

RICHARD W. MARTIN

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206 Brooks Hall
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Athens, GA 30601
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EDUCATION

Ph.D., Economics, University of Illinois at Urbana-Champaign, 1996.
Fields of Concentration: Urban Economics, Labor Economics, Public Finance
Dissertation: "An Urban Equilibrium Model of Spatial Mismatch"
Dissertation Chairperson: Jan K. Brueckner

M.S., Economics, University of Illinois at Urbana-Champaign, 1993.

B.A., Economics, University of Illinois at Urbana-Champaign, 1989.

EMPLOYMENT

2005-Present Associate Professor of Real Estate, University of Georgia, Athens, Georgia

1999-2005 Assistant Professor of Real Estate, University of Georgia, Athens, Georgia

1996-1999 Assistant Professor of Economics, Agnes Scott College, Decatur, Georgia

1995-1996 Graduate research assistant, Department of Economics, University of Illinois, Urbana, Illinois

1990-1995 Graduate teaching assistant, Department of Economics, University of Illinois, U Urbana, Illinois

SCHOLARLY ACTIVITIES

Publications

Refereed Scholarly Articles and Reports

Hollans, Harris, Richard W. Martin, and Henry J. Munneke, "Measuring Price Behavior in New Residential Subdivision," *Journal of Real Estate Finance and Economics*, 47(2), August 2013.

Martin, Richard W. and Henry J. Munneke, "Real Estate Brokerage Earnings: The Role of Compensation Scheme," *Journal of Real Estate Finance and Economics*, 41(4), November 2010.

Bostic, Raphael W. and Richard W. Martin, "Have Anti-Discrimination Laws Worked? Evidence from Trends in Minority Homeownership," *Journal of Real Estate Finance and Economics*, 31(1), August 2005.

- Martin, Richard W. "'Spatial Mismatch and the Structure of American Metropolitan Areas, 1970-2000," *Journal of Regional Science*, 44 (3), August 2004
- Martin, Richard W., "Can Black workers escape spatial mismatch? Employment shifts, population shifts, and Black unemployment in American cities," *Journal of Urban Economics*, 55(1), January 2004.,
- Bostic, Raphael W. and Richard W. Martin, "'Black home-owners as a gentrifying force? Neighbourhood dynamics in the context of minority home-ownership," *Urban Studies*, 40(12), 2003.
- Martin, Richard W. "The Adjustment of Black Residents to Metropolitan Employment Shifts: How Persistent is Spatial Mismatch?" *Journal of Urban Economics*, 50 (1), July 2001.
- Martin, Richard W. "Spatial Mismatch and Costly Suburban Commutes: Can Commuting Subsidies Help?" *Urban Studies*, 38 (8), July 2001.
- Martin, Richard W. "Job Decentralization with Suburban Housing Discrimination: An Urban Equilibrium Model of Spatial Mismatch," *Journal of Housing Economics*, 6(6), December 1997.
- Brueckner, Jan K. and Richard W. Martin, "Spatial Mismatch: An Equilibrium Approach," *Regional Science and Urban Economics*, 27(6), November 1997.
- Papers Under Review*
- Martin, Richard W., "Gentrification Trends in the United States, 1970-2010" (Under review at the *International Journal of Urban and Regional Research*.)
- Working Papers*
- Martin, Richard W. and Joseph R. Nicholson, "Traffic Congestion and Gentrification: Is There A Link?"
- Martin, Richard W. and Joseph R. Nicholson, "The Spatial Effects of Traffic Congestion"
- Martin, Richard W. and Henry J. Munneke, "Do Local Economic Development Programs Create Gentrification? Investigating the Interaction Between EDPs and Third-Wave Gentrification"
- Martin, Richard W., "Is Sprawl Employment or Population-Drive?"
- Bostic, Raphael W. and Richard W. Martin, "White Flight and Black Homeownership 1970-2000".

Bostic, Raphael W. and Richard W. Martin, "Does Housing Affordability Contribute to Spatial Mismatch?"

