

The Role of Real Estate and Investment in Advancing Sustainable Development: A Century of Bibliometric Analysis

Nur Amirah Azrina Hamzah^{1*}, Mahfuzah Salim¹, Hanis Adiola Ibrahim¹, &
Nuramalina Mohamad Na'in²

¹School of Economics Finance and Banking, Universiti Utara Malaysia, 06010 Sintok,
Kedah, Malaysia.

²School of Computing, Universiti Utara Malaysia, 06010 Sintok, Kedah, Malaysia.

Abstract

The intersection of real estate and investment is a critical area of research for academic institutions due to its significant impact on promoting sustainable development and enhancing economic resilience. Through the use of Scopus and Web of Science (WoS), this study aims to analyse the publication patterns prevalent in the disciplines of real estate and investment studies. In order to explore the development of scholarship in the disciplines of real estate and investing, this study uses bibliometric analytical methodologies that employ bibliometric analysis tools, specifically ScientoPy and VOSviewer, to investigate the progression of real estate and investment studies. The classification of document types, the identification of source titles, the study of publications that are frequently cited, and the mapping of developing research themes are all included in this method. Additionally, various institutions' contributions are considered and based on a thorough dataset of 10,861 entries from Scopus and 6848 WoS, from early 1907 to 2024, which emerged as the year with the highest number of publications. The results showed that it reached after eliminating duplicate records from the previous year. Publication Journal of Real Estate Finance and Economics Sustainability is the most influential in this field. Furthermore, phrases such as "real estate" "REITs" and "housing" have been increasingly commonplace in conversations that have taken place in recent times. In VOSviewer, the overlay visualisation highlights significant trends in adopting sustainability in real estate and investment, indicating a change towards better practices that are more environmentally friendly and innovative in the real estate industry. The current research landscape around the globe is evaluated comprehensively by employing this bibliometric analysis. This study's findings aim to improve and offer significant insights into the change in real estate and investment strategies concerning Sustainable Development Goals (SDGs) to strengthen the theoretical and method groundwork for future research endeavours; the results of this study are intended to reinforce the foundation. As a result of this breakthrough, academics, policymakers, and investors will be provided with crucial information, making it easier for them to make educated decisions that will encourage sustainable growth in the real estate and investment departments.

Keywords: Bibliometric, Real Estate, Investment, Scopus, Web of Science, ScientoPy

1.0 Introduction

In recent years, real estate and investment have become integral components of the global financial system, offering a diverse range of opportunities for wealth creation and economic growth in the context of sustainable investment sectors encompassing the purchase, ownership, management, and sale of properties for profit (Newell & Marzuki, 2022). Even with real

* Corresponding author. E-mail address: amirahazrina@gmail.com

estate's appeal as a safeguard against inflation, more than an increase in property values and rental revenue alone is needed to tackle economic issues broadly (Li et al., 2023), specifically in pursuit of Sustainable Development Goal (SDG) 1; eradicate poverty in all its forms by 2030 (United Nations, 2024). Every investment option presents unique benefits and obstacles, requiring careful assessment of elements like location, market dynamics, and the broader economic context. This demonstrates that comprehending this industry is an essential aspect to include in the information for those practicing finance.

Moreover, this real estate market offers a variety of investment strategies that cater to different risk tolerances and financial objectives, such as residential properties, commercial real estate, and Real Estate Investment Trusts (REITs) and industrial spaces (Chen & Ji, 2022). The market exhibits potential for long-term appreciation, consistent cash flow from rental income, and opportunities for portfolio diversification, all of which enhance the sector's resilience and growth (Baharudin et al., 2023). Understanding the dynamics of the real estate market, including trends in property values, financing options, and regulatory frameworks, is crucial for making maximizing returns in this ever-evolving industry.

As the real estate and investment market evolves, the need for adaptation grows more assertive, being knowledgeable and adaptive will be critical for investors hoping to use real estate as a cornerstone of investment plans. In most countries, specifically in Asia, this sector plays an important role as a part of the financial system where it serves not only as a primary investment vehicle but also as a key driver of economic growth and stability notably in Malaysia, Indonesia, Thailand, and China, real estate development and investment transactions have a substantial impact on GDP such as in Malaysia, the sector comprises 10-15%, Indonesia 13-15%, Thailand 8-10%, and China 15-20% relatively (Asia Green Real Estate, 2024; National Association of Home Builders (NAHB), 2024). These industries' innovation and sustainability may create jobs, protect the environment, enhance tourism, and mandate sustainable real estate investment.

The theme "Bridging Innovation and Sustainable Entrepreneurship for Vibrant Rural Communities" aligns with global sustainable development initiatives, making it relevant to our study which is vital for urban and rural development, especially rural environmental and tourism sustainability. Green buildings, eco-friendly property development, and rural tourism improve environmental sustainability, encourage rural tourism, and reduce poverty, promoting SDGs No. 1: No poverty causes employment development and boosts construction, finance, and insurance (Dou et al., 2019). Thus, its significance is further emphasized by its integration with banking, as mortgages and property-backed loans comprise a substantial portion of financial assets.

In spite of the modest demand that has emerged in the wake of post COVID-19, real estate prices in Asia continue to be elevated in cities such as Malaysia, Indonesia, and China, despite the fact that they differ by region such as shown at below figure 1. Rent prices in Thailand increased by 18.1% annually, which is indicative of the sector's resilience and recovery in the region (Faisal et al., 2023; Victor et al., 2023). Also, the appreciation of residential property prices in Malaysia has been continuously influenced by the growth of GDP and interest rates (Zulkarnain et al., 2023). In Indonesia, the pricing of urban housing is influenced by both geographical location and financial considerations (Rahadi et al., 2022) and in China, Chinese high-value metropolitan regions, such as Shanghai, are experiencing ongoing growth despite initial disruptions caused by the pandemic (Chen & Luo, 2022).

