of Housing Research***, 27(1)
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6. Tidwell, A., Jauregui, A., Sah, V. and Narwold, A. (2018). Supply Induced All-Cash and Distressed House Sales Price Discounts: Dual Sample Selection Spatial Interdependence Approaches, *The Journal of Real Estate Finance and Economics*, 56 (1)
7. Wu, Y., Sah, V. and Tidwell, A. (2018). Housing Preferences of Asian and Hispanic Immigrants in the United States: A Melting Pot or Salad Bowl, *Real Estate Economics*, 46(4)
8. Sah, V., Conroy, S. and Narwold, A. (2016). Estimating School Proximity Effects on Housing Prices: The Importance of Robust Spatial Controls in Hedonic Estimations, *The Journal of Real Estate Finance and Economics*, 53(1)
9. Sah, V., Zhou, X. and Das, P.K. (2015). Does Index Addition Add Any New Information? Evidence from REIT Dividend Forecasts, *Journal of Property Research*, 32(1)
10. Sah, V., Miller, N. and Ghosh, B. (2013). Are Green REITs Valued More? *Journal of Real Estate Portfolio Management*, 19(2)
11. Das, P., Sah, V., Sharma, D., and Galuppo, L. (2013). Real Estate Development Process in India, *Journal of Real Estate Literature*, 21(2)
12. Miller, N., Sah, V., Sklarz, M. and Pampulov, S. (2013). Seasonality in Home Prices: Evidence based on CBSAs, *Journal of Housing Research*, 22(1)
13. Miller, N., Sah, V., Sklarz, M. and Pampulov, S. (2012). Correcting for the Effects of Seasonality on Home Prices, *Appraisal Journal*, 80(1)
14. Sah, V. and Zhou, X. (2012). Elective Stock Dividend in REITs: Market Reaction and Determinants, *Journal of Property Investment and Finance*, 30(6)
15. Sah, V. and Seagraves, P. (2012). IPO Market Timing: Evidence from the Operating Performance of REITs, *Journal of Property Investment and Finance*, 30(1)
16. Sah, V., Tidwell, A. and Ziobrowski, A. J. (2011). The Predictive Abilities and Persistence of Morningstar Ratings: An Examination of Real Estate Mutual Funds, *Journal of Property Research*, 28(3)
17. Sah, V. (2011) Asset Acquisition Criteria: A Process Tracing Investigation into Real Estate Investment Decision-making, *Journal of Property Investment and Finance*, 29(1)
18. Sah, V., Gallimore, P. and Clements, J.S. (2010). Experience and Real Estate Investment Decision-making: A Process-Tracing Investigation, *Journal of Property Research*, 27(3)
19. Zhou, X and Sah, V. (2010). Year End Trading Motives of REIT Investors: Further Evidence based on Price and Trading Volume Relationship, *Journal of Real Estate Portfolio Management*, 16(2)

20. Zhou, X. and Sah, V. (2009). Does Home Expertise Exist in Equity REITs? *Journal of Real Estate Portfolio Management*, 15(3)
21. Gibler, K., Sah, V. and Chen, G. (2009). Evaluating Tiers of Real Estate Publications in the U.S., *Journal of Real Estate Practice and Education*, 11(2)
22. Sah, V., Ziobrowski, A. J., Ziobrowski, B. (2008). REIT Performance during Hurricanes, *Journal of Real Estate Portfolio Management*, 14(1)

RESEARCH UNDER PROGRESS

- Drivers of U.S. REIT returns: A Bayesian Model Averaging Approach with Tjeerd Boonman (*Completed and being prepared for submission*)
- Impact of Race in Housing Transactions with Yi Wu and Alan Tidwell (*Research in progress*)
- Spillover Effects of Short-Term Housing Rentals with Andres Jauregui and Alan Tidwell (*Research in progress*)

