

# Edward Kung

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Department of Economics  
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## Education

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PhD in Economics, Duke University (Advisor: Patrick Bayer) ..... 2012  
M.A. in Economics, Duke University..... 2007  
B.S. in Engineering Physics, University of Illinois-Urbana Champaign..... 2006

## Professional Experience

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Associate Professor, Department of Economics, California State University, Northridge ..... 2024-present  
Data Science and Machine Learning Consultant, Gusto ..... 2021-present  
Assistant Professor, Department of Economics, California State University-Northridge ..... 2019-2024  
Assistant Professor, Department of Economics, UCLA ..... 2012-2019  
Research Assistant, Duke University (Advisors: Hanming Fang, Patrick Bayer) ..... 2007-2012

## Research Areas

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Urban and Real Estate Economics; Housing Economics; Applied Microeconomics; Econometrics

## Publications

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### Peer Reviewed Articles

Bekkerman, R., Cohen, M., Kung, E., Maiden, J., and Proserpio, D. (2022). The Effect of Short-Term Rentals on Residential Investment. *Marketing Science*, 42(4), 819-834

Anenberg, E., Kuang, C. and Kung, E. (2022). Social Learning and Local Consumption Amenities: Evidence from Yelp. *Journal of Industrial Economics*, 70(2), 294-322

Fang, H. and Kung, E. (2021). Why Do Life Insurance Policyholders Lapse? The Role of Income, Health, and Bequest Motive Shocks. *Journal of Risk and Insurance*, 88(4), 937-970  
Winner of the Robert C. Witt award for best paper published in *Journal of Risk and Insurance*, 2021

Barron, K., Kung, E., and Proserpio, D. (2021). The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb. *Marketing Science*, 40(1), 23-47.  
Finalist for the John D.C. Little Award for best paper published in *Marketing Science*, 2021

Anenberg, E. and Kung, E. (2020). Can More Housing Supply Solve the Affordability Crisis? Evidence from a Neighborhood Choice Model. *Regional Science and Urban Economics*, 80 (special issue on housing affordability)

Anenberg, E., Hizmo, A., Kung, E., and Molloy, R. (2019). Measuring Mortgage Credit Availability: A Frontier Estimation Approach. *Journal of Applied Econometrics*, 34(6), 865-882

Fang, H. and Kung, E. (2018). Life Insurance and Life Settlements: The Case for Health-Contingent Cash Surrender Values. *Journal of Risk and Insurance*, 87(1), 7-39

Anenberg, E. and Kung, E. (2015). Information Technology and Product Variety in the City: The Case of Food Trucks. *Journal of Urban Economics*, 90(1), 60-78

Anenberg, E. and Kung, E. (2014). Estimates of the Size and Source of Price Declines Due to Nearby Foreclosures. *American Economic Review*, 104(8), 2527-51

## Peer Reviewed Conferences

Bekkerman, R., Cohen, M., Kung, E., Maiden, J., and Proserpio, D. (2022). The Effect of Short-Term Rentals on Residential Investment. ***Proceedings of the 23<sup>rd</sup> ACM Conference on Economics and Computation***.

## Book Chapters

Kung, E. (2022). Innovation and Entrepreneurship in Housing. In A. Chatterji, J. Lerner, S. Stern, & M. Andrews (Eds.), ***The Role of Innovation and Entrepreneurship in Economic Growth***. University of Chicago Press.

## Books

Kung, E. (2021). *Principles of Microeconomics*. Great River Learning.

## Other Published Works

Kung, E. and Gabriel, S. (2023). Tackling the Housing Crisis: Streamlining to Increase Housing Production in Los Angeles. ***Los Angeles Business Council***.

Bekkerman, R., Cohen, M., Kung, E., Maiden, J., and Proserpio, D. (2021). Restricting Airbnb Rentals Reduces Development. ***Harvard Business Review***

Barron, K., Kung, E., and Proserpio, D. (2019). When Airbnb Listings in a City Increase, So Do Rent Prices. ***Harvard Business Review***

## Unpublished Manuscripts

Development Approval Times, Approval Uncertainty, and New Housing Supply: Evidence from Los Angeles (with Stuart Gabriel)—revise and resubmit at ***Journal of Urban Economics***, 2024

Interest Rates and Housing Market Dynamics in a Housing Search Model (with Elliot Anenberg)

Credit Constraints and Residential Sorting (with Ralph Mastromonaco)

Mortgage Market Institutions and Housing Market Outcomes

The Effect of Credit Availability on House Prices: Evidence from the Economic Stimulus Act of 2008

