

# Daniel Broxterman

Dept of Risk Mgt/Ins, Real Estate & Legal Studies  
College of Business  
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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

- 2015–Present    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**

- 2017–2021      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

## **Memberships in Professional Organizations**

- American Economics Association (AEA)  
American Real Estate Society (ARES)  
American Real Estate and Urban Economics Association (AREUEA)  
Southern Economics Association (SEA)  
Urban Economics Association (UEA)

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## **Teaching**

### **Courses Taught**

- Real Estate (undergraduate)  
Real Estate Finance (graduate)  
Intermediate Microeconomic Theory (undergraduate)  
Financial Economics (undergraduate)  
Mathematics for Economists (graduate)  
Economics Applications (post-baccalaureate)

### **New Course Development**

- 2010              Mathematics for Economists

### **Curriculum Development**

- 2018              Real Estate Concentration in MS in Finance, with Dean Gatzlaff and Mariya  
Letdin

## Research

### Research Areas

Real Estate and Real Estate Finance, Urban and Regional Economics

### Refereed Journal Articles

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., 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. “House Prices and the Skill Mix of Cities: Testing Models Using the Location of Hispanic workers”

Broxterman, D. & Liu, Y., “What is the Relation between Land Use Controls and Housing Prices?”

Broxterman, D. A., Luan, T., & Lin, C. “Did investors in mortgage-backed securities price regional housing bubbles?”

Broxterman, D. A., & Zhou, T. “Information frictions in real estate markets: Recent issues and evidence”

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

- 2022 Accepted: 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)

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### **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***

- 2015–Present      Member, Real Estate Curriculum Committee
- 2021–2022        Member, Faculty Evaluation Committee  
2018–2019
- 2017–2018        Member, Faculty Search Committee

**The Profession**

***Guest Editor***

- 2021                *Journal of Real Estate and Financial Economics*
- 2019                *Journal of Regional Science*

***Ad Hoc Referee***

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

***Symposium Organizer***

Broxterman, D., Gatzlaff, D., Letdin, M., Sirmans, G.S., & Zhou, T. (Chairs). “Real Estate Market Efficiency.” Symposium organized by the FSU Real Estate Center and the *Journal of Real Estate Finance and Economics*. (Cancelled due to pandemic, but moving forward with symposium special issue).

Broxterman, D., Ihlanfeldt, K., Letdin, M., & Zabel, J. (Chairs). “Endogenous Amenities and Cities.” Symposium organized by the DeVoe L. Moore Center, the FSU Real Estate Center, and the *Journal of Regional Science*. (Apr 2018).