

# DANNY BEN-SHAHAR

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Coller School of Management  
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## A. EDUCATION

- 1988–1990     **B.A. in Economics**  
Department of Economics, Tel Aviv University, Tel Aviv, Israel.
- 1991–1994     **M.B.A.**  
Haas School of Business, University of California at Berkeley, Berkeley, California.
- 1992–1997     **Ph.D. in Finance and Real Estate**  
Haas School of Business, University of California at Berkeley, Berkeley, California (Ph.D. Committee included: Robert Edelstein [Chair], John Quigley, and Nancy Wallace).

## B. ACADEMIC AND PROFESSIONAL EXPERIENCE

### Academic Experience

- 1997–2005     **Lecturer and Director of the Real Estate Program**  
The Arison School of Business, The Interdisciplinary Center Herzliya, Herzliya, Israel.
- 2005–2014     **Senior Lecturer**  
Faculty of Architecture and Town Planning, Center for Urban and Regional Studies, Technion – Israel Institute of Technology, Haifa, Israel (tenured since 2011).
- 2014–2018     **Senior Lecturer and Director of the Alrov Institute for Real Estate Research**  
Coller School of Management, Tel Aviv University, Tel Aviv, Israel.
- 2018–Present   **Associate Professor and Director of the Alrov Institute for Real Estate Research**  
Coller School of Management, Tel Aviv University, Tel Aviv, Israel.

### Professional Experience

- 1998–2003     Continental Mutual Funds Ltd. (Bank Hapoalim Group), Israel.  
Member of the Board of Directors and Member of the Investment Committee.
- 2003–2011     Adgar Investment and Development Ltd., Israel (International Real Estate Corporation).  
Member of the Board of Directors.
- 2003–Present   Zur Shamir Holdings Ltd., Israel.  
Member of the Board of Directors.
- 2020–Present   Neema Shefa Israel Ltd., Israel.  
Member of the Board of Directors.

## Editorial Boards

- 2006–Present *International Journal of Strategic Property Management*  
Member of the Editorial Board.
- 2006–Present *Cornell Hotel and Restaurant Administration Quarterly*  
Member of the Editorial Board.
- 2008–Present *Technological and Economic Development of Economy*  
Member of the Editorial Board.
- 2018–Present *Journal of Sustainable Real Estate*  
Member of the Editorial Board.
- 2020–Present *Innovations in Management*  
Member of the Editorial Board.

## C. ACADEMIC AND PROFESSIONAL AWARDS

### External Grants

- 1996 \$5,000, funded by The Pinhas Sapir Center for Development.
- 2000 \$5000, funded by The Pinhas Sapir Center for Development.
- 2006 Real Estate Development and Revitalization of Underserved Communities in Israel – A Technical Real Estate Training Program under the Center for Urban and Regional Studies (joint with UCLA).  
Principal Investigator, \$70,000, funded by the Jewish Federation of Los Angeles.
- 2009 Studying Cap Rates in Commercial Properties.  
Principal Investigator, 40,000 NIS, funded by the Ministry of Justice, Department of Land Appraisal.
- 2011–2012 The Tenure Choice as a Natural Experiment in a Survival Analysis Framework: The Case of the Israeli Public Housing Sector.  
Principal Investigator, 164,000 NIS, funded by the Israel Science Foundation.
- 2012–2014 Irrationality in the Public’s Earthquake Preparedness: An Empirical Analysis of the Israeli Case.  
Principal Investigator, 135,700 NIS, funded by the Ministry of Science and Technology.
- 2013 Ir(Rationality): New Perspectives on Decision-Making in the Real Estate Market (international workshop).  
Principal Investigator, 60,000 NIS, funded by the Israel Science Foundation.
- 2014 Ratchet Price Mechanism under Currency Changeover: A Natural Housing Market Experiment.  
Principal Investigator, 25,000 NIS, funded by the Alrov Institute for Real Estate Research.
- 2014–2016 Toward a New Approach for Estimating Housing Affordability: The Case of Housing Sub-Affordability and Inequality in Israel.  
Principal Investigator, 170,000 NIS, funded by the Israel Science Foundation.
- 2015–2017 Crime, Fraud, and Real Estate Prices.  
Principal Investigator, 199,000 NIS, funded by the Survey of Israel.

