

Master in Urban Planning Real Estate and Urban Development Concentration 2025-2026

Advisors: [Nestor Davidson](#) and [Richard Peiser](#)

Other Concentration Faculty: Frank Apeseche, Maurice Cox, Diane Davis, Avis Devine, Chris Herbert, Jerold Kayden, Rachel Meltzer, Rachel Weber

Courses for the Real Estate and Urban Development Area of Concentration cover topics in four main areas of the field: development analysis; physical planning, design, and construction; finance and deal structuring; and implementation. Students may choose to study real estate and urban development more broadly or focus on a subarea such as public-private partnerships, negotiations, or physical site planning. Students may envision working in the public sector, focused on physical planning or implementation, or in the private or nonprofit sectors, possibly as developers or consultants.

Note: Course offerings are subject to change. Courses that do not appear in this memo will not automatically have approval. To have a course not listed below count toward your concentration requirement, the Concentration Advisor(s) will need to review the syllabus and send written approval to Sarah Hutchinson.

Recommended introductory courses:

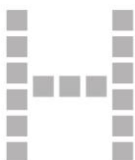
The following two introductory-level courses are recommended to those interested in the concentration. They give a good overview of the topics and subject matter covered in more depth by other courses noted below, approved for the concentration:

SCHOOL	COURSE NUMBER	COURSE TITLE	UNITS	FACULTY
GSD	5292	Introduction to Real Estate Finance, Development, and Management (Spring 2026)	4	Nicolais
GSD	5495	Urban Economics and Market Analysis (Fall 2025) ¹	4	Meltzer, Barkham

1. Only if not taken to satisfy Economic Methods Requirement

FALL 2025 APPROVED COURSES:

SCHOOL	COURSE NUMBER	COURSE TITLE	UNITS	FACULTY
GSD	2128	Spatial Analysis (Fall 1) ¹	2	Voulgaris
GSD	5204	Real Estate Finance, Development, and Management	4	Devine, Hamilton
GSD	5206	Land-Use and Environmental Law A ²	4	Kayden
GSD	5207	Land-Use and Environmental Law B ²	4	Davidson
GSD	5212	Field Studies in Real Estate, Urban Planning and Design	4	Peiser
GSD	5249	Design for Real Estate	4	Love
GSD	5250	Real Estate, Society, Environment	4	Devine
GSD	5326	Housing and Urbanization in the United States	4	Stockard, Molinsky
GSD	5452	Constructing Consensus through Collaboration: Stakeholder Management in Real Estate (Fall 1)	2	Rodrigues
GSD	5490	Affordable Housing and Community Development	4	Curtis



GSD	5495	Urban Economics and Market Analysis ³	4	Meltzer, Barkham
GSD	5510	Local Economic Development: Turning Theory into Practice	4	Meltzer
GSD	5516	(Re)Envisioning Social Housing in the US	4	Herbert
GSD	5522	ReBuild: Case Studies in Transformational Urban Redevelopment	4	Cox
GSD	5524	Global Real Estate	4	Douglas
HBS	1440	Private Equity Finance ⁴	4	Berk, Ivashina
HBS	1684	Real Property ⁵	4	Macomber, Douglas
HBS	2240	Negotiation ⁴	4	Bazerman, Coffman, Mohan, Norton, Zlatev
HKS	API 141	Finance	4	Deep
HLS	1004	Property 2 or 7 (only approved for JD/MUP students)	4	Mann
MIT	1.462 11.345	Entrepreneurship in the Built Environment (Fall 1) ⁶	2	Gronfeldt, Rosenzweig
MIT	1.813 11.466 15.657 IDS.437	Technology, Globalization, and Sustainable Development ⁶	4	Ashford
MIT	11.259	Entrepreneurial Negotiation (Fall 1)	2	Dinnar
MIT	11.325	Technological Change & Innovation for Real Estate and Cities (Fall 2)	2	Duarte, Scott
MIT	11.351	Real Estate Ventures I: Negotiating Development-Phase Agreements	4	McGrath
MIT	11.430 15.941	Leadership in Real Estate	2	Schuck
MIT	11.431 15.426	Real Estate Finance and Investment ⁶	4	Torous
MIT	11.433 15.021	Real Estate Economics ⁷	4	Saiz
MIT	11.450	Real Estate Development Building Systems (Fall 1) ⁸	0	Tsipis

1. Only if not taken to satisfy the program's core requirement

2. Only if not taken to satisfy the program's Legal and Institutional Methods requirement

3. Only if not taken to satisfy the program's Economic Methods requirement

4. Students may begin submitting cross-registration petitions for HBS MBA courses on Thursday, August 28. The deadline is Thursday, September 4 at 4:00pm. The course is currently not open for cross-registration. Please check this catalog in the coming weeks to see if this course will be updated to be open to cross-registrants.

5. Prerequisites: HBS Finance 1, GSD SES 5204 Real Estate Finance, Development, and Management, KSG API-141 Finance, or an equivalent course in financial analysis. Cross-registration requires instructor approval.

