Fwd: Environment and Planning B: Urban Analytics and City Science - Decision on Manuscript ID EPB-2022-0116.R1

LÓPEZ HERNÁNDEZ, FERNANDO ANTONIO <Fernando.Lopez@upct.es>   Tue, Apr 11, 2023 at 10:11 PM
To: Antonio Paez <paezha@gmail.com>, David Rey Blanco <drey@idealista.com>, Pelayo Gonzalez Arbues <pgarbues@idealista.com>

Antonio, David y Pelayo,
Un referee quiere más guerra!!

Mañana lo leo con detalle y hablamos

Fernando

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Inicio del mensaje reenviado:

De: Shalini Lakhera <onbehalfof@manuscriptcentral.com>
Asunto: Environment and Planning B: Urban Analytics and City Science - Decision on Manuscript ID EPB-2022-0116.R1
Fecha: 11 de abril de 2023, 23:22:38 CEST
Para: fernando.lopez@upct.es
Reenviado por: <fernando.lopez@upct.es>
Responder a: epb@sagepub.co.uk

11-Apr-2023

Dear Dr. Lopez:

Manuscript ID EPB-2022-0116.R1 entitled "A geo-referenced micro-data set of real estate listings for Spain's three largest cities" which you submitted to the Environment and Planning B: Urban Analytics and City Science, has been reviewed. The comments of the referee(s) are included at the bottom of this letter.

I have received reviews from the original two referees. As you'll find below, R.2 is fully satisfied and does not need further changes. R.1 however still raises a series of important matters that require your attention before this article can be published. Therefore, I invite you to respond to the referee(s)' comments and revise your manuscript.

To revise your manuscript, log into https://urldefense.com/v3/__https://mc04.manuscriptcentral.com/epb__;!! D9dNQwwGXtA!Xj_g8qyYS8M1Q4FWucO0LwHgiwUXskiLTDuvQYnmax79nBLWATB3Dh0dOGbSdxF 5HbqGEpOk3WMcMOw8k99M9IUwLG7-asNzxw$ and enter your Author Centre, where you will find your manuscript title listed under "Manuscripts with Decisions." Under "Actions," click on "Create a Revision." Your manuscript number has been appended to denote a revision.

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When submitting your revised manuscript, you will be able to respond to the comments made by the referee(s) in the space provided. You can use this space to document any changes you make to the original manuscript. In order to expedite the processing of the revised manuscript, please be as specific as possible in your response to the referee(s).

IMPORTANT: Your original files are available to you when you upload your revised manuscript. Please delete any redundant files before completing the submission.

Because we are trying to facilitate timely publication of manuscripts submitted to the Environment and Planning B: Urban Analytics and City Science, your revised manuscript should be submitted by 10-Jul-2023. If it is not possible for you to submit your revision by this date, we may have to consider your paper as a new submission.

Once again, thank you for submitting your manuscript to the Environment and Planning B: Urban Analytics and City Science and I look forward to receiving your revision.

Sincerely,
Prof. Dani Arribas-Bel
Editor, Environment and Planning B: Urban Analytics and City Science
epb@sagepub.co.uk

Referee(s)' Comments to Author:

Referee: 1

Comments to the Author
Dear Authors,
Thank you for the opportunity to review this paper. I would appreciate it if you would highlight the changed text in the next submission. Otherwise it is difficult to identify which parts have changed. The unknown quality of this one year randomised data is the main issue for potential users and I repeat my suggestion that this data should be validated for the benefit potential readers and users. Below is a list of comments and questions which need to be addressed.
1.Please clearly state the nature of the data in the abstract. It is worthwhile to mention the relocated and randomised dataset in the abstract. This house price dataset only has 189,923 records, which could be not really be described as a big dataset as you describe it in the abstract. Except the authors could provide an evidence/reference on why this is big dataset.
2. Please check the typographical errors before your next submission. For example, the "thirdr" in your table1.
3. Please use part of your answer to my previous fourth question in the manuscript. Your answer is quite

useful for your future users, especially those researchers who are not familiar with house price data in Spain. I quote your previous answer below:

"dealista covers fairly well all segments in the Spanish market, both individual and professional advertisers. This dataset comprehends information about listing prices, thus it contains the market situation from the offer. Nevertheless, actual sale prices information is not publicly available as it is information that can only be accessed by paying high fees to Colegio de Registradores. However listing prices reflect quite well the (transaction) reality of real estate markets using the offer perspective, they keep strong correlation between idealista and transaction prices can be established see Banco de España. Even though a great extent of correlation does exist between official transactional and asking records, both databases can be taken as complementary and are of great interest when studying asking-transaction price gaps or the relation between listing site demand variables (ie. ad contacts or ad views) and price gaps. The main real estate portals in Spain are idealista and Fotocasa, further away are Habitaclia and Milanuncios, the latter focusing almost exclusively on private individuals. In September 2021, according to data from Similarweb (a site specialized in sites' traffic volume comparison), in Spain, there were a total of 103 million page views on real estate portals, out of page views on real estate portals, of which the four main portals, idealista, Fotocasa, Habitaclia, and Pisos.com, in that order, accounted for 94% of the traffic. Another relevant feature of this sector is that it is highly concentrated, idealista being the leader by far with 58.6 monthly million visits (57% of the total traffic) versus its immediate competitor with 19.9 million visits (19.3 % of total traffic). In terms of the evolution over time of interest in the content of each portal, based on data from Google Trends, the leadership of idealista Trends, the leadership of idealist"

4. For data description, it is worth showing solid evidence of the quality of this dataset. For example, what is the data coverage of this data compared to all the residential properties in the city? Listing the advertised volume is not very helpful for users who wish to understand the quality.

5. Given the asking price is a resized version of the original asking price with a random percentage between -2.5% and +2.5%, please elaborate on how this influences your quantitative research results and findings. Please provide critical evidence to explain how this randomised price will not influence academic research. For example, how does the house price variation at local level change after the price is randomised. To what degree will this influence a typical hedonic house price research approach? I am concerned about whether this randomised data could bias conclusions.

6. In figure 1, is it possible to standardise this data rather than showing only the number of dwelling records in your house price data? I guess the city centre always has high advertised volumes but it also has a high density of dwellings. It is worthwhile to show values standardised by the number of dwellings.

Referee: 2

Comments to the Author
(There are no comments.)