- 2015–2017 Green Housing: On the Correlation between the Willingness-to-Pay and Individual Characteristics.  
Principal Investigator, 182,000 NIS, funded by the Ministry of Environment Protection.
- 2016–2017 On the Bi-Directional Association between Crime and Real Estate Prices Before and After Gentrification  
Principal Investigator, 105,000 NIS, funded by the Survey of Israel.
- 2020–2021 Affordable Housing in Israel - Eco-System Development for Impact Investors.  
Principal Investigator (with N. Ziv), 100,000 NIS, funded by the Edmond De Rothschild Foundation.
- 2021–2023 Assessing Four Decades of Racial Disparities in U.S. Metropolitan Housing Affordability: A New Normative Approach.  
Principal Investigator, 452,000 NIS, funded by the Israel Science Foundation.

### Fellowships

- 2001 Elected as *Post-Doctoral Honoree*, Homer Hoyt Advanced Studies Institute, Weimer School of Advanced Studies in Real Estate and Land Economics, Florida (a unique forum for fostering academic work that improves the quality of decision making in real estate and land economics).
- 2009 Elected as *Fellow* of the Weimer School of Advanced Studies in Real Estate and Land Economics at the Homer Hoyt Institute, Florida (a unique forum for fostering academic work that improves the quality of decision making in real estate and land economics).

### Prizes

- 2003 Winner of the 2003 *American Real Estate Society (ARES) Foundation Best Paper Award* for the paper "Default, Credit Scoring, and Loan-to-Value: A Theoretical Analysis under Competitive and Non-Competitive Mortgage Markets" (published in the *Journal of Real Estate Research*).
- 2005 Received the *Morley Blankstein Academic Lectureship in Architecture and Town Planning*, Technion – Israel Institute of Technology, Israel.
- 2010 Winner of the *Global Chinese Real Estate Congress (GCREC) 2010 Conference Best Paper Award* for the paper "Funds from Operations versus Net Income: Examining the dividend-relevance of REIT performance measures" (with E. Sulganik and D. Tsang).
- 2010 Winner of the *International Council of Shopping Centers 2010 Asian Real Estate Society (AsRES) Conference Best Paper Award* for the paper "Funds from Operations versus Net Income: Examining the dividend-relevance of REIT performance measures" (with E. Sulganik and D. Tsang).
- 2014 Received the 2013 Outstanding Referee award by the Editors of *Real Estate Economics* for outstanding service of the journal.
- 2019 Winner of best Asian paper award of the 2018 *Journal of Sustainable Real Estate* for the paper "Time-to-Sell of New Green Housing" (with Y. Arbel, S. Horsky, and N. Versano).

2019	Received Dean's Best Lecturer Award, Collier School of Management and Member of the 100 Club (top 100 lecturers on Tel Aviv University campus), Tel Aviv University.
2020	Received Dean's Best Lecturer Award, Collier School of Management, Tel Aviv University.
2021	Received Rector's Best Lecturer Award (top 30 lecturers on Tel Aviv University campus), Tel Aviv University.
2022	Received Dean's Best Lecturer Award, Collier School of Management and Member of the 100 Club (top 100 lecturers on Tel Aviv University campus), Tel Aviv University.
2023	Received Dean's Best Lecturer Award, Collier School of Management.

#### E. MEMBERSHIP IN PROFESSIONAL SOCIETIES

- American Real Estate and Urban Economics Association
- Regional Science Association, International
- Urban Economics Association

#### F. DOCTORAL STUDENTS SUPERVISED

2011–2015	Kobi Warszawski Title: "Studies on Housing Affordability" Technion - Israel Institute of Technology.
2012–2016	Roni Golan Title: "Three Essays on Real Estate Prices in an Imperfect Market" Technion - Israel Institute of Technology.
2015–2022	David Ash Title: "Zero-Price Effect in Online Services: Field and Experimental Evidence" Tel Aviv University.

#### H. OTHER ACADEMIC AND PROFESSIONAL ACTIVITIES

##### Referee

*Quarterly Journal of Economics; Real Estate Economics; Journal of Housing Economics; Journal of Real Estate Finance and Economics; Regional Science and Urban Economics; Journal of Regional Science; Journal of Real Estate Research; Journal of Real Estate Literature; Journal of Urban Affairs; Journal of Housing and the Built Environment; Environment and Planning A; Cornell Hospitality Quarterly; Journal of Economic Psychology; Journal of Behavioral and Experimental Economics; Journal of Money, Credit and Banking; The Quarterly Review of Economics and Finance; Journal of Economic Behavior and Organization; International Journal of Strategic Property Management; The B.E. Journals in Economic Analysis and Policy; Urban Geography; Housing, Theory and Society; Letters in Spatial and Resource Sciences; Journal of Zhejiang University - Science A; Asia-Pacific Journal of Accounting and Economics; Habitat International; Social Science and Medicine; Computers, Environment and Urban Systems; Economics Quarterly; Israel Science Foundation (Grant Referee); United States - Israel Binational Science Foundation (Grant Referee); Ministry of Science and Technology (Grant Referee); The Pinhas Sapir Center for Development (Grant Referee).*

### Teaching (Last 3 Years)

- Current Topics in Finance (Ph.D. seminar)
- Real Estate Finance and Economics (MBA);
- International Real Estate (MBA);
- Foundations of Finance (undergraduate course);
- Housing and Real Estate Seminar (undergraduate seminar).

