

Professor Stuart S. Rosenthal
Chair, Paul Rubacha Department of Real Estate
(Last Updated: 1-7-25)

CONTACT

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EDUCATION

B.A., Economics, Bowdoin College, May 1980
M.A., Economics, University of Wisconsin - Madison, December 1984
Ph.D., Economics, University of Wisconsin - Madison, May 1986

RESEARCH AREAS

Urban and Real Estate Economics, State and Local Public Finance, Real Estate Finance

EMPLOYMENT

Primary Positions

2023 (August) -	Chair, Paul Rubacha Department of Real Estate and Professor of Applied Economics and Policy, Cornell University, College of Art, Architecture and Planning & SC Johnson College of Business
2023 -	Professor of Applied Economics and Policy, Cornell University and member in graduate fields: <ul style="list-style-type: none">• Applied Economics and Management• Economics
2024 (May)	Professor Emeritus of Economics, Syracuse University
1999 – 2024	Senior Research Associate, Center for Policy Research, Syracuse Univ.
2017 - 2021	Chair, Department of Economics, Syracuse University
2015 - 2017	Director of Graduate Studies, Department of Economics, Syracuse University
2011 - 2024	Maxwell Advisory Board Professor of Economics, Maxwell School, Syracuse University
2007 - 2011	Melvin A. Eggers Economics Faculty Scholar, Maxwell School, Syracuse University
1999 - 2007	Professor of Economics, Maxwell School, Syracuse University
1998 - 1999	Associate Department Head, Department of Economics, Virginia Tech
1997 - 1999	Associate Professor (with Tenure), Dept. of Economics, Virginia Tech
1994 - 1997	Assoc. Prof. (with Tenure), Commerce Dept., Univ. of British Columbia
1992-1997	Junior Chair in Real Estate Finance, Commerce Department, University of British Columbia
1989 - 1994	Assistant Professor, Commerce Dept., University of British Columbia
1986 - 1989	Staff Economist, Division of Research and Statistics, Board of Governors of the Federal Reserve

Visiting Positions

2013, 2012 Center for Real Estate and Finance, Cornell School of Hotel Admin
2013 Federal Reserve Bank of New York
2013, 2012 Federal Reserve Bank of Philadelphia
2009, 2007 Federal Reserve Bank of Kansas City
2003 Federal Reserve Bank of Philadelphia

HONORS AND AWARDS

2013 Walter Isard Award for Scholarly Achievement (North American Regional Science Council)
2012 - Fellow of the Regional Science Association International (RSAI)
2006 - Fellow of the Homer Hoyt School of Advanced Studies in Real Estate and Urban Economics
1994 Grosvenor Prize, Commerce Dept. University of British Columbia
1986 Harold M. Groves University of Wisconsin graduate economics prize
1985-1986 Knapp Fellowship, University of Wisconsin
1984 Bullis Fellowship, University of Wisconsin

COURSES TAUGHT

Undergraduate: Urban Economics, Real Estate Finance and Economics, Microeconomics
Graduate: Real Estate Economics, Real Estate Finance, Urban Economics, Public Economics

GRADUATE STUDENT ADVISING (Primary Advisor Unless Noted)

Cornell University

Motoyuki Yoshihara, Ph.D. (AEM) ongoing
Andrew Wei, Ph.D. (Economics) ongoing
Matias Navarro, Ph.D. (AEM) ongoing (committee member)

Syracuse University

Sam Saltmarsh, Ph.D. ongoing
Jooyoung Kim, Ph.D. 2024
Maeve Maloney, Ph.D. 2023
Yao Wang, Ph.D. Ph.D. 2022 (second advisor)
Joaquin Urrego, Ph.D. 2022
Yanmin Yang, Ph.D. 2019
Shulin Shen, Ph.D. 2018
Boqian Jiang, Ph.D. 2018
Jindong Pang, Ph.D. 2018
Xirui (Sherry) Zhang, Ph.D. 2017
Nuno Mota, Ph.D. 2015
Shimeng Liu, Ph.D. 2014
Jie Dai, Ph.D., Ph.D. 2013
Jing Li, Ph.D., Ph.D. 2013
Qianqian Cao, Ph.D. 2013
Amanda Ross, Ph.D. 2011
Fariha Kamal, Ph.D. 2011 (second advisor)

