

Michiel N. Daams, PhD

Assistant Professor of Real Estate and Urban Economics

Michiel Daams holds a position as *Assistant Professor of Real Estate and Urban Economics* in the Department of Economic Geography at the University of Groningen's Faculty of Spatial Sciences. He has also held positions as a visiting scholar at the Organization for Economic Cooperation and Development (OECD) in Paris and the Gran Sasso Science Institute in l'Aquila. Michiel actively initiates and fosters university-industry collaboration. He has served as an academic consultant or expert speaker at local, regional, and national levels of government, and has secured and managed projects commissioned by various public and private organizations. He enjoys bringing real-world challenges into the classroom and his work has been published in various scientific journals. Michiel was awarded tenure in 2019 at the age of 30.

Employment History

Faculty of Spatial Sciences, University of Groningen, the Netherlands	2015 – Present
<i>Assistant Professor of Real Estate and Urban Economics</i> - Tenured since 2019	<i>Sept. 2017 – Present</i>
<i>Postdoctoral Researcher in Economic Geography</i>	<i>Sept. 2015 – Aug. 2017</i>

Visiting Positions

Gran Sasso Science Institute, l'Aquila, Italy	2018
<i>Visiting Scholar</i>	<i>Feb.</i>
Department of Regional Development Policy, OECD, Paris, France	2017
<i>Visiting Scholar</i>	<i>Apr. – Jun.</i>

Qualifications

University of Groningen, Groningen, the Netherlands	
<i>Ph.D. in Economic Geography</i> - Top 10 university in the economic geography field's global rankings - Member of the 2014-2015 Faculty of Spatial Sciences Ph.D. Council - Volunteer for Greenmapper.org, connecting people to their favorite nature	2016
<i>M.Sc. in Real Estate Studies</i>	2011
<i>M.Sc. in Economic Geography</i>	2011
<i>B.Sc. in Human Geography and Urban and Regional Planning</i>	2009

Other information

- Nationality: Dutch
- Date of birth: 16 April 1988
- Languages: Dutch (native), English (fluent)
- Travel: United States, Europe, and Asia-Pacific

10 Peer-Reviewed Publications

10. "Mapping Recreation as an Ecosystem Service: Considering Scale, Interregional Differences and the Influence of Physical Attributes", 2018, *Landscape and Urban Planning*, 175, 149-160 (with S. Scholte, H. Farjon, F.J. Sijtsma, A.J.A. van Teeffelen, P.H. Verburg)
9. "How Green Do We Want to Live in 2100? Lessons Learned from the Homes of the Present-Day Rich", 2017, *Buildings*, 7, 97-114 (with F.J. Sijtsma)
8. "Living Near to Attractive Nature? A Well-Being Indicator for Ranking Dutch, Danish, and German Functional Urban Areas", 2017, *Social Indicators Research*, 133.2, 501-526 (with P. Veneri)
7. "Het Effect van Aantrekkelijke Natuur op Woningprijzen", 2016, *Real Estate Research Quarterly*, 15.4, 11-19 (with F.J. Sijtsma, A.J. van der Vlist)
6. "The Effect of Natural Space on Property Prices: Accounting for Perceived Attractiveness", 2016, *Land Economics*, 92.3, 389-410 (with F.J. Sijtsma, A.J. van der Vlist)
5. "How Deep is Your Love of Nature? A Psychological and Spatial Analysis of the Depth of Feelings Towards Dutch Nature Areas", 2016, *Applied Geography*, 77, 38-48 (with N. Davis, A. van Hinsberg, F. Sijtsma)
4. "Tourism Area Development in the Dutch Wadden Area: Spatial-Temporal Characteristics and Monitoring Needs", 2015, *Environmental Management and Sustainable Development*, 4.2, 217-241 (with F.J. Sijtsma, L. Broersma, H. Hoekstra, and G. Werner)
3. "Managing Urban Wellbeing in Rural Areas: the Potential Role of Online Communities to Improve the Financing and Governance of Highly Valued Nature Areas", 2014, *Land*, 3.2, 437-459 (with R.A. Bijker, N. Mehnen, and F.J. Sijtsma)
2. "Planting the SEED: Towards a Spatial Economic Ecological Database for a Shared Understanding of the Dutch Wadden Area", 2013, *Journal of Sea Research*, 82, 153-164 (with F.J. Sijtsma)
1. "Deep Feelings Around a Shallow Coast. A Spatial Analysis of Tourism Jobs and the Attractivity of Nature in the Dutch Wadden Area", 2012, *Ocean & Coastal Management*, 68, 138-148 (with F.J. Sijtsma, H. Farjon, and A.E. Buijs)

