

Positions

Bureau of Economic Analysis (U.S. Department of Commerce)

- Senior Research Economist, Office of the Chief Economist 2021 – Present
- Research Economist, Office of the Chief Economist 2015 – 2021

George Washington University

- Professorial Lecturer in Economics (part-time/adjunct) 2020 – Present

Longwood University

- Instructor & Research Fellow (part-time/adjunct) 2016 – 2022
- Associate Professor of Economics (with tenure) 2015 – 2016
- Assistant Professor of Economics 2009 – 2015

Education

Ph.D. Economics, George Mason University	2009
M.A. Economics, Miami University (Ohio)	2007
B.A. Economics & Political Science, Miami University (Ohio)	2005

Research Areas

Real Estate/Housing/Urban Economics, Applied Microeconomics, Taxation, Environmental Valuation

Research

Journal Articles

1. “Toxic Assets: How the Housing Market Responds to Environmental Information Shocks” with N. Sanders and J. Moulton, *Land Economics*, Vol. 100 (1), 2024.
2. “When Do Property Taxes Matter? Tax Salience and Heterogeneous Policy Effects” with M. Gindelsky, J. Moulton, and K. Wentland, *Journal of Housing Economics*, Vol. 61, 2023.
3. “Why Disclose *Less* Information? Toward Resolving a Disclosure Puzzle in the Housing Market” with X. Bian, J. Contat, and B. Waller, *Journal of Real Estate Finance and Economics*, Vol. 66 (2), 2023.
4. “Real Effects of Tax Uncertainty: Evidence from Firm Capital Investments” with M. Jacob and K. Wentland, *Management Science*, Vol. 68 (6), 2022.
5. “Mitigating Agency Costs in the Housing Market” with G. Turnbull and B. Waller, *Real Estate Economics*, Vol. 50 (3) 2022.
6. "Foreclosure Externalities and Home Liquidity" with X. Bian, R. Brastow, and B. Waller, *Real Estate Economics*, Vol. 49(3) 2021.
7. “Accounting for Land in the U.S.: Integrating Physical Land Cover, Land Use, and Monetary Valuation” with Z. Ancona, K. Bagstad, J. Boyd, J. Hass, M. Gindelsky, and J. Moulton, *Ecosystem Services*, Vol. 46, 2020.
8. "This Old House: Historical Restoration as a Neighborhood Amenity" with G. Turnbull, B. Waller, W. Witschey, and V. Zahirovic-Herbert, *Land Economics*, Vol. 95(2) 2019.

9. "Who Benefits from Targeted Property Tax Relief? Evidence from Virginia Elections" with J. Moulton and B. Waller, *Journal of Policy Analysis and Management*, Vol. 37(2) 2018
10. "Temporally Dynamic Externalities and Real Estate Liquidity" with R. Brastow and B. Waller, *Journal of Real Estate Research*, Vol. 40(2) 2018.
11. "The Role of Transaction Costs in Impeding Market Exchange in Real Estate," with X. Bian and B. Waller, *Journal of Housing Research*, Vol. 25(2) 2016.
12. "How Many Listings are Too Many? Agent Listing Externalities and the Residential Housing Market," with X. Bian, G. Turnbull, and B. Waller, *Journal of Housing Economics*, Vol. 28 2015.
13. "Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan's Law in Virginia," with B. Waller and R. Brastow, *Real Estate Economics*, Vol. 42(1) 2014.
14. "Not in my Backyard: The Effect of Substance Abuse Treatment Centers on Property Values" with C. LaRoche and B. Waller, *Journal of Sustainable Real Estate*, Vol. 6 2014.
15. "Political Beliefs and Tort Awards: Evidence of Rationally Political Jurors from Two Data Sets," *Review of Law & Economics*, Vol. 8(3) 2012.

Other Publications (Chapters, Special Issue Articles, Short Articles/Correspondence, Pedagogical Articles, etc.)

