

ALLISON SHERTZER

CONTACT INFORMATION

Email: allison.shertzer@gmail.com

Personal Website: allisonshertzer.com

EMPLOYMENT AND AFFILIATIONS

Economic Advisor and Economist, Federal Reserve Bank of Philadelphia, 2023 – present

Research Associate, National Bureau of Economic Research, 2019 – 2024

Associate Professor of Economics, University of Pittsburgh, 2019 – 2023

Faculty Research Fellow, National Bureau of Economic Research, 2012 – 2019

Assistant Professor of Economics, University of Pittsburgh, 2011 – 2019

EDUCATION

Ph.D., Economics, UCLA, 2011

M.A., Economics, UCLA, 2007

B.S., Industrial Engineering, B.A., Mathematics, Arizona State University, 2006

REFEREED PUBLICATIONS

“The Price of Housing in the United States, 1890-2006,” with Ronan C. Lyons, Rowena Gray, and David Agorastos. May 2025. Forthcoming, *Quarterly Journal of Economics*.

“The Value of Piped Water and Sewers: Evidence from 19th Century Chicago,” with Michael Coury, Toru Kitagawa, and Matthew Turner. NBER Working Paper 29718, February 2023. Forthcoming, *Review of Economics and Statistics*.

“The HOLC Maps: How Race and Poverty Influenced Real Estate Professionals’ Evaluation of Lending Risk in the 1930s,” with Price V. Fishback, Jessica LaVoice, and Randall P. Walsh. *Journal of Economic History* 83.4 (2023): 1019-1056.

“Racial Segregation in Housing Markets and the Erosion of Black Wealth,” with Prottoy A. Akbar, Sijie Li, and Randall P. Walsh. *Review of Economics and Statistics* (2022).

“Zoning and Segregation in Urban Economic History,” with Tate Twinam and Randall P. Walsh. *Regional Science and Urban Economics* 94 (2022): 103652 (special issue on Urban Economics and History).

“Racial Sorting and the Emergence of Segregation in American Cities,” with Randall P. Walsh. *Review of Economics and Statistics* 101.3 (2019): 415-427.

“Ideology and Migration after the American Civil War,” with Shari Eli and Laura Salisbury. *Journal of Economic History* 78.3 (2018): 822-861.

“Zoning and the Economic Geography of Cities,” with Tate Twinam and Randall P. Walsh. *Journal of Urban Economics* 105 (2018): 20-39.

REFEREED PUBLICATIONS, continued

“Segregation and Neighborhood Change in Northern Cities: New Historical GIS Data from 1900 to 1930,” with Randall P. Walsh and John R. Logan. *Historical Methods: A Journal of Quantitative and Interdisciplinary History* 49.4 (2016): 187-197.

“Immigrant Group Size and Political Mobilization: Evidence from European Migration to the United States.” *Journal of Public Economics* 139 (2016): 1-12.

“Race, Ethnicity, and Discriminatory Zoning,” with Tate Twinam and Randall P. Walsh. *American Economic Journal: Applied Economics* 8.13 (2016): 217-246.

“Did the Americanization Movement Succeed? An Evaluation of the Effect of English-Only and Compulsory Schooling Laws on Immigrants” with Adriana Lleras-Muney. *American Economic Journal: Economic Policy* 7.3 (2015): 258-290.

“Population Trends as a Counterweight to Central City Decline,” with Leah Platt Boustan, *Demography* 50.1 (2013): 125-147.

WORKING PAPERS

“The Impacts of Early Investments in Urban School Systems in the United States,” with Ethan Schmick. NBER Working Paper 25663, September 2024. Revision requested, *Journal of Economic History*.

“Zoning and the American Suburb,” with Ryan Gallagher and Tate Twinam.

“Rental Prices and the Cost of Living in the United States, 1914–2006,” with Ronan C. Lyons and Rowena Gray. In preparation for a Conference on Research on Income and Wealth (CRIW)/National Bureau of Economic Research (NBER) conference volume to be published by University of Chicago Press.