Shawn Rohlin, Ph.D. 2009
Sung Hong, Ph.D. 2009
Jerry Kalarickal, Ph.D. 2009
Michael Erickson, Ph.D. 2008 – 2nd place winner of the American Real Estate and Urban Economics Association (AREUEA) annual dissertation award
Yong Chen, Ph.D. 2006
Chris Cunningham, Ph.D. 2005 – Winner of the American Real Estate and Urban Economics Association (AREUEA) annual dissertation award.
Peter Howe, Ph.D. 2004
Shalini Sharma, Ph.D. 2001
Yolanta Marcinkowski, MPA, 2001

Virginia Polytechnic Institute and State University

Robert Bowles, Ph.D. 1999
Zhen Yan, Ph.D. 1999 – Winner of the American Real Estate and Urban Economics Association (AREUEA) annual dissertation award.

University of British Columbia (Ph.D. and M.Sc)

Doreen Thang, Ph.D. 1996
Roger Quick, M.Sc. 1997

University of British Columbia MBA Graduating Essays

David Rawthorne, 1993 Timothy Philips, 1991 Sinclair Burgess, 1992
Kwong Fei Lee, 1991 John Lipscomb, 1992

PROFESSIONAL SERVICE

Managing Editor: *Journal of Urban Economics* (June 2007 – December 2023).

Associate Editor: *Economics Bulletin* (December 2000 – June 2007).

Guest Editor: Special issue of *Journal of Real Estate Finance and Economics* on Residential Housing Supply (Volume 18, January 1999).

Editorial Board: *International Real Estate Review* (2020 -); *Journal of Urban Economics* (1995 – 2007; 2024 -); *Journal of Real Estate Finance and Economics* (1995 -); *Journal of Housing Research* (1996 -); *Real Estate Economics* (2000 -); *Journal of Housing Economics* (2002 -)

Urban Economic Association (UEA)

- Council Member (2009 – 2015, 2017)

American Real Estate and Urban Economics Association (AREUEA)

- Member Board of Directors (2016-2018)
- President (2015)
- First Vice President (2014)
- Second Vice President (2013) includes program chair for 2014 AREUEA-ASSA
- Member Board of Directors (1999-2001)

Regional Economic Advisory Board: Federal Reserve Bank of New York, Oct. (2005, 2006).

Association Member

American Real Estate and Urban Economics Association (AREUEA); Urban Economic Association (UEA); Regional Science Association International (RSAI); American Economic Association (AEA)

RESEARCH IN PROGRESS

Revision Invited

1. Bruckner, Jan and Stuart S. Rosenthal, “Tenant Riskiness, Contract Length, and the Term Structure of Commercial Leases?” Resubmission under review. *Management Science*.
2. Rosenthal, Stuart S. and Joaquin A. Urrego, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime” *Regional Science and Urban Economics*.
3. Maeve Maloney and Stuart S. Rosenthal, “Why Do Home Prices Appreciate Faster in Center Cities? The Role of Risk-Return Trade-Offs in Real Estate Markets?” *Journal of Urban Economics*.
4. Rosenthal, Stuart S. “Owned Now Rented Later? The Effect of Housing Stock Transitions on Affordable Housing and Market Dynamics,” *Journal of Urban Economics*.

In Progress

5. Baum-Snow, Nathaniel, Stephan Heblich and Stuart S. Rosenthal, “Filtering in Commercial Real Estate.”
6. Maloney, Maeve, Stuart S. Rosenthal, Alex Rothenberg and Samuel Saltmarsh, “Neighborhood Versus House Quality? Housing Tradeoffs for Low-Income Families”
7. Baltagi, Badi, Stuart S. Rosenthal and Shulin Shen, “Unobserved Demand Shocks and Housing Market Dynamics in a Model with Spatial Variation in the Elasticity of Supply”
8. Nuno Mota, Eleonora Patacchini, and Stuart S. Rosenthal, “Neighborhood Effects and the Decision of Women to Work”