### Post-Doctoral Fellows Supervised

2007–2011	Yuval Arbel, Technion – Israel Institute of Technology, Israel.
2015–2017	Anna Dorfman, Tel Aviv University, Israel.
2017–2019	Roni Golan, Tel Aviv University, Israel
2023–Present	Dana Nayer, Tel Aviv University, Israel.

### Service to the Profession

2009–2012	Member of the Public Advisory Board, The Fishman-J.E.C. Center for Finance, Entrepreneurship, and Real Estate, The Hebrew University of Jerusalem, Israel.
2016–Present	Member of the International Conference Strategy and Site Selection Committee, American Real Estate and Urban Economics Association (AREUEA), U.S.A.
2022–Present	Member of the Board of the International Regional Science Association – Israeli Section.
2024–Present	Chairperson of the International Regional Science Association – Israeli Section.

### Public Service

2003–2007	Chairman of Appeal Committee, The Real Estate Appraisers Association in Israel, Israel.
2004–2007	Member of the Exemption Committee, The Real Estate Appraisers Association in Israel, Israel.
2007–2016	Member of the Real Estate Appraisal Council (Academic Representative), The Real Estate Appraisers Association in Israel, Israel.
2009–2010	Co-initiator (with O. Blum and E. Tolkovsky) of the plea against the Israel Tax Authority that led to the disclosure of all real estate transactions data in the Israeli market.
2009–2015	Member of the Public Advisory Board for the Statistics of Housing and Construction, Central Bureau of Statistics, Israel.
2010–2011	Member of the Search Committee for the Chief Government Land Appraiser.
2012	Co-initiator (with O. Blum and N. Ziv) of the letter to the Supervisor of Banks in Israel regarding cancellation of mortgage prepayment fee. The action led to a revision (mandated by the Supervisor of Banks) in the computation of the mortgage prepayment fee.
2014–2015	Member of the Council for Higher Education (Malag) committee assigned to examine an M.A. in real estate program.

- 2015–2017 Initiator of the plea against the Supervisor of Banks in Israel to disclose all mortgage loan data in the Israeli housing market.
- 2016 Reviewer on behalf of the Council for Higher Education (Malag) for assessing a B.A. in real estate program
- 2016–Present Chair of the Public Advisory Board for the Statistics of Construction, Housing, and Real Estate, Central Bureau of Statistics, Israel.
- 2017–Present Member of the Public Advisory Board for the Statistics of the Consumer Price Index, Central Bureau of Statistics, Israel.
- 2017–2018 Reviewer on behalf of the Council for Higher Education (Malag) for assessing a M.A. in real estate program.
- 2023–Present Chair of the Public Committee for the Updating of the Housing Construction Basket Price Index, Central Bureau of Statistics, Israel.

## PUBLICATIONS

### A. ARTICLES

#### Published

- On the optimality of the hybrid tenure mode, *Journal of Housing Economics*, 7 (1998) pp. 69-92.
- A study of the optimal brokerage cost allocation in a rental housing market with asymmetric information, *The Journal of Real Estate Finance and Economics*, 23 (2001) pp. 77-94.
- The value of the rent control option (with D. Feldman, and D. Greenberg). *The Journal of Real Estate Finance and Economics*, 24 (2002) pp. 89-101.
- Reprinted in *New Directions in Real Estate Finance and Investment* (Eichholtz and Patel, Eds., Kluwer Academic Publishers, Boston, 2002).
- Theoretical and empirical analysis of the multi-period pricing pattern in the real estate market, *Journal of Housing Economics*, 11 (2002) pp. 95-107.
- A performance comparison between dwellings and financial assets in Israel, *Journal of Real Estate Literature*, 11 (2003) pp. 179-194.
- Signaling-screening equilibrium in the mortgage market (with D. Feldman), *The Journal of Real Estate Finance and Economics*, 26 (2003) pp. 157-178.
- Productive signaling equilibria and over-maintenance: An application to real estate markets, *The Journal of Real Estate Finance and Economics*, 28 (2004) pp. 255-271.
- Selective enforcement of copyrights as an optimal monopolistic behavior (with A. Jacob), *The B.E. Journal of Economic Analysis and Policy*, Vol. 3 (2004) Article 18.
- Can co-owners agree to disagree? A theoretical examination of voting rules in co-ownerships (with E. Sulganik), *The Journal of Real Estate Finance and Economics*, 31:2 (2005) pp. 207-223.
- Screening mortgage default risk: A unified theoretical framework. *Journal of Real Estate Research*, 28:3 (2006) pp. 215-239.