“The Rise and Fall of Housing Affordability in American Cities,” with Ronan C. Lyons, Bryan Stuart, and Rowena Gray.

“Creating Water Amenities: Evidence from the Chicago River Reversal,” with Michael Coury and Christopher Severen.

“The Emergence of Public Transit and the Transformation of the American Downtown,” with Prottoy Akbar and René Livas.

NON-REFEREED PUBLICATIONS

“A Review Essay on Howard Bodenhorn’s *The Color Factor: The Economics of African-American Well-Being in the Nineteenth Century South*.” *Journal of Economic Literature* 56.1 (2018): 206-216.

“Review of *Roaring Metropolis: Businessmen’s Campaign for a Civic Welfare State* by Daniel Amsterdam.” *Journal of Economic History* 77.4 (2017): 1239-1241.

NON-REFEREED PUBLICATIONS, continued

“Immigration and Cities in the Twentieth Century.” *Journal of Economic History* 73.2 (2013): 552-555. (Dissertation summary).

RESEARCH GRANTS AND AWARDS

Russell Sage Foundation, “The Long-Run Impacts of Zoning the Suburbs,” co-PIs Ryan Gallagher and Tate Twinam, \$57,163 (2025)

Institute for Humane Studies Research Grant, \$50,000 (2022-2023)

Institute for Humane Studies Hayek Award, “The Causes and Consequences of Restrictive Zoning: Evidence from the Suburbs of Chicago,” with Ryan Gallagher and Tate Twinam, \$5,000 (2022)

National Science Foundation, “Historical Housing Price Data,” co-PIs Ronan C. Lyons and Rowena Gray, \$607,000 (2019-2022)

National Science Foundation, “White Flight, Discrimination, and the Origins of Segregation in the United States,” co-PI Randall P. Walsh, \$431,689 (2015-2018)

University of Pittsburgh Center on Race and Social Problems, “The Genesis of Racial Segregation in the United States,” with Randall P. Walsh, \$8,600 (2013)

University of Pittsburgh Research Council, \$13,500 (2013)

Finalist, Alan Nevins Prize for best dissertation in U.S. economic history, Economic History Association (2012)

UCLA Dissertation Year Fellowship (2010-2011)

UCLA Center for Economic History Fellowship (2009-2010)

UCLA Graduate Research Mentorship Fellowship (2008-2009)

1st Place, Arizona State University Interdepartmental Robotics Competition (2005)

ACADEMIC PRESENTATIONS

(2012-2013) University of Michigan, Rutgers University, Brown University (S4), Northwestern University, American Economic Association; (2013-2014) Yale University; (2014-2015) University of Chicago, Carnegie Mellon University, York University, University of Toronto, NBER Summer Institute (DAE), Economic History Association; (2015-2016) UCLA, University of Colorado; (2016-2017) University of Arizona, UC Irvine, American Real Estate and Urban Economics Association, NBER Summer Institute (DAE); (2017-2018) Miami University of Ohio; (2018-2019) Harvard University, Urban Economics Association, All-UC Economic History; (2019-2020) University of Illinois Urbana-Champaign, Chicago Federal Reserve, University of Illinois Chicago, Minneapolis Federal Reserve; (2020-2021) Philadelphia Federal Reserve, UC Berkeley, Université de Montréal, Yale University, University of Oxford;

ACADEMIC PRESENTATIONS, continued

(2021-2022) University of Buffalo, Case Western Reserve University, FDIC, NBER Summer Institute (DAE); (2022-2023) Philadelphia Federal Reserve, Penn State, Wharton, Online Spatial and Urban Seminar, Northwestern; (2023-2024) Economic History Association, Urban Economics Association, Caltech, UC Irvine, Wisconsin, Toronto, NYU, NBER Summer Institute (Real Estate); (2024-2025) FHFA, Federal Reserve Board of Governors, Wharton, Harvard, Trinity College Dublin