2 Papers under Revision

2. "Mixed Monetary and Non-Monetary Valuation of Attractive Urban Green Space: A Case-Study using Amsterdam House Prices", first author (with F.J. Sijtsma, University of Groningen; P. Veneri, OECD)
1. "The Effect of Asylum Seekers' Reception Centres on House Prices: Evidence from the Netherlands", co-author (with P. Proietti, Gran Sasso Science Institute; P. Veneri, OECD)

11 Papers in Progress

11. "Agglomeration Economies, Commercial Real Estate Investment, United States", (with P. McCann, University of Sheffield; D.A.J. Schoemaker, AEW Europe; P. Veneri, OECD; R. Barkham, CBRE, University College London)

10. “Spatial Clustering, Commercial Real Estate, Investment Risk, Estimating Beta”, (with A. van de Minne, Massachusetts Institute of Technology; and D. Geltner, Massachusetts Institute of Technology)
9. “Cycles, Real Estate Research, Education”, (with K. McGrath, Bucknell University; and T. G. Geurts, George Washington University)
8. “Scrapbooks, Teaching Method, International Comparative Research”, (with S. Ho, University of Reading in Malaysia)
7. “Scrapbooks, Real Estate Education”, (with T.G. Geurts, George Washington University; F.J. Sijtsma, University of Groningen; Q. Ke, University College London; and K. McGrath, University of Illinois at Urbana-Champaign)
6. “Scrapbooks, Teaching Method, Personalized Learning”, (with T.G. Geurts, George Washington University; and F.J. Sijtsma, University of Groningen)
5. “Penitentiaries, House Prices, Externalities”, (with M. van Duijn, University of Groningen; J. Jaakke)
4. “Monitoring, Big Geo-Data, Ship Tracks, Wadden Sea”, (with E. Meijles, University of Groningen; F.J. Sijtsma, University of Groningen; and R. Rijnks, University of Groningen)
3. “Regional Migration, Physicians, Human Capital”, co-author (with V. Venhorst, University of Groningen; and J. Pols, University Medical Center Groningen)
2. “The Spatial Structure of Nature Appreciation – An Analysis Comparing Three Wadden Sea Countries with South-Korea”, (with J. Heslinga, University of Groningen; F.J. Sijtsma, University of Groningen; Theunis Piersma, University of Groningen; Ho-Yeon Kim, Sungkyunkwan University; Nial Moores; Daan Vegter)
1. “Spatial Analysis, View, Landscape Heterogeneity”, (with G. Weitkamp, University of Groningen; R. Wortelboer, Deltares; and F.J. Sijtsma, University of Groningen)

1 Book

1. “*Rethinking the Economic Valuation of Natural Land*”, 2016, University of Groningen, Groningen, the Netherlands, ISBN 978-90-367-8704-8

24 Research, Policy, and Industry Publications

International (8 out of 24 Publications)

24. “The Effect of Asylum Seekers’ Reception Centres on House Prices: Evidence from The Netherlands”, 2019, in Tinto, G., Alessandrini, A., and Natale, F. (Eds.), *European Commission JRC Technical Reports: Diversity, Residential Segregation, Concentration of Migrants: A Comparison Across EU Cities* (with P. Proietti and P. Veneri)
23. “*European Mapping of Urban Vitality in Relation to Infrastructure Connectivity: The Design of a Map-Based Communication Tool for Strategic Investment Discussions on Top Tier EU Economic Centers in Relation to the 9 TEN-T Corridors at Multiple Spatial Scales*”, 2018, University of Groningen, Groningen, commissioned by the Forum of European National Highway Research Laboratories (with F.J. Sijtsma, J. Kiel, R. Rijnks, I. Hindriks, D. Ballas, B.D. Hennig, and P. McCann)

