

DR. ISSI ROMEM
SAN FRANCISCO BAY AREA
ISSI@METROSIGHT.COM | [@ISSIROMEM](https://www.instagram.com/ISSIROMEM)
WWW.METROSIGHT.COM

EDUCATION

DOCTOR OF PHILOSOPHY IN ECONOMICS, UNIVERSITY OF CALIFORNIA, BERKELEY, 2013
Advisors: Prof. David Card (2021 Nobel laureate), Prof. Robert Helsley and Prof. Enrico Moretti (chair)
Recipient of the Grace Katagiri Prize for Best Ph.D. econometrics paper
Research assistant to Prof. Enrico Moretti

MASTER OF ARTS IN ECONOMICS (*MAGNA CUM LAUDE*), HEBREW UNIVERSITY, 2009
Research assistant to Prof. Victor Lavy, Falk Institute

BACHELOR OF ARTS IN ECONOMICS (*MAGNA CUM LAUDE*); MINOR IN GEOGRAPHY, TEL AVIV UNIVERSITY, 2005

PROFESSIONAL EXPERIENCE

FULL-TIME ROLES

METROSIGHT

Economist and Founder

November 2019 – Present

- Metropolitan Insight LLC (DBA MetroSight) is a consulting firm specialized in the application of housing, labor, and urban economics in the context of policy and public-facing research. The company has served a variety of public- and private-sector clients including U.C. Berkeley, Facebook, ADP, VTS, Pacaso, Houzz, ECONorthwest, and others. The company has served as a subcontractor on U.C. Berkeley engagements for the California Department of Housing and Community Development, the California Department of Real Estate, and the City of Los Angeles.
- Testimonials from academic and industry figures are available on the MetroSight [homepage](#).

ZILLOW GROUP

Senior Director of Housing & Urban Economics, Zillow (Seattle)
Chief Economist, Trulia (San Francisco)

June 2019 – November 2019
January 2019 – June 2019

- Led the economics research team at Trulia until its consolidation into the corresponding team at Zillow. Conducted research in support of public and government relations and engaged with written and broadcast media as a spokesperson.

BUILDZOOM

Chief Economist

August 2014 – January 2019

- Created a media presence for the company through public-facing research, the cultivation of media relationships and as a spokesperson. Generated more than 1,800 media mentions, including in the New York Times, the Wall Street Journal, The Economist, The Atlantic, and Bloomberg.
- Provided analytic support on strategic operational matters to the company's founders.
- Supported the company's data sales initiatives, primarily to the finance and insurance industries.

ONPOINT ANALYTICS

Economist

July 2013 – August 2014

- Performed analysis and managed staff in support of complex commercial litigation.

ISRAEL DEFENSE FORCE

Reserves
Active-duty

July 2001 – July 2007
December 1996 – July 2001

- Air Force; Lieutenant.

CONSULTING ROLES

TURNER CENTER FOR HOUSING INNOVATION, UNIVERSITY OF CALIFORNIA, BERKELEY

Affiliate

Fellow

July 2020 – Present
February 2018 – July 2020

- Co-authored studies with Turner Center staff.
- Led projects involving several veins of analysis, including with the California Department of Housing and Community Development, the California Department of Real Estate, and the City of Los Angeles.
- Provided strategic advice on research and on project planning.

ADP

Senior Research Advisor to ADP Research Institute

October 2021 – Present

- Devised and prototyped a variety of new economic indexes derived from ADP's data.
- Conducted research on geographical aspects of the U.S. labor market.

APARTMENT LIST

Advisor to Rentonomics Team

July 2017 – June 2018

- Advised on methodology and mentored staff on data-driven economic studies.

ECONOMICS DEPARTMENT, UNIVERSITY OF CALIFORNIA, BERKELEY

Lecturer

Intermittent, August 2013 – May 2017

- Taught introductory econometrics to approximately 240 economics majors in Fall 2013 and 2014 and to more than 300 in Spring 2017, at the department's request. Teaching the course involved managing a team of four graduate student instructors in 2013 and 2014, and five in 2017.

THE BAY AREA COUNCIL

Consultant to Economic Institute

February 2012 – September 2012

- Performed empirical work on matters involving housing, transportation, and the regional economy.