Scheduled: Stanford, Columbia, Princeton

TEACHING EXPERIENCE

The Wharton School of the University of Pennsylvania

REAL/BEPP 2080/7080: Housing Markets (scheduled for Spring 2026)

University of Pittsburgh

ECON 2450: American Economic History (Graduate), Spring 2020 and 2022

ECON 2320: Urban Economics (Graduate), Fall 2012 and 2020

ECON 1700: Political Economy of Immigration to the United States (Undergraduate), Fall 2016, Spring 2019-2021, 2023

ECON 1230: Public Economics (Undergraduate), Spring 2012-2015 and 2017, Fall 2018, Spring 2021, Fall 2022

ECON 2230: Public Economics (Graduate), Fall 2011 and 2013, Spring 2016 and 2018

UCLA

ECON 101: Microeconomic Theory (Undergraduate), Summer 2009 and 2010

GRADUATE ADVISING

Martin Saavedra (2014, Oberlin College), Brian Beach (2015, College of William and Mary; now Vanderbilt University), Tate Twinam (2015, University of Washington Bothell; now College of William and Mary), Katie Jo Black (2016, Kenyon College), Ethan Schmick (2016, Washington and Jefferson College; now Marquette University), Sijie Li (2019, Freddie Mac), Jessica LaVoice (2020, Bowdoin College), Tianyi Wang (2020, University of Toronto), Prottoy Akbar (2021, Aalto University), Michael Coury (2022, University at Buffalo), Andrew Holt (2022, Midwestern State University), Neil Silveus (2023, Hope College), Madison Arnsbarger (2024, Weber State University), David Agorastos (Office of the Comptroller of the Currency, 2024)

UNDERGRADUATE RESEARCH ASSISTANTS

Antonio Diaz-Guy (2012-2014), Jeremy Brown (2012), Andrew O'Rourke (2012), Loleta Lee (2013-2016), Aly Caito (2013), Zach Gozlan (2013), Justin Szilard (2014), Alex Mang (2015-2017), Jason Martin (2016), Kaylyn Cameron (2016-2017), Sai Konduru (2017-2018), Katie Gingerich (2018), Colin Cusack (2018), Lisa Patroliia (2018-2019), William Lang (2019-2021), Peter Martin (2020-2021), Sammi Zheng (2020-2021), Ella Donley (2020-2021), Derek Glausser (2020-2021), Michael Babin (2020-2021), Brady Groves (2021), Rebecca Markowitz (2021), Emily Xu (2021-2022), Caroline Layding (2021-2022), Surya Mahadevan (2021), Victoria Beck (2021-2022), Tejal Gupta (2022-2023), Jasmine Wu (2022-2023), Pawarisa Bunsophak (2022-2023)

EDITORIAL BOARDS

Explorations in Economic History (2018-2021), *Journal of Economic History* (2021-2024),
Journal of Housing Economics (2023-)

ADVISORY BOARDS and UNIVERSITY SERVICE

University of Pittsburgh Urban Studies Faculty Advisory Board (2019-2023), Senate
Governmental Relations Committee (2020-2023)

CONFERENCE ORGANIZING

Cliometric Society Conference (May 2016), Program Committee for NBER Summer Institute
(Development of the American Economy, 2020-2021), Program Committee for Urban
Economics Association Meeting (2022-2024), Local Committee for the Economic History
Association Meeting (2023 in Pittsburgh and 2025 in Philadelphia), Program Committee ASSA-
AREUEA (2024)

OTHER PROFESSIONAL EXPERIENCE

Borough of Jenkintown, Pennsylvania
Planning Commission, 2025-

Medtronic Microelectronics Center, Tempe, AZ
Intern, Hybrid Manufacturing, 2005-2006

PBG S.A., Poznań, Poland
Trainee, Gasworks Project Bidding, 2004

Last updated: October 1st, 2025.