

## **KAREN M. GIBLER**

Associate Professor Emerita

Department of Real Estate, J. Mack Robinson College of Business, Georgia State University  
Visiting Professor, School of Construction Economics and Management, University of the Witwatersrand  
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### **ACADEMIC EXPERIENCE**

Visiting Professor, School of Construction Economics and Management, University of the Witwatersrand, 2018-present.  
Associate Professor Emerita, Department of Real Estate, Georgia State University, 2018-present.  
Associate Professor, Department of Real Estate, Georgia State University, 1999-2017. (tenured)  
Visiting Associate Professor, School of Construction Economics and Management, University of the Witwatersrand, 2013-2016.  
Visiting Professor, Institute of Real Estate Studies, Helsinki University of Technology, June 2007.  
Visiting Associate Professor, Department of Real Estate, Georgia State University, 1998-1999.  
Associate Professor, Stetson School of Business and Economics, Mercer University, 1996-1999. (tenured)  
Assistant Professor, Stetson School of Business and Economics, Mercer University, 1995-1996.  
Assistant Professor and Chair, Business Studies Department, University College, Mercer University, 1992-1995.  
Assistant Professor, School of Business and Public Administration, University of the Pacific, 1990-1992.

### **EDUCATION**

PhD in Business Administration, Major in Real Estate, Georgia State University, 1990  
MBA, East Texas State University, 1986  
MS in Planning, University of Tennessee, 1981  
BA, Major in Urban and Regional Planning, Murray State University, 1978

### **RECENT AWARDS**

American Real Estate Society Pioneer Award, 2019.  
Emerald Literati Network Awards for Excellence Highly Commended paper in the International Journal of Housing Markets and Analysis, 2017.  
American Real Estate Society Annual Meeting Practitioner Research Paper Award, 2016.  
International Real Estate Society Achievement Award, 2015.  
American Real Estate Society Annual Meeting Best Paper on Seniors Housing Award, 2008, 2015, 2018.  
American Real Estate Society Service Award, 2014.  
Fulbright Specialist Grant, 2012.  
International Real Estate Society Service Award, 2012.

### **PUBLICATIONS: REFEREED SCHOLARLY**

Zahirovic-Herbert, Velma and Karen M. Gibler. "Neighbouring House Transaction Response to Assisted Living Facilities and Nursing Homes." Housing Studies 35:2 (2020) 195-213.  
Smith, Patrick S., Velma Zahirovic-Herbert and Karen M. Gibler. "Building Social Capital at the Expense of Principals: Evidence from Residential Brokerage Trading Networks." Journal of Real Estate Research 41:1 (2019) 147-182.  
Gibler, Karen M., Paloma Taltavull, and Velma Zahirovic-Herbert. "Residents' Evaluation of Advantages and Disadvantages of Golf Community Living in Alicante, Spain." Journal of Housing and the Built Environment 33:4 (2018) 731-748.  
Zhou, Xiaorong, Velma Zahirovic-Herbert, and Karen M. Gibler. "Time-on-Market in Chinese Condominium Presales." International Journal of Strategic Property Management 22:3 (2018) 191-203.  
Zhou, Xiaorong, Meng-Shiuh Chang, and Karen M. Gibler. "The Asymmetric Wealth Effects of Housing Market and Stock Market on Consumption in China." Journal of the Asia Pacific Economy 21:2 (2016) 196-216.  
Zahirovic-Herbert, Velma, Karen M. Gibler, and Swarn Chatterjee. "Financial Literacy, Risky Mortgages, and Delinquency." International Journal of Housing Markets and Analysis 9:2 (2016) 164-189. (Winner, Emerald Literati Network Awards for Excellence Highly Commended paper).

