

Edward Kung

Associate Professor
Department of Economics
David Nazarian College of Business and Economics
California State University-Northridge

Phone: (919) 236-3219
Email: edward.kung@gmail.com | edward.kung@csun.edu
Website: <https://ekung.io>

Education

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

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

Urban and real estate economics, applied microeconomics and econometrics, economics of digitization

Publications

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 23rd 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)—submitted to *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

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)

2024: *Conference on Low income Housing Supply and Affordability*, UCLA (conference); *18th 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)

2019: University of British Columbia (seminar)

Teaching Experience

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

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

Economics Department Facilitator, Faculty Praxis Community, California State University, Northridge	2023-present
Economics Department Search Committee, California State University, Northridge	2021-2022, 2023-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
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

Patrick Bayer, Professor
Department of Economics, Duke University
patrick.bayer@duke.edu

Maurizio Mazzocco, Associate Professor
Department of Economics, UCLA
mmazzocc@econ.ucla.edu

Stuart Gabriel, Professor
Anderson School of Management, UCLA
stuart.gabriel@anderson.ucla.edu

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