ACADEMIC CONFERENCE PROCEEDINGS

- American Real Estate Society Conference 2022, Bonita Springs, FL. Drivers of U.S. REIT returns and its Volatility: A Bayesian Model Averaging Approach
- American Finance Association National Conference 2019, New Orleans. Steering Consumers to Affiliated Financial Services: Evidence from Mortgage Referrals and Cost of Credit
- NUS-UFL-Cambridge Real Estate Finance and Investment Symposium 2019, Cambridge, UK. Steering Consumers to Affiliated Financial Services: Evidence from Brokered Residential Transactions
- American Real Estate and Urban Economics Association National Conference 2019, Washington DC. Steering Consumers to Affiliated Financial Services: Evidence from Brokered Residential Transactions
- American Real Estate Society Conference 2019, Scottsdale, AZ. Millennial Homeownership Paradox in the Immigration Nation
- American Real Estate Society Conference 2018, Bonita Springs, FL. Social Impact on Home Values: Evidence from Public Buildings
- American Real Estate and Urban Economics Association International Conference 2016, Alicante, Spain. Supply induced All-Cash and Distressed House Sales Price Discounts: Dual Sample Selection Spatial Interdependence Approaches

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- American Real Estate Society Conference 2016, Denver, CO. Cash Discount/Premium and Distressed House Sales: Dual Sample Selection Approaches

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- American Real Estate Society Conference 2016, Denver, CO. The Impact of Special Assessments on Home Prices: The Case of Community Facilities Districts in California
- Urban Research Symposium 2015 at University of California, Irvine. Discussant
- European Real Estate Society Conference 2015, Istanbul, Turkey. Are REITs more Transparent than Stocks? Evidence Using a Propensity Score Matching Model
- Indian Academy of Management 2013, Ahmedabad, India. Organizational Ingenuity or Systematic Innovation: What is relevant in the Present Economic Context? - Case of Affordable Housing in India
- European Real Estate Society Conference 2013, Vienna, Austria. The Intra-Industry Information Transfers - Evidence Based on REIT Privatization
- American Real Estate and Urban Economics Association International Conference 2013, Jerusalem, Israel. Distance from School: Evidence Based on Single Family Home Sales
- American Real Estate Society Conference 2013, Big Island, HI. Distance from School: Evidence Based on Single Family Home Sales
- American Real Estate Society Conference 2012, St. Petersburg, FL. How Real Estate Developers Do Their Work in India? An Empirical Analysis and the Development of a Descriptive Model
- American Real Estate and Urban Economics Association International Conference 2011, Jeju Island, South Korea. Index Addition Effects on REIT Dividend Expectations
- American Real Estate Society Conference 2011, Seattle, WA. Seasonality in Home Prices: Evidence Based on CBSAs
- Pacific Rim Real Estate Society Conference 2011, Gold Coast, Australia. Are Green REITs Valued More?
- American Real Estate and Urban Economics Association Conference 2010, Atlanta, GA. Discussant in Session titled Commercial Real Estate
- American Real Estate Society Conference 2009, Monterrey, CA. The Predictive Abilities and Persistence of Morningstar Ratings: An Examination of Real Estate Mutual Funds
- American Real Estate Society Conference 2009, Monterrey, CA. Asset Acquisition Criteria: A Process Tracing Investigation in Real Estate Investment Decision Making Amongst Investors
- American Real Estate and Urban Economics Association Conference - Doctoral Poster Session 2009, San

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Francisco, CA. Asset Acquisition Criteria: A Process Tracing Investigation in Real Estate Investment Decision Making Amongst Investors

- American Real Estate Society Conference 2008, Captiva Island, FL. The Rationality of a Preference for Local Real Estate Investments
- American Real Estate Society Conference 2007, San Francisco, CA. Pricing Effects of Hurricanes on Public REITs
- American Real Estate Society Conference 2007, San Francisco, CA. A Tiered Approach to Quality Rankings of Real Estate Journals in the U.S.