- Tenure Choice in the housing market: Psychological vs. economic factors, *Environment and Behavior*, 39:6 (2007) pp. 841-858.
- Partial ordering of unpredictable mobility with welfare implications (with E. Sulganik), *Economica*, 75 (2008) pp. 592-614.
- Default, credit scoring, and loan-to-value: A theoretical analysis under competitive and non-competitive mortgage markets, *Journal of Real Estate Research*, 30:2 (2008) pp. 161-190.
- Property appraisal in high-rises: A cooperative game theory approach (with Y. Deng and E. Sulganik), *Journal of Housing Economics*, 18 (2009) pp. 25-33.
- Fair depreciation: A Shapley value approach (with E. Sulganik), *The B.E. Journal of Theoretical Economics*, 9 (2009) (Issue 1).
- The straight-line depreciation is wanted, dead or alive (with Y. Margalio and E. Sulganik), *Journal of Real Estate Research*, 31:3 (2009) pp. 351-370.
- Mean reversion and momentum: Another look at the price-volume correlation in the real estate market (with Y. Arbel and E. Sulganik), *The Journal of Real Estate Finance and Economics*, 39:3 (2009) pp. 316-335.
- The local cost of terror: Effect of the Second Palestinian Intifada on Jerusalem house prices (with Y. Arbel, Y. S. Gabriel, and Y. Tobol), *Regional Science and Urban Economics*, 40 (2010) pp. 415-426.
- Funds from Operations versus Net Income: Examining the dividend-relevance of REIT performance measures (with E. Sulganik and D. Tsang), *Journal of Real Estate Research*, 33:3 (2011) pp. 415-442.
- Vacancy chains and the degree of mobility in the housing market (with E. Sulganik), *The Annals of Regional Science*, 47:3 (2011) pp. 569-583.
- The correlation among immigrant homeownership, objective and subjective characteristics, and active citizenship: New evidence from the Israeli experience (with Y. Arbel and Y. Tobol), *Urban Studies*, 49 (2012) pp. 2479-2499.
- Real estate and personality (with R. Golan), *Journal of Behavioral and Experimental Economics*, 53 (2014) pp. 111-119.
- Reviewed in the *The Wall Street Journal*, October 31, 2014.
- Anchoring and housing choice: Results of a natural policy experiment (with Y. Arbel and S. Gabriel), *Regional Science and Urban Economics*, 49 (2014) pp. 68-83.
- Inequality in housing affordability: Measurement and estimation (with J. Warszawski), *Urban Studies*, 53 (2015) pp. 1178-1202.
- Does IFRS 10 on consolidated financial statements abandon accepted economic principles? (with E. Sulganik and D. Tsang), *Australian Accounting Review*, 26:4 (2016) pp. 341-345.
- Are the disabled less loss averse? New evidence from the housing market (with Y. Arbel and S. Gabriel), *Economic Inquiry*, 54:1 (2016) pp. 1291-1318.

Anchoring under currency substitution: A ratchet price mechanism in the housing market (with R. Golan), *Real Estate Economics*, 45:4 (2017) pp. 861-897.

Time-to-sell of new green housing (with Y. Arbel, S. Horsky, and N. Versano), *Journal of Sustainable Real Estate*, 10:1 (2018) pp. 33-58.

Housing affordability and inequality: A consumption-adjusted approach (with S. Gabriel and R. Golan), *Journal of Housing Economics*, 45 (2019).

Improved information shock and price dispersion: A natural experiment in the housing market (with R. Golan), *Journal of Urban Economics*, 112 (2019) pp. 70-84.

Can't get there from here: Affordability distance to a superstar city (with S. Gabriel and R. Golan), *Regional Science and Urban Economics*, 80(C) (2020).

New research on housing affordability (with S. Gabriel and S. Oliner), *Regional Science and Urban Economics*, 80 (C) (2020).

Tax evasion in the housing market: Identification and exploration (with R. Golan and E. Sulganik), *Journal of Real Estate Research*, 42(3)(2020) pp. 315-340.

Price dispersion and time-on-market in the housing market (with R. Golan), *Journal of Housing Economics*, 58 (2022).

The role of political belief in COVID-19 vaccine resistance, virus transmission, and closure policy response (with S. Gabriel and R. Golan), *Vaccines*, 11(6) (2023).