Bostic, Raphael W. and Richard W. Martin, "White Flight and the Evolution of Neighborhood Welfare, 1970-2000".

Research Grants (External)

New Jersey Association of Realtors Research Grant, "2010 Supplement to 'Who Came and Who Went?'" , Summer 2012.

New Jersey Association of Realtors Research Grant, "Immigration and the New Jersey Housing Market, 2000-2010", Summer 2011.

New Jersey Association of Realtors Research Grant, "2009 Supplement to 'Who Came and Who Went?'" , Summer 2011.

New Jersey Association of Realtors Research Grant, "2008 Supplement to 'Who Came and Who Went?'" , Summer 2010.

New Jersey Association of Realtors Research Grant, "2007 Supplement to 'Who Came and Who Went?'" , Summer 2009.

New Jersey Association of Realtors Research Grant, "Who Came and Who Went? The Impact of Domestic Migration on New Jersey Housing Markets", Summer 2008.

National Association of Realtors Research Grant, "Real Estate Brokerage Earnings" (w/ H. Munneke), October 2004.

Research Grants (Internal)

Terry-Sanford Research Grant, Summer 2006.

Terry-Sanford Research Grant, Summer 2005.

Presentations

Conference Presentations

"Overcoming Deindustrialization: Economic Growth in Manufacturing-Based U.S. Cities, 1960-2000) as part of the North American meetings of the Regional Science Association International, Portland, November 2015.

"Is There A Link Between Traffic Congestion and Gentrification Pressure?" as part of the Annual Meetings of the American Real Estate and Urban Economics Session "Traffic", Boston, January 2015.

"Spatial Mismatch and Housing Affordability" as part of the North American meetings of the Regional Science Association International, Atlanta, November 2013.

"Patterns of Gentrification in U.S. Cities" as part of the Annual meetings of the American Real Estate and Urban Economics Association, San Francisco, January 2013.

SCHOLARLY ACTIVITIES

Presentations

Conference Presentations

"The Spatial Effects of Traffic Congestion" as part of the North American meetings of the Regional Science Association International session "Commuting and Congestion", Ottawa, November 2012.

"Traffic Congestion and Gentrification" as part of the North American meetings of the Regional Science Association International session "Commuting and

- Congestion”, Ottawa, November 2012.
- “Spatial Mismatch and Housing Affordability,” as part of the American Real Estate and Urban Economics Association session “Neighborhood Effects and Household Behavior,” Chicago, January 2012.
- “Do Local Economic Development Programs Create Gentrification? Investigating the Interaction Between EDPs and Third-Wave Gentrification” as part of the American Real Estate and Urban Economics Association session, “Public Policies Affecting Real Estate,” Chicago, January 2012.
- “Gentrification in U.S. Cities, 1970-2000” as part of the Association of Public Policy Administration and Management session “Here Comes the Neighborhood: The Mechanisms and Consequences of Gentrification”, Washington, D.C., November 2009.
- “Gentrification in U.S. Cities, 1970-2000” as part of the American Real Estate and Urban Economics Association session “Neighborhood Choice”, San Francisco, January 2009.
- “Does Housing Affordability Contribute to Spatial Mismatch?” (w/ R. Bostic) as part of the American Real Estate and Urban Economics Association session “Urban Spatial Economics,” Chicago, January 2007.
- “Spatial Mismatch and the Supply of Housing,” (w/ R. Bostic) as part of the American Real Estate and Urban Economics Association International meeting, Vancouver, June 2006.
- “Real Estate Brokerage Earnings: The Role of Choice of Compensation Scheme: (w/ H. Munneke) as part of the American Real Estate and Urban Economics Association session “Housing Value in Brokerage,” Boston, January 2006.
- “Spatial Mismatch and Minority Housing Tenure Choice,” (w/ R. Bostic) as part of the American Real Estate and Urban Economics Association session “Mobility and Neighborhood Dynamics,” Boston, January 2006.
- “Measuring Price Behavior in New Residential Subdivisions” (w/ H. Munneke and H. Hollans) as part of the American Real Estate and Urban Economics Association session “Housing Price Indices,” Philadelphia, January 2005.
- “White Flight and the Evolution of Neighborhood Welfare, 1970-2000” (w/ R. Bostic) as part of the American Real Estate and Urban Economics Association session “Race and Class, Philadelphia, January 2005.
- “Housing Tenure and Spatial Mismatch” (w/ R. Bostic) as part of the National Economic Association session “Race, Space, and Class: The Effects and Determinants of Residential Segregation Among African-Americans”, Philadelphia, January 2005.
- “White Flight and the Evolution of Neighborhood Welfare, 1970-2000” (w/ R. Bostic) presented at the Association of Public Policy Analysis and Management, Atlanta, October 2004.
- “White Flight and Black Homeownership 1970-2000” (w/ R. Bostic) presented at the 2004 Association of Colleges and Schools of Planning Annual Conference, Portland, October 2004”
- “White Flight and Black Homeownership” (w/ R. Bostic) as part of American Real Estate and Urban Economics Association session “Housing