TEACHING INTERESTS

- Teaching undergraduate and graduate courses in Real Estate Finance and Investments, Real Estate Valuation, Real Estate Market Analysis and REITs
- Courses taught:
 - Graduate (MBA and MSRE)
 1. Commercial Real Estate Finance and Investments
 2. Real Estate Market Analysis (MRED Program at Portland State University, and Executive Education)
 3. Real Estate Markets (Developed new course as an elective for multiple graduate programs in Economics, Finance, and MBA program)
 4. REITs (As part of the course in Real Estate Capital Markets)
 - Undergraduate
 1. Commercial Real Estate Finance and Investments
 2. Real Estate Finance and Mortgage Banking
 3. Real Estate Valuation
 4. Real Estate Market Analysis (Developed new course)
 5. Real Estate Principles
 6. Corporate Finance

AWARDS AND HONORS

- Ranked 34 in the 2019 REAL Leaders ranking for publishing in the top three real estate journals
- NAIOP Research Distinguished Fellow, 2017 to present
 - One of the only 16 Fellows selected in the country
- Leadership Development Academy Fellow, 2019-2020. One of the only seven selected.
 - A proactive, inclusive, and engaged program to develop future campus leaders at UNLV
 - Worked with the Office of the President's Top Tier Initiative on Community Engagement Plans to help

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- improve university ties with businesses, corporations, and leading thought leaders.
- Proposed “model” to improve current set-up for effective active community engagement
- Best Paper Award in Journal of Real Estate Portfolio Management, 2014 by American Real Estate Society
 - Are Green REITs Valued More?
- Best Paper award in Economics at the Academy of Economics and Finance, 2014
 - Distance from School: Evidence Based on Single Family Home Sales
- Beyond the Call Award, 2013, in Recognition for Exemplary Accomplishments, University of San Diego
- Junior Faculty Research Award, 2012, In Recognition for Exemplary Research Accomplishments, University of San Diego
- Outstanding Doctoral Research Award, 2009-2010, European Foundation for Management Development
- John H. Cowart Scholarship Recipient in 2006 and 2008
- Industrial Development Research Council Scholarship recipient in 2007
- Winner of National Association of Industrial and Office Properties Case Challenge, 2006, Atlanta
- Winner of REIAC Challenge 2006, held at Georgia State University

COLLEGE AND UNIVERSITY LEVEL SERVICE

- Department Promotion and Tenure Committee Member, 2021
 - Two tenure cases
 - Chair of promotion case to Full Professor
- AACSB Accreditation Task Force Member for Lee Business School, 2019 to present
 - Responsible for developing content for the community engagement component of the report
 - Lee Business School was re-accredited for the next five years
- Lee Business School Representative on the Top Tier Graduate Pivot Planning Working Group, 2020 to present
- Member of the Lee Business School Dean Search Committee, 2020
- Member of Department Annual Evaluations Committee – 2018 to present
- Lee Business School Representative on the Professional Development Academy University Board, 2018 to present
 - Board advises the graduate college on programs in the areas of research, teaching, mentorship, and

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- communication
 - Actively participating as a panelist in their seminars
- Lee Business School Representative (one of the two) on Top Tier Doctoral Graduate Research Assistant University Committee member, 2019 (This committee is setup every two years to award these)
 - Committee responsible for awarding graduate assistants to university faculty
 - Evaluated 60 proposals across different colleges in the university for this G.A. award
- Member of Graduate College's Entrepreneurship and Leadership Advisory Board

SERVICE TO THE PROFESSION

- Editor – Journal of Real Estate Portfolio Management, 2022 to present
- Editor – Journal of Sustainable Real Estate, 2016-2022 (<http://www.josre.org/editors/>)
 - Annually reviewing more than 20 papers for the journal
 - Active tasks involve:
 - Reviewing papers and assigning them to reviewers
 - Recruiting new members to the editorial board
 - Fundraising for journal related awards
 - Promoting journal at various national and international conferences and social media platforms
- Program Chair 2023, American Real Estate Society
 - Elected for the Presidential sequence (2024-2025) to one of the most recognizable leadership roles globally in real estate thought leadership
- Board of Directors, 2020 – 2025. American Real Estate Society
- Conference host and chair for inaugural Fall ARES Research Symposium 2021
 - Concept generation to final proposal for inaugural university hosted model for ARES Fall symposium
 - 21 high-quality papers presented from across the country
- Reviewer for:
 - Real Estate Economics (Ranked #1 Real Estate Journal)
 - Journal of Real Estate Finance and Economics (Ranked #2 Real Estate Journal)
 - Journal of Real Estate Research (Ranked #3 Real Estate Journal)
 - Managerial Finance
 - Journal of Regional Science
 - Journal of Behavioral and Experimental Finance
 - Journal of Property Research
 - Journal of Real Estate Portfolio Management
 - Journal of Housing Research
- Authored the chapter titled “Green REITs in U.S.” for an International Book on Sustainability in Real Estate, 2018

