

Report on Bachelor / Master Thesis

Institute of Economic Studies, Faculty of Social Sciences, Charles University in Prague

Student:	Daniel Matoušek
Advisor:	Petr Pleticha
Title of the thesis:	Affordability of own housing across regions of the Czech Republic

OVERALL ASSESSMENT (provided in English, Czech, or Slovak):

Contribution

The author investigates the housing market with special emphasis on the regional gaps in housing affordability and its determinants. After a brief overview of the housing market development in the Czech Republic, the author carefully presents the data including the discussion of the methods of their collection and their potential flaws and shortcomings. The reader thus gets a very good idea about the investigated issue and the way it is mirrored in data. This detailed work is very useful for any researcher who decides to inspect related topics.

Methods

The methods are clearly outlined and its possible pitfalls are highlighted. The author overstates the issues of low R-squared in considered models but chooses a feasible one anyway. It would be interesting to see the results of other estimations and see how they fare compared to the benchmark results of the paper. This could be, however, easily included in another version of the paper, should the author decide to produce one. The author should also make clear whether and which kind of robust standard errors he uses.

Literature

The literature review provides the reader with a nice, comprehensive overview of the literature concerning the housing market in the Czech Republic. There is more to be said about related literature which inspects foreign housing markets. This would be interesting to include, but I do not consider it necessary. Overall, the literature review is satisfying.

Manuscript form

The manuscript exceeds the criteria of a Bachelor's thesis. It is sometimes a bit difficult to read, with lofty expressions and frequent usage of "big words". The only serious issue is that the author decided to omit the presentation of the results from the manuscript. The reader thus cannot see the results for herself and attempt her own interpretation. Again, this is an easily removable flaw, but it leaves the manuscript below its potential.

Summary and suggested questions for the discussion during the defense

In my opinion, the thesis does meet the requirements of the program at IES, Faculty of Social Sciences, Charles University. I do recommend it for the defense and suggest a grade B. The results of the Urkund analysis do not indicate significant text similarity with other available sources.

During the defense, I would like the author to present the regression results in greater detail and add their more elaborate interpretation as well as comparison with the results already established in the literature. The author could also say more about the other estimation methods and how they fare with respect to his benchmark results. Are they robust? The author could also elaborate on whether his results are likely to be stable across regions or whether he expects a varying relationship between the variables, especially in regions such as Karlovaský, Ústecký, and Moravskoslezský kraj.

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SUMMARY OF POINTS AWARDED (for details, see below):

CATEGORY	POINTS
<i>Contribution</i> (max. 30 points)	24
<i>Methods</i> (max. 30 points)	25
<i>Literature</i> (max. 20 points)	18
<i>Manuscript Form</i> (max. 20 points)	15
TOTAL POINTS (max. 100 points)	82
GRADE (A – B – C – D – E – F)	B

NAME OF THE REFEREE: Petr Pleticha

DATE OF EVALUATION: 5/8/2021

Digitálně podepsáno (5.8.2021)
Petr Pleticha

Referee Signature