Despite the increasing recognition of real estate and investment as integral components of the global financial system especially in Malaysia, the integration of sustainable innovation in these domains still needs to be more extensively investigated. Notwithstanding its role as a hedge against inflation and diverse investment options, the rapidly changing economic environment and growing emphasis on sustainability pose significant obstacles.

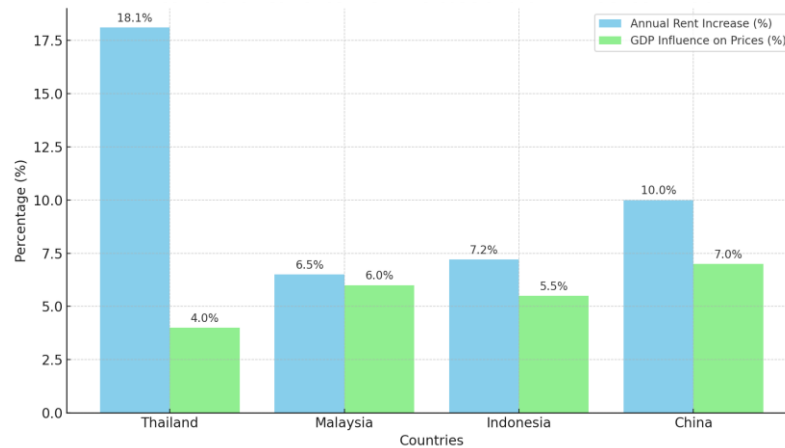


Fig. 1: Real estate resilience: rent increase, and GDP influence in Asia
Source: Authors developed

In the Malaysian context, the interconnection between real estate and investment in the financial system underscores the sector's crucial contribution to financial stability and economic resilience, especially governmental policies underscore the necessity of sustaining a robust real estate market by fostering affordable housing, controlling speculative practices, and endorsing sustainable urban development. Real estate and investment drive the Malaysian economy, providing investment and employment possibilities. Malaysia's real estate sector, supported by low-cost housing and government-private developer partnerships, is essential to economic planning (Thaker & Ariff, 2020).

Furthermore, the investment in the finance system and real estate market are intricately connected, with fluctuations in the financial system profoundly affecting housing market dynamics (Said et al., 2014). Real estate continues to affect Malaysia's economic strategy, thus future research should synthesise existing research and recommend topics for further study to investigate its evolving role in the investment and financial framework. Investors must manage market volatility, environmental issues, and competing risk profiles. Unfortunately, the lack of a comprehensive consolidation of current research on the influence of sustainable innovation on real estate and investment strategies restricts the ability of both individual and institutional investors to make educated and future-oriented choices.

This study is motivated by the growing significance of real estate and investment sectors in fostering sustainable development and enhancing global economic stability. Real estate and investment have historically been crucial for wealth creation, but the incorporation of sustainable practices is still inadequately examined. In the context of global sustainability, it is essential to analyze the contributions of these sectors to economic resilience and sustainable growth. This study fulfills the need for updated literature through a bibliometric analysis of sustainable innovation's impact on the real estate and investment sectors, examining publishing trends and the evolution of research, thereby contributing significantly to academic discourse.

This study utilizes data from Scopus and Web of Science, along with analytical tools like ScientoPy and VosViewer, to highlight significant patterns, key articles, and new areas of inquiry. This study examines the impact of sustainable practices on the future of real estate and investment via a bibliometric synthesis by adopting using the previous study such as Abdullah, (2023) and Ahmi et al. (2019). It provides valuable insights into the long-term effects, synthesizing current research to clarify the importance of sustainable innovation in these sectors and its historical evolution. A bibliometric study on real estate and investment is essential for a comprehensive understanding of the research domain. This study examines the significance of real estate and investment in finance, citing prior research to highlight its relevance. It aims to provide valuable insights for scholars, educators, and policymakers, promoting sustainable practices in these sectors. This approach facilitates the identification of key works, enhances understanding, encourages collaboration, and guides future research efforts in advancing awareness of real estate and investment. The following research questions aim to enhance understanding of previous studies on real estate and investment and presented:

RQ1: How has the research in this field of publication evolved over time pertaining to real estate and investments?

RQ2: Which journals titles of reliable sources are publishing the most research in this field?

RQ3: What are the contemporary study themes or subjects emerging in real estate and investments?

RQ4: Which prominent countries are leading the research in this field?

RQ5: What are the most fundamental keywords used in this field?

2.0 Methodology

This study employs bibliometric analysis to evaluate scholarly publications on real estate and investment. Bibliometrics focuses on the quantitative analysis of bibliographic data in scientific publications according to (Ahmi et al., 2019) . Analyzing a diverse array of sources and information is crucial for understanding the evolution of a subject and pinpointing areas needing further investigation. Bibliometric methods facilitate dynamics exploration within a specific field. This approach advances existing knowledge and method. This study highlights the significance of bibliometrics in offering a thorough understanding of the subject by integrating both historical and contemporary works, thereby emphasizing the importance of emerging research directions.