- <https://www.routledge.com/Routledge-Handbook-of-Sustainable-Real-Estate/Wilkinson-Dixon-Miller-Sayce/p/book/9781138655096>
- Section sub-editor of Current Journals, Journal of Real Estate Literature, 2010-2013
- Chapter reviewer for “Real Estate Finance & Investments” 14th Edition by W Brueggeman and J Fisher
- Member of American Real Estate Society (ARES), American Real Estate and Urban Economics Association (AREUEA), and Financial Management Association (FMA)
- Research report in The Institutional Real Estate Letter – North America, “Market Turning Points a Look at Commercial Office Markets by Price Segments over the Past Five Years”, 2011

MEDIA COVERAGE

1. Home foreclosure activity spiked in May, but it’s not a crisis — at least, not yet. (June 2023), Marketplace.org
<https://www.marketplace.org/2023/06/12/home-foreclosure-activity-spiked-in-may-but-its-not-a-crisis-at-least-not-yet/>
2. Skyline vs. Sprawl, Do leases show Denver-area jobs leaving downtown for the suburbs? (November, 2022), Denver Business Journal
<https://www.bizjournals.com/denver/news/2022/11/07/denver-metro-employers-downtown-suburbs.html>
3. Did Zillow get out over its skis? (November 2021)
<https://www.nevadacurrent.com/2021/11/10/did-zillow-get-out-over-its-skis/>
4. Mortgage Rates Leveling Off and an Easing Housing Market: What 4 Experts Expect in October (October 2021)
<https://time.com/nextadvisor/mortgages/monthly-mortgage-forecast-and-predictions/>
5. Nevada leads the nation in risk for mortgage fraud, says analyst (September 2021)
<https://www.nevadacurrent.com/2021/09/01/nevada-leads-nation-in-risk-for-mortgage-fraud-says-analyst/>
6. Las Vegas’ housing market is white-hot. How long can it last? (August 2021)
<https://www.reviewjournal.com/business/business-columns/real-estate-insider/las-vegas-housing-market-is-white-hot-how-long-can-it-last-2428880/>
7. Rise of cash buyers across Nevada’s housing market leaves conventional homebuyers locked out (August 2021)
<https://www.nnbw.com/news/2021/aug/10/rise-cash-buyers-across-nevadas-housing-market-lea/>

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8. Homebuilders are upbeat, despite supply chain troubles (July 2021)
<https://www.marketplace.org/2021/07/19/homebuilders-are-upbeat-despite-supply-chain-troubles/>
9. Las Vegas Housing Market Stays Hot, Partly Thanks to Corporate Buyers (July 2021)