PUBLICATIONS

1. Rosenthal, Stuart S. and William C. Strange (2024), “JUE 2007-2023: Rising Impact” *Journal of Urban Economics*, Vol 144, Article no. 103713
2. Liu, Crocker, Stuart S. Rosenthal and William C. Strange (2024), “Agglomeration and the Built Environment: Evidence from Specialized Buildings and Anchor Tenants” *Journal of Urban Economics*, Vol 142, Article no. 103655.
3. Jales, Hugo, Boqian Jiang and Stuart S. Rosenthal (2023), “JUE Insight: Using the Mode to Test for Selection in City Size Wage Premia,” *Journal of Urban Economics*, Vol 133, Article no. 103491.
4. Harding, John, Jing Li, Stuart S. Rosenthal, and Xirui (Sherry) Zhang (2022), “Forced Moves and Home Maintenance: The Amplifying Effects of Mortgage Payment Burden on Underwater Homeowners,” *Real Estate Economics*, Vol 50(2), 498-533.
5. Rosenthal, Stuart S., William C. Strange and Joaquin A. Urrego (2022). “JUE Insight: Are City Centers Losing Their Appeal? Commercial Real Estate, Urban Spatial Structure and Covid-19” *Journal of Urban Economics*, Vol 127, Article no. 103381.
6. Rosenthal, Stuart S. and William C. Strange (2020). “How Close is Close? The Spatial Reach of Agglomeration Economies,” *Journal of Economic Perspectives*, Vol 34(3), 27-49.
7. Liu, Crocker, Stuart S. Rosenthal and William C. Strange (2020). “Employment Density and Agglomeration Economies in Tall Buildings,” *Regional Science and Urban Economics*, Vol 84. Article no. 103555.
8. Liu, Crocker, Stuart S. Rosenthal and William C. Strange (2018). “The Vertical City: Rent Gradients, Spatial Structure, and Agglomeration Economies”, *Journal of Urban Economics*, 106, 101-122.
9. Harding, John P. and Stuart S. Rosenthal (2017). “Homeownership, Housing Capital Gains and Self-Employment”, *Journal of Urban Economics*, 99, 120-135.
10. Liu, Crocker, Adam Nowak, and Stuart S. Rosenthal (2016). “Housing Price Bubbles, New Supply, and Within-City Dynamics,” *Journal of Urban Economics*, 96, 55-72.
11. Rosenthal, Stuart S. and Stephen Ross (2015). “Change and Persistence in the Economic Status of Neighborhoods and Cities”, in *Handbook of Regional and Urban Economics*, Volume 5, Gilles Duranton, J. Vernon Henderson and William C. Strange (eds.), Elsevier B.V., doi:10.1016/B978-0-444-59531-7.00016-8, Chapter 16, 1047-1120.
12. Gabriel, Stuart and Stuart S. Rosenthal (2015). “The Boom, The Bust, and the Future of Homeownership”, *Real Estate Economics*, 43:2, 334-374.

13. Rohlin, Shawn, Stuart S. Rosenthal, and Amanda Ross (2014). "Tax Avoidance and Business Location in a State Border Model", *Journal of Urban Economics*, 83, 34–49.
14. Rosenthal, Stuart S. (2014). "Are Private Markets and Filtering a Viable Source of Low-Income Housing? Estimates from a 'Repeat Income' Model", *American Economic Review*, 104(2): 687-706.
15. Gabriel, Stuart and Stuart S. Rosenthal (2013). "Urbanization, Agglomeration Economies, and Access to Mortgage Credit," *Regional Science and Urban Economics*, 43(1), 42-50.
16. Rosenthal, Stuart S. and William Strange (2012). "Female Entrepreneurship, Agglomeration, and a New Spatial Mismatch," *Review of Economics and Statistics*, 94(3), 764-788.
17. Rosenthal, Stuart S. and Amanda Ross (2010). "Violent Crime, Entrepreneurship, and Cities," *Journal of Urban Economics*, 67(1), 135-149.
18. Gabriel, Stuart, and Stuart S. Rosenthal (2010). "Do the GSEs Expand the Supply of Mortgage Credit? New Evidence of Crowd Out in the Secondary Mortgage Market," *Journal of Public Economics*, 94, 953-966.
19. Eriksen, Michael and Stuart S. Rosenthal (2010). "Crowd Out Effects of Place-Based Subsidized Rental Housing: New Evidence from the LIHTC Program," *Journal of Public Economics*, 94, 975-986.
20. Glaeser, Edward, Stuart S. Rosenthal, and William Strange (2010)., "Urban Economics and Entrepreneurship," *Journal of Urban Economics*, 67(1), 1-14.
21. Rosenthal, Stuart S. and William Strange (2010), "Small Establishments/Big Effects: Agglomeration, Industrial Organization and Entrepreneurship," in Agglomeration Economics, Edward Glaeser (ed), National Bureau of Economic Research, University of Chicago Press, Chapter 9, 277-302.
22. Brueckner, Jan and Stuart S. Rosenthal (2009). , "Gentrification and Neighborhood Cycles: Will America's Future Downtowns Be Rich?" *Review of Economics and Statistics*, 91(4), 725-743.
23. Donald Haurin and Stuart S. Rosenthal (2009)., "Language, Agglomeration, and Hispanic Homeownership," *Real Estate Economics*, 37(2), 155-183.
24. Gabriel, Stuart A. and Stuart S. Rosenthal (2009). "Government Sponsored Enterprises, the Community Reinvestment Act, and Home Ownership in Targeted Underserved Neighborhoods," in Housing Markets and the Economy, Edward L. Glaeser and John M. Quigley (eds), Lincoln Institute of Land Policy, Cambridge, Mass.
25. Rosenthal, Stuart S. and William Strange (2008). "Agglomeration and Hours Worked," *Review of Economics and Statistics*, Vol. 90, No. 1: 105–118.

