

# Daniel Broxterman

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## General

### Education

2015            PhD Economics, George Washington University  
2009            MA Economics, George Washington University  
1993            BA International Relations, University of Southern California

### Academic Experience

2022–Present    Associate Professor with Tenure, Risk Management/Insurance, Real Estate and Legal Studies, Florida State University  
2022–Present    Academic Director, FSU Real Estate Center  
2015–2022       Assistant Professor, Risk Management/Insurance, Real Estate and Legal Studies, Florida State University  
2013–2014       Instructor/Adjunct Professor, Economics, George Washington University  
2009–2012       Research Assistant, Economics, George Washington University  
2008–2009       Research Fellow, Hudson Institute

### Professional Experience

2001–2008       Loan Officer/Production Manager, SunTrust Mortgage  
1999–2001       Vice President/Director (Founding), Approved Financial Solutions, Subsidiary of Approved FSB  
1997–1999       Production Manager, Armada Residential Mortgage, Subsidiary of Approved FSB  
1995–1997       Executive Branch Manager, TransAmerica Financial Services  
1994–1995       Financial Representative, American General Finance

## **Fellowships and Grants**

- 2022–Present      Francis Nardozza Fellow in Real Estate
- 2017–2023      Florida State University College of Business, Summer Research Grant  
(Not in 2019)
- 2016              Florida State University, Council on Research & Creativity, First Year  
Assistant Professor Award
- 2009–2012      George Washington University, Graduate Research Fellowship

## **Honors, Awards, and Prizes**

Faculty Core Values Award, College of Business, Florida State University (2023)

## **Memberships in Professional Organizations**

American Economics Association (AEA)  
American Real Estate Society (ARES)  
American Real Estate and Urban Economics Association (AREUEA)  
Commercial Real Estate Finance Council (CREFC)  
Mortgage Bankers Association (MBA)  
Urban Economics Association (UEA)

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## **Teaching**

### **Courses Taught**

Real Estate (undergraduate) [4.50/5, 3-year average]  
Real Estate Finance (graduate) [4.59/5, 3-year average]  
Intermediate Microeconomic Theory (undergraduate) [4.70/5]  
Financial Economics (undergraduate) [4.85/5]  
Mathematics for Economists (graduate) [5.35/6, 2-year average]  
Economics Applications (post-baccalaureate) [5.30/6, 2-year average]

### **New Course Development**

2010              Mathematics for Economists (Ph.D. student bootcamp)

### **Curriculum Development**

2018              Real Estate Specialization in MBA and MSF degree programs, with Dean  
Gatzlaff and Mariya Letdin

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## Research

### Research Areas

Real Estate and Real Estate Finance, Urban and Regional Economics

### Refereed Journal Articles

Broxterman, D. & Zhou, T. (2023). “Information Frictions in Real Estate Markets: Recent Issues and Evidence.” *Journal of Real Estate Finance and Economics*, 66(2), 203-298

Broxterman, D. & Jin, T. (2022). “House Prices, Government Quality, and Voting Behavior.” *Journal of Real Estate Finance and Economics*, 64(2), 170-209

Broxterman, D. & Yezer, A. (2021). “Human Capital Divergence and the Size Distribution of Cities: Is Gibrat’s Law Obsolete?” *Urban Studies*, 58(12), 2549-2568

Broxterman, D. & Larson, W. (2020). “An Empirical Examination of Shift-Share Instruments.” *Journal of Regional Science*, 60(4), 677-711

Broxterman, D. & Yezer, A. (2020). “Measuring Human Capital Divergence in a Growing Economy: Do Differences Deceive?” *Journal of Urban Economics*, 118, 103255

Broxterman, D. & Kuang, C. (2019). “A Revealed Preference Index of Urban Amenities: Using Travel Demand as a Proxy.” *Journal of Regional Science*, 59(3), 508-537

Broxterman, D. & Yezer, A. (2015). “Why Does Skill Intensity Vary Across Cities? The Role of Housing Cost.” *Regional Science and Urban Economics*, 55, 14-27

### Non-Refereed Journal Articles

Broxterman, D., Gatzlaff, D., Letdin, M., Sirmans, G. S., & Zhou, T. (2023). Introduction to special issue: Topics related to real estate market efficiency. *Journal of Real Estate Finance and Economics*, 66(2), 197-202

