

# 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.

The central goal of this study is to review the supply demand for land and real estate housing markets in metropolitan Ethiopia and provide a detailed review of real estate sector development since 1991 with its challenges and opportunities. Well done to the authors for attempting to write a paper on this topic. The paper's goals are clearly displayed in the abstract and introduction. However, some comments can be made about the methodology, results' outputs and references.

The authors should develop a more appropriate conceptual theoretical framework for this review. As a review paper, other similar empirical works should be part of the references and consequently augment the paper theoretical framework in a way to see what can we learn from similar and contrasting international studies. Comparison tables summarizing the literature/papers could be included.

The authors mention that an extensive academic literature, policy and strategy documents, and annual reports was analyzed however the list of references should be enlarged and improved to include more subject-related international studies, including WoS or Scopus indexed papers, for example. As a narrative review, a more detailed description about how the references' screening was handled is required

The authors say that phenomenological research was the methodology selected to review the existing literature and annual reports from different stakeholders. This is a qualitative approach that mainly delves into describing the lived experiences of individuals and it highlights the specifics and identifies a phenomenon as perceived by an individual in a given situation. The reasons for selecting this methodology needs to be better explained and justified in the paper. Some sentences are written in a context of the authors' direct involvement in some case studies that are not well explained in the methodology chapter.

An analytical methodology supported by scientific statistical data should be developed. As an output, it would be helpful to include more graphical outputs, some graphs or descriptive statistics. More visual contents could be displayed.

Regarding the chapters' organization. There is some mistake on chapter organization. Chapter 3.5. - "Prospects of the Real Estate Investment" do not have previous chapters 3.1 to 3.4. There seems something is missing.

There are many sentences and ideas throughout the text without their reference, for example in chapter "Challenges for

the Practical Development of the Real Estate Sector”, sentences like “The foreign exchange deficiency has disturbed numerous sectors of the economy. Several individuals have been forced to exit their businesses.” How the author knows this? Or in chapter “Prospects of the Real Estate Investment”, the sentence “Presently, half a billion African people reside in urban areas, accounting for forty percent of the population. In the previous five decades, this was about only three percent, and it is expected to reach over two billion after twenty-seven years.” What references sustain this statement? Or this one, “Housing difficulty is more prominent in urban areas than in rural parts of the country” in chapter “Housing Demand and Supply in Ethiopia. From where the authors take this information?

On the other hand, some sentences mention the reference but without any linkage to the references list, as for example in the sentence “The article published on the real estate sector by Access Capital in 2016 shows that there are multiple prospects in the real estate market in the country”.

Concluding the paper subject is interesting but needs important improvements to be published.