- Azasu, Samuel and Karen M. Gibler. "Applying the CDIO Model to Designing a Real Estate Program in Johannesburg, South Africa." Journal of Real Estate Literature 24:2 (2016) 287-308.
- Smith, Patrick S., Karen M. Gibler, and Velma Zahirovic-Herbert. "The Effect of Re-Listing on House Selling Price," Journal of Real Estate Finance and Economics 52:2 (2016) 176-195.
- Gibler, Karen M. and Tanja Tyvima. "Middle-Aged and Elderly Finnish Households Considering Moving, Their Preferences, and Potential Downsizing amidst Changing Life Course and Housing Careers." Journal of Housing for the Elderly 29:4 (2015) 373-395.
- Tyvima, Tanja, Karen M. Gibler, and Velma Zahirovic-Herbert. "The Effect of Ground Leases on House Prices in Finland." Journal of Housing and the Built Environment 30:3 (2015) 451-470.
- Zhou, Xiaorong, Velma Zahirovic-Herbert, and Karen M. Gibler. "Asymmetric Buyer Information Influence on Price in a Homogeneous Housing Market." Urban Studies 52:5 (2015) 801-905.
- Zahirovic-Herbert, Velma and Karen M. Gibler. "Historic District Influence on House Prices and Marketing Duration." Journal of Real Estate Finance and Economics 48:1 (2014): 112-131.
- Zahirovic-Herbert, Velma and Karen M. Gibler. "The Effect of New Residential Construction on Housing Prices." Journal of Housing Economics 26 (2014) 1-18.
- Gibler, Karen M., Tanja Tyvima, and Juha Kananen. "The Relationship between the Determinants of Rental Housing Satisfaction and Considering Moving in Finland." Property Management 32:2 (2014) 104-124.
- Gibler, Karen M. and Tanja Tyvima. "The Potential for Consumer Segmentation in the Finnish Housing Market." Journal of Consumer Affairs 28:2 (2014) 351-379.
- Yoo, Jaeyong, Seungwoo Shin, and Karen M. Gibler. "Completing a Ph.D. Degree in Real Estate in Korea." Journal of Real Estate Practice and Education 16:2 (2013): 119-140.
- Gibler, Karen M. and Anna-Liisa Lindholm, "A Test of Corporate Real Estate Strategies and Operating Decisions in Support of Core Business Strategies." Journal of Property Research 29:1 (2012): 25-48.
- Tyvima, Tanja and Karen M. Gibler. "Pull Factors Attracting Residents to Finnish Senior Houses." International Real Estate Review 15:2 (2012): 165-188.
- Freybote, Julia and Karen M. Gibler. "Trust in Corporate Real Estate Management Outsourcing Relationships." Journal of Property Research 28:4 (2011): 341-360.
- Gibler, Karen M., Robert R. Gibler, and Derek Anderson. "Evaluating Corporate Real Estate Management Decision Support Software Options." Journal of Corporate Real Estate 12:2 (2010): 117-134.
- Gibler, Karen M. and Paloma Taltavull, "Using Preferences for International Retiree Housing Market Segmentation." Journal of Property Research 27:3 (2010): 221-237.
- Gibler, Karen M. and Xiaorong Zhou. "Changing Real Estate Journal Perceptions over Time." Journal of Real Estate Practice and Education 13:2 (2010): 107-130.
- Gibler, Karen M. and J. Sherwood Clements III, "Testing a Forecast Model to Predict Movement of Older Americans into Retirement Housing." International Journal of Housing Markets and Analysis 4:1 (2010): 18-30.
- Gibler, Karen M., Paloma Taltavull, José Manuel Casado-Díaz, Mari Angeles Casado-Díaz, and Vicente Rodriguez. "Examining Retirement Housing Preferences among International Retiree Migrants." International Real Estate Review 12:1 (2009): 1-22.
- Gibler, Karen M., José Manuel Casado-Díaz, Mari Angeles Casado-Díaz, Vicente Rodriguez, and Paloma Taltavull. "Late Life Second Move Housing Choices of International Retiree Migrants." International Journal of Housing Markets and Analysis 2:2 (2009): 190-210.
- Rabianski, Joseph S., Karen M. Gibler, J. Sherwood Clements, and O. Alan Tidwell. "Mixed-Use Development: A Call for Research." Journal of Real Estate Literature 17:2 (2009): 205-230.
- Gibler, Karen M., Vivek Sah, and Guo Chen. "Evaluating Tiers of Real Estate Publications in the U.S." Journal of Real Estate Practice and Education 11:2 (2008): 127-143.
- Rabianski, Joseph S. and Karen M. Gibler. "Office Market Demand Analysis and Estimation Techniques: A Literature Review, Synthesis and Commentary." Journal of Real Estate Literature 15:1 (2007): 37-56.
- Lindholm, Anna-Liisa, Karen M. Gibler, and Kari I. Leväinen. "Modelling the Value Adding Attributes of Real Estate to the Wealth Maximization of the Firm." Journal of Real Estate Research 28:4 (2006): 445-475.
- Gibler, Karen M. and Euehun Lee. "The Impact of Economic, Demographic and Cultural Changes on Preferences for Independent Living and Seniors Housing in South Korea." Journal of Housing for the Elderly 19:2 (2005): 87-106.
- Gibler, Karen M. and Roy T. Black. "Agency Risks in Outsourcing Corporate Real Estate Functions." Journal of Real Estate Research 26:2 (2004): 137-160.
- Lee, Euehun and Karen M. Gibler. "Preferences for Korean Seniors Housing." Journal of Property Investment and Finance 22:1 (2004): 112-135.

