

Desen Lin

CONTACT INFORMATION	800 N. State College Blvd., SGMH 5178 Department of Finance Cal State Fullerton Fullerton, CA 92831 USA	<i>Phone:</i> +1 (657) 278-2407 <i>E-mail:</i> desenlin@fullerton.edu <i>Website:</i> www.desenlin.com <i>Last update:</i> August, 2026
RESEARCH INTERESTS	Real Estate Economics, Urban Economics, Household Finance	
EMPLOYMENT	California State University, Fullerton <i>Associate Professor of Finance</i> <i>Assistant Professor of Finance</i>	Fullerton, California <i>Aug. 2026 - present</i> <i>Aug. 2021 - Jul. 2026</i>
EDUCATION	University of Pennsylvania <i>Ph.D. in Economics</i> Committee: Dirk Krueger (co-advisor), Susan Wachter (co-advisor), Guillermo Ordonez, Joachim Hubmer	Philadelphia, Pennsylvania <i>May 2021</i>
	University of California, Santa Barbara <i>M.A. in Economics</i>	Santa Barbara, California <i>Aug. 2013 - Jun. 2015</i>
	Fudan University <i>B.A. in Mathematical Economics</i>	Shanghai, China <i>Sept. 2009 - Jun. 2013</i>
REFEREED PUBLICATION	Acolin, A., Lin, D., & Wachter, S. M. (2026). Coresidence: How Parent Characteristics Matter , <i>Real Estate Economics</i> , 54 (3), 701-727. Lin, D. (2024). From Vacancy to Verdancy? the Impact of Land Options on the Timing of Vacant Lot Investment , <i>Real Estate Economics</i> , 52 (5), 1263-1307. Acolin, A., Lin, D., & Wachter, S. M. (2024). Why Do Young Adults Coreside with Their Parents? <i>Real Estate Economics</i> , 52 (1), 7-44. Lin, D., Jensen, S. T., & Wachter, S. M. (2023). The Price Effects of Greening Vacant Lots: How Neighborhood Attributes Matter . <i>Real Estate Economics</i> , 51 (3), 573-610. Levitin, A. J., Lin D., & Wachter S. M. (2020). Mortgage Risk Premiums During the Housing Bubble . <i>Journal of Real Estate Finance and Economics</i> , 60 (4), 421-468. Acolin, A., Lin D., & Wachter S. M. (2019). Endowments and Minority Homeownership . <i>Cityscape</i> , 21 (1), 5-62.	
WORK IN PROGRESS	Urban Demographic Decline and Housing Affordability, with Arthur Acolin, Kwan Ok Lee and Susan Wachter. Risk Recast in Housing Markets: Evidence from an Appraisal Reform.	
WORKING PAPERS	Land Interventions and Urban Vitality: Evidence from Neighborhood Traffic, with Shane Jensen and Susan Wachter, 2026. Beyond Proximity in the 15-Minute City: A Behavioral Framework for Local Access, Urban Centers, and Spatial Equity, with Kwan Ok Lee and Betty Wang, 2026.	

Rental Market Conditions and Housing Choice: Evidence from Near-Campus Housing Markets, with HanNa Lim, 2026.

Housing Search and Rental Market Intermediation, 2021.

REIT Capital Structure Choices: When Does Preparation Matter? with Andrey Pavlov, Eva Steiner and Susan Wachter, 2021.

Land Use Regulation, Regulatory Spillover and Housing Prices, with Susan Wachter, 2020.

Housing Boom, Mortgage Default and Agency Friction, 2018.

POLICY REPORTS
AND BOOK
CHAPTERS

Lin, D. (2026). *Vacant Lot Greening as a Long-Term Investment in Legacy Cities? Evidence from the LandCare Program in Philadelphia*. Lincoln Institute of Land Policy.

Lin, D., Renninger, A., Thornton, A. T., Wachter, S. M., & Zeng, D. Z. (2019). City Story: House Prices and Competitiveness. *House Prices: Changing the City World: The Global Urban Competitiveness Report (2017-2018)*, 257.

