

Review Form 3

Journal Name:	Asian Journal of Education and Social Studies
Manuscript Number:	Ms_AJESS_121659
Title of the Manuscript:	Impact of Pre-sale Home Increment on the Volatility Error of Existing Housing Prices -Taking apartments of Taichung City as an Example
Type of the Article	

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PART 1: Review Comments

Compulsory REVISION comments	Reviewer's comment	Author's Feedback <i>(Please correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)</i>
Please write a few sentences regarding the importance of this manuscript for the scientific community. Why do you like (or dislike) this manuscript? A minimum of 3-4 sentences may be required for this part.	The manuscript makes a modest contribution to an established literature on a specialized topic. Like many time series papers, the emphasis is on the methodology and analysis. Perhaps Section 4 could be condensed somewhat.	
Is the title of the article suitable? (If not please suggest an alternative title)	The title is accurate, though rather lengthy. I would be inclined to delete the second part of the title.	
Is the abstract of the article comprehensive? Do you suggest the addition (or deletion) of some points in this section? Please write your suggestions here.	The title is complete; no additions or deletions are needed.	
Are subsections and structure of the manuscript appropriate?	The broad sectional organization is fine. I think some improvements within sections are possible, as follows: 1. The Literature Review would be more interesting if the details of the various relevant studies were synthesized into the text. A rather large table detailing the various studies is neither interesting nor necessary. 2. The reliance on points in Sections 4 and 5 is overdone. In addition, these sections generally do not read as well as Sections 1 to 3.	
Please write a few sentences regarding the scientific correctness of this manuscript. Why do you think that this manuscript is scientifically robust and technically sound? A minimum of 3-4 sentences may be required for this part.	The empirical methods used are "standard" for this kind of research. I have no concerns here.	
Are the references sufficient and recent? If you have suggestions of additional references, please mention them in the review form.	The references are sufficient and up to date. I have a few (minor) concerns in relations to the references though, as follows: 1. In citing references in the text, only last names and publication date should be included. 2. Chiang et al (2019) in the text becomes Jiang et al (2019) in the Bibliography. Likewise, Chi and Wang (2010) in the text becomes Qi and Wang (2010) in the Bibliography. I suspect this is a result of slight differences in translating from Chinese. 3. The Bibliography should be in alphabetical order by surname. 4. The format used in individual references in the Bibliography should use the same format.	

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Minor REVISION comments		
Is the language/English quality of the article suitable for scholarly communications?	The calibre of the exposition is generally satisfactory. As noted above, Sections 4 and 5 do not read as well as Sections 1 to 3. Once the changes suggested above have been made, I would advise asking a colleague whose first language is English to go through the paper. I don't think it is necessary to hire a professional copy editor.	
Optional/General comments	A few small points: 1. Page 8: There is a problem with the margins. 2. Table 2, line 4: Error in the calculations. 3. Table 3: Error in the calculations (total). 4. Page 14, line 7: Font of "t-statistic". 5. Page 14, points 1 and 2: There is no need to state the critical value at the 5% level. The critical values at 1%, 5% and 10% appear in Tables 5 and 6. 6. "data" is plural (the singular is "datum").	

PART 2:

	Reviewer's comment	Author's comment (if agreed with reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)
Are there ethical issues in this manuscript?	<i>(If yes, Kindly please write down the ethical issues here in details)</i>	

Reviewer Details:

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