26. Chen, Yong and Stuart S. Rosenthal (2008). "Local Amenities and Life Cycle Migration: Do People Move for Jobs or Fun?" *Journal of Urban Economics*, 65(3), 519-537.
27. Rosenthal, Stuart S. and William Strange (2008). "The Attenuation of Human Capital Spillovers," *Journal of Urban Economics*, 64(2), 373-389.
28. Rosenthal, Stuart S. (2008). "Old Homes, Externalities, and Poor Neighborhoods: A Model of Urban Decline and Renewal," *Journal of Urban Economics*, 63(3), 816-840.
29. Rosenthal, Stuart S. (2008). "Where Poor Renters Live in Our Cities: Dynamics and Determinants," in "Revisiting Rental Housing: Policies, Programs, and Priorities," Nicolas Retsinas and Eric Belsky, eds., Brookings Press, 59-92.
30. Haurin, Donald, Christopher Herbert, and Stuart S. Rosenthal (2007). "Homeownership Gaps Among Low-Income and Minority Borrowers and Neighborhoods," *CityScape*, 9 (2), 5-52.
31. Haurin, Donald and Stuart S. Rosenthal (2007). "The Influence of Household Formation On Homeownership Rates Across Time and Race," *Real Estate Economics*, 35(4), 411-450.
32. Harding, John, C. F. Sirmans, and Stuart S. Rosenthal (2007). "Depreciation of Housing Capital, Maintenance, and House Price Inflation: Estimates from a Repeat Sales Model," *Journal of Urban Economics*, 61, 193-217.
33. Rosenthal, Stuart S. and William Strange (2006). "The Micro-Empirics of Agglomeration Economies," in A Companion to Urban Economics, Daniel P. McMillen and Richard Arnott (eds.), pp 7-23, Blackwell.
34. Gabriel, Stuart and Stuart S. Rosenthal (2005). "Homeownership in the 1980s and 1990s: Aggregate Trends and Racial Gaps," *Journal of Urban Economics*, 57, 101-127.
35. Lovely, Mary, Stuart S. Rosenthal, and Shalini Sharma (2005). "Information, Agglomeration and the Headquarters of U.S. Exporters," *Regional Science and Urban Economics*, 35 (2), 167-191.
36. Rosenthal, Stuart S., and William C. Strange (2005). "The Geography of Entrepreneurship in the New York Metropolitan Area," *Economic Policy Review*, (Special Issue on "Urban Dynamics in New York City"). New York Federal Reserve Bank, December, 11(2), 29-54.
37. Rosenthal, Stuart S. and William Strange (2004), "Evidence on the Nature and Sources of Agglomeration Economies", in the Handbook of Urban and Regional Economics, Volume 4, pg. 2119-2172, Elsevier, eds. Vernon Henderson and Jacques Thisse.
38. Gabriel, Stuart A. and Stuart S. Rosenthal (2004). "Quality of the Business Environment Versus Quality of Life: Do Firms and Households Like the Same Cities?" *The Review of Economics and Statistics*, 86(1): 438-444 (February).