2.1 Database and Software

This study utilized a meticulously organized cloud-based academic database, Mendeley Reference Manager. It offers researchers reliable and comprehensive documentation. The datasets were appropriate for assessing real estate and investment publications in this study. According to Abdullah (2022) researchers use Scopus and WoS to find relevant scholarly publications. Both databases are multidisciplinary and cover many documents (Martín-Martín et al., 2021) which also provide search analytic tools for bibliometric analysis. In table 1 below, focusing on title, abstract, and keyword analysis, Scopus and WoS were searched for publications search queries are ("Real estate" OR "property management" OR "housing market" OR "real property" OR "urban development" OR "realty" AND "investment" OR "asset management" OR "portfolio management" OR "financial investment" OR "venture capital") presents the search methodology, encompassing academic publications up to early 2024, with data extracted on 27 August 2024. The search was filtered to include only English language and documents article types.

This study utilised ScientoPy and VOSviewer to develop science mapping and visualisation networks. ScientoPy is a software tool developed in Python for analysing publication data obtained from the Scopus and WoS databases. The system programming language currently has restricted compatibility with the designated databases. ScientoPy is essential for evaluating various publication parameters, including subject matter, authorship, country of origin, document type, and keywords (Azizan et al., 2023; Ruiz-Rosero et al., 2017). VOSviewer is a free Java application created by Nees Jan van Eck and Ludo Waltman at the Centre for Science and Technology Studies, Leiden University (Abdullah & Aziz, 2021).

Table 1: The search string. Database

Databases	Search String
WoS	Topic ("real estate" OR "property management" OR "housing market" OR "real property" OR "urban development" OR "realty") AND ("investment" OR "asset management" OR "portfolio management" OR "financial investment" OR "venture capital")
Scopus	TITLE-ABS-KEY ("real estate" OR "property management" OR "housing market" OR "real property" OR "urban development" OR "realty") AND ("investment" OR "asset management" OR "portfolio management" OR "financial investment" OR "venture capital")

Source: Scopus and WoS

2.2 Pre-processing of Acquired Sets of Data

The dataset was initially preprocessed by removing duplicates and merging relevant data. The ScientoPy software, version 2.1.3, was utilised for these tasks. The initial data analysis indicated a transition from the original document set to the final version after excluding specific document types and eliminating duplicates. Table 2 and Figures 2 and 3 reveal that the initial collection of imported documents included 10,861 entries from Scopus and 6,848 from WoS, resulting in a total of 17,709 entries. After excluding Scopus papers 3,581 (32.97% of the total) due to document type and language (English), the total count was reduced to 7,280. The exclusion of WoS papers 1,678 (24.5% of the total), led to a remaining count of 5,170, attributable to the automated filtering process. Additional analysis was performed to identify and eliminate duplicate documents. The documents included 3,859 duplicate documents (53.01% of the reduced Scopus paper set), and 33 duplicate documents (0.64% of the reduced WoS paper set). Duplicates from Scopus and WoS were removed, resulting in a refined collection of 5,137 papers from WoS and 3,421 from Scopus, totalling 8,558 papers. The analysis encompassed over 300 publications, exceeding the bibliometric threshold set by (Donthu et al., 2021). Glänzel & Moed (2013) assert that bibliometric require a minimum of 100 publications, thus confirming viability of this bibliometric analysis.

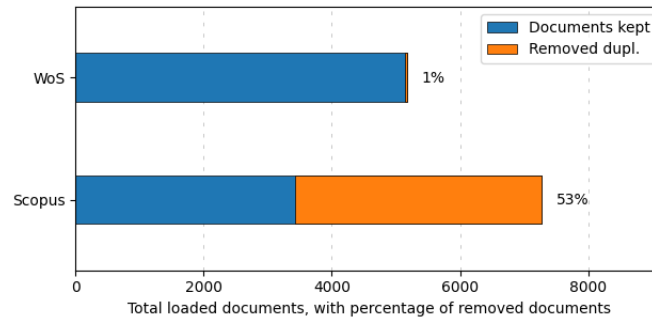


Fig. 2: Total loaded documents, with percentage of removed documents
 Source: Authors developed using ScientoPy 2.1.3

Table 2: Data Integration and Elimination of Duplicates.

Data Pre-processing Output	Information	Number		Percentage (%)	
		Scopus	WoS	Scopus	WoS
Initial datasets processing	Raw datasets	10861	6848	100	100
	Documents exclude document by type and language: article & English	3581	1678	32.97	24.5
	Total publications after selecting document types (research articles) and English language	7280	5170	67.03	75.5
Duplicates removing	Duplicated publications	3859	33	53.01	0.64
Reliable and valid datasets	Publications	3421	5137	46.99	99.36
	Total of valid datasets	8558		100	

Source: Authors Developed

3.0 Results and Discussion

The outcomes of this study are accessible in response to each research question provided in the methodology section. Results are shown using ScientoPy and VOSviewer graphics the relationships among key concepts within real estate and investment research from a bibliometric perspective, offering a significant contribution to the literature on sustainability and economic resilience. This discussion explores the growth and evolution of scholarly output in the field, particularly focusing on the emergence of terms closely tied to SDGs.

3.1 Trends and Patterns in Publication

This study evaluates real estate and investment research publishing trends. This section examines domain publications and document types. Figure 4 shows the evolving growth patterns in real estate and investment research in this field of publication that have evolved over time throughout recent years. The timeline highlights the evolution of real estate and investment research in the WoS and Scopus databases from 1907 to 2024.