SELECTED PUBLICATIONS

MEDIA BYLINES

[“Explaining the Frenzy in the Housing Market.”](#) The New York Times, December 2020

[“A Cheaper Roof Over Your Head During the Pandemic?”](#) The New York Times, April 2020

[“The IPO Wave of 2019 Won’t Upend the Bay Area Housing Market.”](#) TechCrunch, April 2019

[“California’s Housing Prices Need to Come Down.”](#) CityLab (The Atlantic), March 2018

[“Your Zillow Account Makes It Costlier to Buy a Home.”](#) Bloomberg Opinion, March 2018

[“The Outflow of Bay Area Residents Spreads to Higher Income Levels.”](#) The Urbanist (SPUR), December 2017

DATA-DRIVEN ANALYSIS AND COMMENTARY

With David Garcia and Ida Johnsson, [“Strip Malls to Homes: An Analysis of Commercial to Residential Conversions in California”](#), Turner Center report, October 2021

With Samantha Wilkinson, “[Creating a Stronger Housing Element: The Example of Los Angeles](#)”, Turner Center brief, August 2021

With David Garcia, “[Residential Redevelopment of Commercially Zoned Land in California](#)”, Turner Center report, December 2020

“[Mapping America’s Metropolitan Growth: Islands of Density in a Sea of No Growth](#)”, Zillow Research Blog, December 2019

“[A Modest Proposal: How Even Minimal Densification Could Yield Millions of New Homes](#)”, Zillow Research Blog, December 2019

“[The Silver Tsunami: Which Areas will be Flooded with Homes once Boomers Start Leaving Them?](#)”, Zillow Research Blog, November 2019

“[Getting Around, or Just Getting By? Where People Live with Fewer Cars](#)”, Trulia Research Blog, May 2019

“[What’s Up with Construction Costs?](#)”, BuildZoom Blog, December 2018

With Elizabeth Kneebone, “[Disparity in Departure: Who Leaves the Bay Area and Where Do They Go?](#)”, BuildZoom Blog and Turner Center Blog, October 2018

With Elizabeth Kneebone, “[Disparity in Departure: Los Angeles Region Supplement](#)”, BuildZoom Blog and Turner Center Blog, October 2018

“[The Scar From Which the Construction Workforce Has Yet to Recover](#)”, BuildZoom Blog, July 2018

“[Characteristics of Domestic Cross-Metropolitan Migrants](#)”, BuildZoom Blog, April 2018

“[America’s New Metropolitan Landscape: Pockets of Dense Construction in a Dormant Suburban Interior](#)”, BuildZoom Blog, February 2018

“[Paying for Dirt: Where Have Home Values Detached from Construction Costs?](#)” BuildZoom Blog and Turner Center Blog, October 2017

“[Having Shed Young Workers, the Construction Industry Needs Change](#)”, BuildZoom Blog, July 2017

“[The Toughest Places to Build: Behind the Scenes of a Wall Street Journal Analysis](#)”, BuildZoom Blog, July 2017

“[Urban Geography, Vacant Lots, and The Stunted Recovery of New Home Construction](#)”, BuildZoom Blog, May 2017

“[Renewal of the Existing Housing Stock Depends on Home Sales](#)”, BuildZoom Blog, February 2017

“[Can U.S. Cities Compensate for Curbing Sprawl by Growing Denser?](#)”, BuildZoom Blog, September 2016

“[Has the Expansion of American Cities Slowed Down?](#)”, BuildZoom Blog and Turner Center Blog, May 2016

“[The Growing Homes of First-Time Buyers](#)”, BuildZoom blog, May 2016

“[The Rising Income of First-Time Home Buyers](#)”, BuildZoom blog, January 2016

“[Which San Francisco Neighborhoods See the Most Remodeling?](#)”, BuildZoom Blog, January 2015

“[Home Improvement Patterns in San Francisco Suggest a Growing Divide in the Living Standards of Owners and Renters](#)”, BuildZoom Blog, Nov 2014

“[Self-Driving Cars: A Force for Urban Densification or Expansion?](#)”, Meeting of the Minds, June 2013

“[How Will Driverless Cars Affect Our Cities](#)”, Meeting of the Minds, March 2013

With Jon Haveman, Patrick Kallerman and Steven Levy, “[The Bay Area: A Regional Economic Assessment](#)”, Bay Area Council Economic Institute Report, August 2012 (Appendices, October 2012)

With Jon Haveman, “[The Economic Impact of Caltrain Modernization](#)”, Bay Area Council Economic Institute Report, June 2012

ACADEMIC STUDIES AND TECHNICAL DOCUMENTS

“Building a Housing Development Dashboard for California: A Methodology and Work Plan for Developing a Data-Driven Land Use Planning Tool”, Manuscript, U.C. Berkeley Turner Center on behalf of California’s Department of Housing and Community Development, August 2020

With Ity Shurtz, “[The Accident Externality of Driving: Evidence from Observance of the Jewish Sabbath in Israel](#)”, Journal of Urban Economics, Vol. 96, November 2016, Pages 36-54.