- Gibler, Karen M. and Susan L. Nelson. "Consumer Behavior Research Applications to Real Estate Education." Journal of Real Estate Practice and Education 6:1 (2003): 63-83.
- Black, Roy T., M. Gordon Brown, Julian Diaz III, Karen M. Gibler, and Terry V. Grissom. "Behavioral Research in Real Estate: A Search for the Boundaries." Journal of Real Estate Practice and Education 6:1 (2003): 85-112.
- Gibler, Karen M. "Aging Subsidized Housing Residents: A Growing Problem in U.S. Cities." Journal of Real Estate Research 25:4 (2003): 395-420.
- Gibler, Karen M. and Alan J. Ziobrowski. "Authors' Perceptions and Preferences among Real Estate Journals." Real Estate Economics 30 (2002): 137-158.
- Gibler, Karen M., Roy T. Black, and Kimberly P. Moon. "Time, Place, Space, Technology and Corporate Real Estate Strategy." Journal of Real Estate Research 24:3 (2002): 235-262.  
(Winner, Homer Hoyt Advanced Studies Institute Manuscript Prize for the best study published in Journal of Real Estate Research in 2002)
- Gibler, Karen M. "Applying Writing Across the Curriculum to a Real Estate Investment Course." Journal of Real Estate Practice and Education 4 (2001): 41-53.
- Gibler, Karen M. and Euehun Lee. "Seniors Housing in a Changing Asian Society: South Korea." International Real Estate Review 4 (2001): 118-134.
- Ziobrowski, Alan J. and Karen M. Gibler. "Factors Academic Authors Consider when Choosing to Submit a Manuscript for Publication: A Study of Real Estate Authors." Journal of Real Estate Practice and Education 3 (2000): 43-54.
- Gibler, Karen Martin, James R. Lumpkin, and George P. Moschis. "Retirement Housing and Long-Term Health Care: Attitudes of the Elderly." Seniors Housing. Research Issues in Real Estate Vol. 4. Ed. Michael A. Anikeeff and Glenn R. Mueller. Dordrecht: Kluwer, 1998. 109-130.
- Gibler, Karen M., George P. Moschis, and Euehun Lee. "Planning to Move to Retirement Housing." Financial Services Review 7 (1998): 291-300.  
(Winner, 1999 Certified Financial Planner Board of Standards Article Award)
- Gibler, Karen Martin, James R. Lumpkin, and George P. Moschis. "Making the Decision to Move to Retirement Housing." Journal of Consumer Marketing 15 (1998): 44-52.
- Gibler, Karen Martin, James R. Lumpkin, and George P. Moschis. "Mature Consumer Awareness and Attitudes toward Retirement Housing and Long Term Care Alternatives." Journal of Consumer Affairs 31 (1997): 113-138. (ANBAR Citation of Excellence for Highest Quality Rating)
- Gibler, Karen Martin and Joseph Rabianski. "Elderly Interest in Home Equity Conversion." Housing Policy Debate 4 (1993): 565-588.

#### **RECENT PUBLICATIONS: REFEREED PROFESSIONAL/PRACTITIONER**

- Tyvimaa, Tanja and Karen M. Gibler. "Senior House Operations in Finland." Seniors Housing & Care Journal 18:1 (2010): 77-90.
- Rabianski, Joseph S., Karen M. Gibler, J. Sherwood Clements, and O. Alan Tidwell. "Mixed-Use Development and Financial Feasibility: Part I – Economic and Financial Factors." Real Estate Issues 34:1 (2009): 11-17.
- Rabianski, Joseph S., Karen M. Gibler, J. Sherwood Clements, and O. Alan Tidwell. "Mixed-Use Development and Financial Feasibility: Part II – Physical, Phasing, Design and Public Policy Factors." Real Estate Issues 34:2 (2009): 17-21.

#### **RECENT FUNDED RESEARCH PROJECTS**

- SEVERI - Finns Move, But Where and Why? 2011-2013, funded by TEKES to Tampere University of Technology, International faculty member.
- REPBU- Relocation processes and business, 2011-2013, funded by TEKES to Aalto University, International faculty member.
- ALMA - New Rental and Welfare Service Models, 2010-2012, funded by TEKES to Aalto University and Tampere University of Technology, International faculty member.
- Prefe - Office Occupiers' Preferences and Needs in a Changing Business Environment, 2009-2010, funded by TEKES to Helsinki University of Technology Real Estate Research Group and Facility Service Research Group, International faculty member.

