

# Review of: "Navigating Urban Housing Dynamics: Exploring the Interplay Between Real Estate Development and Housing Demand in Post-1991 Ethiopia"

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Potential competing interests: No potential competing interests to declare.

While the adopted methodology appears robust and well-organized, some points could be improved or clarified to enhance the quality of the study:

## 1. Diversification of Data Sources:

It might be beneficial to broaden the scope of data sources to include more non-governmental and non-academic sources, such as real estate companies and local communities, to enhance information diversity.

## 2. Incorporating Quantitative Analysis:

The analysis relies predominantly on qualitative data, but the study could be enhanced by incorporating elements of quantitative analysis to support conclusions derived from qualitative data.

## 3. Detailed Methodological Explanation:

Further clarification on how the mixed review and observation were conducted, including specific selection and analysis processes, could provide additional insight into the methodology.

## 4. Reliance on Timely Data:

The study could benefit from providing live and updated data to reflect the current status of the real estate sector in Ethiopia, improving the generalizability of the findings.

## 5. Discussion of the Impact of Market Economy Transition:

- Expanding the discussion on how the transition to a market economy model impacts private sector involvement and real estate development would add depth to the analysis.

## 6. Advanced Analysis of Challenges and Opportunities:

- Providing a more sophisticated analysis of potential challenges and opportunities facing the real estate sector in light of economic and social developments could enhance the study.

## 7. Drawing from International Experiences:

- It might be useful to present comparisons with the experiences of other countries in real estate development to gain a broader perspective.

#### 8. Improvement in Presentation Style:

- Clarifications on how research questions were formulated and the rationale behind choosing the phenomenological approach could benefit readers.

#### 9. Clarifying Researcher's Relationship to the Topic:

Enhancing transparency by explaining how the researchers were influenced or impacted by their involvement in the research would add credibility to the study.

Addressing these points could contribute to improving the quality of the research and strengthening the presented arguments.