With Albert Saiz, “[The BuildZoom & Urban Economics Lab Index Technical Document](#)”, Manuscript, BuildZoom & MIT Center for Real Estate, July 2015

“[The Role of Equity in the Housing Market: Empirical Evidence from 2007-2011](#)”, Manuscript, U.C. Berkeley, May 2013

“[Re-Interpreting Burdett and Mortensen: Equilibrium Wage Dispersion with Balanced Matching](#)”, Manuscript, U.C. Berkeley, August 2011

“[The Unraveling of Prolonged Stability: The Fall of the Old Kingdom in Ancient Egypt](#)”, Manuscript, U.C. Berkeley, January 2009

With Jose Miguel Abito, Katarina Borovickova, Hays Golden, Jacob Goldin, Matthew Masten, Miguel Morin, Vincent Pons, Tyler Williams and Chamna Yoon, “[How Should the Graduate Economics Core Be Changed?](#)”, The Journal of Economic Education 42(4), 414-417, 2011

“[Identifying Selection Bias with the Hausman Test: The Mariel Boatlift and the Miami Rental Market](#)”, Manuscript, U.C. Berkeley, January 2009 (Winner of the Grace Katagiri Prize for Best Ph.D. Econometrics Paper)

TEACHING EXPERIENCE

CP230 – U.S. Housing Policy Fall 2020
Guest lecture for Prof. Ben Metcalf
U.C. Berkeley, Master of City and Regional Planning Program

Econ140–Economic Statistics and Econometrics Fall 2013, Fall 2014, Spring 2017
Lecturer
U.C. Berkeley, Bachelor of Arts in Economics Program

Econ191/Econ196–Topics in Economic Research Fall 2010, Spring 2012
Acting instructor under supervision of Prof. Barry Eichengreen
U.C. Berkeley, Bachelor of Arts in Economics Program

Econ181–International Trade Spring 2010
Graduate Student Instructor for Prof. David Roland-Holst
U.C. Berkeley, Bachelor of Arts in Economics Program

Econ 100A – Economic Analysis, Micro Spring 2009, Fall 2009
Graduate Student Instructor for Prof. Rika Mortimer
U.C. Berkeley, Bachelor of Arts in Economics Program

Graduate Econometrics C Spring 2007
Teaching Assistant for Prof. Daniele Paserman
Hebrew University, Master of Arts in Economics Program

Teaching Assistant for Prof. Shaul Lach and Prof. Eric Gould
Hebrew University, Bachelor of Arts in Economics Program

Teaching Assistant for Prof. Joseph Zeira
Hebrew University, Master of Arts in Economics Program

PROFESSIONAL AFFILIATIONS AND SERVICE

Urban Land Institute, 2019 – Present

National Association for Business Economics, April 2017 – Present

- Analytics Roundtable, Chair, 2017 – 2018
- Various organizing committees in the Tech & Economics sub-group

American Economic Association, August 2010 – Present

Association of Bay Area Governments / Metropolitan Transportation Commission

- Member of consultant group, alongside the Turner Housing Innovation Labs and MapCraft Labs, selected for the 2021 Regional Planning Bench in the disciplines of Housing Policy and Planning and Economic & Real Estate Analysis, May 2021
- Technical Advisory Committee for the Plan Bay Area 2050 Regional Growth Forecast, 2019

Southern California Association of Governments

- Member of consultant group, alongside the Turner Housing Innovation Labs and MapCraft Labs, selected for On-Call Services: Regional Early Action Plan (REAP) Program (21-047) in the discipline of Integrated Land Use Planning, Urban Design and Land Use Policy, March 2021

Stanford University, Institute for Economic Policy Research (SIEPR)

- SIG/SIEPR Policy Hackathon, “[The California Housing Crisis](#)”, Judge, May 2018

SELECTED TALKS AND PANEL PRESENTATIONS

“Homebuyer Preferences, Demographics, and Challenges”, National Association of Realtors Real Estate Forecast Summit, forthcoming December 2021

“Commercial Zoning Webinar”, Turner Center for Housing Innovation, Webinar, forthcoming November 2021

“How High-Speed Rail Will Reshape California’s Economic Geography”, SPUR panel, November 2021