Power and dominant coalitions in family business (with A. Carmeli, E. Sulganik, and D. Weiss), *Academy of Management Review*, 48(3) (2023) pp. 530-555.

New characterization of Blackwell's order for subsets of information structures (with E. Sulganik), *Economics Letters* (forthcoming).

Power and vertical locations: A socioecological perspective (with A. Dorfman and D. Heller), *Journal of Environmental Psychology* (forthcoming).

Regulating diversity and inclusiveness in boards of directors (with A. Carmeli, E. Sulganik, and D. Weiss), *Academy of Management Perspectives* (forthcoming).

Zero-price effect and consumer welfare: Evidence from online classified real estate service (with D. Ash), *Real Estate Economics* (forthcoming).

## B. CHAPTERS IN BOOKS

### Published

Ben-Shahar, D., G. Benchetrit, and E. Sulganik, 2008. The Israeli mortgage market: Mortgage insurance as a mechanism for screening default risk. In *Mortgage Markets Worldwide* (Ben-Shahar, Leung, and Ong, Eds., Blackwell Publishing).

Ben-Shahar, D., and J. Warszawski, 2011. Partly cloudy to clear: The Israeli economy and the local housing market under the storm of the world financial crisis. In *Global Housing Markets: Crises, Policies, and Institutions* (Bardhan, Edelstein, and Kroll, Eds., John Wiley & Sons).



**D. EDITED BOOKS AND SPECIAL ISSUES**

D. Ben-Shahar, C. Leung, and S. E. Ong, eds., *Mortgage Markets Worldwide* (Blackwell Publishing 2008).

Co-editor (with S. Gabriel and S. Oliner), Special Issue of *Regional Science and Urban Economics* on "Housing Affordability" (volume 80, 2022).

**E. PAPERS PRESENTED IN SCIENTIFIC MEETINGS**

- Tel Aviv University, The Pinhas Sapir Economic Policy Forum, Land Policy and Housing Market in Israel, 1997 (presenting "Real estate co-ownership in Israel: From completing the market to reforming the rent control program").
- American Real Estate and Urban Economics Association, Annual Conference, Chicago, January 1998 (presenting at the "Tenure Choice" session).
- The Israel Economic Association, Annual Conference, Jerusalem, May 1999 (presenting at the "Pricing" session).
- American Real Estate and Urban Economics Association, Annual Conference, New York, January 1999 (presenting at the "Brokerage" session).
- Cambridge-Maastricht Real Estate Finance and Investment Symposium, Maastricht, Netherlands, June 2000 (presenting "The value of the rent control option").
- American Real Estate and Urban Economics Association, Annual Conference, Boston, January 2000 (presenting at the "Rent Control and Land Use Regulations" session).
- American Law and Economics Association, Eleventh Annual Meeting, Washington DC, May 2001 (presenting at the "Antitrust Economics and Law" session).
- Israel Economic Association, Annual Conference, Israel, May 2001 (presenting at the "Real Estate" session).
- Homer Hoyt Advanced Studies Institute, Weimer School of Advanced Studies in Real Estate and Land Economics, Florida, May 2001 (presenting "Signaling-screening equilibrium in the mortgage market").
- American Real Estate and Urban Economics Association, International Conference, Cancun, Mexico, May 2001 (presenting at the "House Prices over Time" session and the "Determinants of Housing Prices" session).
- European Real Estate Society, Eighth European Real Estate Society Conference, Alicante, Spain, June 2001 (presenting "Signaling-screening equilibrium in the mortgage market").
- Cambridge-Maastricht Real Estate Finance and Investment Symposium, Cambridge, England, June 2001 (presenting "Signaling-screening equilibrium in the mortgage market").
- University of California at Berkeley, Fisher Center for Real Estate and Urban Economics, Department Seminar, September 2001 (presenting "Signaling-screening equilibrium in the mortgage market").
- American Real Estate and Urban Economics Association, Annual Conference, Atlanta, January 2002 (presenting at the "Residential Mortgage Contracting and Pricing" session).