The start year of the analysis is 1907 until 2024. The rationale for undertaking a century-long bibliometric analysis is to capture the significant changes in real estate and investment practices over the past century. This period has seen significant shifts in global financial systems, urbanization, and the increasing importance of sustainability, especially following the 1992 Rio Earth Summit and the 2015 adoption of the UN SDGs (United Nations, 2024). Moreover, bibliometric techniques such as Scopus and Web of Science have gained extensive utilization during the past centuries, providing reliable data for precise analysis (Falagas et al., 2008 as cited in Farooq, 2024). An analysis of significant developments, including the emergence, makes it easier to fully understand how real estate and investments have changed in response to changing sustainability practices when looking at substantial changes like the rise of green finance and the addition of Environmental, Social, and Governance (ESG) criteria (Dixon et al., 2020).

Consequently, it is rational to conduct an analysis spanning centuries, commencing in 1907 and extending to 2024. During the early stages, research output was minimal, with the first Scopus publication in 1907 and WoS starting in 1970 with only a few documents. A significant increase occurred in the growth period (1990–2010), when the number of publications in WoS grew from 3 in 1970 to 40 in 1990, and Scopus increased to 124 by 2008. The recent surge (2015–2023) marked a dramatic rise in publications, driven by growing academic interest in sustainable real estate and ESG factors. WoS reached its peak in 2023 with over 400 publications, showing a more pronounced growth than Scopus. The post-COVID-19 emphasis on sustainability and UN SDG goals has intensified this surge, particularly in addressing global issues like poverty. The comparative analysis reveals that WoS leads in documenting significant advancements in real estate and investment research, especially in sustainability initiatives.

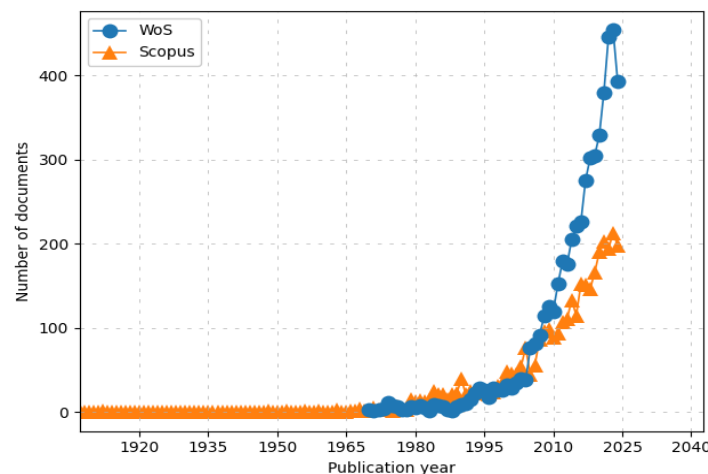


Fig. 4: The evolution of publication growth
Source: Authors developed using ScientoPy 2.1.3

3.2 Titles of Reliable Sources

The study focused on source titles recognized for their significant contributions to research in real estate and investments. These titles emerged as the most productive compared to other publications in this area. The top ten source titles and data in Figure 5 reveals that a large portion of scholarly work at the intersection of real estate and investments is shared through reputable academic journals. Notable source titles with more than 250 documents include

Journal of Real Estate Finance and Economics, Journal of Property Investment and Finance, and Real Estate Economics. Among these, the journal of Real Estate Finance and Economics leads in publishing real estate and investment research, followed closely by the Journal of Property Investment and Finance. Both journals are highly regarded and possess substantial impact factors, reflecting the quality of the research published. This trend highlights a growing interest in real estate and investment research among scholars and practitioners alike.

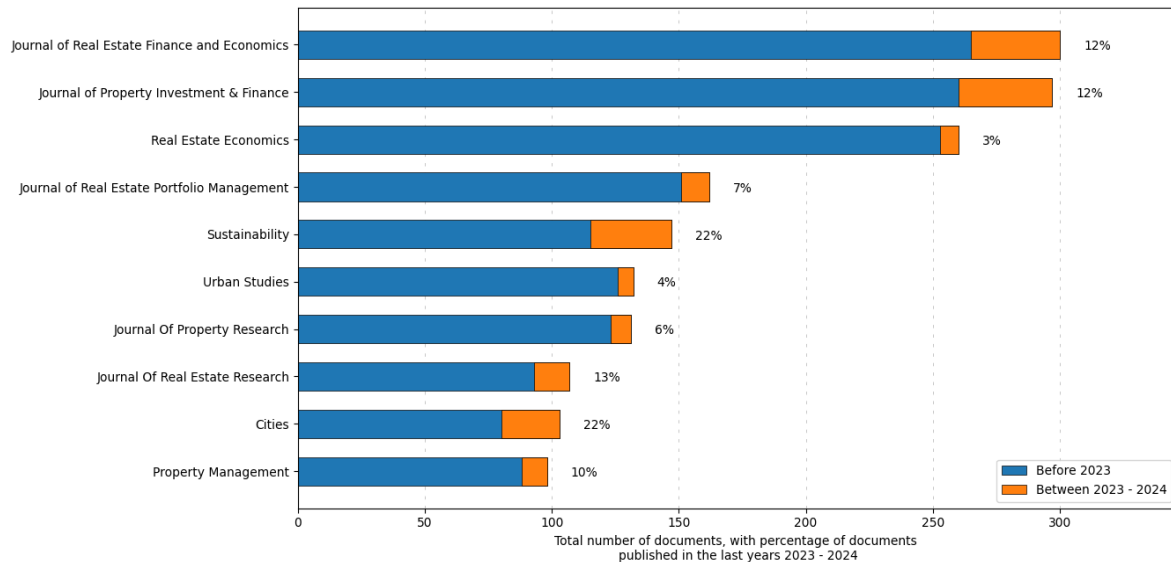


Fig. 5: The titles of reliable sources
 Source: Authors developed using ScientoPy 2.1.3

3.3 Emerging Research Themes or Topics

This study utilizes ScientoPy and VOSviewer to analyze authors’ keywords and investigate current research trends and notable topics in real estate and investment. Figure 6 presents the top ten research keywords related to real estate and investment. The keywords in the list were selected based on their frequency of occurrence in the documents (blue bars). Furthermore, the proportion of documents published in last two years (PDLY) in 2023 and 2024 (orange bars).