16. "Accounting for Environmental Activity: Measuring Public Environmental Expenditures and the Environmental Goods and Services Sector in the U.S." with J. Hass, T. Highfill, D. Fixler, and K. Wentland. *2023 NBER-CRIW Volume on Measuring and Accounting for Environmental Public Goods: A National Accounts Perspective* (edited by Nicholas Muller, Mary Bohman, and Eli Fenichel).
17. "Statistics: unify ecosystems valuation" with N. Brown, A. Femia, D. Fixler, O. Gravgård, S. Kaumanns, G. P. Oneto, S. Schürz, and F. Tubiello. *Nature*, 593 (341), 2021.
18. "Neighborhood Sorting Dynamics in Real Estate: Evidence from the Virginia Sex Offender Registry" with X. Bian, R. Brastow, M. Stoll, and B. Waller: Chapter 3 in Joshua Hall, Kerianne Lawson, and Jacob Shia (eds.), *Measuring Amenities and Disamenities in the Housing Market: Applications of the Hedonic Model*. Morgantown: Regional Research Institute, 2021.
19. "Integrating Physical and Economic Data into Experimental Water Accounts for the United States: Lessons and Opportunities" with K. Bagstad, Z. Ancona, J. Hass, P. Glynn, M. Vardon, and J. Fay. *Ecosystem Services*, Vol. 45, 2020.
20. "Valuing Housing Services in the Era of Big Data: A User Cost Approach Leveraging Zillow Microdata" with M. Gindelsky and J. Moulton. *2019 NBER-CRIW Volume on Big Data for 21st Century Economic Statistics*.
21. "The Natural Capital Accounting Opportunity: Let's Really Do the Numbers," with J. Boyd, K. Bagstad, J.C. Ingram, C. Shapiro, J. Adkins, F. Casey, C. Duke, P. Glynn, E. Goldman, M Grasso, J. Hass, J. Johnson, G.M. Lange, J. Matuszak, A. Miller, K. Oleson, S. Posner, C. Rhodes, F. Soulard, M. Vardon, F. Villa, and B. Voigt, *BioScience*, Vol. 68(12) 2018.
22. "Marketing during a Recession: An Illustration of How Economic Principles Guide Marketing Approaches," with M. Marks and A. O'Connor, *Journal for Economic Educators*, 14 (1) 2014.

Working Papers (draft available online or upon request)

1. “It’s the Smell: How Resolving Uncertainty about Local Disamenities Affects the Housing Market”
G. Cornwall and J. Chen
 - Revisions Requested (2nd round), *Land Economics*
2. “Returns to Homeownership and Inequality: Evidence from the First-Time Homebuyer Tax Credit”
with M. Gindelsky, J. Moulton, and K. Wentland
 - Under review
3. “For What It’s Worth: Measuring Land Value in the Era of Big Data and Machine Learning” with
G. Cornwall and J. Moulton
4. “Let’s Make a Deal: Local Business Incentives and Home Prices” with A. Bailey and J. Moulton
5. “Monetary Policy and the Housing Market” with J. Moulton and G. Cornwall
6. “When the Price is Right: Home Value Misperception and Measurement of Wealth Disparities”
with P. Carrillo and M. Gindelsky
7. “Quarterly Interpolation of Emissions from Economic Data: Evidence from an Integrated Air
Emissions Physical Flows Account in the U.S.” with M. Chambers and G. Cornwall
8. “District Randomization and the Problem of Political Social Cost” with P. Stone
9. “Measuring Climate Mitigation and Adaptation Expenditures in the Economy” with J. Hass

Works in Progress (data work/preliminary results in progress or completed, drafts underway)

1. “Segment Reporting Trade-Offs for Financial Reporting” with M. Cobabe, G. Cornwall, B.
Johnson, and K. Wentland
2. "When the Levy Breaks: School Levies, Public Goods, and the Housing Market" with J. Moulton,
B. Sauley, and G. Cornwall
3. “Real Estate Markets in the Wake of *Kelo*: Empirical Evidence from Changes to Eminent Domain
Law" with G. Cornwall, L. Krasnozhon, and J. Moulton