22. “*Divided Cities: Understanding Income Segregation in OECD Metropolitan Areas*”, 2018, In: “*Divided Cities: Understanding Intra-Urban Inequalities*”, Organization for Economic Cooperation and Development (OECD), Paris, 10-43 (with A. Comandon, M.A. Garcia-López, and P. Veneri)
21. “*Reaching for the Sky: The Determinants of Tall Office Development in Global Gateway Cities*”, 2017, *Council for Tall Buildings and Urban Habitat (CTBUH) Journal*, Issue 1, 20-25, featured on CBRE’s LinkedIn feed for 400,000+ followers (with R. Barkham and D.A.J. Schoenmaker)
20. “*How Google Trends Can Inform Commercial Real Estate Investing*”, 2016, *CBRE Blueprint*, featured on CBRE’s LinkedIn feed for 400,000+ followers (with D.A.J. Schoenmaker)
19. “*Regionalwirtschaftliche Effekte einer Verlängerung des SPNV auf der Verbindung Neuenhaus – Emmen*”, 2016, CIMA Beratung + Management GmbH and University of Groningen, commissioned by Bentheimer Eisenbahn AG, Landkreis Grafschaft Bentheim, and the Province of Drenthe (with A. Brandt, F. Böttcher, N. Heinecke, L. Polom, F.J. Sijtsma, and A.J.E. Edzes)
18. “*How Near are Urban Inhabitants to Appreciated Natural Areas? An Exploration of Hotspotmonitor Based Well-Being Indicators, Results for the Netherlands, Germany, and Denmark*”, 2014, University of Groningen Urban Regional Studies Institute research report no. 348, report at the request of the OECD to support the ‘How’s Life in Your Region?’ report.
17. “*Indicators of Socioeconomic Development in the Dutch Wadden Area*”, 2015, University of Groningen and Wadden Sea Long-Term Ecosystem Research

National (16 out of 24 Publications)

16. “*Landgoederengordel Beetsterzwaag: Kosten en Baten in Beeld*”, 2017, University of Groningen, Faculty of Spatial Sciences (with F.J. Sijtsma, L. Hans), in collaboration with the association of land owners Opsterlandse Groene Parels
15. “*Pilot Onderzoek Kwantitatieve Monitor Studentenhuisvesting: Woonlocaties en Doorstroming, Methodologische verantwoording*”, 2017, Rijksuniversiteit Groningen, Faculteit Ruimtelijke Wetenschappen (with M. van Duijn)
14. “*De Regionale Mobiliteit en Binding van Medisch Specialisten: Het Belang van Opleiden en Onderwijs voor de Regionale Gezondheidszorg*”, 2017, Rijksuniversiteit Groningen Urban and Regional Studies Institute Research Report no. 360 (with V. Venhorst and J. van Dijk)
13. “*Evaluatie Eems-Dollard Slib-Alternatieven. Evaluatie van Verschillende Projecten om Slib uit de Eems-Dollard te Onttrekken en Nuttig toe te Passen*”, 2017, Rijksuniversiteit Groningen, (with F.J. Sijtsma, P. van Kampen, D. Tangerman, B. Veenstra and M. Oostra), in collaboration with Rijkswaterstaat (Dutch Ministry of Infrastructure and Water Management)
12. “*Vaarrecreatie en Natuur in de Waddenzee: Seizoen 2016*”, 2017, Rijksuniversiteit Groningen, Faculteit Ruimtelijke Wetenschappen (with E. Meijles, F.J. Sijtsma, M. Vroom, B.J. Ens, and E. van der Zee)

11. “*Gedrag Vaarrecreanten op de Waddenzee – Seizoen 2016*”, 2017, ETFI, Leeuwarden (with F.J. Sijtsma, University of Groningen; Jasper Heslinga, European Tourism Futures Institute), in collaboration with the Ik pas op het Wad coalition of the Dutch government, Wadden area municipalities and provinces, nature organizations, recreational sailing organisations, and the Wadden area harbors