39. Rosenthal, S. Stuart and William Strange (2003). "Geography, Industrial Organization, and Agglomeration," *Review of Economics and Statistics*, 85 (2): 377-393 (May). Reprinted in New Economic Geography, J. Vernon Henderson (ed.), as part of "The International Library Of Critical Writings In Economics." Series Editor: Mark Blaug. Edward Elgar Publishing Ltd., Glensanda House, Montpellier Parade, Cheltenham, forthcoming (2005).
40. Harding, John, Stuart S. Rosenthal, and C.F. Sirmans (2003). "Estimating Bargaining Power in the Market for Existing Homes," *The Review of Economics and Statistics*, 85(1): 178-188 (February).
41. Rosenthal, Stuart S. (2002). "Eliminating Credit Barriers to Increase Homeownership: How Far Can We Go?" in Low-Income Homeownership: Examining the Unexamined Goal, eds. Eric Belsky and Nicolas Retsina, Brookings Institution Press, Washington D.C., 111-145.
42. Rosenthal, Stuart S. and William C. Strange (2001). "The Determinants of Agglomeration," *Journal of Urban Economics*, 50(2): 191-229 (September).
43. Black, Dan, Douglas Holtz-Eakin, and Stuart S. Rosenthal (2001). "Racial Minorities, Economic Scale, and the Geography of Self-Employment." *Brookings-Wharton papers on Urban Affairs*, 245-282.
44. Gabriel, Stuart and Stuart S. Rosenthal (1999). "Location and the Effect of Demographic Traits on Earnings," *Regional Science and Urban Economics*, 22(4): 445-462 (July).
45. Rosenthal, Stuart S. (1999). "Residential Buildings and the Cost of Construction: New Evidence on the Efficiency of the Housing Market," *Review of Economics and Statistics*, 81(2): 288-302 (May).
46. de Bartolomé, Charles and Stuart S. Rosenthal (1999). "Property Tax Capitalization in a Model with Tax Deferred Assets and Standard Deductions," *Review of Economics and Statistics*, 81(1): 85-95 (February).
47. Rosenthal, Stuart S. (1999). "Housing Supply: The Other Half of the Market. A Note from the Editor," *Journal of Real Estate Finance and Economics*, 18: 5-8 (January).
48. Hoyt, William and Stuart Rosenthal (1997).. "Household Location and Tiebout: Do Families Sort According to Preferences for Locational Amenities," *Journal of Urban Economics*, 42: 159-178.
49. de Bartolomé, Charles and Stuart S Rosenthal (1997). "Opposites Attract: The Effect of the Federal Income Tax Code on Community Composition," *Journal of Urban Economics*, 42: 18-41.