- American Economic Association, Annual Conference, Atlanta, January 2002 (presenting “Selective enforcement of copyrights as an optimal monopolistic behavior”).
- Cambridge-Maastricht Real Estate Finance and Investment Symposium, Maastricht, Netherlands, June 2002.
- Intellectual Property and Antitrust: Monopolies in Competition Symposium, Haifa University, Israel, June 2002 (presenting “Selective enforcement of copyrights as an optimal monopolistic behavior”).
- IDC-UBC-USC Real Estate and Urban Economics Symposium, The Interdisciplinary Center, Israel, December 2002.
- American Real Estate and Urban Economics Association, Annual Conference, Washington DC, January 2003 (presenting at the “Behavioral Finance and Real Estate” session).
- American Real Estate and Urban Economics Association, Annual Conference, Washington DC, January 2003 (presenting at the “Real Estate Brokerage and Auctions” session).
- American Real Estate and Urban Economics Association, International Conference, Cracow, Poland, June 2003 (presenting at the “Housing and Public Policy” session).
- The Asian Real Estate Society International Conference, Singapore, July 2003. (presenting at the “Housing Market Studies” session).
- Singapore-Hong Kong International Real Estate Research Symposium, Singapore, July 2003.
- The Hebrew University of Jerusalem, Finance and Accounting Seminar, Israel, December 2003 (presenting “Default, credit scoring, and loan-to-value: A theoretical analysis under competitive and non-competitive mortgage markets”).
- Technion - Israel Institute of Technology, Faculty of Architecture and Town Planning Colloquium, Israel, January 2004 (presenting “Tenure choice in the housing market: Psychological vs. economic factors”).
- Singapore-Hong Kong International Real Estate Research Symposium, Hong Kong, August 2004.
- The Chinese University of Hong Kong, Department of Economics Seminar, Hong Kong, August 2004 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- Bar-Ilan University, Business School Seminar, Israel, October 2004 (presenting “Tenure choice in the housing market: Psychological vs. economic factors”).
- American Real Estate and Urban Economics Association, Annual Conference, Philadelphia, January 2005 (presenting at the “Housing Choice and Duration Models” session).
- University College, Third Annual Research Symposium, Dublin, March 2005 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- Bar-Ilan University, Economics Department Seminar, Israel, March 2005 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).

- Singapore-Hong Kong International Real Estate Research Symposium, Singapore, July 2005.
- Massachusetts Institute of Technology, MIT Center for Real Estate Seminar, October 2005 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- Technion-TAU-USC Israel Real Estate and Urban Economics Symposium, Israel, May 2006 (presenting: “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- Tel Aviv University, Department of Geography and Human Environment, Israel, June 2006 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- American Real Estate and Urban Economics Association, International Conference, Vancouver, Canada, June 2006 (presenting at the “Housing Volatility” session).
- Homer Hoyt Advanced Studies Institute, Weimer School of Advanced Studies in Real Estate and Land Economics, Florida, January 2007 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- Israel Planners Association, Annual Conference, Israel, March 2007 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- Regional Science Association International, 5<sup>th</sup> Israeli-British-Irish Workshop, Modeling Spatial Economic Behavior session, Israel, April 2007 (presenting “Re-developing downtown: Behavioral bargaining in real estate markets”).
- The Hebrew University of Jerusalem (Department of Agricultural Economics and Management Seminar), Israel, December 2007 (presenting “Shapley cost allocation coincides with relative status: The case of skyscrapers”).
- American Real Estate and Urban Economics Association, Annual Conference, Housing Market Theory session, New Orleans, January 2008 (presenting “How do we know which housing market allows greater mobility?”).
- Israeli Regional Science Association, Annual Meetings, Ben-Gurion University, Beer-Sheva, Israel, April 2008 (presenting “How do we know which housing market allows greater mobility?”).
- Amsterdam-Cambridge-UNC Charlotte Symposium on Real Estate Risk Management, Amsterdam, June 2008 (presenting “Mean reversion and momentum: Another look at the price-volume correlation in the real estate market”).
- American Real Estate and Urban Economics Association, International Conference, Games session, Istanbul, Turkey, July 2008 (presenting “Fair depreciation: A Shapley value approach”).
- The 2<sup>nd</sup> Technion-TAU-UBC-UCLA Israel Real Estate and Urban Economics Symposium, Tel Aviv, Israel, July 2008 (presenting “Mean reversion and momentum: Another look at the price-volume correlation in the real estate market”).
- 3<sup>rd</sup> Israeli-Netherlands Workshop in Regional Science, Jerusalem, Israel, November 2008 (presenting “Mean reversion and momentum: Another look at the price-volume correlation in the real estate market”).