6. Enrollment requires permission of instructor.

7. Prerequisite: [14.01](#), [15.010](#), or [15.011](#)

8. This module is worth zero GSD units.

WINTER/J-TERM 2026 APPROVED COURSES:

SCHOOL	COURSE NUMBER	COURSE TITLE	UNITS	FACULTY
HKS	DEV 320	Scaling Up and Systems Change for Development Impact	2	Pulgar, Walton
HLS	2195	Negotiation Workshop (application deadline noon October 4, 2025) ¹	4	Todd

1. Cross-Registrants: Please note that cross-registrants interested in taking the Workshop must participate in the online application process for the Workshop. The deadline to apply is noon on October 4. For more information please visit the course website: <http://hnmcp.law.harvard.edu/application-crossreg/>.

SPRING 2026 APPROVED COURSES:

SCHOOL	COURSE NUMBER	COURSE TITLE	UNITS	FACULTY
GSD	4524	Ordinary to Icon: Case Studies in the Rehabilitation of Modern Buildings and Sites	4	Fixler
GSD	5205	Advanced Real Estate	4	Apeseche
GSD	5292	Introduction to Real Estate Finance, Development, and Management	4	Nicolaïs
HBS	1484	Real Estate Private Equity ¹	4	Lietz
HBS	2240	Negotiation ¹	4	Alfonsi, Chan, Jordan, Goldenberg, Noray
HKS	DEV 209	Management, Finance, and Regulation of Public Infrastructure in Developing Countries	4	Lee
HKS	DEV 210	Public Finance in Theory and Practice ²	4	Rosengard
HLS	1004	Property 3 (only approved for JD/MUP students)	4	Brady
HLS	2195	Negotiation Workshop (application deadline noon October 6, 2025) ³	4	Heen
MIT	4.254 11.303	Real Estate Development Studio ⁴	4	Shen
MIT	11.265	Topics on Housing Finance and Social Equity (Spring 1)	2	Steil, Golding
MIT	11.323	International Real Estate Transactions (Spring 2)	2	Srivastava
MIT	11.352	Real Estate Ventures II: Negotiating Lease, Financing, and Restructurings	4	McGrath
MIT	11.355	International Housing Economics and Finance ⁵	4	Saiz

1. Students may begin submitting cross-registration petitions for HBS MBA courses on Thursday, August 28. The deadline is Thursday, September 4 at 4:00pm. Please check this catalog in the coming weeks to see if this course will be open to cross-registrants. General information about HBS cross-registration is available at:

<https://www.hbs.edu/mba/registrar/crossregistration>

2. Only if not taken to satisfy the Economic Methods requirement.

3. Cross-Registrants interested in taking the Workshop must participate in the online application process for the Workshop. The deadline to apply is October 6, 2024. For more information please visit the course website:

<http://hnmcp.law.harvard.edu/application-crossreg/>.

4. Enrollment requires permission of instructor.

5. Prerequisite: [11.202](#), [11.203](#), [14.01](#), or permission of instructor.

APPROVED BUT NOT OFFERED IN 2025-2026

For the below courses to be approved for the current academic year, they must be offered with the same course number, title, and instructor. The course must be reapproved if it doesn't match the below version of the course.

SCHOOL	COURSE NUMBER	COURSE TITLE	UNITS	FACULTY
GSD	5276	Building and Leading Real Estate Enterprises and Entrepreneurship (last offered 2022-2023)	4	Apeseche
GSD	5367	U.S. Housing Markets, Problems, and Policy (last offered 2023-2024)	4	Herbert
GSD	5370	Environment, Economics, and Enterprise (last offered 2021-2022)	4	Samuelson, Apeseche
GSD	5383	Developing for Social Impact (last offered 2021-2022)	4	Kiefer
GSD	5393	Local Government Solutions to America's Affordable Rental Housing Challenge (last offered 2021-2022)	4	Stockard, Hect, Driggins
GSD	5434	Creating Real Estate Ventures: A Legal Perspective (last offered 2021-2022)	4	Sticklor
GSD	5438	Designer Developer (last offered 2022-2023)	4	Song

GSD	5442	New Towns and Housing Development in Africa (last offered 2022-2023)	4	Peiser
GSD	5451	Race, Gender, and Real Estate (last offered 2024-2025)	2	McKinney White
GSD	5512	Real Estate Investment and the Macroeconomic Environment (last offered 2024-2025)	2	Douglas
GSD	7449	Real Estate Private Equity [M1] (last offered 2021-2022)	2	Apeseche
GSD	7450	Real Estate Private Equity [M2] (last offered 2021-2022)	2	Apeseche
GSD	7454	Entrepreneurship and the Built Environment (last offered 2023-2024)	4	Kritzler
HBS	1487	Cities, Structures, and Climate Shocks (last offered 2024-2025)	4	Macomber
MIT	11.432	Real Estate Capital Markets (last offered 2020-2021)	4	Geltner
MIT	11.434	Tools for Analysis: Design for Real Estate and Infrastructure Development (last offered 2020-2021)	4	Geltner, de Neufville
MIT	11.455	Financial Decision Making in Real Estate and Other Markets (last offered 2023-2024)	4	Torous
MIT	11.493	Property and Land Use Law for Planners (last offered 2024-2025)	4	Rajagopal