Awards

- Best Paper Award for “Innovative, Outside the Box” research, American Real Estate Society Annual Meeting, 2019
- Best Paper Award for “Real Estate Cycles” research, American Real Estate Society Annual Meeting, 2019
- Practitioner Research Award (Presented by CCIM), American Real Estate Society Annual Meeting, 2019 & 2017 & 2014
- Best Paper Award for “Real Estate Broker/Agency” research, American Real Estate Society Annual Meeting, 2016
- Best Paper Award for “Innovative, Outside the Box” research, American Real Estate Society Annual Meeting, 2014
- Best Paper Award for “Innovative, Outside the Box” research, American Real Estate Society Annual Meeting, 2013
- Longwood CBE Junior Faculty Scholar Award, 2012
- Best Paper Award for “Real Estate Broker/Agency” research, American Real Estate Society Annual Meeting, 2011
- Young Scholar Award, Association of Private Enterprise Education, 2010
- Fox Memorial Fellowship in Economics, 2007 – 2008, 2008 – 2009

Teaching Experience

<u>Summary:</u>	Total number of (semester) course sections taught or co-taught:	<u>89</u>
	○ Traditional face-to-face format:	41
	○ Hybrid (indicated with ' below):	10
	○ Fully online (indicated with " below):	38

George Washington University, Professorial Lecturer	Spring 2020–
– Causal Inference and Research Design (Master’s level)	
○ Fa24 (scheduled)	
– Applied Microeconometrics (Master’s level)	
○ Sp20, Sp21”, Sp23	

Longwood University, Adjunct Instructor	Summer 2016–2022
– Economics & Personal Finance* (Dual Enrollment Program with B. Waller)	
○ Su16’ Su17’ Su18’ Su19’ Su20” Fa20” Su21” Su22”	

Longwood University, Assistant/Associate Professor	2009 – 2015
– Principles of Macroeconomics	– Managerial Economics (MBA)
○ Sp10 Su10 Sp11 Su11”	○ Fa11” Fa12” Fa13” Fa14” Fa15”
Wi12” Sp12 Su12” Wi13”	– Law & Economics
Sp13 Su13” Wi14” Sp14”	○ Sp10, Sp12, Sp14’
Su14” Wi15” Sp15” Su15”	– Economic Development
Fa15”	○ Fa10, Sp13, Sp15
– International Economics	– Principles of Microeconomics
○ Fa09(2) Sp10(2) Fa10(2)	○ Su11”
Sp11(2) Su11” Fa11 Fa11”	– Economics of the European Union
Wi12” Sp12 Sp12” Su12”	○ Fa09
Fa12 Fa12” Wi13” Sp12	– Economics of Southeast Asia*
Sp12” Su13” Sp13 Fa13	○ Su10 (study abroad)
Fa13” Fa14’ Fa14” Wi14”	– Personal Finance & Economics*
Sp14 Su14” Sp15 Wi15”	(Dual Enrollment Program)
Su15” Fa15’ Fa15”	○ Su13’, Su14’, Su15’

ESC Clermont Graduate School of Management (France), Guest Lecturer	Spring 2010
– Topics in International Development, Trade, & Culture (1 credit hour – not totaled above)	

Northern Virginia Community College (Alexandria), Adjunct Instructor	2008 – 2009
– Principles of Microeconomics	– Survey of Economics
○ Sp08	○ Sp09, Su09
– Principles of Macroeconomics	
○ Sp09	

George Mason University, Adjunct Instructor	2008 – 2009
– Intermediate Macro Theory	– International Economic Policy
○ Su09	○ Su08, Fa08(2), Sp09(2)

*Legend: Fa=Fall, Sp=Spring, Su=Summer, Wi=Winter/Spring Intersession ; *=Co-Instructor/Team Taught*

Service (Refereeing, Professional Organizations, University Committees, etc.)