- <https://knpr.org/knpr/2021-07/las-vegas-housing-market-stays-hot-partly-thanks-corporate-buyers>
10. Against all odds, the Las Vegas housing market defies experts (July 2021)
<https://www.nevadacurrent.com/2021/07/06/against-all-odds-las-vegas-housing-market-defies-experts/>
 11. Nevada's new short-term rental law and its impact on companies such as Airbnb (July 2021)
<https://www.nnbw.com/news/2021/jul/02/indy-explains-nevadas-new-short-term-rental-law-im/>
 12. The SFR Versus Multifamily Smart Investment Smackdown (June 2021)
<https://www.globest.com/2021/06/04/the-sfr-versus-multifamily-smart-investment-smackdown/>
 13. Cash further squeezes an already tight Southern Nevada housing market (June 2021)
<https://vegasinc.lasvegassun.com/business/2021/jun/21/cash-further-squeezes-an-already-tight-southern-ne/>
 14. Appraisals lag home prices, crippling buyers (May 2021)
<https://www.nevadacurrent.com/2021/05/25/appraisals-lag-home-prices-crippling-buyers/>
 15. Behind the Surge in Lumber Prices (May 2021)
<https://www.globest.com/2021/05/25/behind-the-surge-in-lumber-prices/?slreturn=20210704151208>
 16. Is California Ruining Nevada? (May 2021)
<https://knpr.org/knpr/2021-05/california-ruining-nevada>
 17. Homebuyers Squeezed as Western States See Prices Double or More in Last Decade (May 2021)
<https://www.npr.org/2021/05/28/1000879058/homebuyers-squeezed-as-western-states-see-prices-double-or-more-in-last-decade>
 18. Las Vegas housing market expected to remain hot through end of the year, at least (May 2021)
<https://vegasinc.lasvegassun.com/business/2021/may/24/housing-market-expected-to-remain-hot-through-end/>
 19. Is Southern Nevada's booming housing market a bubble? (May 2021)
<https://www.reviewjournal.com/business/business-columns/real-estate-insider/is-southern-nevadas-booming-housing-market-a-bubble-2360550/>
 20. 2021's Cities with the Most Overleveraged Mortgage Debtors (March 2021)
https://wallethub.com/edu/cities-where-people-are-most-overleveraged-on-their-homes/88592#expert=Vivek_Sah
 21. Las Vegas home prices continue their steady climb despite pandemic (December, 2020)
<https://vegasinc.lasvegassun.com/business/real-estate/2020/dec/08/las-vegas-home-prices-continue-climb-pandemic/>
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22. Renting vs. Buying a Home: Which is Right for You? (December, 2020)
<https://time.com/nextadvisor/mortgages/renting-vs-buying-a-home/>
23. Will Zillow make housing even less affordable? (November, 2020)
<https://www.nevadacurrent.com/2020/11/09/will-zillow-make-housing-even-less-affordable/>
24. Short-term vacation rentals saturating Henderson neighborhoods (August, 2020)
<https://www.nevadacurrent.com/2020/08/24/short-term-vacation-rentals-saturating-henderson-neighborhoods/>
25. Out of work, benefits disappearing. Now what? (August, 2020)
<https://www.nevadacurrent.com/2020/08/17/out-of-work-benefits-disappearing-now-what/>
26. Uprooted: The Eviction Crisis Beginning to Unfold (August, 2020)
<https://www.kunr.org/post/uprooted-eviction-crisis-beginning-unfold#stream/0>
27. Should You Rent or Buy? Ask Yourself These Questions to Decide (August, 2020)
<https://time.com/nextadvisor/mortgages/renting-vs-buying-a-home/>
28. How will the pandemic impact the Las Vegas housing market? (June, 2020)
<https://vegasinc.lasvegassun.com/news/2020/jun/01/how-will-the-pandemic-impact-the-las-vegas-housing/>
29. Some big companies seek breaks on rent. (National Public Radio, May, 2020)
<https://www.marketplace.org/2020/05/19/some-big-companies-pursue-breaks-on-their-rent-covid19/>
30. Housing Market Stalls as Potential Buyers Lose Jobs, Stay Indoors (National Public Radio, May, 2020)
<https://www.wbur.org/hereandnow/2020/05/14/housing-market-stalls-coronavirus>
31. COVID-19 having immediate impact on local housing market (April, 2020)
<https://www.8newsnow.com/news/local-news/covid-19-having-immediate-impact-on-local-housing-market/>
32. Las Vegas foreclosure rate keeps falling (January, 2020)
<https://www.reviewjournal.com/business/housing/las-vegas-foreclosure-rate-keeps-falling-1937543/>
33. Will Raiders football hike your home value? (November, 2019)
<https://www.nevadacurrent.com/2019/11/11/will-raiders-football-hike-your-home-value/>