## **SUPERVISION OF DOCTORAL DISSERTATIONS AND MASTERS THESIS**

Patrick S. Smith, "Three Essays on the Housing Market," doctoral dissertation committee, member, 2016.  
Dongshin Kim, "REITs: Dual Asset Markets and Arbitrage," doctoral dissertation committee, member, 2016.  
Yu Liu, "Two Essays on Investor Differentiation in Industrial Real Estate Markets," doctoral dissertation committee, member, 2016.  
Kenneth Soyeh, "Cash Holdings of Publicly Unlisted Real Estate Investment Trusts," doctoral dissertation committee, member, 2015.  
Prashant Das, "Online Information Search, Market Fundamentals and Apartment Real Estate," doctoral dissertation committee, member, 2013.  
Philip Seagraves, "A Multi-Factor Probit Analysis of Non-Performing Commercial Mortgage-Backed Security Loans," doctoral dissertation committee, member, 2012.  
Julia Freybote, "Market Feedback and Valuation Judgment," doctoral dissertation committee, member, 2012.  
Louis J. Grabowski, "The Real Estate Decision Making Process in Nonprofit Organizations," doctoral dissertation committee, member, 2012.  
Tanja Tyvimaa, "Senior Housing in Finland," Tampere University of Technology, doctoral dissertation instructor, 2010.  
Allie M. Glover, "Administrators in Assisted Living," master's thesis committee, member, 2009.  
Xiaorong Zhou, "An Investigation into REIT Performance Persistency," doctoral dissertation committee, member, 2008.  
Anna-Liisa Lindholm, "Value Adding Attributes of Corporate Real Estate Management," Helsinki University of Technology doctoral dissertation instructor, 2008.

## **RECENT INVITED EDUCATIONAL ACTIVITIES**

Guest Lecturer, Tampere University of Technology, Doctoral Program in the Built Environment, 2013.  
External reviewer, PhD dissertation, University of Melbourne, 2012.  
Presenter, Burapha University, International College, From Learning Outcomes to Assessment Workshop, 2012.  
Presenter, Tampere University of Technology, How to Publish Workshop, 2012.  
Presenter, University of the Witwatersrand, How to Publish Workshop, 2012  
Guest Lecturer, University of the Witwatersrand, School of Engineering and the Built Environment, 2012.  
Presenter, University of the Witwatersrand, School of Engineering and the Built Environment, Incorporating Writing into Property Curriculum Workshop, 2012.  
Guest Lecturer, Tampere University of Technology, RYM-TO Doctoral Program in the Built Environment, 2011.  
Guest Lecturer, University of Georgia, Department of Housing and Consumer Economics, 2010, 2011.

## **RECENT ACADEMIC AND PROFESSIONAL ORGANIZATION ACTIVITIES**

Speaker, AsRES Women's Network Roundtable: "What Women Must Do, Can Do, Will Do," Asian Real Estate Society meeting, July 2018.  
Doctoral session keynote, "Primary Data Collection via Surveys and Questionnaires: Potential and Pitfalls," European Real Estate Society meeting, June 2017.  
Scientific Committee, European Real Estate Society conference, 2017.  
Executive Director, International Real Estate Society, 2012-present.  
President, International Real Estate Society, 2009.  
Member, Board of Directors, International Real Estate Society, 2004-present.  
Co-editor, special issue, Journal of African Real Estate Research, 2019-present.  
Member, Editorial Board, Journal of European Real Estate Research, 2015-present.  
Member, Editorial Board, Journal of Real Estate Literature, 2011-present.  
Member, Editorial Board, Journal of Corporate Real Estate, 2007-present.  
Member, Editorial Board, Journal of Real Estate Practice and Education, 2004-present.  
Member, Editorial Board, Seniors Housing & Care Journal, 2000-2015.  
Member, Editorial Board, Journal of Real Estate Research, 2006-2015.  
Member, Editorial Board, International Journal of Housing Markets and Analysis, 2007-2012.  
Keynote address, African Real Estate Society meeting, 2014.  
Reviewer, Aareal Award of Excellence in Real Estate, 2011, 2012, 2013.  
Member, Real Estate Research Institute Advisory Board, 2009-2012.

Keynote address, Middle East North Africa Real Estate Society Conference, 2010.

#### **RECENT PROFESSIONAL EDUCATION, MEDIA, AND OTHER ACTIVITIES**

Presenter, Strategic Corporate Real Estate Management Short Course, Wits Commercial Enterprise, October 17-21, 2016 and August 14-18, 2017.

Guest, "Top College Real Estate Programs," America's Commercial Real Estate Show, August 30, 2012, September 12, 2014 and October 5, 2016.

Presenter, "Trust in Outsourcing Relationships with Service Providers," CoreNet Global Atlanta Chapter End Users Roundtable, November 12, 2015.

Guest, "All Things Real Estate and Property Matters," Channel Africa, July 7, 2014.

Presenter, "The Role of Corporate Real Estate Management in Wealth Maximization of the Firm," public lecture at University of the Witwatersrand, Johannesburg, South Africa, May 7, 2012.

Presenter, International Real Estate and Housing Seminar, Korea Institute for Human Settlements, July 15, 2011.

Presenter, "Office Occupiers' Preferences and Needs in a Changing Business Environment," World Usability Day, Helsinki, Finland, November 11, 2010.

Webinar, "Office Occupiers' Preferences and Needs" for CoreNet Global, May 10, 2010.

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