HONORS AND
AWARDS

American Real Estate and Urban Economic Association (AREUEA) Homer Hoyt Doctoral Dissertation Award, 2021

Junior/Senior Intramural Research Grant, Cal State Fullerton, 2025-2026 (\$7,500)

Faculty Recognition Award for Teaching, Cal State Fullerton, 2025

Principal Investigator, *Vacant Lot Greening as a Long-Term Investment in Legacy Cities? Evidence from the LandCare Program in Philadelphia*, Sponsored by Lincoln Institute of Land Policy, 2024-2025 (\$26,965)

ORSP Principal Investigator Award, Cal State Fullerton, 2025

Faculty Recognition Award for Scholarly and Creative Activities, Cal State Fullerton, 2024

Best Manuscript Award of Real Estate Investment, American Real Estate Society (ARES), 2024 (\$1,500)

ORSP Faculty Travel Grant, Cal State Fullerton, 2023-2024 (\$1,000)

Lincoln Institute Scholars, Lincoln Institute of Land Policy, 2024 (\$500)

AREUEA Junior Scholars, 2024

Junior/Senior Intramural Research Grant, Cal State Fullerton, 2023-2024 (\$7,500)

AAPIFSA Leadership Grant, Cal State Fullerton, 2024 (\$500)

ORSP Faculty Travel Grant, Cal State Fullerton, 2022-2023 (\$1,000)

Best Manuscript Award of Real Estate Brokerage, American Real Estate Society (ARES), 2021 (\$2,500)

University Fellowship, Penn, 2015-2020

AREUEA Dissertation Award, 2020 (\$2,000)

Mack Institute Ph.D. Research Fellowship, Penn Wharton, 2020 (\$3,000)

Graduate and Professional Student Assembly Travel Grant, Penn, 2019-2020 (\$600)

SASgov Travel Grant, Penn, 2018-2020 (\$300 × 2)

Doctoral Travel Grant, AREUEA, 2019 (\$1,000)

School of Arts and Sciences Dean's Travel Subvention, Penn, 2017-2019 (\$500 × 2)

Xinmei Zhang Fellow, Penn, 2015-2018

Thormahlen Family Fellowship in Economics, UC Santa Barbara, 2014-2015
 Graduate USAP Fellowship, UC Santa Barbara, 2013-2014
 Xiyuan Undergraduate Research Fellow, Fudan University, 2012-2013
 Renmin Scholarship, Fudan University, 2010-2013
 Honor Student Award, Fudan University, 2012-2013
 UCLA-CSST Summer Research Scholarship, UCLA, 2012
 UCEAP Visiting Scholarship, UC Davis, 2011

PROFESSIONAL
EXPERIENCE

Reviewer: *Real Estate Economics, Journal of Real Estate Finance and Economics, Journal of Real Estate Research, Journal of Housing Economics, Journal of Housing Research, Journal of Labor Economics, Journal of Real Estate Practice and Education, Economic Inquiry, Economics Letters, Housing Studies, Scientific Reports, Economics and Business Letters, Applied Spatial Analysis and Policy*

Editorial Advisory Committee: *Journal of Real Estate Practice and Education*

Managing Editor: *SSRN Urban Research eJournal, Penn Institute for Urban Research, University of Pennsylvania*

Special Issue Editor: *Housing Studies (Demographic Dynamics and Housing Affordability)*

UNIVERSITY,
COLLEGE, OR
DEPARTMENT
SERVICE

University: Library Committee (Fall 2022-Spring 2023); Committee of Conflict Interest (Fall 2025 - present)

College: Academic Senate (Fall 2023-Spring 2025); Graduate Senate (Fall 2023-Spring 2025); Data Analytic Task Force (Fall 2022-Spring 2024); MBA Steering Committee (Fall 2022-Spring 2024); CBE Award Review Committee (Spring 2026)

Department: Real Estate Committee (Fall 2021-present); Research Seminar Committee (Fall 2024-present); Commencement Committee (Fall 2021-present); Fullerton Day Committee (Fall 2021-present); Curriculum Committee on AI, Data Analytics, and Technology (Fall 2025 - present); Real Estate Association (Fall 2022-Spring 2024)

TEACHING
EXPERIENCE

California State University, Fullerton Fullerton, California
 • *Instructor* Aug. 2021 - Present
 – Real Estate Principles (Fall 2021 - present)
 – Real Estate Investment Analysis (Fall 2024 - present)

