

Benjamin (Benji) Edelstein

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Employment

Loyola University Chicago, Quinlan School of Business 2025-current
Assistant Professor of Economics

Education

PhD in Applied Economics, The Wharton School, University of Pennsylvania 2025
BA in Economics, University of Southern California 2016

Teaching and Research Fields

Primary Fields Urban Economics, Environmental Economics, Public Economics
Secondary Fields Real Estate Finance, Applied Microeconomics

Publications

“[Household Mobility, Networks, and Gentrification of Minority Neighborhoods in the United States](#)”
with Fernando Ferreira and Jeanna Kenney. *Journal of Labor Economics*, April 2024.

“[A Quarter Century of Mortgage Risk](#)” with Morris Davis, William Larson, and Stephen Oliner. *Review of Finance*, May 2023.

Working Papers

“[Water Scarcity Management and Housing Markets: Evidence from Water Impact Fees in Colorado](#)”
Honorable mention, UEA student paper competition

Teaching Experience

Fall 2025 Urban Economics (Undergraduate), Intermediate Microeconomics (Undergraduate)
Spring 2022, 23, 24, 25 Housing Markets (MBA and Undergraduate)
TA for Joseph Gyourko
Spring 2024 Environmental & Energy Economics and Policy (Undergraduate)
TA for Arthur van Benthem
Fall 2021 Managerial Economics (Undergraduate)
TA for Eduardo Azevedo and Gilles Duranton

Honors and Fellowships

2025 Wharton Doctoral Travel Award
2024 Federation of American Scientists’ [Housing Ideas Challenge Finalist](#)
Zell/Lurie Real Estate Center Research Grant

2023	Wharton Doctoral Travel Award
2022	Lincoln Institute of Land Policy's Babbitt Dissertation Fellowship
2020	Amy Morse Prize (Wharton Applied Economics Program)
2019-2024	Wharton Doctoral Education and Research Fellowship

Presentations at Conferences, Seminars and Workshops

2026

AREUEA-ASSA (scheduled)

2025

Federal Reserve Board, California Polytechnic State University, Loyola University Chicago, Temple University, European Urban Economics Association Meeting, Association of Environmental and Resource Economists Annual Conference, Annual Conference of the European Association of Environmental and Resource Economists

2024

North American Urban Economics Association Meeting, Wharton Applied Economics Workshop, Urban Land Institute Water Wise Development Coalition, Wharton PhD Student Seminar Series, University of Pennsylvania Urban Studies Graduate Colloquium

2023

North American Urban Economics Association Meeting, Columbia University Interdisciplinary PhD Workshop in Sustainable Development, American Water Resources Association Summer Conference

Earlier

Wharton Real Estate and Urban Seminar, Babbitt Center for Land and Water Policy, Wharton PhD Student Seminar Series

Professional Service

Refereeing: Journal of Urban Economics, Statistics and Public Policy

Reviewer: AERE 2025

Student Organizer, Wharton Urban and Real Estate Seminar (2021-2023)

Other Employment

Research Assistant for Prof. Fernando Ferreira, <i>University of Pennsylvania</i>	2020-21
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Research Associate for Stephen Oliner, <i>American Enterprise Institute Housing Center</i>	2016-19
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Personal Information

U.S. Citizen

English (native), Spanish (intermediate)

My last name was previously Smith, which is reflected on some past publications.