- Tenure Choice,” San Diego, January 2004.
- “Have Anti-Discrimination Housing Laws Worked?” (w/ R. Bostic) as part of American Real Estate and Urban Economics Association session “Household Mobility,” Washington, D.C., January 2003.
- “Black Homeowners as a Gentrifying Force? Neighborhood Dynamics in the Context of Minority Homeownership” (w/ R. Bostic) as part of “Upward Neighborhood Trajectories: Gentrification in the 21st Century” held September 26 and 27, 2002 in Glasgow, Scotland.
- “Spatial Mismatch and Public Policy: A Theoretical Inquiry into Countering Spatial Mismatch” as part of the American Real Estate and Urban Economics Association session “Housing Demand and Urban Form,” Atlanta, January 2002.
- “Can Black Workers Escape Spatial Mismatch? The Impact of Black Moves on the Labor Market Effects of Metropolitan Employment Shifts” as part of the American Real Estate and Urban Economics Association session “Discrimination in Housing Markets,” New Orleans, January 2001.
- “The Adjustment of Black Residents to Metropolitan Employment Shifts: How Persistent is Spatial Mismatch?” as part of the American Real Estate and Urban Economics Association session “Real Estate Markets,” Boston, January 2000.
- “Job Decentralization with Costly Outward Commuting for Black Workers,” as part of the American Real Estate and Urban Economics Association session “Issues in Urban Economics,” New Orleans, January 1997.
- “Spatial Mismatch: An Equilibrium Analysis,” with J. Brueckner as part of the American Real Estate and Urban Economics Association session “Race and Urban Neighborhoods,” San Francisco, January 1996.
- “Spatial Mismatch: An Equilibrium Analysis,” with J. Brueckner as part of the 1995 Housing and Real Estate Economics Workshop hosted by the Center for Real Estate Education and Research, The Ohio State University, June 1995.

Discussant Activities

- Discussant for “Does Differential Treatment Translate to Differential Outcomes for Minority Borrowers? Evidence from Matching a Field Experiment to Loan Level Data” as part of American Real Estate and Urban Economics Association session “Issues in Mortgage Design”, Chicago, January 2017.
- Discussant for “What Portends for Blacks in the Current Recession? An Examination of the 1980 Recession for Clues,” as part of the Association of Social Economics session “Socio-Distributional Effects of the Financial Crisis.”
- Discussant for “Public School Reform in Baton Rouge: What Signals Quality to Homeowners?” by Geoffrey Turnbull and Velma Zahirovic-Herbert as part of the American Real Estate and Urban Economics Association session “Topics in Housing Economics”, New Orleans, January 2008.
- Discussant for “Nonparametric Assessment of the Effects of Neighborhood Land Uses on Residential House Values,” by Shigeru Iwata, Hiroshi Murao, and Qiang Wang as part of the American Real Estate and Urban Economics Association session “Hedonic Models and House Prices,” New York, January 1999.
- Discussant for “Earnings, Employment, and Labor Force Participation of Low-Skill

Urban Males: A Test of the Spatial Mismatch Hypothesis,” by Alice E. Trost and Clifford R. Kern as part of the American Real Estate and Urban Economics Association session “Cities and Labor Markets,” New Orleans, January 1997.