Editorial Board

- Journal of Real Estate Research

Referee

- Real Estate Economics, Journal of Housing Economics, Journal of Real Estate Research, Nature Communications, Journal of Housing Research, Criminal Justice Review, Justice Quarterly, Journal of Entrepreneurship and Public Policy, Drug and Alcohol Review, Housing Policy Debate

Interagency Working Groups

- Interagency Technical Working Group on Environmental-Economic Accounts & Classification
 - BEA Lead; Co-chair with the OMB's Office of the Chief Statistician
- Policy Working Group for Natural Capital Accounting and Environmental-Economic Statistics
 - Led by the White House's Office of Science and Technology Policy (OSTP), Office of Management and Budget (OMB), and the Department of Commerce (DOC)
 - Co-chair, Council of Account Leads
- Natural Capital Accounting Working Group
 - Led by United States Geological Survey (USGS)

Conference Organizing Committees

- 30th Meeting of the U.N.'s London Group on Environmental Accounting (2024)
- Joint OECD-UNECE Seminar on Implementation of SEEA
 - 2023 & 2024
- Allied Social Sciences Association (ASSA) – Society of Government Economists (SGE)
 - Committee: 2023, 2024
 - Chair: 2025
- Federal Committee on Statistical Methodology (FCSM) – Research & Policy Conference
 - 2019, 2020, 2021

Professional Organization Service

- Society of Government Economists (SGE) Board Member

University Committees (Longwood University)

- Faculty Senate, 2015
- Senate Executive Committee (& President's Advisory Committee), 2015
- Committee on Educational Policy, 2012-2015
- Graduate Council, 2012-2015
- Adhoc Committee on Evaluation of Policy and Practices, 2012-2014
- American Democracy Project Committee, 2010-2014
- International Studies Minor Advisory Committee, 2010-2012
- Intercollegiate Athletic Council, 2014-2015
- Graduate Awards Committee, 2012-2015

College of Business & Economics Committees (Longwood University)

- Mission and Assessment Committee (for AACSB Accreditation), 2011-2015 (Chair)
- MBA Council, 2012-2015
- Curriculum Committee, 2013-2015
- Faculty Development and Intellectual Contributions Committee, 2014-2015
- Instructional Resources Committee, 2011-2012

Press

Research featured in the following media outlets

- Wall Street Journal (3/27/2015)
- Inman Real Estate News (10/16/2013)
- Philadelphia Weekly (10/16/2013)
- Virginia Gazette (10/21/2013)
- Virginian Pilot (10/6/2013)
- WTVR (CBS) Richmond (10/3/2013)
- MSN News (3/19/2013)
- Huffington Post (3/18/2013)
- Washington Post (10/19/2012)
- Wall Street Journal’s Marketwatch (3/15/2013)
- Boston Globe (12/2/2012)
- MSN.com (6/2011)
- Washington Examiner (7/19/10)
- Richmond Times-Dispatch (8/11/10)
- WSET (ABC) Lynchburg (11/29/10)

Opinion/Editorial

- “Consider the State Salaries Database in Context,” with Melanie Marks, *Richmond Times-Dispatch*, October 26, 2010

Quoted by the *Richmond Times-Dispatch* on economic issues

- “Not Hiring: Older, Educated Job Seekers” (9/1/14)
- “Mortgage-market overhaul proposed” (2/12/11)
- “Fed to buy \$600 billion more in Treasury bonds” (11/4/10)
- “Congress to send small-business bill to Obama” (9/24/10)

Podcasts

- National Real Estate Forum w/ Adam Gower (Episodes 25 & 27)

Academic Presentations (Conferences and Seminars)⁺

“Returns to Homeownership and Inequality: Evidence from the First-Time Homebuyer Tax Credit”

- 2024 *UCLA Conference on Low-income Housing Supply and Housing Affordability*, Los Angeles, CA*
- 2024 *UNC Conference on Market-based Solutions for Reducing Wealth Inequality*, Chapel Hill, NC
- 2024 *GMU Finance Department Brown-Bag Seminar*, Fairfax, VA*
- 2023 *University of Utah’s Innovations in Housing Affordability Summit*, Salt Lake City, UT
- 2023 *Southern Economic Association Annual Meeting*, New Orleans, LA
- 2023 *AREUEA National Conference*, Washington, DC
- 2023 *ASSA/SGE Annual Meetings*, New Orleans, LA
- 2023 *American Real Estate Society Annual Meeting*, San Antonio, TX
- 2022 *115th Annual Conference on Taxation (NTA)*, Miami, FL*

“Accounting for Environmental Activity: Measuring Public Environmental Expenditures and the Environmental Goods and Services Sector in the U.S.”