## Awards, Grants, and Fellowships

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Research Fellow, Ziman Center for Real Estate, UCLA .....	2023-present
Schweitzer Faculty Fellowship, California State University, Northridge .....	2021-present
Robert C. Witt Award for best paper published in <i>Journal of Risk and Insurance</i> .....	2021
Research Grant, Ziman Center for Real Estate, UCLA .....	2012-2013

## Invited Seminar and Conference Presentations (last 5 years)

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2025: *Conference on Low income Housing Supply and Affordability*, ESCP Madrid (conference)

2024: *Conference on Low income Housing Supply and Affordability*, UCLA (conference); *18<sup>th</sup> North American Meeting of the Urban Economics Association*, Washington D.C. (conference)

2023: Urban Land Institute, Los Angeles (seminar); UCLA Ziman Center for Real Estate Research (seminar); Los Angeles City Council, Housing and Homelessness Committee (expert testimony)

2022: *Conference on Low Income Housing Supply and Affordability*, Tel Aviv University (conference); *Conference on Economics and Computation (EC'22)*, University of Colorado, Boulder (conference)

2021: Airbnb Data Science Group (seminar); GE Honors Seminar, California State University, Northridge (seminar)

2020: University of Toronto (seminar); *The Role of Innovation and Entrepreneurship in Economic Growth*, NBER (conference); *The Airbnb effect: How tourism is disrupting cities*, World Built Environment Forum (panelist)

## Teaching Experience

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### Undergraduate Teaching

Price Theory and its Applications (Intermediate Micro Theory), California State University, Northridge .....	2024-present
Public Economics, California State University, Northridge.....	2019-present
Principles of Microeconomics, California State University, Northridge .....	2019-present
Intermediate Microeconomic Theory, UCLA.....	2012-2019

### Graduate Teaching

Advisor for Digital Marketing Analytics Project, UCLA Masters of Applied Economics Program .....	2020-2021
Topics in Urban and Labor Economics, UCLA .....	2012-2019
Social Insurance, UCLA .....	2012-2019

## Professional Service

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Manuscript Review Work .....	2012-present
Journals refereed for: <i>Econometrica</i> , <i>Journal of Political Economy</i> , <i>American Economic Review</i> , <i>Review of Economic Studies</i> , <i>Review of Financial Studies</i> , <i>Journal of Urban Economics</i> , <i>Journal of Public Economics</i> , <i>Quantitative Economics</i> , <i>International Economic Review</i> , <i>Review of Economics and Statistics</i> , <i>American Economic Journal: Economic Policy</i> , <i>American Economic Journal: Microeconomics</i> , <i>Review of Economic Dynamics</i> , <i>Journal of Industrial Economics</i> , <i>Journal of Economic Behavior and Organization</i> , <i>Marketing Science</i> , <i>Management Science</i> , <i>Real Estate Economics</i> , <i>Regional Science and Urban Economics</i> , <i>Journal of Banking and Finance</i> , <i>Journal of Regional Science</i> , <i>Journal of Housing Economics</i> , <i>Journal of Risk and Insurance</i> , <i>Journal of Housing and the Built Environment</i> , <i>Journal of Real Estate Finance and Economics</i> , <i>Production and Operations Management</i> , <i>Hong Kong Research Grants Council</i>	

## University Service

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Educational Policies Committee, California State University, Northridge .....	2025-present
Artificial Intelligence Task Force, California State University, Northridge .....	2025-present
DNCBE Strategic Vision and Assurance Committee, California State University, Northridge .....	2022-present
Academic Technology Committee, California State University, Northridge .....	2021-present
Faculty Advisor of the Asian American Christian Fellowship .....	2019-present
Economics Department Facilitator, Faculty Praxis Community, California State University, Northridge .....	2023-2024
Economics Department Search Committee, California State University, Northridge .....	2021-2024
Gateway Redesign Committee, Data Literacy, California State University, Northridge .....	2021-2022
Faculty Advisor of the Economics Association, California State University, Northridge .....	2019-2022
College Awards and Grants Committee, California State University, Northridge .....	2019-2021
Undergraduate Committee, UCLA.....	2017-2019
Graduate Admissions Committee, UCLA.....	2017-2019

## References

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Patrick Bayer, Professor  
Department of Economics, Duke University  
[patrick.bayer@duke.edu](mailto:patrick.bayer@duke.edu)

Maurizio Mazzocco, Associate Professor  
Department of Economics, UCLA  
[mmazzocc@econ.ucla.edu](mailto:mmazzocc@econ.ucla.edu)

Stuart Gabriel, Professor  
Anderson School of Management, UCLA  
[stuart.gabriel@anderson.ucla.edu](mailto:stuart.gabriel@anderson.ucla.edu)

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