According to the data shown in Figure 6, the term “real estate” is the most frequently mentioned, appearing in nearly 578 documents. This indicates the field’s significance in academic discussions, highlighting an increasing awareness and the necessity for a deeper understanding of the challenges and opportunities present in the real estate sector. The PDLY for real estate is 14%, suggesting that a considerable amount of recent research (2023–2024) has concentrated on real estate, especially concerning promoting Sustainable Development Goals (SDGs).

The term “REITs” comes in second, with 237 documents emphasizing the recognition of REITs as essential tools in real estate and investment research. The PDLY for REITs is 18%, indicating that research is actively exploring how REITs can help advance the SDGs within the real estate sector. In addition, the term “housing” appears in 184 documents, reflecting the sector’s growing significance in tackling sustainability and investment issues.

The 18% PDLY for housing points to an increasing academic interest in incorporating sustainable housing practices into real estate development. Other terms like “urban development,” “investment,” “real estate market,” “sustainability,” and “sustainable

development” further highlight the scope of this research area. The varying frequencies of documents and PDLY percentages for these terms illustrate the diverse and evolving landscape of real estate and investment studies, showcasing distinct research priorities and the dynamic responses to global sustainability challenges (Talukdar et al., 2024). Applying these themes in the future study can facilitate poverty reduction, promote economic growth, and improve sustainability within sectors.

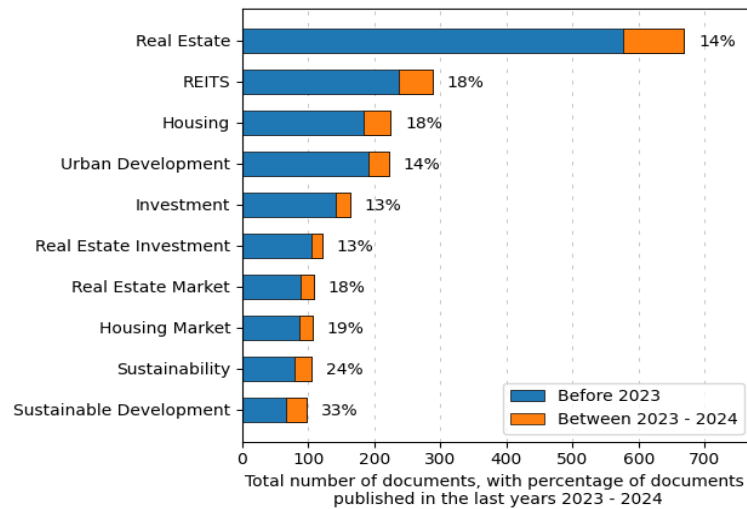


Fig. 6: Bar-trend graph illustrating emerging research themes or topics
 Source: Authors developed by utilizing ScientoPy 2.1.3)

3.4 Emerging evolution of countries

Figure 7 shows that this study identifies the foremost countries in real estate and investment research. The United States leads in publication volume, with China and the United Kingdom closely trailing, both exhibiting notable recent growth in the field. Australia, Germany, and Canada exhibit moderate but steady contributions, whereas emerging nations such as India, Italy, and Turkey have experienced significant growth in recent years. The increase in recent publications correlates with a rise in overall contributions, indicating a heightened global interest in sustainable real estate practices. These research contributions correspond with SDG 1: No Poverty, as they foster innovation in affordable housing and sustainable urban development, aiding poverty reduction through strategic investment and policy formulation across various regions.

3.5 Mapping Analysis; Fundamental keywords

The present study employs VOSviewer to examine the relationships among keywords used in previous studies such as Abdullah (2023) and Ahmi & Mohamad (2019). Analyzing the different relationships among the primary keywords explored since 1907 is essential. Figure 10 provides an analysis of significant terms emerging from 1907 until 2024. A threshold of 5 was set, and 943 of the 16,167 total keywords satisfied this criterion. This visualization highlights the connections between key concepts in the field. The idea of "real estate" is crucial and closely linked to key themes such as "housing," "sustainability," "urbanization," and "financialization." These terms are fundamental in real estate and investment analysis, underscoring their importance in examining market dynamics, development policies, and investment strategies.

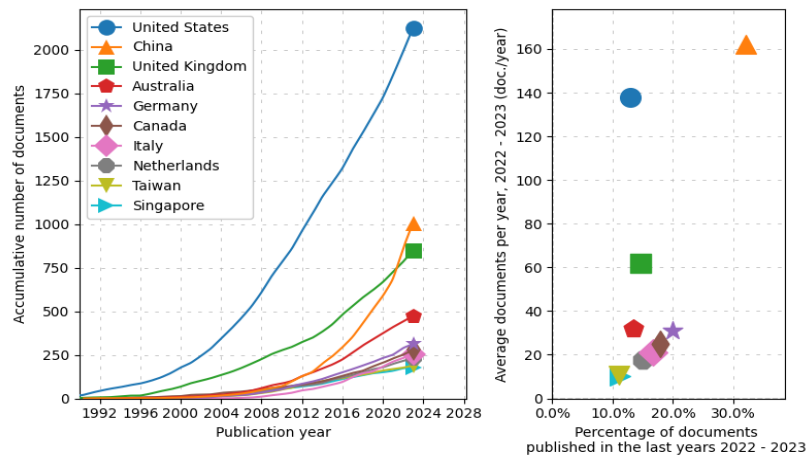


Fig. 7: Top evolution of countries
 Source: Authors developed using ScientoPy 2.1.3

The terminology "climate change" and "energy efficiency" reflect a growing emphasis on integrating environmental considerations into real estate practices, aligning with the broader global trend toward sustainable development objectives. Similarly, "COVID-19" and "financial crisis" underscore the increasing focus on the impact of external shocks, such as pandemics and economic recessions, on real estate markets and investment patterns.

