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*updated February 2025*

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RESEARCH INTERESTS

Environmental Economics, Urban and Real Estate Economics

EXPERIENCE

Department of Economics, Arizona State University, 2013 to present  
Olin Business School, Washington University in St. Louis, 2008 to 2013

EDUCATION

PhD, Economics, Duke University, Durham, NC, 2003-2008  
MA, Economics, Duke University, Durham, NC, 2005  
MA, Economics, University College Dublin, Ireland, 2002  
BA, Economics, Barnard College, Columbia University, New York, NY, 2000

PUBLISHED AND ACCEPTED PAPERS (\* denotes current or former PhD student)

- “Tax Policy and the Heterogeneous Costs of Homeownership,” with Jakob Dowling\*, Nick Kuminoff, and Alvin Murphy, accepted to *Journal of Urban Economics*
- “Energy-Efficient Investments in Housing,” with Ozgen Kiribrahim-Sarikaya\*, *Regional Science and Urban Economics*, Vol. 107 (July 2024): 103994.
- “The Marginal Cost of Mortality Risk Reduction: Evidence from Housing Markets,” with Nick Kuminoff, Sophie Mathes\*, and Alvin Murphy, *Journal of Urban Economics*, Vol. 139 (January 2024): 103627.
- “Hazed and Confused: The Effect of Air Pollution on Dementia,” with Jonathan Ketcham and Nick Kuminoff, *The Review of Economic Studies*, Vol. 90, Issue 5 (October 2023): 2188–2214.
- “Analyzing Individual-Level Secondary Data with Causal Inference Methods is Necessary and Useful for Studying the Effects of Air Pollution on Dementia,” with Sehba Husain-Krautter, Jonathan Ketcham, Nick Kuminoff, and Corbett Schimming, *Journal of Alzheimer’s Disease*, Vol. 79, Issue 1 (2021): 15–23.
- “Best Practices in Using Hedonic Property Value Models for Welfare Measurement,” with Nick Kuminoff, Kathrine von Graevenitz, Spencer Banzhaf, Kevin Boyle, Jaren Pope, V. Kerry Smith and Christopher Timmins, *Review of Environmental Economics and Policy*, Vol. 14, Issue 2 (Summer 2020): 260–281.

“Comment on “The Effect of Work Visas on Unauthorized Immigration,” *Journal of Monetary Economics*, Vol. 113 (August 2020): 109–111.

“Valuing Time-Varying Attributes using the Hedonic Model: When is a Dynamic Approach Necessary?” with Alvin Murphy, *Review of Economics and Statistics*, Vol. 101, No. 1 (March 2019): 134–145.

“Estimating the Marginal Willingness to Pay Function without Instrumental Variables,” with Christopher Timmins, *Journal of Urban Economics*, Vol. 109 (January 2019): 66–83.

“Using Panel Data to Easily Estimate Hedonic Demand Functions,” with Christopher Timmins, *Journal of the Association of Environmental and Resource Economists*, Vol. 5, No. 3 (July 2018): 517–543.

“Estimating the Willingness-to-Pay to Avoid Violent Crime: A Dynamic Approach,” with Alvin Murphy, *American Economic Review, Papers and Proceedings*, Vol. 101, No. 3 (May 2011), pp. 625–629.

“Single Women’s Labor Supply Elasticities: Trends and Policy Implications,” with Bradley Heim and Kata Mihaly, *Industrial and Labor Relations Review*, Vol. 63, No. 1 (October 2009), pp. 146–168.

#### WORKING PAPERS (\* denotes current or former PhD student)

“The Effect of Paying Parents to Adopt: Evidence from Minnesota’s Foster-Care System,” with Diana Diana MacDonald\*

“Neighborhood Change and the Value of Urban Amenities: Incorporating Dynamic Behavior into the Hedonic Model,” with Alvin Murphy

“A Dynamic Model of Location Choice and Hedonic Valuation”

#### WORK IN PROGRESS (\* denotes current or former PhD student)

“Household Dynamic Behavior in Property Value Models,” in preparation as an invited chapter in *Handbook of Environmental Valuation*

“The Mortality Effects of Long-Term Exposure to Air Pollution” with Jonathan Ketcham, Ozgen Kiribrahim-Sarikaya, and Nick Kuminoff

“Information and Household Sorting” with Nick Kuminoff, Alvin Murphy, and Mike Price

“The Impact of Mobility Costs” with Nick Kuminoff, Alvin Murphy, and Liam Perdue

#### FUNDED RESEARCH (\* denotes current or former PhD student)

Co-PI, “Saving Seniors’ Lives: Comparing the Efficiency and Equity of Medicare and the Clean Air Act,” with Jonathan Ketcham and Nick Kuminoff, *National Science Foundation*. 2021–2023. \$300,000.

Co-PI, “Cognitive Decline and Health Insurance Decisions and Outcomes,” with Jonathan Ketcham and Nick Kuminoff, *NBER Supplemental Project, National Institute on Aging*. 2021. \$95,000.

