MATTHEW S. DAVIS
https://bepp.wharton.upenn.edu/profile/mattda/
mattda@wharton.upenn.edu

THE WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA

Placement Director: Fernando Ferreira	fferreir@wharton.upenn.edu	215.898.7181
Graduate Administrator: Diana Broach	dhs@wharton.upenn.edu	215.898.7761

Office Contact Information
3620 Locust Walk
3301 Steinberg Hall – Dietrich Hall
Philadelphia, PA, 19105
Cell: 860.287.6208

Home Contact Information
1110 Caton Ave
Apt. 1C
Brooklyn, NY, 11218

Graduate Studies
The Wharton School, University of Pennsylvania, 2013 to present
M.S. in Applied Economics, 2016
Thesis Title: Essays in Housing Markets and Public Finance
Expected Ph.D. Completion Date: May 2019

Committee Members and References:

Professor Fernando Ferreira (chair)
The Wharton School, University of Pennsylvania
215.898.7181, fferreir@wharton.upenn.edu

Professor Joseph Gyourko
The Wharton School, University of Pennsylvania
215.898.3003, gyourko@wharton.upenn.edu

Professor Benjamin Keys
The Wharton School, University of Pennsylvania
215.746.1253, benkeys@wharton.upenn.edu

Professor Todd Sinai
The Wharton School, University of Pennsylvania
215.898.5390, sinai@wharton.upenn.edu

Undergraduate Studies
A.B. Economics (With Honors), Princeton University, 2009

Teaching and Research Interests
Primary: Real Estate Economics and Finance, Public Finance, Household Finance
Secondary: Applied Microeconomics, Economics of Education

Research Experience

Fall 2016 – Spring 2018	Research Assistant, Fernando Ferreira, Wharton
Summer 2014–Fall 2014	Research Assistant, Fernando Ferreira and Joseph Gyourko, Wharton
Summer 2011–Spring 2013	Research Assistant, Roland Fryer, Education Innovation Lab, Harvard

Teaching Experience

Spring 2016, Spring 2018	*Housing Markets* (Undergraduate and MBA), University of Pennsylvania Teaching Assistant for Professor Joseph Gyourko
Spring 2012	*Education in America* (Undergraduate and Masters), Harvard University Teaching Assistant for Professor Roland Fryer

Professional Activities

Presentations	Urban Economics Association North America Meeting, 2018; Wharton

	Applied Economics Workshop, 2018; Ohio State Real Estate and Housing Conference, 2018
Conferences Attended	NBER Public Economics Program Meeting, 2018; NBER Economics of Education Program Meeting, 2017; National Tax Association Annual Conference, 2017; NBER Summer Institute (Urban Economics and Real Estate), 2017; Price Theory Ph.D. Workshop (University of Chicago), 2016; Conference in Urban and Regional Economics, 2016; Frontiers in Urban Economics, 2015 (Columbia University); AEA Annual Meetings, 2016, 2018
Referee Service	Journal of Public Economics, Journal of Policy Analysis and Management, Journal of Housing Economics

Honors, Scholarships, and Fellowships

2018-2019	Robert R. Nathan Dissertation Fellowship, Wharton
2018	Richard Frost Award, Zell-Lurie Real Estate Center, Wharton
2017	Lincoln Institute of Land Policy, C. Lowell Harris Dissertation Fellowship
2014	Amy Morse Prize (Top 1st Year Ph.D. Student in Applied Economics)
2013-2016	National Science Foundation Graduate Research Fellowship
2013-2018	Wharton Applied Economics Doctoral Fellowship

Research Papers:

The Distributional Impact of Mortgage Interest Subsidies: Evidence from Variation in State Tax Policies (JOB MARKET PAPER)

Abstract: Mortgage interest tax deductions are a widespread, expensive, and regressive tax expenditure, so understanding the distribution of the policy's costs and benefits is a question of first-order economic importance. This paper combines a sufficient-statistics approach with direct estimates of the induced effect on house prices to measure the policy's economic incidence, as distinct from its statutory incidence. I start with a flexible economic framework that expresses the policy's distributional impact in terms of a key parameter: the capitalization effect, or the extent to which the deduction increases house prices. I then directly estimate this parameter, drawing on a national database of housing transactions and exploiting sharp variation in tax rates and itemization rules at state borders. Comparing the sale prices of observationally identical homes purchased on either side of a border, I find that a one percentage point increase in the tax rate applied to mortgage interest increases house prices by 0.8%, which is sufficient to erase the tax savings for a first-time borrower when their loan-to-value ratio is under 60%. Finally, I combine the empirical result and the derived incidence expressions to show the distribution of the policy's impacts among new homebuyers. Accounting for non-itemization rates indicates that average buyers at most incomes do not benefit from the MID, though there is some heterogeneity across income levels and housing markets.

Housing Disease and Public School Finances (with Fernando Ferreira). NBER Working Paper No. 24140.

Abstract: Housing disease is a fiscal externality from local housing markets in which unexpected booms generate extra revenues that school administrators have incentives to spend. Using the timelines of booms to deal with reverse causality and changes in household composition, we estimate housing price elasticities of per-pupil expenditures of 0.16-0.20, which accounts for approximately half of the rise in *public school spending of the 1990s and 2000s. School districts primarily spent the extra resources on instruction and capital projects, not on administrative expenditures, suggesting that the cost increase was accompanied by improvements in the quality of school inputs.*

"No Excuses" Charter Schools and College Enrollment: New Evidence from a High-School Network in Chicago (with Blake Heller). Forthcoming, *Education Finance and Policy.* Pre-publication manuscript.

Abstract: While it is well-known that certain charter schools dramatically increase students' standardized test scores, there is considerably less evidence that these human capital gains persist into adulthood. To address this matter, we match three years of lottery data from a high-performing charter high school to administrative college enrollment records and estimate the effect of winning an admissions lottery on college matriculation, quality, and persistence. Seven to nine years after the lottery, we find that lottery winners are 10.0 percentage points more likely to attend college and 9.5 percentage points more likely to enroll for at least four semesters. Unlike previous studies, our estimates are powerful enough to uncover improvements on the extensive margin of college attendance (enrolling in any college), the intensive margin (persistence of attendance), and the quality margin (enrollment at selective, four-year institutions). We conclude by providing non-experimental evidence that more recent cohorts at other campuses in the network increased enrollment at a similar rate.

Languages: English (native)

Computer: Stata, R, LaTeX, GIS, MS Office