

# Daniel Broxterman

Dept of Risk Mgt/Ins, Real Estate & Legal Studies  
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## General

### Education

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

### Academic Experience

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| 2022–Present | Associate Professor, Risk Management/Insurance, Real Estate and Legal Studies, Florida State University |
| 2022–Present | Academic Director, Real Estate Center, Florida State University   |
| 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

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| 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	Florida State University College of Business, Francis Nardoza Fellow in in Real Estate
2017–2022 (Not in 2019)	Florida State University College of Business, Summer Research Grant
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 Specialization in existing MS in Finance and on-campus MBA 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. A., & Zhou, T. (2022). "Information Frictions in Real Estate Markets: Recent Evidence and Issues." *Journal of Real Estate Finance and Economics* (in press).

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?”

## 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)
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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*

2022–Present Academic Director, Real Estate Center

2022–Present Director of Graduate Studies

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

### 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., Ling, D., Letdin, M., Naranjo, T., Riddiough, T., Sirmans, G.S., & Zhou, T. (Chairs). “Private Equity Real Estate.” Symposium organized by the FSU Real Estate Center and the *Journal of Real Estate Finance and Economics*. (Mar 2023).

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*. (Symposium cancelled due to pandemic, but published the accompanying 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).