

topological structure is highly fragmented. In some cases, the components represent only a single transaction between one homebuyer and one grantee. In other cases, the clusters are more complex, indicating potential real estate property flipping.

Keywords: real estate property flipping cold housing market social network analysis

Acknowledgements

The authors thank Edward Malecki, Hazel Morrow-Jones, Mark Horner, and Wenqin Chen at The Ohio State University who provided leadership and expertise on the initial project in 2001/2002; Louise Shelley at George Mason University who encouraged us to conduct a social network analysis in 2010; an undisclosed expert from the Financial Crimes Enforcement Network (FinCen) who provided invaluable expertise on an earlier draft in March 2011; participants of the Housing Education and Research Association (HERA) conference in Tulsa, Oklahoma who provided comments on a conference presentation in October 2013; Kyung Min Lee at George Mason University who provided expertise in R in January 2015; and the Editor and the two anonymous reviewers who provided constructive and helpful comments during the review process in 2014/2015.

Disclosures

No potential conflicts of interest were disclosed.

Notes

1. Population in the United States in 1990, 400,627 (in 1993, n.d.).
2. Requests for information regarding property transactions were obtained from the Internet. The most recent data contained transactions between 1998 and 2001. Also, requests for follow-up interviews

with Richland County and other local actors through the snowball technique were not granted. However, a follow-up interview with an undisclosed expert from the Financial Crimes Enforcement Network (FinCen) in 2011 confirmed results of this study.

3. Richland County discontinued these publicly available databases in the mid-2000s. These databases did not contain information on the amount of mortgages.

4. The Institutional Review Board (IRB) at The Ohio State University exempted this project from human subjects review.

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