- Homer Hoyt Advanced Studies Institute, Weimer School of Advanced Studies in Real Estate and Land Economics, Florida, January 2009 (presenting “Mean reversion and momentum: Another look at the price-volume correlation in the real estate market”).
- FIG Working Week, Surveyors Key Role in Accelerated Development, Eilat, Israel, May 2009 (presenting “The price of terror: Effects of the Second Palestinian Intifada on Jerusalem house prices”).
- American Real Estate and Urban Economics Association and Asian Real Estate Society Joint International Conference, Los Angeles, USA, July 2009 (presenting “Tenure choice, good citizenship, and Immigration Characteristics: New evidence from the Israeli experience”).
- Israeli Regional Science Association, Annual Meetings, Tel Aviv University, Tel Aviv, Israel, January 2010 (presenting “The Local Cost of Terror: Effect of the Second Palestinian Intifada on Jerusalem House Prices”).
- The 3<sup>rd</sup> HU-TAU-Technion-UBC-UCLA Israel Real Estate and Urban Economics Symposium, Jerusalem, Israel, July 2010 (presenting “The local cost of terror: Effect of the Second Palestinian Intifada on Jerusalem house prices”).
- Israeli Regional Science Association, Annual Meetings, Haifa University, Haifa, Israel, December 2010 (presenting “Housing affordability in Israel: Empirical analysis 1989-2009”).
- Ben Gurion University of the Negev, Guilford Glazer Faculty of Business and Management Seminar, January 2011 (presenting “Real estate personality: Do personality traits correlate with preferences in the real estate market?”).
- American Real Estate and Urban Economics Association, Annual Conference, Chicago, USA, January 2012 (presenting “Anchoring and housing choice: Results of a natural policy experiment”).
- Bar-Ilan University, Business School Seminar, Israel, January 2012 (presenting “Anchoring and housing choice: Results of a natural policy experiment”).
- Israeli Regional Science Association, Annual Meetings, Hebrew University (Faculty of Agriculture), Rehovot, Israel, February 2012 (presenting “Anchoring and housing choice: Results of a natural policy experiment”).
- Technion - Israel Institute of Technology, Faculty of Architecture and Town Planning Colloquium, Israel, March 2012 (presenting “Anchoring and housing choice: Results of a natural policy experiment”).
- The Israel Economic Association, Annual Conference, Behavioral Economics session, Tel Aviv, May 2012 (presenting “Anchoring and housing choice: Results of a natural policy experiment”).
- Israeli Regional Science Association, Annual Meetings, Ben-Gurion University of the Negev, Beer Sheva, Israel, January 2013 (presenting “That which does not kill us makes us stronger’: Examining loss aversion among disabled persons”).
- Tel Aviv University, Business School Seminar, Israel, June 2013 (presenting “Anchoring and housing choice: Results of a natural policy experiment”).
- Israeli Regional Science Association, Annual Meetings, Ort Braude College, Carmi’el, Israel, January 2014 (presenting “Inequality in housing affordability: Measurement and estimation”).

- Technion - Israel Institute of Technology, Faculty of Architecture and Town Planning Colloquium, Israel, March 2014 (presenting "Inequality in housing affordability: Measurement and estimation").
- The Israel Economic Association, Annual Conference, Real Estate Market and Affordable Housing session, Tel Aviv, May 2014 (presenting "Ratchet price mechanism under currency changeover: A natural housing market experiment").
- Israel International Real Estate and Urban Economics Symposium, Tel Aviv, June 2014 (presenting "Anchoring and housing choice: Results of a natural policy experiment").
- American Real Estate and Urban Economic Association, International Conference, Reading, England, July 2014 (presenting "Inequality in housing affordability: Measurement and estimation").
- American Real Estate and Urban Economics Association, Annual Conference, Boston, USA, January 2015 (presenting "Ratchet price mechanism under currency changeover: A natural housing market experiment").
- Israeli Regional Science Association, Annual Meetings, Technion - Israel Institute of Technology, Haifa, Israel, February 2015 (presenting "Effective housing affordability and household characteristics: A standardized housing consumption approach").
- "Faculty Room Meeting," Faculty of Law, Tel Aviv University, Israel, May 2015 (presenting "Anomalous transactions in the real estate market").
- Tel Aviv University, Faculty of Management (Strategy Seminar), Israel, November 2015 (presenting "Improved information shock and price dispersion: A natural experiment in the housing market").
- Hebrew University of Jerusalem, Department of Environmental Economics and Management, Israel, November 2015 (presenting "Improved information shock and price dispersion: A natural experiment in the housing market").
- American Real Estate and Urban Economics Association, Annual Conference, San Francisco, USA, January 2016 (presenting "Housing affordability and inequality: A consumption based approach").
- American Real Estate and Urban Economic Association, International Conference, Alicante, Spain, July 2016 (presenting "Time-to-sell and willingness to pay for newly developed green and conventional condominiums").
- Tel Aviv University, Conference on Housing Affordability, Tel Aviv, July 2016 (presenting "Housing affordability and inequality: A consumption-based approach").
- American Real Estate and Urban Economics Association, Annual Conference, Chicago, USA, January 2017 (presenting "Improved information shock and price dispersion: A natural experiment in the housing market").
- Israeli Regional Science Association, Annual Meetings, The Western Galilee College, February 2017 (presenting "Green versus conventional housing: Time-to-sell and willingness to pay").
- American Enterprise Institute, Conference on Housing Affordability, Washington, April 2017 (presenting "Measures of housing affordability and inequality").