50. Gabriel, Stuart and Stuart S. Rosenthal (1996). "Commute Times, Neighborhood Effects, and Earnings: An Analysis of Compensating Differentials and Racial Discrimination," *Journal of Urban Economics*, 40: 61-83.
51. Ioannides, Yannis and Stuart S. Rosenthal (1994). "Estimating the Consumption and Investment Demands for Housing and their Effect on Housing Tenure Status," *Review of Economics and Statistics*, 76: 127-141.
52. Duca, John and Stuart S. Rosenthal (1994). "Borrowing Constraints and Access to Owner-Occupied Housing," *Regional Science and Urban Economics*, 24: 301-322.
53. Rosenthal, Stuart S. and Robert Helsley (1994). "Redevelopment and the Urban Land Price Gradient," *Journal of Urban Economics*, 35: 182-200.
54. Duca, John and Stuart S. Rosenthal (1994). "Do Mortgage Rates Vary Based on Household Default Characteristics? Evidence on Rate Sorting and Credit Rationing," *Journal of Real Estate Finance and Economics*, 8(2): 99-113.
55. Duca, John and Stuart S. Rosenthal (1993). "Borrowing Constraints, Household Debt, and Racial Discrimination in Loan Markets," *Journal of Financial Intermediation*, 3: 77-103.
56. Gabriel, Stuart and Stuart S. Rosenthal (1993). "Adjustable Rate Mortgages, Household Mobility, and Homeownership: A Simulation Study," *Journal of Real Estate, Finance and Economics*, 7: 29-42.
57. Rosenthal, Stuart S. and Peter Zorn (1993). "Household Mobility, Asymmetric Information, and the Pricing of Mortgage Contract Rates," *Journal of Urban Economics*, 33: 235-253.
58. Hoyt, William and Stuart S. Rosenthal (1992). "Owner-Occupied Housing, Capital Gains, and the Tax Reform Act of 1986," *Journal of Urban Economics*, 32: 119-139.
59. Rosenthal, Stuart S., John Duca and Stuart Gabriel. "Credit Rationing and the Demand for Owner-Occupied Housing," *Journal of Urban Economics*, 30: 48-63.
60. Gabriel, Stuart and Stuart S. Rosenthal (1991). "Credit Rationing, Race, and the Mortgage Market," *Journal of Urban Economics*, 30: 371-379.
61. Duca, John and Stuart S. Rosenthal (1991). "An Empirical Test of Credit Rationing in the Mortgage Market," *Journal of Urban Economics*, 29: 218-234.
62. Hoyt, William and Stuart S. Rosenthal (1990). "Capital Gains Taxation and the Demand for Owner-Occupied Housing," *Review of Economics and Statistics*, 72: 45-54.
63. Gabriel, Stuart and Stuart S. Rosenthal (1989). "Household Location and Race: Estimates of a Multinomial Logit Model," *Review of Economics and Statistics*, 71: 218-234.

64. Rosenthal, Stuart S. (1988). "A Residence Time Model of Housing Markets," *Journal of Public Economics*, 36: 87-109.
65. Martin, David, Eheardt Joeres, Eric Loucks, Ken Potter, and Stuart S. Rosenthal (1988). "Effects of Diversions on the North American Great Lakes." *Water Resources Bulletin*, 24: 141-148
66. Newman, Pixie and Stuart S. Rosenthal (1983). "Proceedings Summary Paper." In E. Joeres and M. David (eds.), *Buying a Better Environment: Cost Effective Regulation Through Permit Trading*, Land Economics Monograph. Madison, WI. University of Wisconsin Press, pp. 257-262 (1983).

Other Publications

Zoltan Acs, Ed Glaeser, Robert Litan, Lee Fleming, Stephan Goetz, William Kerr, Steven Klepper, Stuart S. Rosenthal, Olav Sorenson, William Strange (February, 2008). "Entrepreneurship and Urban Success: Toward a Policy Consensus," Marion Ewing Kauffman Foundation, [SSRN Working Paper](#).

Haurin, Donald, Stuart S. Rosenthal, Christopher Herbert, and Mark Duda (March, 2005). "Homeownership Gaps Among Low-Income and Minority Borrowers and Neighborhoods," Department of Housing and Urban Development (HUD), [Huduser Report](#).

Book Reviews

Rosenthal, Stuart, "A Review of The Maze of Urban Housing Markets," *Regional Science and Urban Economics*, 23: 449-453 (1993).

Grants Received (Principal Investigator)

Kauffman Foundation, "Entrepreneur Homeowners: Small Business Financing Through Home Equity and Mortgage Debt," (August 2011 – January 2013), \$45,000.

Center for Aging and Policy Studies, Syracuse University, "Entrepreneur Homeowners and Older Households: Small Business Financing Through Home Equity and Mortgage Debt," (July 2011 – August 2012), \$28,000.

Kauffman Foundation, "The Impact of State Tax Policy on Business Location," (July 2008 - July 2011), \$98,874.

Kauffman Foundation, "Conference and Special Issue of the *Journal of Urban Economics* on "Cities and Entrepreneurship," (October 2007 – June 2010), \$133,380.

Kauffman Foundation, "The Geography of Female Entrepreneurship," (July 2006 through September 2007), \$125,000.

Kauffman Foundation, "Female Entrepreneurship, Networks, and Agglomeration," (July 2005 through June 2006), \$37,000.

Kaufman Foundation, "Entrepreneurship and Agglomeration," (July 2004 through June 2006), \$76,755

MacArthur Foundation, "Subsidized Rental Housing and the Economic Transition of Urban Neighborhoods in the United States," (January 2004 through December 2009), \$469,000.