34. Threat of Recession Looms Like a Dark Cloud Over Nevada (October, 2019)
<https://knpr.org/knpr/2019-10/threat-recession-looms-dark-cloud-over-nevada>
35. Renting vs. Owning: The former is getting more expensive. Rent values have risen for nine straight months (September, 2019)
<https://www.dallasnews.com/sponsored/real-estate/2019/09/14/renting-vs-owning-the-former-is-getting-more-expensive/>
36. Apartment industry blames rising rents on lawmakers for saying 'rent control' out loud (August, 2019)
<https://www.nevadacurrent.com/2019/08/14/apartment-industry-blames-rising-rents-on-lawmakers-for-saying-rent-control-out-loud/>
37. California residents fleeing to Nevada and Arizona as high taxes, home prices force them out (July, 2019)
<https://www.foxnews.com/real-estate/nevada-becoming-destination-as-high-taxes-cost-of-living-drive-people-from-california>
38. Home Prices Decline In Las Vegas For First Time Since Recession (May, 2019)
<https://knpr.org/knpr/2019-05/home-prices-decline-las-vegas-first-time-recession>
39. Should You Just Buy Now or Save Up More for a Down Payment? Here's How to Decide (March, 2019)
https://www.apartmenttherapy.com/save-more-for-down-payment-or-buy-now-answer-267736?utm_source=Twitter&utm_medium=social&utm_campaign=managed
40. A Bill to Foil Racist 'Steering' in Home Mortgage Lending. CityLab (February, 2019)
<https://www.citylab.com/equity/2019/02/home-mortgage-predatory-lending-discrimination-fair-housing/582052/>
41. Nevada tops nation for inbound movers in one study, No. 4 in another (January, 2019)
https://www.kpvi.com/news/national_news/nevada-tops-nation-for-inbound-movers-in-one-study-no/article_725083f9-793b-5609-8833-579f45915797.html
42. 'Siegel Cares' Santa brings Christmas to apartments in Las Vegas (December, 2018)
<https://www.reviewjournal.com/local/local-las-vegas/siegel-cares-santa-brings-christmas-to-apartments-in-las-vegas-1558635/>
43. Residents Should Not Panic: Thousands Of Las Vegas Homes Get ZERO Offers for November, ZeroHedge (December, 2018)
<https://www.zerohedge.com/news/2018-12-16/residents-should-not-panic-thousands-las-vegas-homes-get-zero-offers-november>

44. Las Vegas Faces Housing Slump After Comeback from Recession (December, 2018)
<https://knpr.org/knpr/2018-12/las-vegas-faces-housing-slump-after-comeback-recession>
45. Las Vegas Housing Weakness Signals the Slowdown is Spreading (Wall Street Journal, December, 2018)
https://www.wsj.com/articles/las-vegas-housing-weakness-signals-the-slowdown-is-spreading-11544702400?mod=hp_lead_pos11
46. Las Vegas is changing as it grows, census report finds (December, 2018)
<https://www.reviewjournal.com/news/politics-and-government/clark-county/las-vegas-is-changing-as-it-grows-census-report-finds-1545809/>
47. LV's real estate reputation won't die (September, 2018)
<https://www.nevadacurrent.com/2018/09/13/lvs-real-estate-reputation-wont-die/>
48. Home means Nevada (August, 2018)
<https://lasvegassun.com/news/2018/aug/16/home-means-nevada-for-californians-utahans-and-ari/>
49. Society: Rental Health (June, 2018)
<https://knpr.org/desert-companion/2018-06/society-rental-health>
50. 50 years after MLK assassination, housing equality fight continues (March, 2018)
<https://www.reviewjournal.com/business/housing/50-years-after-mlk-assassination-housing-equality-fight-continues/>
51. Luxury apartments expand in the valley (March, 2018)
<https://www.reviewjournal.com/homes/resale-news/luxury-apartments-expand-in-the-valley/>
52. Number of retirees choosing Nevada increases (March, 2018)
<https://www.reviewjournal.com/homes/new-homes/number-of-retirees-choosing-nevada-increases/>
53. Poor face affordable housing crisis in Las Vegas Valley (March, 2018)
<https://www.reviewjournal.com/business/housing/poor-face-affordable-housing-crisis-in-las-vegas-valley/>
54. Southwest City Scoop: Construction Starts in Las Vegas (March, 2018)
<https://www.enr.com/articles/44102-southwest-city-scoop-construction-starts-in-las-vegas>
55. Businesses help homeowners sell and then buy (Feb, 2018)
<https://www.reviewjournal.com/homes/resale-news/business-help-homeowners-sell-and-then-buy/>