“Strip Malls to Homes: An Analysis of Commercial to Residential Conversions in California”, Turner Center presentation, November 2021

“Overlooked Trends Affecting Residential Construction”, Epicor webinar, October 2020

“Solving the Housing Inventory Shortage”, HousingWire Engage, October 2020

“The Silver Tsunami: Where and How Will the Passing of Seniors Affect Home Improvement?”, Home Improvement Research Institute Summit, September 2020

“Metropolitan Growth Patterns and the San Francisco Bay Area”, Turner Center presentation, July 2020

“The COVID Effect: How Housing Will Evolve in Response to the Pandemic”, MIT World Real Estate Forum, July 2020

“What’s next for the Bay Area housing market and its top agents?”, Top Agent Network, First Republic Bank, and Niner Homes (now Pacaso) event, May 2020

“Metropolitan Growth Patterns and the San Francisco Bay Area”, Sares Regis Group executive offsite, April 2020

“Metropolitan Growth Patterns and the Housing Affordability Crisis”, National Association for Business Economics Real Estate / Construction and Data / Statistics Roundtables webinar, April 2020

“Preparing For an Aging Silicon Valley”, SPUR panel, February 2020

“Some Undeniable Facts About the Housing Market”, Americatalyst, February 2020

“San Francisco Bay Area Outlook”, Urban Land Institute San Francisco Executive Board Meeting, January 2020

“Impacts of Housing Access on Individual and Community Outcomes”, Brookings / Minneapolis Fed OIGI conference, October 2019

Grosvenor Group Americas, annual client event, September 2019

“Reading the Tea Leaves, a Housing Economist’s Take on the Economy”, Zillow Lux event, August 2019

“The Long View on Bay Area Housing Affordability”, Bay Area Council Housing Committee, June 2019

“The Long View on Metropolitan Growth, Population Shifts and the Affordability of Housing in the U.S.”, National Multifamily Housing Council, April 2019

Industry economist panel, 2019 Rena Sivitanidou Annual Research Symposium, University of Southern California, Lusk Center for Real Estate, March 2019

“The Long View on Why Greater L.A. is So Expensive and What it Means”, Combined L.A./Westside MLS (CLAW) event, March 2019

“America’s New Metropolitan Landscape: Pockets of Dense Construction in a Dormant Suburban Interior”, American Enterprise Institute Annual Housing Conference, October 2018

“Who is Moving In and Out of the Bay Area? ...And Why is it So Expensive?”, Flexport, March 2018

“Who is Moving In and Out of the Bay Area?”, SPUR, February 2018

“Evaluating the Quality of New Data Sources”, National Association for Business Economics, TEC2017 conference, November 2017

“Broad Trends in U.S. Urban Growth and Housing”, Society of Industrial and Office Realtors, October 2017

“Content at BuildZoom”, Priceonomics Conference, October 2017

Economics panel, California Realtor Expo, October 2017

“Who is Moving In and Out of the Bay Area?”, Fisher Center for Real Estate and Urban Economics Policy Advisory Board meeting, October 2017

“The Expansion and Densification of U.S. Cities and Other Housing Trends”, Urban Land Institute Fall Conference, commercial real estate research group, July 2017

“The Expansion and Densification of U.S. Cities”, YimbyTown, July 2017

“The Expansion and Densification of U.S. Cities”, National Association for Business Economics, Annual Conference, September 2016

“Generating Metropolitan Indexes of New Construction Activity with Partial Data”, MIT Center for Real Estate seminar, February 2015

2013 AND BEFORE

“The Role of Equity in the Housing Market: Empirical Evidence from 2007-2011”, American Real Estate and Urban Economics Association International Conference, June 2013

Seminar presentations at U.C. Berkeley Economics Department (multiple presentations), Fannie Mae, Federal Housing Finance Agency, Freddie Mac, EconCon Conference (Princeton University)

SELECTED MEDIA MENTIONS

Connor Harris, "[Beam-in-the-Eye Environmentalism](#)", *City Journal*, August 23, 2021

Chris Hayes, "[Why is this happening? Unlocking the housing market with Justin Fox: podcast and transcript](#)", *MSNBC*, July 29, 2021

Amanda Williams, "[Why the U.S. housing market is booming](#)", *NPR 1A (show)*, May 10, 2021

Ethan Baron, "[Are 3D-printed homes the answer to the Bay Area housing crisis?](#)", *Government technology*, January 11, 2021

