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RESEARCH INTERESTS

asset management, Finance professions, Real Estate

EDUCATION

2010	Habilité à Diriger des Recherches (HDR), Université Paris X Nanterre, France
2002	Doctorate in Management Sciences, Université Paris X Nanterre, France
1978	Diplôme d'Etudes Supérieures Economiques (DESE), Conservatoire National des Arts & Métiers (CNAM), France
1977	Diplôme d'Etudes Comptables Supérieures (DECS), Ministère de l'Education Nationale, France
1976	MSc of Science in Management, HEC Paris, France

EMPLOYMENT

Full-time academic positions

2009 - Present	Professor, ESSEC Business School, France
2005 - 2009	Associate Professor, ESSEC Business School, France
2000 - 2005	Assistant Professor, ESSEC Business School, France

Other affiliations and appointments

2024 - 2026	Academic director of the Mastère Management Immobilier, ESSEC Business School, France
2018 - 2024	Dean of Faculty, ESSEC Business School, France

GRANTS AND HONORS

Awards and Honors

2006	Prize of the American Real Estate Society (ARES) Foundation for the Best Paper Presented at the ERES 2006 Conference in any area of Real Estate for the paper entitled "Optimal holding period for a Real Estate Portfolio" with F. Barthélémy and M. Mokrane

PUBLICATIONS

Journal Articles

MICCICHE, C., BARONI, M. and VIDAL, P. (2025). A clustering methodology for constructing local housing price indexes in France. *Journal of European Real Estate Research*, In press, pp. 1-19.

AMEDEE-MANESME, C.O., BARTHELEMY, F. and BARONI, M. (2020). Un nouveau paradigme de la dynamique des rendements immobiliers parisiens. *Revue Economique*, 71(4), pp. 751-765.

AMÉDÉE-MANESME, C.O., BARONI, M., BARTHELEMY, F. and DES ROSIERS, F. (2017). Market Heterogeneity, Investment Risk and Portfolio Allocation: Applying Quantile Regression to the Paris Apartment Market. *International Journal of Housing Markets and Analysis*, 10(5), pp. 641-661.

AMÉDÉE-MANESME, C.O., BARONI, M., BARTHELEMY, F. and DES ROSIERS, F. (2017). Market heterogeneity and the determinants of Paris apartment prices: A quantile regression approach. *Urban Studies*, 54(14), pp. 3260-3280.

AMEDEE-MANESME, C.O., BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2015). The Impact of Lease Structures on the Optimal Holding Period For a Commercial Real Estate Portfolio. *Journal of Property Investment and Finance*, 33(2), pp. 121-139.

AMEDEE-MANESME, C.O., BARTHELEMY, F., BARONI, M. and DUPUY, E. (2013). Combining Monte Carlo Simulations and Options to Manage the Risk of Real Estate Portfolios. *Journal of Property Investment and Finance*, 31(4), pp. 360-389.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2011). A repeat sales index robust to small datasets. *Journal of Property Investment and Finance*, 29(1), pp. 35-48.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2008). Un nouvel indice de risque immobilier pour le marché résidentiel parisien. *Revue Economique*, 59(1), pp. 99-118.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2008). Is it possible to construct Derivatives for the Paris Residential Market? *Journal of Real Estate Finance and Economics*, 37(3), pp. 233-264.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2007). A PCA Factor Repeat Sales Index for Apartment Prices in Paris. *Journal of Real Estate Research*, pp. 137-158.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2007). Optimal Holding Period for a Real Estate Porfolio. *Journal of Property Investment and Finance*, pp. 603-625.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2007). Using Rents and Price Dynamics in Real Estate Portfolio Valuation. *Property Management*, pp. 462-486.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2005). Real Estate Prices: A Paris Repeat Sales Residential Index. *Journal of Real Estate Literature*, pp. 303-321.

BARONI, M. (1988). Le capital représente-t-il un coût pour l'entreprise? *Hommes et Commerce*.

Books and book editor

BARONI, M. and ROSENBERG, C. (1995). *Gestion financière de l'entreprise : logiques, politique, stratégie*. Paris: ESF.

BARONI, M. and ROSENBERG, C. (1992). *Exercices et cas : gestion financière de l'entreprise*. Paris: ESF.

Book chapters

BARONI, M. (2012). Financial Markets: A Tool for Transferring and Managing Risk? In: *Free Markets and the Culture of Common Good*. 1st ed. Springer, pp. 153-164.

Conferences

BARONI, M. and MICCICHE, C. (2026). Linking Buyer Typology to Local Housing Prices: A Market Segmentation and Hedonic Regression Approach. In: 2025 American Real Estate Society Annual Conference. Sandestin.

MICCICHE, C. and BARONI, M. (2025). Determinants of housing price evolutions for the French sub-markets. In: 2025 American Real Estate Society (ARES) Annual Conference. Tucson.

MICCICHE, C., BARONI, M. and VIDAL, P. (2023). A Methodology for Local Housing Price Index in France. In: 29th European Real Estate Society (ERES) Annual Conference 2023. London.

BARONI, M. (2018). An Index to Forecast Housing Returns. In: 25th European Real Estate Society (ERES) Annual Conference 2018.

BARONI, M., AMÉDÉE-MANESME, C.O. and BARTHELEMY, F. (2017). A Changing Model for Real Estate Returns: A Factorial Approach. In: 24th Annual Conference of the European Real Estate Society (ERES).

BARONI, M., AMEDEE-MANESME, C.O., BARTHELEMY, F. and DES ROSIERS, F. (2016). Segmenting the Paris Residential Market Using a Principal Component Analysis. In: 23rd Annual Conference European Real Estate Society (ERES).

