

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

Randa Makled<sup>1</sup>

<sup>1</sup> Damietta University

Potential competing interests: No potential competing interests to declare.

It would be helpful to include some simple graphs or descriptive statistics in the paper. These would provide evidence and visual aids to support and clarify the main points. For instance, it can find charts that display the comparison between housing demand and supply over a period of time. It can also find charts that show the average housing prices and rents, as well as breakdowns of the housing stock based on type and quality. It would be helpful to have some specific numbers or data to better understand the extent of the housing shortfall.

Additionally, the conclusion and recommendations could be expanded and sharpened. In particular, concrete policy changes or strategic initiatives that could help align real estate development with unmet housing demand should be put forward. Things like suggested updates to zoning regulations, programs to incentivize affordable housing development, public/private partnerships models to fund housing, etc. could be proposed.

Overall though this is an insightful study into an important issue within a rapidly evolving real estate environment. With the enhancements mentioned above, this paper would make a valuable contribution towards understanding and addressing housing security issues in Addis Ababa.