Ford Foundation, "Filtering and Neighborhood Relative Income Transition Among Urban Neighborhoods in the United States," (July 2002 through December 2005), \$170,000.

Appleby-Mosher Research Grant, Syracuse University, "Filtering and Changes in Neighborhood Relative Income," Spring 2002, \$800.

National Institute on Aging, Behavioral and Social Research Program, "Retiree Migration When Retirees Compete For Space," Sept. 2001, Sept. 2002, \$71,516.

Appleby-Mosher Research Grant, Syracuse University, "Geographic Analyses of Agglomeration and Growth," Spring 2000, \$1,000.

SSHRC UBC small research grant for "A Time Series Approach to Neighbourhood Effects," Spring 1996, \$1,500.

SSHRC Research Grant for "Household and Firm Locations With Compensating Variations Between Wages, House Prices, and the Value of Local Amenities," Spring 1995 (3 year grant), \$40,000.

SSHRC UBC small research grant for "Residential Buildings Prices and Construction Costs," Spring 1995, \$1,400.

SSHRC UBC small research grant for "An Empirical Analysis of Earnings and Neighborhood Effects," Spring 1994, \$1,600.

SSHRC UBC small research grant for "Access to Employment, House Prices, and Race," Spring 1993, \$1,500.

SSHRC Research Grant for "Housing Dynamics, Credit Rationing, Household Mobility, and Savings," Spring 1992 (3 year grant), \$39,000.

SSHRC UBC small research grant for “Credit Constraints and the Savings Rate of prospective first-time homebuyers,” Spring 1992, \$1,700.

SSHRC UBC small research grant for “Credit Rationing, Household Saving and Tenure Choice,” Spring 1991, \$1,400.

SSHRC Research Grant for “Redevelopment and the Land Price Gradient,” (with Robert Helsley), 1990, \$20,750.

University of British Columbia - SSHRC New Faculty Grant for “Housing Demand, Tenure Choice, and Household Mobility,” Fall 1990, \$2,000.

Selected Recent Presentations

2023 Urban Economic Association (UEA) North American conference, “Filtering in Commercial Real Estate.” Toronto ON, October.

University of Wisconsin - Madison, “Agglomeration Economies and the Built Environment: Evidence from Specialized Buildings and Anchor Tenants” March.

University of Connecticut, “Agglomeration Economies and the Built Environment: Evidence from Specialized Buildings and Anchor Tenants” February.

AREUEA-ASSA, “Tenant Riskiness, Contract Length, and the Term Structure of Commercial Leases?” January.

2022 Michigan State University, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime” October.

Urban Economic Association (UEA) North American conference, “Agglomeration Economies and the Built Environment: Evidence from Specialized Buildings and Anchor Tenants” Washington DC, October.

Beijing Jiotong University, Editor in Chief (EIC) online conference, “Agglomeration and the Built Environment: Evidence from Specialized Buildings and Anchor Tenants”

University of California – Irvine, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime” May.

Camp Econometrics, Lake Placid, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime” April.

University of Alabama, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime” February.

- AREUEA-ASSA Conference, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime” Online, January.
- 2021 Urban Economic Association (UEA) North American conference, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime” Online, October.
- American Real Estate and Urban Economic Association (AREUEA) National Meeting, Are City Centers Losing Their Appeal? Commercial Real Estate, Urban Spatial Structure and Covid-19, June.
- American Real Estate and Urban Economic Association (AREUEA) National Meeting, “Eyes on the Street, Spatial Concentration of Retail Activity and Crime,” (presented by Joaquin Urrego), June.
- Drexel University, “Are City Centers Losing Their Appeal? Commercial Real Estate, Urban Spatial Structure and Covid-19,” May.
- European Urban Economic Association, “Are City Centers Losing Their Appeal? Commercial Real Estate, Urban Spatial Structure and Covid-19,” April.
- European Urban Economic Association, “Why Do Home Prices Appreciate Faster in Center Cities? The Role of Risk-Return Trade-Offs in Real Estate Markets?” (presented by Maeve Maloney), April.
- University of Wisconsin, Are City Centers Losing Their Appeal? Commercial Real Estate, Urban Spatial Structure and Covid-19, January.
- Syracuse University Conference on Urban Economics, Are City Centers Losing Their Appeal? Commercial Real Estate, Urban Spatial Structure and Covid-19, January.
- 2020 Jinan University, Institute for Economic and Social Research, Mentoring Session: Preparing papers for submission to peer reviewed journals” Online, October.
- Chinese Economists Society annual meeting, Panelist for “Meet with the Editors” mentoring session,” Online, August.
- 2019 Singapore Management University, Conference on Urban and Regional Economics, “Unobserved Demand Shocks and Housing Market Dynamics in a Model with Spatial Variation in the Elasticity of Supply,” Singapore, December.
- Singapore Management University, Conference on Urban and Regional Economics, “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size,” Singapore, December.
- Urban Economic Association (UEA) North American conference, “How Close is Close? The Spatial Reach of Agglomeration Economies” Philadelphia, October.