Bill Barrow, Hannah Fingerhut and Josh Boak, "[Dems' Georgia alliance is diverse and broad. Is it durable?](#)", *The Associated Press*, January 8, 2021

Arielle Pardes, "[While Big Tech Prospers, an Eviction Crisis Looms Next Door](#)", *Wired*, August 20, 2020

Greta Kaul, "[How Covid-19 has affected the price of rent in the Twin Cities](#)", *MinnPost*, June 18, 2020

Chloe Veltman, "[Bay Area Housing: Will Remote Work and COVID-19 Affect SF Rent?](#)", *KQED (NPR affiliate)*, May 26, 2020

Erin Baldassari and Molly Solomon, "[Bay Area Housing Post-Pandemic: What's in Store?](#)", *KQED (NPR affiliate)*, May 14, 2020

Brock Keeling, "[What Bay Area homebuyers need to know during the coronavirus pandemic](#)", *Curbed*, April 23, 2020

Chase DiFelicianantonio and Roland Li, "[Good news for Bay Area: Tech hiring despite the coronavirus](#)", *San Francisco Chronicle*, April 5, 2020

"[Housing as a driver of cities' polarization](#)", *Federal Reserve Bank of Minneapolis publication*, March 19, 2020

Brock Keeling, "[Should you buy a home in SF in 2020?](#)", *Curbed*, March 11, 2020

Patrick Sisson, "[As California comes to grips with housing crisis, Texas real estate rises in 2020](#)", *Curbed*, January 14, 2020

Jennifer Graham, "[Will ending single-family zoning solve America's housing crisis?](#)", *Deseret News*, January 14, 2020

Patrick Sisson, "[Why California, and the nation, shouldn't be afraid of density and upzoning](#)", *Curbed*, December 6, 2019

Laura Kusisto, "[OK Boomer, Who's Going to Buy Your 21 Million Homes?](#)", *The Wall Street Journal*, November 23, 2019

Louis Hansen, "[Endangered Bay Area species: the new home](#)", *The Mercury News*, September 3, 2019

Roland Li, "[Tech IPOs haven't made a mark on SF housing - yet](#)", *San Francisco Chronicle*, June 20, 2019

Melia Russell, "[As Bay Area housing crisis worsens, companies from Google to Wells Fargo \(\\$1 billion each\) step up](#)", *San Francisco Chronicle*, June 18, 2019

Dara Kerr, "[Uber's IPO millionaires could buy every home for sale in the Bay Area](#)", *CNet*, May 23, 2019

Henry Grabar, "[Where Rich People Don't Own Cars](#)", *Slate*, May 17, 2019

Noah Buhayar, "[L.A. Homes Near Mass Transit Often Sell for More, a Study Finds](#)", *Los Angeles Times*, May 2, 2019

Roland Li, "[San Francisco passes New York to become world's most expensive place to build](#)", *San Francisco Chronicle*, April 11, 2019

Paul Davidson, "[In a boon for many homeowners, the least expensive houses have risen sharply in price](#)", *USA Today*, April 5, 2019

Greg Kumparak, "[Built Robotics' massive construction excavator drives itself](#)", *TechCrunch*, March 29, 2019

Nancy Skinner, "[Open Forum: Bring Back the 'Missing Middle' Housing](#)", *San Francisco Chronicle*, March 11, 2019

Daniel Block, "[To Take Back the Map, Democrats Need a Plan to Revive Heartland Cities](#)", *Washington Monthly*, March 1, 2019

Alyssa Newcomb, "[People are buying less at Home Depot: Is this another sign the housing market is cooling down?](#)", *NBC news*, February 26, 2019

Catey Hill, "[The depressing reason rich people are now the fastest-growing segment of renters](#)", *MarketWatch*, February 23, 2019

Chrissy Callahan, "[Trulia survey says more married couples have roommates now](#)", *Today Show (NBC)*, February 15, 2019

Matthew Yglesias, "[New York is better off without Amazon's HQ2](#)", *Vox*, February 14, 2019

Michele Lerner, "[Why it costs so much to build a house](#)", *Washington Post*, January 30, 2019

Michelle Robertson, "[Is there anywhere in California that's still 'affordable'?](#)", *San Francisco Chronicle*, January 23, 2019

"[Issi Romem Joins Trulia](#)", *MReport*, January 18, 2019

Phil Hall, "[Issi Romem Named Chief Economist at Trulia](#)", *National Mortgage Professional*, January 15, 2019