Previous title: “Accounting for Climate Change and Environmental Activity: Implementation Challenges in the U.S. and How Harmonization of ESG Reporting Could Help Create a New Set of National Accounts”

- 2023 *Central Bank of Chile’s Fifth Statistics Conference*, Santiago, Chile
- 2023 *NBER-CRIW Conference on Measuring and Accounting for Environmental Public Goods: A National Accounts Perspective*, Alexandria, VA
- 2022 *28th Meeting of the London Group on Environmental Accounting*, Siegburg, Germany
- 2021 *International Monetary Fund (IMF) Statistical Forum: Measuring Climate Change*, Online

⁺ This list is not exhaustive, as it may not include all presentations of co-authors for each paper listed.

A * indicates that the paper was presented by a co-author.

“When the Price is Right: Home Value Misperception and Measurement of Wealth Disparities”

- 2024 *Society of Government Economists Annual Conference*, Washington DC
- 2024 *Southern Regional Science Association Annual Meeting*, Washington DC
- 2023 *North American Meeting of the Urban Economics Association*, Toronto, ON*

“For What It’s Worth: Measuring Land Value in the Era of Big Data and Machine Learning”

- 2023 *AREUEA National Conference*, Washington, DC
- 2023 *American Real Estate Society Annual Meeting*, San Antonio, TX
- 2022 *University of Cambridge Department of Land Economy Seminar**, Online
- 2022 *ASSA/SGE Annual Meetings*, Online*
- 2021 *Federal Committee on Statistical Methodology Annual Conference*, Online
- 2021 *North American Meeting of the Urban Economics Association*, Online
- 2021 *North American Meetings of the Regional Science Association*, Online*
- 2021 *Carolina Region Empirical Economics Day*, Online*

“Let’s Make a Deal: Local Business Incentives and Home Prices”

- 2023 *Society of Government Economists Annual Meeting*, Washington DC*
- 2023 *American Real Estate Society Annual Meeting*, San Antonio, TX*
- 2022 *Southern Economic Association Annual Meeting*, Ft. Lauderdale, FL
- 2022 *Carolina Region Empirical Economics Day*, Online*

“It’s the Smell: How Resolving Uncertainty about Local Disamenities Affects the Housing Market”

- 2023 *American Real Estate Society Annual Meeting*, San Antonio, TX
- 2022 *North American Meeting of the Urban Economics Association*, Washington DC*
- 2022 *Southern Economic Association Annual Meeting*, Ft. Lauderdale, FL*

“When Do Property Taxes Matter? Tax Salience and Heterogeneous Policy Effects”

- 2023 *Society of Government Economists Annual Meeting*, Washington DC
- 2023 *American Tax Association Mid-year Meeting*, Washington, DC*
- 2023 *American Real Estate Society Annual Meeting*, San Antonio, TX*
- 2022 *ZTRAX JHE-Land Econ Special Issue Workshop*, online
- 2022 *North American Meeting of the Urban Economics Association*, Washington DC*
- 2022 *American Real Estate and Urban Economics Association International Meeting*, Tokyo*
- 2022 *Carolina Region Empirical Economics Day*, Online*

"Valuing Housing Services in the Era of Big Data: A User Cost Approach Leveraging Zillow Microdata"