Furthermore, concepts like "REITs" and "corporate governance" highlight the importance of institutional structures and financial systems that impact global real estate markets. The proximity of terms like "valuation" and "investment risk" underscores the significant intersection between financial risk assessment and property management, a domain gaining recognition in academic research and practical application.

This bibliometric synthesis highlights the diverse dimensions of real estate research, including environmental, financial, and urban planning aspects. The connection between sustainability and real estate aligns with the SDGs, particularly SDG 1: No Poverty, by promoting affordable housing and efficient urban planning. Recognizing these keyword connections enables subsequent research to improve the incorporation of sustainable practices in real estate investment, thus contributing to poverty reduction and promoting economic resilience. These keywords represent real estate and investments research priorities.

Through the detailed analysis of co-occurrence keywords, this study illuminates the broad research landscape of real estate and investment. The consistent appearance of these terms underscores the necessity of adopting sustainable practices to achieve SDGs. These insights provide researchers, policymakers, and practitioners with essential information for developing strategies that balance economic growth with environmental sustainability. The integration of key financial and environmental concepts with real estate development showcases the sector's potential to play a pivotal role in fostering global resilience and poverty reduction.

Moreover, the findings align with global research trends, real estate is closely linked to housing markets and investment strategies, underpinning its significance in global economic systems. Notably, sustainability is interconnected with urban development, emphasizing the need for environmentally conscious real estate practices in alignment with SDGs, particularly SDG 1: No Poverty. Housing plays a vital role in delivering affordable living solutions, essential for poverty reduction and economic growth.

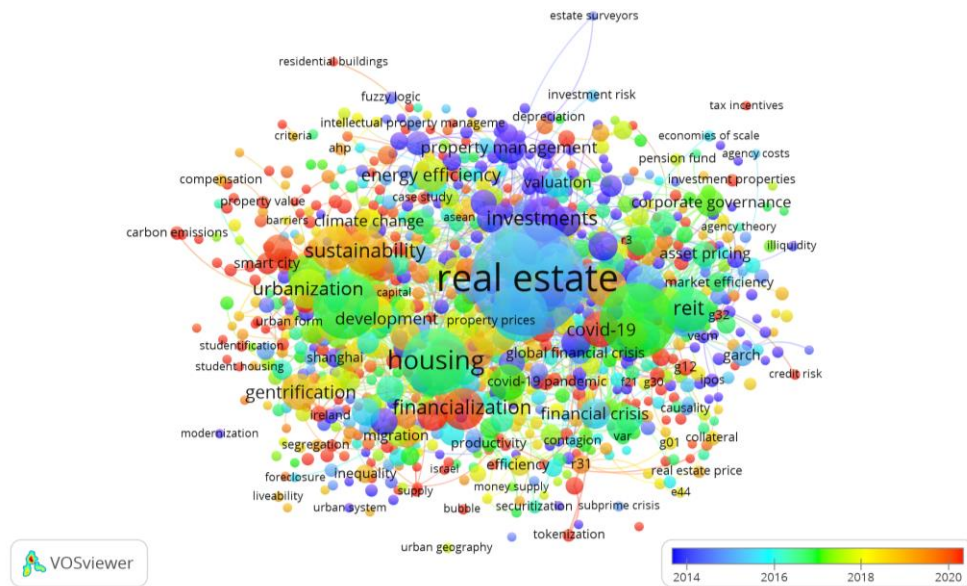


Fig. 10: Author keyword co-occurrence overlay visualization
Source: Author, using VOSviewer 1.6.19

3.6 SDG Contributions and Future Research Directions

This bibliometric analysis also underscores the growing interest in understanding the regulatory, financial, and environmental dimensions of real estate where demonstrates that the integration of sustainable practices in real estate investment is essential for fostering economic growth and tackling significant global issues like poverty and urbanisation. The real estate sector significantly contributes to SDG 1: No Poverty by promoting affordable housing and sustainable urban development. These elements are critical for promoting sustainable development, as evidenced by the strong association between real estate investment practices and SDG 1, which aims to eradicate poverty by providing affordable housing options and fostering resilient communities through strategic investments.

Subsequent research should expand upon this groundwork to examine the relationship between real estate, investment, and sustainability more further using different databases. Enhancing database diversity and integrating qualitative evaluations of research impact will deepen insights into real estate’s contribution to sustainable development. Future studies ought to explore the effects of innovative investment strategies, including green financing and REITs, on poverty reduction and the enhancement of economic resilience in emerging markets.

This study provides significant insights into the evolution of real estate and investment research related to global sustainability objectives. The findings highlight the necessity of sustainable practices in the sector to foster economic growth, alleviate poverty, and guarantee long-term resilience to global challenges. Integrating key financial and environmental principles into real estate studies is crucial for improving global economic stability and promoting the SDGs.

4.0 Conclusion

This study discusses the relationship between real estate and investment, highlighting their roles in sustainable development, especially in relation to SDG 1: No Poverty. A bibliometric analysis of the Scopus and WoS databases indicates a significant rise in scholarly interest, particularly regarding sustainability themes and investment strategies in the real estate sector.