"[Why do construction costs continue to rise?](#)", *Builder*, December 20, 2018

Patrick Sisson, "[Rising labor costs send the price of house construction skyward](#)", *Curbed*, December 17, 2018

Matthew Yglesias, "[The tragedy of Amazon's HQ2 selections, explained](#)", *Vox*, November 9, 2018

Andrea Riquier, "[Leaving Los Angeles: What the new exodus inland tells us](#)", *MarketWatch*, November 1, 2018

Michelle Robertson, "[Report: Where the rich and the poor move when they leave the Bay Area](#)", *San Francisco Chronicle*, October 5, 2018

Daniel Herriges, "[Your City Isn't Changing as Fast as You Think](#)", *Strong Towns*, August 27, 2018

Greta Kaul and Jessica Lee, "[Why 'fixing' Minneapolis' housing crisis is going to be lot harder than people think](#)", *MinnPost*, August 23, 2018

Valerie Bauman, "[The great American divide: U.S. poor are moving inland while the rich head for the coasts widening pockets of disparity across the country](#)", *Daily Mail*, August 21, 2018

Ed Leefeldt, "[America's rich are moving to the coasts as the poor go inland](#)", *CBS-News*, August 21, 2018

"[The time may be right for land-value taxes](#)", *The Economist* (chart from BuildZoom study entitled "Paying for Dirt: Where Have Home Values Detached from Construction Costs?" reproduced with permission; Issi Romem not mentioned by name), August 9, 2018

Louis Hansen, "[Northern California wildfires strain another scarce resource – construction workers](#)", *The Mercury News*, August 2, 2018

"[10 Must Reads for the CRE Industry Today \(August 1, 2018\)](#)", *National Real Estate Investor*, August 1, 2018

Kevin Drum, "[Do White People Not Like Working With Latinos?](#)", *Mother Jones*, July 31, 2018

Laura Kusisto, "[Young People Don't Want Construction Jobs. That's a Problem for the Housing Market.](#)", *The Wall Street Journal*, July 31, 2018

Michelle Robertson, "[Ridiculous Bay Area housing costs may be reflected in a large drop in births](#)", *San Francisco Chronicle*, June 13, 2018

Justin Fox, "[The Death of the Small Apartment Building](#)", *Bloomberg*, June 5, 2018

Clare Trapasso, "[What Buyers Need to Know About the Latest Crop of Brand-New Homes](#)", *Realtor Magazine*, June 1, 2018

Elena Cryst, "[Students tackle housing policy in SIEPR hackathon](#)", *Stanford University website*, May 24, 2018

Emily Badger, "[Why Don't People Who Can't Afford Housing Just Move Where It's Cheaper?](#)", *New York Times*, May 15, 2018

Andrew Khouri, "[California heads toward requiring solar panels on all new houses](#)", *Los Angeles Times*, May 8, 2018

Thomas Edsall, "[The Democrats' Gentrification Problem](#)", *New York Times*, April 19, 2018

Eddie Small, "[Wealthy people are moving into wealthy cities and out of poorer ones](#)", *Business Insider*, April 18, 2018

Patrick Clark and Noah Buhayar, "[A Small Fix for the Housing Crunch Is in Your Backyard](#)", *Bloomberg*, April 12, 2018

"[Wealthy cities like LA, Miami and New York are attracting wealthier new residents](#)", *The Real Deal New York*, April 6, 2018

Laura Kusisto, "[In Pricey Cities, New Residents Make Much More Than Those Leaving](#)", *Wall Street Journal*, April 5, 2018

Michelle Robertson, "[A citywide crisis in gentrification? New SF residents make far more money than those leaving](#)", *San Francisco Chronicle*, April 4, 2018

Henry Grabar, "[You Can Learn a Lot About an American City by Who's Leaving It](#)", *Slate*, April 4, 2018

Richard Florida, "[How Your Social Class Affects Where You'll Move](#)", *CityLab*, April 4, 2018

Louis Hansen, "[Bay Area trend – low earners move out, high earners move in](#)", *Mercury News*, April 4, 2018

Aaron Renn, "[Cities as Income Sorting Machines](#)", *Urbanophile*, April 4, 2018

Laura Kusisto, "[The Next Housing Crisis: A Historic Shortage of New Homes](#)", *Wall Street Journal*, March 18, 2018

Justin Fox, "[Wow, California Housing is Even More Expensive than you Thought](#)", *Bloomberg*, February 26, 2018

Daniel Herriges, "[Calming the waters: how to address both gentrification and concentrated poverty](#)", *Strong Towns*, February 26, 2018