- 2019 *NBER-CRIW Conference on Big Data for 21st Century Economic Statistics*
- 2019 *ASSA/SGE Annual Meetings*. Atlanta, GA*
- 2019 *International Conference on Real Estate Statistics*, Luxembourg
- 2019 *American Real Estate Society Annual Meeting*, Paradise Valley, AZ
- 2019 *American Real Estate and Urban Economics Association National Meeting*, Washington DC
- 2019 *Southern Regional Science Association Annual Meeting*, Washington DC
- 2020 *BLS/CNSTAT Panel on Improving Cost-of-Living Indexes and Consumer Inflation Statistics in the Digital Age*, Online*

“Monetary Policy and the Housing Market: Evidence from National Microdata”

- 2017 *Southern Economic Association Annual Meeting*, Tampa, FL
- 2018 *ASSA/SGE Annual Meetings*. Philadelphia
- 2018 *American Real Estate Society Annual Meeting*, Bonita Springs, FL
- 2018 *AREUEA National Conference*, Washington, DC
- 2018 *Urban Economics Association*, Columbia University, New York, NY
- 2018 *Regional Economics Workshop* at the Federal Reserve Bank of Richmond
- 2018 *SF Fed-UCLA Conference on Housing, Financial Markets, and Monetary Policy*, San Francisco*

- 2024 *Society of Government Economists Annual Conference*, Washington DC*
- "Mitigating Agency Costs in the Housing Market"
- Previous titles: "Licensure, Agency Costs, and Performance in the Real Estate Market: Evidence from Agent-owned Properties" & "Mitigating Agency Costs: Education or Incentives?"
 - 2016 *American Real Estate Society Annual Meeting*, Denver, CO
 - 2016 *Regional Economics Workshop* at the Federal Reserve Bank of Richmond
 - 2016 *University of North Carolina Policy Research Group*, Chapel Hill, NC
 - 2018 *George Mason University Finance Seminar*, Fairfax, VA
 - 2019 *Southern Economic Association Annual Meeting*, Ft. Lauderdale, FL
- "Toxic Assets: How the Housing Market Responds to Environmental Information Shocks" with N. Sanders and J. Moulton
- 2018 *Urban Economics Association*, Columbia University, New York, NY
 - 2018 *Southern Economic Association Annual Meeting*, Washington DC
 - 2019 *ASSA/AREUEA Annual Meetings*, Atlanta, GA
 - 2019 *American Real Estate Society Annual Meeting*, Paradise Valley, AZ
 - 2022 ZTRAX JHE-Land Econ Special Issue Workshop, online*
- "Who Benefits from Targeted Property Tax Relief? Evidence from Virginia Elections"
- Previously titled: "Capitalization of Property Tax Relief into Home Prices: Evidence from Virginia Elections"
 - 2014 *Regional Economics Workshop* at the Federal Reserve Bank of Richmond
 - 2014 *American Real Estate Society Annual Meeting*, San Diego, CA
 - 2014 *Southern Economic Association Annual Meeting* in Atlanta, GA*
 - 2014 *Richmond Association of Business Economists Meeting*, Richmond Fed.
 - 2014 *North American Meetings of the Regional Science Association International* in DC
 - 2015 *University of North Carolina-Charlotte Economics Seminar Series*, Charlotte, NC
 - 2015 *AREUEA National Conference*, Washington, DC
 - 2016 *AEA-ASSA Annual Meetings*, San Francisco, CA
 - 2016 *George Washington University Microeconomics Seminar*, Washington DC
 - 2017 *Realtor University Speaker Series*, Washington, DC
- "This Old House: Historical Restoration as a Neighborhood Amenity" (Previous title: "Investment Externalities in the Housing Market: Evidence from Historical Rehabilitative Tax Credits")
- 2017 *ASSA/SGE Annual Meetings*, Chicago, IL
- "Why Disclose Less Information? Toward Resolving a Disclosure Puzzle in the Housing Market,"
- Previously titled: "Information Quality and Residential Real Estate Markets: Mistake or Market Manipulation?"
 - 2015 *American Real Estate Society Annual Meeting*, Sanibel, FL
 - 2016 *Southern Economic Association Annual Meeting*, Washington DC*
 - 2018 *ASSA/AREUEA Annual Meeting*, Philadelphia, PA*
 - 2020 *FSU-UF-UCF Critical Issues in Real Estate Symposium* (accepted/conference canceled)
- "Not in my Backyard: The Effect of Substance Abuse Treatment Centers on Property Values"
- 2014 *American Real Estate Society Annual Meeting*, San Diego, CA
- "Foreclosure Externalities and Real Estate Liquidity"
- 2014 *American Real Estate Society Annual Meeting*, San Diego, CA
 - 2015 *AREUEA Annual Conference* at the *ASSA Annual Meeting* in Boston, MA
 - 2015 *Southern Economics Association Annual Meeting*, New Orleans, LA
- "How Many Listings are Too Many? Agent Inventory and Sales Performance"
- 2014 *AREUEA Annual Conference* at the *ASSA Annual Meeting* in Philadelphia, PA.