10. “*Regionale Economische Effecten van een Verlenging van de SPNV op de Verbinding Emmen – Rheine*”, 2016, CIMA Beratung + Management GmbH and University of Groningen, commissioned by Bentheimer Eisenbahn AG, Landkreis Grafschaft Bentheim, and the Province of Drenthe (with A. Brandt, F. Böttcher, N. Heinecke, L. Polom, F.J. Sijtsma, and A.J.E. Edzes)

9. “*Geslaagd in de Stad – Apeldoorn*”, 2016, University of Groningen Urban and Regional Studies Institute research report no. 357 (with V. Venhorst and J. van Dijk)

8. “*Waarde Natuur voor Woningkopers Veel Groter dan Gedacht*”, 2016, Nieuwsbrief Milieu & Economie

7. “*Wat is Natuur in de Woonomgeving ons Waard?*”, 2015, Nieuwsbrief Milieu & Economie.

6. “*Monitoring van Werk in de Wadden*”, 2015, LISA Nieuws, vol. 20

5. “*Wie Waardeert Welke Natuurgebieden Waarom? Over wat Natuurbeheer kan Leren van de Markteconomie*”, 2013, *De Levende Natuur*, 114.2 (with F.J. Sijtsma)

4. “*A Socio-Economic Analysis of the International Wadden Area: Analysis Carried out Through the Wadden Sea Long-Term Ecosystem Research (WaLTER) and University of Groningen*”, 2014, University of Groningen Urban and Regional Studies Institute research report no. 345 (with F.J. Sijtsma, L. Broersma, N. Mehnen, M. Oostra, and A. Sietses)

3. “*Concurrentiekracht van Gebieden in Kaart: Een Strategisch Ruimtelijk Model voor Noord-Nederland, Methoden en Data*”, 2012, Rijksuniversiteit Groningen, Faculteit Ruimtelijke Wetenschappen (with F.J. Sijtsma, A.J.E. Edzes, M. De Bakker, and E.C. Uibel)

2. “*Batenmonitor 2.0: Waarderingsstypologie van Natuurgebieden*”, Rijksuniversiteit Groningen, Faculteit Ruimtelijke Wetenschappen (with F.J. Sijtsma, H. Flohil)

1. “*Natuur op TV*”, 2009, University of Groningen Science Shop of Economics and Business, EC 188, ISBN 978-90-5803-078-8 (with S. van der Sluis, P. Wind)

Invited Speaker

13. November 2018, “The Effect of Asylum Seekers’ Reception Centers on House Prices: Evidence from the Netherlands”, *Data Challenge (D4I) on Integration of Migrants in Cities*, selected top team-based contribution to the data-challenge, European Commission Joint Research Center, Brussels

12. August 2018, “Spatial Clustering of Commercial Real Estate Investment”, *Department of Real Estate and Institute of Real Estate Studies Joint Seminar Series*, National University of Singapore, Singapore

11. February 2018, “Geographic Clustering of Office Transactions”, *Joint AEW Europe-Cambridge University ‘New Data in Real Estate Lab’*, AEW Capital Management, London

