

# Joshua Coven

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Newman Department of Real Estate  
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## Academic Appointment

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**Baruch College, Zicklin School of Business**  
Assistant Professor of Real Estate

August 2025 - Present

## Education

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**NYU Stern School of Business**

2025

Ph.D. in Finance, M.Phil.

*Committee: Arpit Gupta (Chair), Johannes Stroebel, Robert Richmond*

**Harvard University**

2018

A.B. in Physics, Cum Laude

## Research Interests

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Real Estate, Urban Economics, Industrial Organization, Household Finance

## Publications

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### Working papers:

1. [The Impact of Institutional Investors on Homeownership and Neighborhood Access](#)
2. [Property Taxes and Housing Allocation Under Financial Constraints](#), with Sebastian Golder, Arpit Gupta, and Abdoulaye Ndiaye.

### 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)**

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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**

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**Honorable Mention, Student Prize, UEA North American Meeting (2024)**  
*The Impact of Institutional Investors on Homeownership and Neighborhood Access*

**Jules I. Bogen Fellowship, NYU Stern Finance (2024)**

**David M. Graifman Merit Award, NYU Stern Finance (2024)**  
*The Impact of Institutional Investors on Homeownership and Neighborhood Access*

**Urban Doctoral Fellowship, NYU (2023)**

**Martin J. Gruber 2<sup>nd</sup> Year Paper Award, NYU Stern Finance (2022)**  
*The Impact of Institutional Investors on Homeownership and Neighborhood Access*

## **Teaching**

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**Instructor for Corporate Finance, Undergraduate (Summer 2023)**  
(Rating: 4.86/5)

**Head TA for Corporate Finance, Undergraduate (2022)**  
(Instructor: Prof. Cecilia Parlatore)

## Professional Experience

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**NYU Stern School of Business**

2019-2020

Junior Research Scientist (RA) in Finance

**Novantas**

2018-2019

Associate Consultant

*Updated August 2025*