- 2013 *American Real Estate Society Annual Meeting*. Kona, HI.
- “Hot Markets, Cold Markets: An Alternative Housing Market Index”
- 2015 *American Real Estate Society Annual Meeting*. Sanibel, FL*
- “Temporally Dynamic Externalities and Real Estate Liquidity”
- Previously titled: “Dynamic Spatial Externalities and Housing Liquidity”
- 2015 *American Real Estate Society Annual Meeting*. Sanibel, FL
- 2015 *Southern Economics Association Annual Meeting*. New Orleans, LA
- 2016 *Eastern Economics Association Annual Meeting*. Washington DC
- “Real Effects of Tax Uncertainty: Evidence from Firm Capital Investments”
- Previously titled: “Firm Tax Uncertainty, Cash Holdings, and the Timing of Large Investment”
- 2014 *National Tax Association's 107th Annual Conference on Taxation* in Santa Fe, NM*
- 2015 *European Accounting Association Annual Congress* in Glasgow, Scotland*
- 2015 *American Accounting Association Annual Meeting* in Chicago, IL*
- 2015 *Second Annual MaTax Conference*, Mannheim, Germany*
- "Signaling a costly transaction to induce dual agency: Evidence from Virginia"
- 2012 *American Real Estate Society Annual Meeting*. St. Petersburg, FL.
- "Neighborhood Tipping and Sorting Dynamics in Real Estate: Evidence from the Virginia Sex Offender Registry"
- 2013 *American Real Estate Society Annual Meeting*. Kona, HI.
- 2015 *American Real Estate and Urban Economics Association International Conference*. Washington DC*
- 2016 *Eastern Economics Association Annual Meeting*. Washington DC*
- "The Role of Transaction Costs in Impeding Market Exchange in Real Estate"
- 2011 *American Real Estate Society Annual Meeting*. Seattle, WA.
- "District Randomization and the Problem of Political Social Cost" with P. Stone
- Previously titled: "Randomizing Districts for Reelection: A Thought Experiment" and "Randomizing Electoral Districts"
- 2011 *Midwest Political Science Association Annual Conference*, Chicago, IL.
- 2012 *American Private Enterprise Education Annual Conference*. Las Vegas, NV.
- "Estimating the Effect of Crime Risk on Property Values and Time on Market: Evidence from Megan's Law in Virginia"
- 2010 *American Real Estate Society Annual Meeting*, Naples, FL.
- Federal Reserve Bank of Richmond - *Research Seminar* (9/8/2010), Richmond, VA.
- Federal Reserve Bank of Richmond – *Research Seminar* (1/4/2011), Baltimore, MD.
- 2011 *AREUEA Annual Conference at the ASSA Annual Meeting* in Denver, CO.
- “Political Beliefs and Tort Awards: Making the Case for a Rationally Political Juror”
- 2008 *Southern Economic Association Annual Meeting*, Washington DC.
- 2010 *Association for Private Enterprise Education Annual Conference*, Las Vegas, NV.

Professional Memberships

American Real Estate & Urban Economics Association
 Society of Government Economists
 Conference on Research in Income and Wealth (CRIW)

American Real Estate Society
 American Economic Association