10. June 2017, “The Effect of Attractive Natural Amenities on House Prices in Amsterdam”, *WiP Applied Economics Seminar*, OECD, Paris
9. March 2017, Keynote Speaker, “Invloed van Natuur op de Woningmarkt”, *Woningmarkt Symposium*, Statistics Netherlands (Centraal Bureau voor de Statistiek, CBS), The Hague
8. February 2017, “Het Effect van Aantrekkelijke Natuur op Woningprijzen”, *Seminar*, Rijkswaterstaat (Dutch Ministry of Infrastructure and Water Management), Lelystad.
7. November 2016, “Analyzing Real Estate Value Using GIS (Geographic Information Systems)”, CBRE, Global Research, London
6. June 2016, “Greenmapper: Op Naar een ‘AH Bonuskaart’ voor Natuur? *Symposium Nationale Parken*, Amersfoort
5. March 2016, “Het Effect van Aantrekkelijke Natuur op Woningprijzen”, *TEEB-Stad Bijeenkomst ‘De Waarden van Natuur in de Stad’*, Utrecht
4. May 2015, “Socio-economische Monitoring” *Wadden Sea Long-Term Ecosystem Research (WaLTER) Symposium ‘Weerbare Wadden’*, Leeuwarden
3. November 2014, “Woningprijzen en Nabijheid van Aantrekkelijke Natuur”, *Seminar*, Planbureau voor de Leefomgeving (PBL; Netherlands Environmental Assessment Agency), The Hague
2. September 2014, “Highly Valuable Nature and Dutch Property Prices”, *University of Groningen Center for Information Technology ‘Kenniscave’*, Groningen
1. May 2014, “Wat is een Bedrijventerrein ons Waard?”, *University Campus Fryslân Summerschool on Sustainable Society*, Leeuwarden

Teaching Experience

Since 2011, I have contributed to teaching in the Bachelor’s program in Human Geography and Urban and Regional Planning as well as the Master’s program in Real Estate Studies, both at the University of Groningen. Courses which I have contributed to include Economic Geography (2011-2013), Real Estate and Land Supply (2014-present), International Field Work (2013, 2014, 2018), Real Estate Research (2016), and Statistics I and Statistics II (2017-present). I am the lecturer and course coordinator of Real Estate Principles (2017-present). I co-developed a teaching method that, as classroom populations may continue to become of larger scale, promotes personalized teaching. This method integrates real-world observation by students and textbook theory. In order to further develop and spread this method, I have independently initiated international collaboration with academics from various American and English universities. I am a recognized supervisor of thesis research by students and have supervised 9 Bachelor’s students, 14 Master’s students, and 1 Ph.D. student of whom I am co-promotor.

Research and Consultancy Funding

I have been successful in sole or principal investigator project bids with Statistics Netherlands, AEW Europe, the municipality of Groningen, a consortium of Dutch regional media organizations, and the University of Groningen Center for Information Technology

amounting to a value of €73,050. In addition, I have contributed as a team-member to various projects amounting to a value of €1,076,000.

Sole or Principal Investigator

2019-Present AEW Europe, AI project in support of investment research
= TBA

2019-Present Consortium of Dutch regional media organizations (RTV Drenthe, RTV Noord, RTV Oost, and Omrop Fryslân), research project on the impact of large windmill developments on the prices of nearby residential property, carried out mostly pro deo
= €1,200

2018-Present “Eye in the Sky: Using Satellite Data to Monitor Real Estate Construction Activity in Global Cities”, University of Groningen Center for Information Technology’s 2018 university-wide Data Science Tender, (the quoted value is the equivalent of budget and man-hours granted in kind; amongst a total of 37 proposals the tender’s project acceptance rate was 18.9%)
= €34,050

2018 AEW Europe, analysis of spatial clusters of retail real estate transactions within European cities; in support of investment due diligence, AEW Europe’s quarterly research publication, and board-level presentation of investment fund strategy
= €800

2018 AEW Europe, spatial economic performance analysis of logistic real estate investments across 300+ European cities; commissioned by the Managing Director Research and Strategy in support of the strategic assessment of an investment fund and a board-level presentation
= pro deo

2016-2019 Statistics Netherlands, role as advisor in a national analysis of property value to quantify residential economic benefits from green space amenities, to support the agency’s Environmental Capital Accounting and Sustainable Development Goal monitoring efforts
= €14,500

2016 Municipality of Groningen, large-scale data analysis of the market for student housing
= €17,500

Project Team-Member

2017 Forum of European National Highway Research Laboratories, mapping of top tier EU economic centers and infrastructure networks
= €43,000

2017 University Medical Center Groningen, big-data analysis of the career trajectories and regional migration of medical specialists
= € unk.

2017 Municipality of Apeldoorn, Successful in the City 2, big-data analysis of the municipality’s stock and flow of highly educated individuals
= € unk.