Current trends highlight a growing scholarly focus on environmental consciousness, the incorporation of REITs, and an enhanced emphasis on affordable housing as essential elements in poverty alleviation strategies.

The findings underscore the importance of disseminating knowledge regarding sustainable practices in real estate and investment to achieve global sustainability goals. This study highlights the significance of adopting innovative and sustainable practices in real estate, examining essential contributions through citation analysis and identifying emerging themes. The growing focus on concepts like housing, urban development, sustainability, and climate change underscores the shifting priorities within the field, especially concerning global challenges in urban planning and financial governance.

The study is significant yet constrained by its dependence on WoS and Scopus, which may overlook critical contributions from alternative databases. Emphasizing quantitative elements in bibliometric analysis may neglect the profound insights and transformative possibilities inherent in individual studies. Future studies must integrate a more comprehensive array of sources and prioritize qualitative assessments to enhance our comprehension of research impact. Analyzing the impact of social media on environmental consciousness and evaluating investment strategies can provide valuable insights for improving real estate and investment practices in alignment with the SDG. Also, should explore how these emerging trends can further align with SDG targets, promoting a more robust intersection of real estate investment with sustainability initiatives. Additionally, expanding beyond traditional databases to include more qualitative assessments would enhance the understanding of research impact and provide deeper insights into the role of real estate in sustainable development.

This study establishes a foundation for future research and application, emphasizing the significance of real estate in enhancing economic resilience and promoting sustainable growth globally. This study synthesizes current knowledge, providing essential insights for academics, policymakers, and investors, facilitating informed decisions that promote sustainable development in real estate.

Declaration of the Utilization of Artificial Intelligence (AI) Methods

The authors acknowledge that they have utilized Artificial Intelligence (AI) methods for constructing this study, which is primarily focusing on language advancement.

Conflict of Interest

The authors declare no conflict of interest.

References

- Abdullah, H. K. (2022). Mapping Of Literature on Safety Knowledge Research Using Scientopy And Vosviewer Article History. In *Journal of Metrics Studies and Social Science* (Vol. 1, Issue 1). <https://Ejournal.Papanda.Org/Index.Php/Jmsss/Index>
- Abdullah, K. H. (2023a). Eco-Literacy and Social Media: A Bibliometric Review. *Journal Of Scientometric Research*, 12(3), 631–640. <https://Doi.Org/10.5530/Jscires.12.3.061>
- Abdullah, K. H. (2023b). Time Flies, Waste Piles: A Bibliometric Analysis of Solid Waste Management Research. *Ecocycles*, 9(2), 59–70. <https://Doi.Org/10.19040/Ecocycles.V9i2.310>

- Abdullah, K. H., & Aziz, F. S. A. (2021). Mapping Of Laboratory Safety Research: A Bibliometric Review. *Malaysian Journal of Public Health Medicine*, 21(1), 303–310. <https://doi.org/10.37268/Mjphm/Vol.21/No.1/Art.864>
- Ahmi, A., Herry, M., Nasir, M., & Intan, T. P. (2019). Examining The Trend Of The Research On Extensible Business Reporting Language (Xbrl): A Bibliometric Review. In *International Journal of Innovation, Creativity and Change Wwww.Ijicc.Net* (Vol. 5, Issue 2). Wwww.Ijicc.Net
- Ahmi, A., & Mohamad, R. (2019). *Bibliometric Analysis of Global Scientific Literature on Web Accessibility*.
- Asia Green Real Estate. (2024). *The Link Between Gdp Growth and The Real Estate Market*. Asia Green Real Estate.
- Azizan, A., Abdullah, K. H., Rahayu, S. R., Rusli, N. S., & Tarmidzi, N. (2023). Reshaping Healthcare: A Bibliometric Analysis Of Lessons Learned In Post-Covid-19 Health Policy. *Kesmas: Jurnal Kesehatan Masyarakat Nasional*, 18(1), 18–24. <https://doi.org/10.21109/Kesmas.V18isp1.7060>
- Baharudin, N., Jaafar, M. N., Ismail, A., Ab Azis, S. S., & Afrane, E. (2023). Aligning Malaysian Agrotourism Real Estate Investment With The Sustainable Development Goals: Opportunities. *Iop Conference Series: Earth And Environmental Science*, 1274(1). <https://doi.org/10.1088/1755-1315/1274/1/012030>
- Chen, J., & Ji, Y. (2022). *Is Finance Good For Growth? New Evidence From China*.
- Chen, Y., & Luo, Z. (2022). Hedonic Pricing Of Houses In Megacities Pre- And Post-Covid-19: A Case Study Of Shanghai, China. *Sustainability (Switzerland)*, 14(17). <https://doi.org/10.3390/Su141711021>
- Dixon, M. R., Hayes, S. C., Stanley, C., Law, S., & Al-Nasser, T. (2020). Is Acceptance And Commitment Training Or Therapy (Act) A Method That Applied Behavior Analysts Can And Should Use? *Psychological Record*, 70(4), 559–579. <https://doi.org/10.1007/S40732-020-00436-9>
- Donthu, N., Kumar, S., Mukherjee, D., Pandey, N., & Lim, W. M. (2021). How To Conduct A Bibliometric Analysis: An Overview And Guidelines. *Journal Of Business Research*, 133, 285–296. <https://doi.org/10.1016/J.Jbusres.2021.04.070>
- Dou, J. P., Li, H., Pang, X. L., Zhang, C. N., Yang, T. H., & Jin, X. M. (2019). Research Progress Of Quantum Memory. In *Wuli Xuebao/Acta Physica Sinica* (Vol. 68, Issue 3). Institute Of Physics, Chinese Academy Of Sciences. <https://doi.org/10.7498/Aps.68.20190039>
- Faisal, A., Shayuti, A., Najib Razal, M., Ain, F., Kassim, I., Jalil, R. A., Najib, M., Farin Ain, M. R., & Kasim, I. (2023). Commercial Real Estate Prices In Malaysia And Covid-19. In *Journal Of The Malaysian Institute Of Planners Volume* (Vol. 21).
- Falagas, M. E., Pitsouni, E. I., Malietzis, G. A., & Pappas, G. (2008). Comparison Of Pubmed, Scopus, Web Of Science, And Google Scholar: Strengths And Weaknesses. *The Faseb Journal*, 22(2), 338–342. <https://doi.org/10.1096/Fj.07-94921sf>
- Farooq, R. (2024). A Review Of Knowledge Management Research In The Past Three Decades: A Bibliometric Analysis. *Vine Journal Of Information And Knowledge Management Systems*, 54(2), 339–378. <https://doi.org/10.1108/Vjikms-08-2021-0169>
- Glänzel, W., & Moed, H. F. (2013). Opinion Paper: Thoughts And Facts On Bibliometric Indicators. *Scientometrics*, 96(1), 381–394. <https://doi.org/10.1007/S11192-012-0898-Z>
- Li, S. G., Xu, X. Y., Liu, Q. H., Dong, Z., & Dong, J. C. (2023). Financial Development, Real Estate Investment And Economic Growth. *Applied Economics*, 55(54), 6360–6377. <https://doi.org/10.1080/00036846.2022.2154313>
- Martín-Martín, A., Thelwall, M., Orduna-Malea, E., & Delgado López-Cózar, E. (2021). Google Scholar, Microsoft Academic, Scopus, Dimensions, Web Of Science, And