AMÉDÉE-MANESME, C.O., BARONI, M., DES ROSIERS, F. and BARTHELEMY, F. (2015). Market Heterogeneity, Investment Risk and Portfolio Allocation – Applying Quantile Regression to the Paris Apartment Market. In: 32nd International Conference of the French Finance Association (AFFI).

BARONI, M. (2014). Market Heterogeneity and Investment Risk. In: European Real Estate Society 21st Annual Conference.

BARONI, M. (2013). Market Heterogeneity and Determinants of Paris Apartment Prices: A Quantile Regression Approach. In: 20th Annual Conference of the European Real Estate Society.

BARONI, M. (2012). Optimum Time to Sell a Real Estate Portfolio Given the Break-Options Included in its Lease Structure. In: 28th Annual American Real Estate Society Meeting.

AMEDEE-MANESME, C.O., BARONI, M., BARTHELEMY, F. and DUPUY, E. (2011). Long-term Inflation Hedging Properties of Direct Real Estate Investment: A Methodology to Study Inflation's Protection Given the Lease Structure and the Indexation Uses. In: 27th Annual American Real Estate Society Meeting.

BARONI, M. (2010). Financial Markets: A Tool for Transferring and Managing Risk? In: Free Markets and the Culture Of Common Good.

BARONI, M., BARTHELEMY, F. and DES ROSIERS, F. (2009). Addressing House Price Appreciation in a Heterogeneous Maret. The Case of the Paris Apartment Market, 1990-2006. In: ENHR09 Prague - Changing Housing Markets: Integration and Segmentation.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2009). Segmenting the Paris Residential Market According to Temporal Evolution and Housing Attributes. In: Annual Conference ERES 2009.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2008). A Repeat Sales Index Robust to Small Datasets.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2007). Constructing a New Real Estate Risk Index for the Paris Residential Market.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2007). Is it Possible to Construct Derivatives for the Paris Residential Market?

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2005). Monte Carlo Simulations versus DCF in Real Estate Portfolio Valuation.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2003). Risk Factors for the Physical Real Estate: A Factorial Index for the Paris Residential Market and Its Comparison to Existing Indices.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2003). Which Capital Growth Index for the Paris Residential Market?

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2002). Comparison of Real Estate Indices for Paris: Can we Detect the So-called Bubble?

Working Papers

AMEDEE-MANESME, C.O., BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2014). *The Impact of Lease Structures on the Optimal Holding Period for a Commercial Real Estate Portfolio*. ESSEC Business School.

AMEDEE-MANESME, C.O., BARONI, M., BARTHELEMY, F. and DUPUY, E. (2011). *Combining Monte Carlo Simulations and Options to Manage the Risk of Real Estate Portfolios*. ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2009). *A Repeat Sales Index Robust to Small Datasets*. ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2007). *Is It Possible to Construct Derivatives for the Paris Residential Market?* ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2007). *Optimal Holding Period for a Real Estate Portfolio*. ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MAHDI, M. (2005). *A PCA Factor Repeat Sales Index (1973-2001) to Forecast Apartment Prices in Paris*. ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MAHDI, M. (2004). *Physical Real Estate: A Paris Repeat Sales Residential Index*. ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MAHDI, M. (2004). *The Paris Residential Market: Driving Factors and Market Behaviour 1973-2001*. ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2003). *Which Capital Growth Index for the Paris Residential Market?* ESSEC Business School.

BARONI, M., BARTHELEMY, F. and MOKRANE, M. (2001). *Physical Real Estate: Risk Factors and Investor Behavior*. ESSEC Business School.

Press

BARONI, M. (1996). L'Éthique dans les activités financières.

OTHER RESEARCH ACTIVITIES

Editorial Board Membership

2019 Journal of Real Estate Finance and Economics

2016 - 2019 Zeitschrift für Immobilienökonomie

Affiliations

2013 - 2018 Member of the Scientific Committee of Palladio Foundation

2007 - 2013 Member of the Continental Europe Standards Board of the Royal Institution of Chartered Surveyor (RICS)

PhD Supervision

2025 C. MICCICHE (CY Cergy Paris University), Thesis director

2025 M. REGNAUD (Institut Agro Dijon), Thesis jury president

2021 P. VIDAL (Université Cergy-Pontoise), Thesis co-director

2021 S. ZAITER (Paris-Dauphine, PSL University), Thesis jury member

2019 B. LEFEBVRE (Paris-Dauphine, PSL University), Thesis jury member

2018 Y. ESSAFI ZOUARI (Paris-Dauphine, PSL University), Thesis jury president

2015 T. LEFEBVRE (Paris-Dauphine, PSL University), Thesis referee

2014 E. SAKKA (Université Paris 1 Panthéon-Sorbonne), Thesis referee

2013 V. BLUM (Université Paris X Nanterre), Thesis referee

2012 P. LECOMTE (Université Paris X Nanterre), Thesis co-director

2012 F. PETEL (Université Paris X Nanterre), Thesis referee

2012 C.-O. AMEDEE-MANESME (Université Cergy-Pontoise), Thesis jury member

2012 P.-A. DROUIN (Paris-Dauphine, PSL University), Thesis referee

TEACHING EXPERIENCE

2002 Finance immobilière, ESSEC Business School, France

2000 Politique financière, ESSEC Business School, France

2000 Finance immobilière, ESSEC Business School, France

PROFESSIONAL ACTIVITIES

Consulting

1986 - Present Administrator for Chaudronnerie Provençale SA (Aix-en-Provence), France

Other professional activities

2017 - Present Member of the Scientific Committee of Meilleursagents.com

2007 - Present Fellow of the Royal Institution of Chartered Surveyors (FRICS)

1989 - Present Administrator for the European Institute of Cooperation and Development (l'Institut Européen de Coopération et de Développement, IECD) in Strasbourg, France

1980 - Present Manager of SICE, a real estate investment company