Scholarly Awards

Recipient of the Homer Hoyt Annual Dissertation Award from the American Real Estate and Urban Economics Association, Third Place, 1997.

Editorial Service to Journals and Other Learned Publications

Editorial Board

Editorial board of *Journal of Real Estate Finance and Economics*

Reviewer for the:

Journal of Housing Economics

Journal of Real Estate Finance and Economics

Regional Science and Urban Economics

Journal of Urban Economics

Urban Studies

Real Estate Economics

Journal of Regional Science

Experience with Graduate Education

Ph.D. Committees

Major Professor:

Joseph Nicolson, University of Georgia – Terry College of Business,

Degree Completion Date: Spring 2013

Current Position: Assistant Professor, Montclair State University.

Member:

Lu Fang, University of Georgia – Terry College of Business,

Degree Completion Date: In Progress

Kiplan Womack, University of Georgia – Terry College of Business,

Degree Completion Date: Spring 2012.

Shannon Clarke, University of Georgia, -- Terry College of Business,

Degree Completion Date: Fall 2010.

Konstantin Lyubimov, University of Georgia – Terry College of Business,

Degree Completion Date: Summer 2010.

Anya Parks, University of Georgia – Terry College of Business,

Degree Completion Date: In Progress

Harris Hollans, University of Georgia – Terry College of Business,

Degree Completion Date: Summer 2005.

Luke Peters, University of Georgia – Terry College of Business,

Degree Completion Date: Spring 2003.

Rob Groverstein, University of Georgia – Terry College of Business,

Degree Completion Date: Spring 2003.

Experience with Graduate Education

Master's Thesis Committees

Member:

Mark Weaver, University of Georgia, Geography, 2012.

Timothy Wright, University of Georgia, Real Estate, 2003.

TEACHING EXPERIENCE

Teaching Awards and Recognitions

Selected as an Outstanding Teacher by the Terry College of Business, 2009.

Demerest Award for Excellence by a Teaching Assistant, Department of Economics, University of Illinois, 1994.

Teaching Fields: Real Estate Development, Real Estate Markets, Urban Economics

List of Courses Taught:

University of Georgia:

Graduate Courses Taught:

Ph.D. Courses:

REAL 9920, Seminar in Real Estate Markets and Investments

MBA Courses:

REAL 7100, Real Estate

REAL 7850, Real Estate Markets

REAL 7870, Real Estate Development

REAL 7990, Directed Study in Real Estate

Undergraduate Courses Taught:

REAL 4000, Real Estate

REAL 5070, Real Estate Development

Agnes Scott College:

Undergraduate Courses Taught:

Introductory Macroeconomics

Introductory Microeconomics

Comparative Public Policy

Economics of Race, Class, and Gender

Urban Economics

Labor Economics

Intermediate Microeconomics

ADMINISTRATIVE SERVICE

Terry College of Business

Graduate Coordinator, Real Estate Program, Terry College of Business, 2015 – Present.

Chair, Terry College of Business MBA Committee, Fall 2010 - 2013

Member, Terry College of Business MBA Committee, 2006-2013.

Member, International Business Program Review Committee, 2010-2011.

Faculty Advisor, National Association of Industrial and Office Properties, Georgia Chapter, Case Competition, 2004-Present
Member, Terry College of Business International Programs Task Force, 2009-2011.
Member, Terry College of Business Honors Committee, 2005-2010
Faculty advisor to athletic department, Agnes Scott College, August 1997-May 1999.
Library Advisory Group, Agnes Scott College, August 1997-May 1999.
Member of Faith and Learning Committee, Agnes Scott College, August 1997-May 1999.
Faculty Advisor, Omicron Delta Epsilon, Agnes Scott College, January 1998-May 1999.
Pre-MBA Advisor, Agnes Scott College, January 1998-May 1999.

Professional Memberships

American Real Estate and Urban Economics Association