- Opencitations' Coci: A Multidisciplinary Comparison Of Coverage Via Citations. *Scientometrics*, 126(1), 871–906. <https://doi.org/10.1007/S11192-020-03690-4>
- Mohd Thas Thaker, H., & Ariff, M. (2020). Supply-Side Drivers Of Residential Price In Malaysia: A Qualitative Analysis From Developers' Perspectives. *Property Management*, 38(4), 543–564. <https://doi.org/10.1108/Pm-10-2019-0056>
- Mulay, P., Joshi, R., & Chaudhari, A. (2020). Distributed Incremental Clustering Algorithms: A Bibliometric And Word-Cloud Review Analysis. *Science And Technology Libraries*, 39(3), 289–306. <https://doi.org/10.1080/0194262x.2020.1775163>
- National Association Of Home Builders (Nahb). (2024). *Housing's Contribution To Gross Domestic Product*. National Association Of Home Builders (Nahb).
- Newell, G., & Marzuki, M. J. (2022). The Increasing Importance Of Environmental Sustainability In Global Real Estate Investment Markets. *Journal Of Property Investment And Finance*, 40(4), 411–429. <https://doi.org/10.1108/Jpif-01-2022-0005>
- Patil, R. R., Kumar, S., Rani, R., Agrawal, P., & Pippal, S. K. (2023). A Bibliometric And Word Cloud Analysis On The Role Of The Internet Of Things In Agricultural Plant Disease Detection. *Applied System Innovation*, 6(1). <https://doi.org/10.3390/Asi6010027>
- Rahadi, R. A., Wiryono, S. K., Nainggolan, Y. A., Afgani, K. F., Yaman, R., Shazrin, A., Azmi, M., Zuhaira Ismail, F., Saputra, J., Rahmawati, D., & Moulyni, A. (2022). Determining The Factors Influencing Residential Property Price: A Comparative Study Between Indonesia And Malaysia. *Canada. Decision Science Letters*, 11, 485–496. <https://doi.org/10.5267/Dsl.2022.6.002>
- Ruiz-Rosero, J., Ramirez-Gonzalez, G., Williams, J. M., Liu, H., Khanna, R., & Pisharody, G. (2017). Internet Of Things: A Scientometric Review. *Symmetry*, 9(12). <https://doi.org/10.3390/Sym9120301>
- Said, R., Adair, A., Mcgreal, S., & Majid, R. (2014). Inter-Relationship Between The Housing Market And Housing Finance System: Evidence From Malaysia. *International Journal Of Strategic Property Management*, 18(2), 138–150. <https://doi.org/10.3846/1648715x.2014.912691>
- Talukdar, S., Rahman, A., Bera, S., Ramana, G. V., & Prashar, A. (2024). *Environmental Risk And Resilience In The Changing World* (S. Talukdar, A. Rahman, S. Bera, G. V. Ramana, & A. Prashar, Eds.). Springer Nature Switzerland. <https://doi.org/10.1007/978-3-031-62442-1>
- United Nations. (2024). *Sustainable Development; The 17 Goals*. United Nations. <https://sdgs.un.org/goals>
- Victor, E. S., Razali, M. N., & Ali, H. M. (2023). The Dynamics Of The Impact Of The Covid-19 Pandemic On Pan-Asia's Real Estate Investment Trusts. *Real Estate Management And Valuation*, 31(4), 11–22. <https://doi.org/10.2478/Remav-2023-0026>
- Zulkarnain, S. H., Samad Nawi, A., & Aini, A. M. (2023). Planning Malaysia: The Effects Of Covid-19 On Residential Property Prices In Malaysia. In *Planning Malaysia Journal Of The Malaysia Institute Of Planners* (Vol. 21).