Co-PI, “Retrospective Analysis of the Health Benefits to Seniors from Regulating Fine Particulate Matter,” with Jonathan Ketcham, Nick Kuminoff, and Nirman Saha\*, *Environmental Protection Agency*. 2021. \$25,000.

Co-PI, “Who Bears the Damage from Air Pollution’s Effect on Dementia,” with Jonathan Ketcham and Nick Kuminoff, *NBER Supplemental Project, National Institute on Aging*. 2019-2020. \$132,000.

PI, Seed Funding. *International Center for Advanced Renewable Energy and Sustainability, Washington University in St. Louis*. 2009. \$10,000.

#### INVITED SEMINAR PRESENTATIONS

Syracuse University/University of Chicago Series on Property Tax (2025)

Cornell University, Johnson Business School (2024)

University of California, Santa Barbara, Department of Economics (2023)

University of California, Irvine, Department of Economics (2022)

University of Alabama, Department of Economics (2022)

San Diego State University, Department of Economics (2021)

Purdue University, Department of Economics (2020)

University of Pittsburgh/Carnegie Mellon University, Joint Seminar in Applied Micro (2020)

University of Connecticut, Department of Economics (2020)

Montana State University, Department of Economics (2020)

University of Oregon, Department of Economics (2019)

University of California, San Diego, Department of Economics (2018)

Georgia State University, Department of Economics (2017)

University of Toronto, Department of Economics (2017)

University of Calgary, Department of Economics (2016)

University of Arizona, Department of Economics (2015)

Arizona State University, Department of Economics (2012)

Washington University in St. Louis, Department of Economics (2012)

Federal Reserve Bank of St. Louis (2010)

Saint Louis University, Cook School of Business (2010)

Washington University in St. Louis, Department of Economics (2010)

Washington University in St. Louis, I-CARES Engineering (2010)

University of Missouri, St. Louis, College of Business Administration (2010)

University of Pennsylvania, Department of Economics (2010)

University of Michigan, Department of Economics (2009)

Brown University, Department of Economics (2008)

Claremont McKenna College, Department of Economics (2008)

Federal Reserve Bank of New York (2008)

Iowa State University, Department of Economics (2008)

University at Albany, SUNY, Rockefeller College of Public Affairs and Policy (2008)

University of California, Berkeley, Agricultural and Resource Economics (2008)

University of Maryland, Agricultural and Resource Economics (2008)

Washington University in St. Louis, Olin Business School (2008)

Triangle Resource and Env. Economics Seminar - joint between Duke, NCSU, and UNC (2008)

#### CONFERENCE PRESENTATIONS

Association of Environmental and Resource Economists Summer Meetings (2023)  
Association of Environmental and Resource Economists Winter Meetings (2023)  
NBER Summer Institute, Aging Group (2020)  
Association of Environmental and Resource Economists Summer Meetings (2020)  
NBER Summer Institute, EEE Group, egg-timer (2018)  
Association of Environmental and Resource Economists Winter Meetings (2016)  
Econometrics Society Summer Meetings (2016)  
Association of Environmental and Resource Economists Summer Meetings (2015)  
Association of Environmental and Resource Economists Winter Meetings (2012)  
Econometric Society Summer Meetings (2012)  
NBER Summer Institute, EEE Group (2011)  
American Economic Association at ASSA Winter Meetings (2011)  
Econometric Society Summer Meetings (2011)  
Heartland Environmental and Resource Economics Conference (2011)  
Association of Environmental and Resource Economists Winter Meetings (2009)  
Urban Economics Association at the RSAI Annual Meetings (2009)  
Camp Resources Conference (2008)  
National Bureau of Economic Research Summer Institute EEE, egg-timer (2007)

#### DOCTORAL STUDENT ADVISING

Liam Perdue, Committee Member, ASU, Department of Economics, expected PhD 2027  
Sonali Rakshit, 3rd Year Paper Committee Member, ASU, Department of Economics, 2023  
Ozgen Kiribrahim, Committee Member, ASU, Department of Economics, expected PhD 2025  
Jasdeep Mandia, Committee Member, ASU, Department of Economics, expected PhD 2024  
Initial Placement: Post Doc at CEEPR, MIT, Cambridge, MA  
Jakob Dowling, Committee Member, ASU, Department of Economics, PhD 2022  
Initial Placement: Economist at Amazon, Seattle, Washington  
Sayahnika Basu, Co-Chair of Committee, ASU, Department of Economics, PhD 2021  
Initial Placement: Post Doc, Department of Economics, UC San Diego, San Diego, CA  
Now: Assistant Professor, Department of Economics, James Madison U., Harrisonburg, VA  
Sophie Mathes, Committee Member, ASU, Department of Economics, PhD 2020  
Initial Placement: Assistant Professor, Department of Economics, FGV, Rio de Janeiro, Brazil  
Diana MacDonald, Committee Member, ASU, Department of Economics, PhD 2019  
Initial Placement: Economist at Banco de México, Mexico City, Mexico  
Ran Tao, Committee Member, ASU, Department of Economics, PhD 2017  
Initial Placement: Assistant Professor, NEOMA Business School, Reims, France

