

## Methodology for Homogenous Area Determination HAD2- Mission Accomplished

The presentation constitutes a study crowning several years of scientific work, beginning in 2018 with a study on procedural challenges in property forced sale value determination. This initial research identified a significant gap in property valuation theory, particularly in the methodology for determining comparable real estate markets and accurate sales selection. It highlighted the need for further investigation into the relationship between uncommon market phenomena and transaction prices. Subsequent studies explored various aspects of real estate market analysis, using advanced methodologies to reduce subjectivity and uncertainty. In 2019, an original approach was introduced, integrating geoscientific methods and fuzzy logic to create a more objective property valuation model by incorporating spatial decision factors. A 2020 study emphasized the importance of sustainability and highest and best use (HBU) analysis in determining property value under changing market conditions. This research stressed the need to align valuation practices with sustainable development goals, considering both economic and environmental factors. Studies in 2022 and 2024 focused on modern challenges, including the human aspect of valuation, evolving market expectations, and real estate market asymmetry. These studies underscored the dynamic nature of real estate markets and the need for adaptive valuation methods that incorporate socio-behavioral factors. The current research synthesizes these diverse approaches into a comprehensive framework for property valuation, addressing the complexities of modern real estate markets.

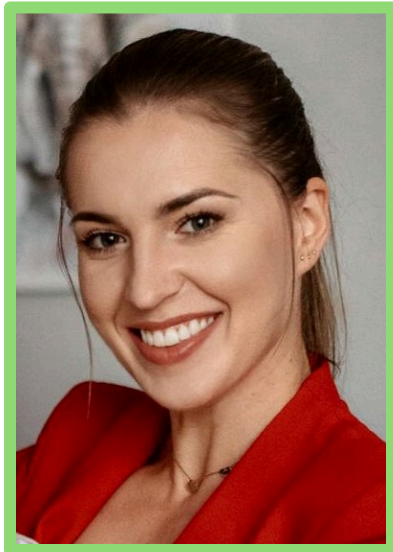


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Marek Walacik is an Assistant Professor in the Institute of Spatial Management and Geography. He has published a number of textbooks and original papers on real estate management, property valuation and real estate market in either international or Polish and scientific journals. He is,

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Aneta Chmielewska is a PhD in the Institute of Spatial Management and Geography on Faculty of Geoengineering University of Warmia and Mazury in Olsztyn. She is an author of a number of scientific articles that deal with the methodological problems of property market analysis especially in terms of property features significance, role of information on property market and behavioral aspects of residential buyers' decision-making. She is an author of original methodology for coexisting residential property features significance assessment based on the prioritization technique application. She was undertaking projects financed by the Polish National Science Centre (NCN) or European Space Agency (ESA).