Sarah Chaney, "[Want Better Pay Than the Bosses? Get a Job in Elevator Repair](#)", *The Wall Street Journal*, February 14, 2018

Richard Florida, "[America's Other Housing Crisis: Undercrowded Suburbs](#)", *The Atlantic*, February 3, 2018

Joe Cortright, "[Sprawl, stagnation, and NIMBYism: Animated maps of metro change](#)", *City Observatory*, February 1, 2018

Anna Hensel, "[Bay Area transplants are earning more than ever before](#)", *VentureBeat*, December 15, 2017

Seung Lee, "[How much did it actually cost to build Apple Park?](#)", *The Mercury News*, December 8, 2017

Tanza Loudenback, "[America's future depends on the death of the single-family home](#)", *Business Insider*, December 4, 2017

Conor Dougherty, "[The Great American Single-Family Home Problem](#)", *New York Times*, December 1, 2017

Eugene Kim, "[Amazon's massive Seattle footprint: 13.6 million square feet, enough to fill five Empire State Buildings](#)", *CNBC*, November 29, 2017

Seth Archer, "[Amazon's next headquarters could be worth \\$2 billion to the winning city \(AMZN\)](#)", *Business Insider*, November 29, 2017

Justin Fox, "[The Problem with Expensive Real Estate](#)", *Bloomberg*, November 17, 2017

Ben Schiller, "[What Happens When Land Is More Expensive Than The Buildings On Top?](#)", *Fast Company*, November 2, 2017

Noah Smith, "[Faster Growth Begins With a Land Tax in U.S. Cities](#)", *Bloomberg*, October 24, 2017

James Brasuell, "[Study: It's the Land That's Making Housing Expensive](#)", *Planetizen*, October 23, 2017

Wendell Cox, "[Housing Unaffordability Policies: 'Paying for Dirt'](#)", *New Geography*, October 21, 2017

"[Should-Read: Issi Romem: Paying For Dirt: Where Have Home Values Detached From Construction Costs?](#)", *Equitable Growth*, October 18, 2017

Kirk Johnson and Conor Dougherty, "[California Fires Leave Many Homeless Where Housing Was Already Scarce](#)", *New York Times*, October 17, 2017

"[Home Values Disconnecting from Construction Costs](#)", *MReport*, October 17, 2017

Patrick Clark, "[The Ten Zip Codes With the Most Valuable Land in the U.S.](#)", *Bloomberg*, October 17, 2017

Alan Durning, "[Yes, you can build your way to affordable housing](#)", *Sightline Institute*, September 21, 2017

Annie Correal and Conor Dougherty, "[Houston's Unsinkable Housing Market Undaunted by Storm](#)", *New York Times*, September 12, 2017

Julie Littman, "[Fountain Of Youth Running Dry For Construction Industry](#)", *Forbes*, August 16, 2017

Mackenzie Goldberg, "[Los Angeles and Honolulu are the toughest cities to build in](#)", *Archinect*, July 27, 2017

Hites Ahir, "[Issi Romem on BuildZoom and the US Housing Market](#)", *The Unassuming Economist (International Monetary Fund affiliate)*, July 26, 2017

Laura Kusisto, "[U.S. New-Home Sales Edged Higher in June](#)", *Fox Business*, July 26, 2017

Laura Kusisto, "[Labor Shortage Squeezes Home Builders](#)", *Wall Street Journal*, July 26, 2017

Zelda Bronstein, "[Inside the YIMBY conference](#)", *48 Hills*, July 20, 2017

Robin Acbarian, "[They discover, they gentrify, they ruin: How 'progress' is wrecking Los Angeles neighborhoods](#)", *Los Angeles Times*, July 19, 2017

John McManus, "[Labor Pain and Video Games](#)", *Builder*, July 18, 2017

Adam Nagourney and Conor Dougherty, "[The Cost of a Hot Economy in California: A Severe Housing Crisis](#)", *New York Times*, July 16, 2017

Laura Kusisto, "[Venice Beach Is a Hot Place to Live, So Why Is Its Housing Supply Shrinking?](#)", *Wall Street Journal*, July 16, 2017

Justin Fox, "[The Return of Sprawl is More About Supply than Demand](#)", *Bloomberg*, May 23, 2017

Patrick Clark, "[America's Cities Are Running Out of Room](#)", *Bloomberg*, May 22, 2017

Joe Cortright, "[Is the Urban Renaissance Over?](#)", *City Observatory*, May 22, 2017