Broxterman, D., Coulson, E., Ihlanfeldt, K., Letdin, M., & Zabel, J. (2019). “Introduction: Endogenous Amenities and Cities.” *Journal of Regional Science*, 59(3), 365-368

### Working Papers

Broxterman, D. & Liu, Y., & Yezer, A. (2024) “Why do We Still Don’t Know Much about Housing Supply Elasticity?” Available at SSRN: <https://dx.doi.org/10.2139/ssrn.3380629>

Broxterman, D., Luan, T., & Lin, C. (2023) "Did Mortgage Investors Price Regional Housing Bubbles?" Available at SSRN: <https://dx.doi.org/10.2139/ssrn.4647419>

### **Conference Presentations & Invited Talks**

- 2022 American Real Estate Society (Bonita Springs, FL)
- 2020 Accepted/Invited (Cancelled due to pandemic): American Real Estate Society (Fort Myers, FL), Bureau of Economic Analysis (Washington, DC), Georgia State University (Atlanta)
- 2019 Southern Economics Association (Fort Lauderdale, FL), DeVoe L. Moore Center (Florida State University), Urban Economics Association (Philadelphia)
- 2018 Research Symposium: Endogenous Amenities and Cities (Florida State University), Urban Economics Association (New York)
- 2017 American Real Estate and Urban Economics Association (Washington, DC), Regional Science Association International (Vancouver)
- 2016 American Real Estate Society (Denver), Regional Science Association International (Minneapolis)
- 2015 American Real Estate and Urban Economics Association (Boston)
- 2014 American Real Estate and Urban Economics Association (Philadelphia), Southern Economics Association (Atlanta)
- 2013 Southern Regional Science Association (Arlington, VA)

### **Media Interviews**

"South Florida apartment rents keep rising, leaving tenants scrambling. What's the 2023 outlook?," *Miami Herald*. (October 2022)

"Florida's feelgood factor lures out-of-state buyers," *Financial Times*. (March 2021)

## Service

### Florida State University

#### *University*

2022–Present      Member, Faculty Senate

#### *College of Business*

2020–Present      Member, Technology Committee

2018–2019        Chair, College Assessment Committee

#### *Department*

2022–Present      Director, Graduate Real Estate Specializations

2022–Present      Co-Chair, Scholarship Committee

2015–Present      Member, Real Estate Curriculum Committee

2021–2022        Member, Faculty Evaluation Committee  
2018–2019

2017–2018        Member, Faculty Search Committee  
2022

### The Profession

#### *Guest Editor of a Special Issue*

2021                *Journal of Real Estate and Financial Economics*

2019                *Journal of Regional Science*

#### *Ad Hoc Referee*

*Annals of Regional Science, Applied Geography, Cities, Economics Letters, Journal of Housing Economics, Journal of Real Estate Finance and Economics, Journal of Regional Science, McGraw Hill Education, Papers in Regional Science, Urban Studies*

*Symposium Organizer*

Broxterman, D., Letdin, M., Ling, D., Naranjo, A., Sirmans, G.S., & Zhou, T. (Organizers).  
“Real Estate Debt.” FSU-UF Critical Issues in Real Estate Symposium (March 2024)

Broxterman, D., Letdin, M., Ling, D., Naranjo, A., Sirmans, G.S., Riddiough, T., & Zhou, T.  
(Organizers). “Private Equity Real Estate.” FSU-UF Critical Issues in Real Estate  
Symposium (March 2023)

Archer, W., Broxterman, D., Gatzlaff, D., Harrison, D., Letdin, M., Ling, D., Naranjo, A.,  
Sirmans, G.S., Turnbull, G., & Zhou, T. (Organizers). “Real Estate Market Efficiency.”  
FSU-UF-UCF Critical Issues in Real Estate Symposium (April 2020, cancelled due to  
pandemic)

Broxterman, D., Ihlanfeldt, K., Letdin, M., & Zabel, J. (Organizers). “Endogenous Amenities  
and Cities.” Symposium organized by the DeVoe L. Moore Center and the FSU Real  
Estate Center (April 2018)