

**UMBC UGC Change in Existing Course: ECON 478 – Real Estate Economics and Finance**

Date Submitted: 8/30/2016

Proposed Effective Date: Immediate

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**COURSE INFORMATION:** (please provide all information in the “current” column, and only the information changing in the “proposed” column)

change		current	proposed
<input type="checkbox"/>	Course Number(s)	ECON 478	
<input type="checkbox"/>	Formal Title	Real Estate Economics and Finance	
<input type="checkbox"/>	Transcript Title (≤30c)		
<input type="checkbox"/>	Recommended Course Preparation		
<input type="checkbox"/>	Prerequisite <b>NOTE:</b> Unless otherwise indicated, a prerequisite is assumed to be passed with a “D” or better.	You must have taken <u>ECON 374</u> and <u>ECON 311</u> and received a grade of “C” or better before taking this class.	
<input type="checkbox"/>	# of Credits Must adhere to the <a href="#">UMBC Credit Hour Policy</a>	3	
<input checked="" type="checkbox"/>	Repeatable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/>	Max. Total Credits	3	<b>3 Max. Total Credits:</b> This should be equal to the number of credits for courses that cannot be repeated for credit. For courses that may be repeated for credit, enter the maximum total number of credits a student can receive from this course. E.g., enter 6 credits for a 3 credit course that may be taken a second time for credit, but not for a third time. Please note that this does NOT refer to how many times a class may be retaken for a higher grade.
<input type="checkbox"/>	Grading Method(s)	<input type="checkbox"/> Reg (A-F) <input type="checkbox"/> Audit <input type="checkbox"/> Pass-Fail	<input type="checkbox"/> Reg (A-F) <input type="checkbox"/> Audit <input type="checkbox"/> Pass-Fail

**CURRENT CATALOG DESCRIPTION:**

This course focuses on the analysis and valuation of residential and commercial property. Topics include the financing or purchase of properties, factors that determine valuation and methods to evaluate investment in projects. This course is repeatable for credit.

**PROPOSED CATALOG DESCRIPTION** (no longer than 75 words): leave blank if no changes are being proposed to the catalog description. NOTE: information about prerequisites should NOT appear in the catalog description.)

Economic and financial analysis are applied to real estate and mortgage markets. Factors that influence demand and supply in these markets are examined. Government policy and regulatory issues in the real estate and mortgage markets, with a focus on residential housing, are examined.

**RATIONALE FOR CHANGE:**

The course description change more accurately describes the course content.