#### UNDERGRADUATE STUDENT ADVISING

Raghav Warriar, Advisor, Arizona State University, Barrett “Research Fellows” Program, 2022-2023  
Amit Fudim, Committee Chair, Arizona State University, Barrett Honors College, expected 2023  
Jake Gonzalez, Committee Chair, Arizona State University, Barrett Honors College, 2020

Jacob Bernstein, Committee Member, Arizona State University, Barrett Honors College, 2019  
Jason Cheng, Committee Chair, Washington University in St. Louis, Olin Business School, 2013  
Joshua Zenilman, Committee Chair, Washington University in St. Louis, Olin Business School, 2013

## TEACHING

Core Managerial Economics, Full-Time MBA Program, W. P. Carey School of Business, Arizona State University, Spring 2024 and Spring 2025  
Core Managerial Economics, Professional (Evening) MBA Program, W. P. Carey School of Business, Arizona State University, Fall 2024  
Core Intermediate Microeconomic Theory, Undergraduate Program, W. P. Carey School of Business, Arizona State University, Spring 2014 to present  
Markets, Business, and the Environment (created course), Full-Time MBA Program, Olin Business School, Washington University in St. Louis, Spring 2012 and Spring 2013  
Capstone Course in Research Methods, Undergraduate Program, Olin Business School, Washington University in St. Louis, Fall 2012 and Spring 2013  
Core Managerial Economics, Undergraduate Program, Olin Business School, Washington University in St. Louis, Fall 2008 to Spring 2013

## OTHER ACTIVITIES

### **Affiliations:**

ASU Liason for the Committee on the Status of Women in the Economics Profession (CSWEP)  
Senior Global Futures Scientist, Global Institute of Sustainability and Innovation, ASU  
Affiliate, National Bureau of Economic Research (NBER) Center for Aging and Health  
Research Fellow, Federal Reserve Bank of St. Louis, 2011-2013

### **Editorial Service:**

Editorial Council, *Land Economics*, 2021-present

### **Conference Program Committee Member:**

AERE Summer Conference (2011-2013, 2015-2017, 2022-2023)  
The World Congress of Environmental and Resource Economists (2014, 2018)

### **Professional Memberships:**

American Economic Association  
Association of Environmental and Resource Economists  
Econometric Society  
Urban Economics Association  
Women's Faculty Association, Arizona State University

### **Referee Service:**

*American Economic Review, Journal of Political Economy, Review of Economic Studies, Quarterly Journal of Economics, Review of Economics and Statistics, Quantitative Economics, American Economic Journal: Applied Economics, American Economic Journal: Economic Policy, American Economic Review: Insights, Economic Journal, Economics Letters, International Economic Review, Journal of the European Economic Association, Journal of Economic Behavior and Organization, Proceedings of the National Academy of Sciences, National Science Foundation, Journal of the Association of Resource and Environmental Economists,*

*Journal of Environmental Economics and Management, Land Economics, Journal of Public Economics, Journal of Urban Economics, Journal of Applied Econometrics, Real Estate Economics, Environmental and Resource Economics, Journal of Environmental Management, Journal of Health Economics, Journal of Monetary Economics, Economic Inquiry, American Journal of Agricultural Economics, American Journal of Health Economics, Letters in Spatial and Resource Sciences, Environmental Health, Economics eJournal, Marine Resource Economics*

**Selected Interviews, Media Coverage, and Policy Briefs:**

*Medical News Today/Healthline*, August 2023

*The Boston Globe*, December 2022

Stanford's Institute for Economic Policy (SIEPR), *Policy Brief*, November 2019

National Bureau of Economic Research (NBER), *Bulletin on Health* (featured article), May 2019  
*Mother Jones*, May 2019

*The Washington Post, Fortune, Slate, and Quartz*, September 2018

**Service at Arizona State University:**

Organizer, General Economics Workshop, Dept. of Economics, 2015-2016, 2022-2023, 2023-2024

Member, Graduate Committee, Department of Economics, 2016-2017, 2022-2023

Organizer, Empirical Microeconomics Seminar, Department of Economics, 2018-2019, 2019-2020

Chair, Grievance Committee, Department of Economics, 2017-2018

Member, Undergraduate Committee, Department of Economics, 2014-2015, 2015-2016, 2017-2018

Member, Honors and Awards Committee, Dept. of Economics, 2014-2015, 2015-2016, 2017-2018

Featured Speaker, Women's Circle Event, W. P. Carey Business School, 2017

Co-organizer, Advances in Environmental Economics Conference, 2016

**Service at Washington University in St. Louis:**

Recruiting Committee, Olin Business School, 2008-2009, 2012-2013

Co-organizer, Empirical Microeconomics Conference, Olin Business School, 2009, 2010

Co-organizer, Empirical Microeconomics Seminar, Olin Business School, 2008-2009, 2009-2010

**Service at Duke University:**

President (elected), Economics Graduate Student Committee, 2006-2007