Lisa Fleisher and Timothy Coulter, "[Uber Can Charge More in Rich Neighborhoods](#)", *Bloomberg*, May 22, 2017

Laura Kusisto, "[Why Millennials Are \(Partly\) to Blame for the Housing Shortage](#)", *Wall Street Journal*, May 22, 2017

Liam Dillon, "[California won't meet its climate change goals without a lot more housing density in its cities](#)", *Los Angeles Times*, March 6, 2017

Andrea Riquier, "[What's driving latest wave of home remodeling? Hint: These baby boomers](#)", *MarketWatch*, February 28, 2017

James Gleeson, "[Housing in London: 2017](#)", *Greater London Authority publication*, p.14, February 28, 2017

Steve Cook, "[Meet Tomorrow's Rising Star Chief Economists](#)", *Real Estate Economy Watch* (original link unavailable; link points to unattributed syndication), January 17, 2017

Joel Kotkin, "[Two cheers for NIMBYism: Joel Kotkin](#)", *Los Angeles Daily News*, October 14, 2016

Wendell Cox, "[The incompatibility of forced density and housing affordability](#)", *New Geography*, September 21, 2016

Ben Schiller, "[Sprawl Is An Easy Path Toward Making Cities Affordable—But There's A Better Way](#)", *Fast Company*, September 19, 2016

Irvin Dawid, "[If Housing Affordability Is Top Concern, Let Metro Regions Sprawl](#)", *Planetizen*, September 16, 2016

Justin Fox, "[We Don't Have to Give In to Sprawl](#)", *Bloomberg*, September 15, 2016

Emily Badger, "[The ugly choice American cities face](#)", *The Washington Post*, September 15, 2016

Patrick Clark, "[What's Wrong With America's Dream of City Living](#)", *Bloomberg*, September 14, 2016

Richard Florida, "[The Difficulties of Density](#)", *CityLab*, September 14, 2016

Laura Kusisto, "[What If Urban Sprawl Is the Only Realistic Way to Create Affordable Cities?](#)", *Wall Street Journal*, September 14, 2016

"[First-Time Buyers Not Picking 'Starter Homes'](#)", *Realtor Magazine*, July 19, 2016

Hal Bundrick, "[More first-time buyers skip starter home stage for bigger, better](#)", *USA Today*, July 17, 2016

Hites Ahir, "[Issi Romem on BuildZoom and the U.S. Housing Market](#)", *The Unassuming Economist (International Monetary Fund affiliate)*, July 1, 2016

Patrick Clark, "[The World's Top Economists Want to Work for Amazon and Facebook](#)", *Bloomberg*, June 9, 2016

Alan Heavens, "[A Snapshot of the Vacation-Home Market](#)", *RISMedia*, May 18, 2016

Ben Schiller, "[The Growing Divide Between America's Expensive and Expansive Cities](#)", *Fast Company*, April 25, 2016

Josh Boak, "[More Americans are expected to remodel their homes this year](#)", *The Associated Press*, April 21, 2016

Kim Slowey, "[BuildZoom: City's geography contributes to housing availability and price](#)", *Construction Dive*, April 19, 2016

Laura Kusisto, "[Why the Great Divide Is Growing Between Affordable and Expensive U.S. Cities](#)", *The Wall Street Journal*, April 18, 2016

Richard Florida, "[Blame Geography for High Housing Prices?](#)", *CityLab*, April 18, 2016

Kim Slowey, "[Spring forward: 4 housing market predictions from residential experts](#)", *Construction Dive*, April 14, 2016

Bob Sullivan, "[First-Time Homebuyers: The New Elite?](#)", *Credit.com*, January 25, 2016

Brena Swanson, "[Here is the latest Realtor.com attack aimed at Zillow](#)", *HousingWire*, November 12, 2015

Patrick Kiger, "[Imagining the Driverless City](#)", *Urban Land*, October 2, 2015

Bill Stoller, "[BuildZoom Chief Economist Sheds Light On Remodeling Data](#)", *Benzinga*, August 11, 2015

Trey Garrison, "[BuildZoom: Losing Lithub cost Zillow big time, geographically speaking](#)", *HousingWire*, April 14, 2015

Laura Kusisto and Joe Light, "[Zillow, After Trulia Deal, Calls 2015 'a Transition Year'](#)", *The Wall Street Journal*, April 14, 2015

Brad Plumer, "[Will driverless cars solve our energy problems — or just create new ones?](#)", *Washington Post*, March 30, 2013