ESCP-TAU-UCLA Conference on Low Income Housing Supply and Housing Affordability, “Owned Now Rented Later? The Filtering of Housing Stock and Market Dynamics” June.

Urban Economic Association (UEA) European conference, “Building Specialization, Anchor Tenants and Agglomeration Economies” Amsterdam, June.

AREUEA-ASSA Conference, “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size” January.

2018 Singapore Management University, Conference on Urban and Regional Economics, “Mortgage Default Risk, Mobility, and High PTI” December.

Singapore Management University, Conference on Urban and Regional Economics, “Owned Now Rented Later? The Filtering of Housing Stock and Market Dynamics” December.

Urban Economic Association, “Owned Now Rented Later? The Filtering of Housing Stock and Market Dynamics” October.

Baruch University, “Owned Now Rented Later? The Filtering of Housing Stock and Market Dynamics” October.

University of Colorado, “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size” September.

NBER Summer Institute Urban Economics and Real Estate workshop “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size” Boston, July.

Cleveland Federal Reserve Bank “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size” July.

Institute for Economics in Barcelona (IEB) conference on Urban Economics, “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size” Barcelona, June.

AREUEA-International Conference, Jinan University, “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size” Guangzhou, June.

Camp Econometrics, “Separating Selection From Spillover Effects: Using the Mode to Estimate the Return to City Size” Saratoga, April

University of California - Irvine, “Building Specialization, Anchor Tenants and Agglomeration Economies” March

University of California – Los Angeles, “Owned Now Rented Later? The Filtering of Housing Stock and Market Dynamics” March

AREUEA-ASSA Conference, “Owned Now Rented Later? The Filtering of Housing Stock and Market Dynamics” Philadelphia, January.

2017 Singapore Management University Keynote Address, Conference on Urban and Regional Economics, “Building Specialization, Anchor Tenants and Agglomeration Economies” December.

Urban Economic Association (UEA) session of the North American Regional Science Association International (RSAI) meetings, “Building Specialization, Anchor Tenants and Agglomeration Economies” Vancouver BC, November.

Urban Economic Association (UEA) session of the North American Regional Science Association International (RSAI) meetings, “Separating Selection from Spillover Effects: Using the Mode to Estimate the Return to City Size” Vancouver BC, November.

Urban Economic Association (UEA) session of the North American Regional Science Association International (RSAI) meetings, “Unobserved Demand Shocks and Housing Market Dynamics in a Model with Spatial Variation in the Elasticity of Supply” Vancouver BC, November.

Central Bank of Norway, “Building Specialization, Anchor Tenants and Agglomeration Economies” June 21.

Central Bank of Norway, “Owned Now Rented Later? The Filtering of Housing Stock and Market Dynamics” June 22.

Research Institute of Economy, Trade and Industry (RIETI), Policy Seminar, “Building Specialization, Anchor Tenants and Agglomeration Economies” Tokyo, Japan, June 6.

Research Institute of Economy, Trade and Industry (RIETI), Keynote Address: “Urban Productivity, Agglomeration and Tall Buildings” Tokyo, Japan, June 7.

Jinan University, ESIR, “Building Specialization, Anchor Tenants and Agglomeration Economies” Guangzhou, China, June.

Camp Econometrics, “The Vertical City: Rent Gradients, Spatial Structure and Agglomeration Economies” Lake Placid, April.

AREUEA-ASSA Conference, “Vertical Density and Agglomeration Economies” Chicago, January