56. Foreclosure rate is the lowest since 2005 (Marketplace, January, 2018)
<https://www.marketplace.org/2018/01/18/economy/foreclosure-rate-lowest-2005>
57. Housingwire Briefing (August, 2017)
<http://www.housingwire.com/blogs/1-rewired/post/38788-monday-morning-cup-of-coffee-reasons-to-be-optimistic-in-2017>
58. Want to Increase the Value of Your Home? Don't Buy Near a School (June, 2015)
 - <http://www.kpbs.org/news/2015/sep/01/university-san-diego-study-school-proximity-matter/>
 - <http://www.sdbj.com/news/2015/sep/01/proximity-schools-determines-home-prices-study-fin/>
59. Green' is Good, but it Faces Challenges. (Globestreet.com, 2015)
http://www.globest.com/news/12_1135/sandiego/reit/Green-is-Good-But-it-Faces-Challenges-358973-1.html
60. Best and Worst Cities for First-time Home Buyers (July, 2014)
<http://wallethub.com/edu/best-and-worst-cities-for-first-time-home-buyers/5564/#Vivek-Sah>
61. Upside-Down Owners Are Playing the Waiting Game (August, 2010)
<http://www.sandiegouniontribune.com/news/2010/aug/25/upside-down-owners-must-play-waiting-game/>
62. What's in Store for REITs in the Year Ahead? (January, 2010)
<http://www.sddt.com/Search/article.cfm?SourceCode=20100120crd#.VfoIkflViko>
63. Is India Ready for REITs? (India China America Institute, 2009)
<http://www.icainstitute.org/opeds.html>

INDUSTRY PRESENTATIONS

1. **"Housing Market Update"**, KW Real Estate, October 2021
 2. **"Impact of Changing Demographics in Nevada on Commercial Real Estate"**, IREM Luncheon, July 2021
 3. **"Housing Market in A Pandemic: Curious Case of Las Vegas"**, LV Realtors Trends Meeting, April 2021
 4. **"Nevada Housing Summit"**, Nevada Housing Coalition, October 2020
 5. **"Housing Market Update"**, Asian American Realtors Council, May 2020
 6. **"Forecast 2020"**, Women's Council of Realtors, January 2020
 7. **"Regional Housing Update"**, GLVAR Leadership Training Series, March 2019
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Vivek Sah, PhD

8. **“State of the Housing Market”**, Chicago Title and Pinnacle Lending Group, November 2018
9. **“Are We in A Bubble”**, Greater Las Vegas Association of Realtors Trends Committee, August 2018
10. **“Multifamily Market Forecast”**, Appraisal Institute Symposium, Las Vegas, October 2018
11. **“Residential Appraisal”**, Panel Speaker at the Valuation Expo, October 2017
12. **“Property Condition Impact on Prices”**, Society of Certified Appraisers (SCA) fall appraisal conference, San Diego, September 2016

BURNHAM-MOORES CENTER FOR REAL ESTATE – UNIVERSITY OF SAN DIEGO

- Responsible for expanding the undergraduate real estate program and curriculum enhancement
 - Real Estate major enrollment increased to 110 plus (major and minor) since launch in 2009
 - Real Estate Undergraduate Program ranked 4th by College Factuals in 2015
- Actively involved in helping conceive and organize industry events for students and alumni
- Solely organized the first Undergraduate Real Estate Alumni “Back to School” Panel in 2015 and 2017
- Worked with CoStar and CCIM to bring their database platform into the classroom and expand student learning and engagement
- Faculty Advisor for Real Estate Society (2014-2015), an industry outreach student organization
 - Involved in managing industry speakers and alumni events for undergraduate real estate students
- Faculty Coach for Inter University NAIOP Case Competition, 2011-2013
 - Formulated and launched the Case Competition for NAIOP Chapter in San Diego
- Developed International Certificate Program in Real Estate for Summer 2017 offered by BMC for RICS School of Built Environment – School of Real Estate at Amity University, India
 - Hosting 14 students in June-July 2017 for a month-long short term real estate program
 - Expected to be a revenue-generating sustainable program for the RE Center