- Israeli Regional Science Association, Annual Meetings, Ben-Gurion University of the Negev, February 2018 (presenting “Tax fraud in the housing market: Identification and Exploration”).
- American Real Estate and Urban Economic Association, International Conference, Guangzhou, China, June 2018 (presenting “Can’t get there from here: Affordability distance to a superstar city”).
- Urban Economics Association, Annual Conference, New York, USA, October 2018 (presenting “Can’t get there from here: Affordability distance to a superstar city”).
- Israeli Regional Science Association, Annual Meetings, Tel Aviv University, February 2019 (presenting “Improved information shock and price dispersion: A natural experiment in the housing market”).
- The New Data Revolution in Regional Science, Conference in Honor of Stan Czamanski, Tel Aviv University and Technion – Israel Institute of Technology, April 2019 (presenting “Improved information shock and price dispersion: A natural experiment in the housing market”).
- American Real Estate and Urban Economic Association, International Conference, Milan, Italy, June 2019 (presenting “Improved information shock and price dispersion: A natural experiment in the housing market”).
- European Regional Science Association, Annual Conference, Lyon, France, August 2019 (presenting “Tax Evasion in the housing market: Identification and exploration”).
- New Research in Regional, Urban, and Real Estate Economics, Tel Aviv University, Tel Aviv, Israel, December 2019 (presenting “Religion, ideology, and housing affordability: Israeli settlement of the West Bank”).
- American Real Estate and Urban Economics Association, Annual Conference, San Diego, USA, January 2020 (presenting “Ideology, religion, and cheap housing: Israeli settlement of the West Bank”).
- HU-Rupin-TAU Regional and Urban Economics Seminar (online seminar), December, 2020 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).
- Israeli Regional Science Association, Annual Meetings (online), February 2021 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).
- HU-Rupin-TAU Regional and Urban Economics Seminar (online seminar), May 2021 (presenting “Belief disagreement and Covid-19 health risk: Virus incidence, vaccine uptake, and closure response in Israel”).
- Tel Aviv University, Collier School of Management (Strategy Seminar), Israel, June 2021 (presenting “Belief disagreement and Covid-19 health risk: Virus incidence, vaccine uptake, and closure response in Israel”).
- New Research in Regional, Urban, and Real Estate Economics, Tel Aviv University, Tel Aviv, Israel, December 2021 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).
- American Real Estate and Urban Economics Association, Annual Conference (online), USA, January 2022 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).

- Chinese University of Hong Kong, School of Hotel and Tourism Management, Department Seminar (online), January 2022 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).
- Ruppin Academic Center, Faculty of Economics and Business Administration, Department Seminar, March 2022 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).
- Israeli Regional Science Association, Annual Meetings, Sapir College, April 2022 (presenting “Political belief and risky behavior: Vaccine resistance and virus transmission during the COVID-19 pandemic”).
- The Fourth Israel Behavioral Finance Conference, The Academic College of Tel Aviv-Yaffo, Israel, June 2022 (presenting “Political belief and risky behavior: Vaccine resistance and virus transmission during the COVID-19 pandemic”).
- American Real Estate and Urban Economic Association, International Conference, Tokyo, Japan, August 2022 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).
- Western Galilee College, Faculty Seminar (via Zoom), December 2022 (presenting “Zero price effect and consumer welfare: Evidence from online classified home service”).
- Israeli Regional Science Association, Annual Meetings, Rupin Academic Center, February 2023 (presenting “On the likelihood of acquiring a premium service under freemium and paymium: Field and experimental evidence”).
- Asian Real Estate Society (AsRES) and Global Chinese Real Estate Congress (GCREC), Joint Annual Real Estate Meetings, Hong Kong, July 2023 (presenting “Vertical status: Evidence from high-rise condominiums”).
- Bar-Ilan University, Economics Department Seminar, Israel, January 2024 (presenting “Vertical status: Evidence from high-rise condominiums”).
- Israeli Regional Science Association, Annual Meetings, Tel Aviv University, April 2024 (presenting “The value of status: Exploring the price of relative positioning”).
- University of Haifa, Economics Department Seminar, Israel, May 2024 (presenting “The value of status: Exploring the price of relative positioning”).