2017 Multimodal Benefit-Cost Analysis (MCBA) for estate landscapes in Beetsterzwaag and Olterterp	= €20,000
2017 Waterway recreation monitoring (MOCO) in the Wadden Sea region	= €160,000
2017 eLTER H2020 “Long-Term Ecosystem and Socio-Ecological Research Infrastructure”	= €73,000
2016 CIMA Management GmbH, Wunderline, contribution to research on the economic benefits of a Groningen-Bremen rail connection	= €20,000
2016 CIMA Management GmbH, contribution to market research on the upgrade of the Neuenhuis–Emmen railway from freight to person transport	= €10,000
2011-2012 Ministry of Economic Affairs, Provinces of Groningen, Friesland, and Drenthe, project that developed a map-based tool to support policy decision making on strategic issues of regional economic development in the North of the Netherlands	= €75,000
2011-2015 WaLTER, monitoring project on the regional development of the Dutch Wadden area; as part of this project my Ph.D. research was 50% funded by the Dutch Wadden fund	= €675,000

Other Scholarly and Professional Activities

<i>Chair of the Program Committee</i> of the University of Groningen bachelor’s program in Human Geography and Urban and Regional Planning	2019-Present
<i>Committee Member</i> of the American Real Estate Society’s (ARES) Education Committee	2019-Present
<i>Moderator</i> of the American Real Estate Society (ARES) annual conference’s Education Track Panel on ‘Sustainable Real Estate’	2019
<i>Initiator</i> of the University of Groningen’s participation in a ‘City Deal’; a national network around the sustainable management of land use in cities, institutionalized in 2016 by Dutch ministers and high-level city officials	2015-2016
<i>Referee</i> for academic journals including Land Economics, Land Use Policy, Letters in Spatial and Resource Sciences, the Journal of Economic and Social Geography, Sustainability, and Landscape and Urban Planning	

Conference and Seminar Presentations

In addition to being an invited keynote speaker I have also presented conference papers at the American Real Estate Society (Fort Myers, US), the European Regional Science Association (Bratislava, Slovakia; Lisbon, Portugal; Palermo, Italy; Saint Petersburg, Russia), the European Real Estate Society (Regensburg, Germany; Nottingham, UK), the GeoDesign Summit (Delft, the Netherlands), the International Geographical Union (Leeds, UK), the

European Network for Housing Research (Lillehammer, Norway). Furthermore, I have presented at seminars and workshops including the Workshop on Non-Market Valuation (Aix-en-Provence, France), and have contributed to multiple workshops by the European Commission's Joint Research Center (Brussels, Belgium; Amsterdam, the Netherlands)

Further Professional Coverage and Media

My work has featured in multiple research reports by the Organization for Economic Co-operation (OECD), AEW's quarterly research report series (global top 10 firm in private equity real estate investment), reports by CBRE (Fortune 500 real estate services company) including an authored article in CBRE Blueprint Magazine that featured on the company's LinkedIn feed (approximately 500,000 followers), and a report by the European Commission's Joint Research Center. An interview with me on urban development featured in Vastgoed Adviseur Magazine (Property Advisor Magazine; 2,400 copies) as the lead article in its 2017 Spring edition. Research that I conducted for various research projects has been covered in a regional version of a renowned Dutch atlas, discussions in the Dutch Parliament, Medisch Contact (53,000 copies), the University of Groningen's public medium, and various regional media.

Websites

Personal Website and Professional Profile, www.michieldaams.nl

Housing Value and Nature in Maps, www.housingvaluenature.org (Dutch version: www.woningwaardenatuur.nl); creator of this website that reports policy-relevant information and findings from one of my scientific studies

Wadden Area Long-Term Ecosystem Research (WALTER) Spatial Ecological-Economic Database (SEED), www.walterwaddenmonitor.org/tools/seed; co-creator of this website's story-telling and map portal as part of a research project on regional development monitoring

Greenmapper Foundation, www.greenmapper.org; voluntary team member of this online platform that connects people worldwide to their favorite natural places.

Contact Information

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