

Joshua Coven

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ACADEMIC APPOINTMENT

Baruch College, Zicklin School of Business, 2025 – Present
Assistant Professor of Real Estate

EDUCATION

NYU Stern School of Business, 2020 – 2025
Ph.D. in Finance, M.Phil.
Committee: Arpit Gupta (Chair), Johannes Stroebel, Robert Richmond

Harvard University, 2014 – 2018
A.B. in Physics, Cum Laude

RESEARCH INTERESTS

Real Estate, Urban Economics, Industrial Organization, Household Finance

PUBLICATIONS

Working papers:

1. **[The Impact of Institutional Investors on Homeownership and Neighborhood Access.](#)**
Revise and Resubmit, Review of Financial Studies.
AREUEA Hoyt Dissertation Award co-Winner (2025)
UEA North American Meeting Student Prize Honorable Mention (2024)
2. **[Property Taxes and Housing Allocation Under Financial Constraints](#)**, with Sebastian Golder, Arpit Gupta, and Abdoulaye Ndiaye. *Revise and Resubmit, American Economic Review.*

Published:

3. **[Urban Flight Seeded the COVID-19 Pandemic Across the United States](#)**, with Arpit Gupta and Iris Yao. *Journal of Urban Economics: Insights* 133 (2023): 103489.
4. **[Disparities in COVID-19 Risk Exposure: Evidence from Geolocation Data](#)**, with Milena Almagro, Arpit Gupta, and Angelo Orane-Hutchinson. *Regional Science and Urban Economics* 102 (2023): 103933.

PRESENTATIONS (EXCLUDING CO-AUTHORS)

- 2025: Chicago Fed and Indiana Conference on Barriers to Homeownership, Land Use, and Urban Dynamics, Oxford First Real Estate Research Conference, University of Pennsylvania (Wharton Real Estate), Baruch College (Zicklin Real Estate and Finance), Federal Reserve Bank of Philadelphia (RADAR Group), Federal Housing Finance Agency
- 2024: Fannie Mae and Federal Reserve Bank of Philadelphia Workshop on Changing Demographics and Housing Demand (2x), UEA North American Meeting, Penn State Real Estate Brown Bag, USC Marshall PhD Conference
- 2023: National Tax Association Annual Conference

AWARDS AND FELLOWSHIPS

- 2025: AREUEA Hoyt Dissertation Award (co-Winner)
- 2024: UEA North American Meeting Student Prize (Honorable Mention)
- 2024: Jules I. Bogen Fellowship, NYU Stern Finance
- 2024: David M. Graifman Merit Award, NYU Stern Finance
- 2023: Urban Doctoral Fellowship, NYU
- 2022: Martin J. Gruber 2nd Year Paper Award, NYU Stern Finance

TEACHING

Real Estate Capital Markets, Undergraduate
Baruch College, Zicklin School of Business
Fall 2025, Spring 2026

Corporate Finance, Undergraduate
NYU Stern School of Business
Summer 2023

SERVICE

Referee: *American Economic Journal: Economic Policy*, *American Economic Review*, *Journal of Urban Economics*, *Real Estate Economics*, *Regional Science and Urban Economics*, *Review of Finance*

AREUEA Virtual Seminar Committee, 2026

PROFESSIONAL EXPERIENCE

- 2019 – 2020 NYU Stern School of Business, Junior Research Scientist (RA) in Finance
- 2018 – 2019 Novantas, Associate Consultant

Updated February 2026