University of Pennsylvania Philadelphia, Pennsylvania
 • *Teaching Assistant* Aug. 2016 - May 2021
 – Public Finance, Urban Real Estate Economics (MBA), International Housing Comparisons (MBA), Intermediate Microeconomics

University of California, Santa Barbara Santa Barbara, California
 • *Teaching Assistant* Sept. 2013 - Jun. 2015
 – Microeconomic Theory I & II (MA), Intermediate Microeconomics, Principles of Microeconomics, Principle of Macroeconomics

Fudan University Shanghai, China

• *Teaching Assistant*

Sept. 2012 - Jun. 2013

– Public Economics, Probability and Statistics

CONFERENCES
ACCEPTED FOR
PRESENTATIONS

2026-2027: 2027 ASSA-AREUEA Annual Meeting, Washington D.C.;

2025-2026: 2026 ARES Annual Meeting, Sandestin, FL; 15th European Meeting of the Urban Economics Association, Barcelona, Spain*; Housing Affordability and Demographic Dynamics Workshop, Seoul National University, South Korea*;

2024-2025: Fannie Mae-Philadelphia Fed Conference on Changing Demographics and Housing Demand, Washington, D.C.*; Housing & Demographic Dynamics Workshop, NUS, Singapore*; 2025 AREUEA International Conference, Spain*

2023-2024: 2024 ASSA-AREUEA Annual Meeting, San Antonio, TX (x2); Sciences Po, France*; 2024 ARES Annual Meeting, Orlando, FL; Lincoln Institute of Land Policy, Cambridge, MA; 2024 AREUEA National Meeting, Washington D.C.

2022-2023: 2023 ASSA-AREUEA Annual Meeting, New Orleans, LA; FHFA Spring 2023 Econ Summit, Washington D.C.*

2021-2022: 2021 AsRES-GCREC-AREUEA International Conference, virtual; 2022 ASSA-AREUEA Annual Meeting, virtual

2020-2021: University of Pennsylvania; Fudan University; University of Cincinnati; Cal State Fullerton; 2021 ARES Annual Meeting, virtual; 2021 AREUEA National Meeting, virtual; 2021 North American Summer Meeting of the Econometric Society, virtual

2019-2020: 14th Meeting of Urban Economics Association, Philadelphia, PA; 2020 ASSA-AEA Annual Meeting, San Diego, CA (x2); 2020 ARES Annual Meeting, Fort Mayers, FL (Cancelled due to Covid-19)

2018-2019: 2018 Midwest Macroeconomics Meetings, Nashville, TN; 13th Annual Economics Graduate Students Conference, WUSTL; Penn Macro Student Lunch, Penn; 2019 ASSA-AREUEA Doctoral Session, Atlanta, GA; 3rd Annual PhD Conference on Real Estate and Housing, OSU; 2019 AREUEA National Meeting, Washington D.C.; ESCP-TAU-UCLA Conference on Low-Income Housing Supply and Housing Affordability, Madrid, Spain

2017-2018: 2018 AREUEA National Meeting, Washington D.C.; World Cities Day Forum on Global Urban Competitiveness, by CASS and the UN Habitat, Guangzhou, China

* *Presentations by co-authors*

OTHER ACADEMIC
EXPERIENCE

University of Pennsylvania	Philadelphia, Pennsylvania
• <i>Emerging Scholar, Penn Institute for Urban Research</i>	<i>Feb. 2019 - present</i>
• <i>Graduate Research Assistant, Penn Wharton GIS Lab</i>	<i>Jul. 2017 - Jun. 2021</i>
• <i>Organizer of Financial Intermediation and Markets (FIM) Reading Group, Wharton Finance and Penn Economics</i>	<i>Sept. 2018 - May 2019</i>
• <i>Research Assistant for Prof. Susan Wachter</i>	<i>Jul. 2017 - Jun. 2021</i>
University of California, Santa Barbara	Santa Barbara, California
• <i>Research Assistant for Prof. Ted Bergstrom</i>	<i>Jun. - Aug. 2014</i>
University of California, Los Angeles	Los Angeles, California

- CSST Summer Research Internship Program

Jul. - Sept. 2012

Fudan University

Shanghai, China

- *Research Assistant for Prof. Yongqin Wang*

Jul. 2011- Jul. 2012

SKILLS

Computer skill: MATLAB, STATA, R, $\text{\LaTeX}$

Language: Chinese (native), English (proficient)