

# Reviews of ECONJOURNAL-D-24-00011R1

The Heterogeneous Effect and Transmission Paths of Air Pollution on Housing Prices

## Round 1

### Reviewer 1

Referee Report: The Heterogeneous Effect and Transmission Paths of Air Pollution on Housing Prices — Evidence from 30 large and medium-sized cities in China

This study delves into the impact of air pollution on housing prices in 30 major and medium-sized cities across China from 2003 to 2018, utilizing panel data. Employing the Bootstrap method, the research examines the heterogeneous effects of various air pollutants on housing prices and elucidates the underlying mechanisms. The results reveal a noteworthy dampening effect on housing prices due to heightened concentrations of air pollutants, particularly with a more pronounced influence from the primary components of haze.

Interestingly, the study identifies indirect pathways through which air pollution affects housing prices. Specifically, it exerts an impact on urban economic development and the growth of the tertiary industry, ultimately influencing the level of housing prices. Intriguingly, population density and the progression of the secondary industry do not serve as mediators in this relationship.

As the findings provide insights into the intricate dynamics between air pollution and housing prices, the study concludes by offering policy recommendations. These encompass strategies for air pollution control, optimal industrial structure layout, and prudent real estate development practices. The ultimate goal is to contribute valuable perspectives for fostering the stable development of the real estate industry in the context of addressing environmental concerns and economic considerations.

Reviewer's Comments:

#### 1. Clarity in Presentation:

Enhance the overall structure and coherence of the paper by honing organizational elements. Ensure a smooth and logical flow, integrating clear transitions between concepts to cater to diverse reader backgrounds. This method is designed to heighten the clarity and accessibility of the content, promoting a comprehensive understanding for audiences with varying levels of expertise and knowledge. The goal is to create a more reader-friendly experience, facilitating a seamless journey through the paper and accommodating individuals with different levels of familiarity with the subject matter.

## 2. Literature Contributions:

In order to enhance the depth and scope of the literature review, the author is strongly encouraged to elaborate on existing references while also incorporating the significant contributions of Fu et al (2023) and Zou (2019). This recommendation stems from the belief that these works possess notable relevance to the present paper, offering valuable insights that can enrich the ongoing discourse. By delving into the recommended papers, the author has the opportunity to bolster the scholarly foundation, thereby strengthening the overall substance of the discussion. Integrating these sources is anticipated to bring nuanced perspectives and amplify the scholarly merit of the paper.

## 3. Conclusion:

When formulating the conclusion, it is essential to integrate perceptive recommendations that pave the way for prospective research avenues. These suggestions should serve as a solid groundwork, fostering additional exploration and elaboration on the findings elucidated in the current study. Embracing this forward-looking perspective significantly adds value to the scholarly conversation, fostering continued inquiries aimed at propelling the field forward and enriching our comprehension of the subject matter. This strategic approach not only concludes the present study but also catalyzes a trajectory for sustained scholarly engagement and meaningful contributions to the ongoing discourse in the field.

Conclusion:

The paper is well-structured, and addressing these comments will enhance its overall quality.

Reference:

Fu, C., Lu, L., & Pirabi, M. (2023). Advancing green finance: a review of sustainable development. *Digital Economy and Sustainable Development*, 1(1), 20

Zou, Y. (2019). Air pollution and housing prices across Chinese cities. *Journal of urban planning and development*, 145(4), 04019012.