

## NICHOLAS B. IRWIN

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### PROFESSIONAL APPOINTMENTS

**Assistant Professor** - Department of Economics,  
University of Nevada, Las Vegas

August 2018–present

**Postdoctoral Researcher** - Department of Agricultural,  
Environmental and Development Economics  
The Ohio State University

January 2017–July 2018

### EDUCATION

The Ohio State University, Columbus, Ohio, USA

Ph.D., Agricultural, Environmental and Development Economics, December 2016

- Dissertation: “*Essays on Environmental Regulation and Urban Redevelopment*”
- Committee: Elena G. Irwin, H. Allen Klaiber, Mark Partridge

M.S. Agricultural, Environmental and Development Economics, August 2014

American University, Washington, District of Columbia, USA

M.A., Economics, May 2010

The Ohio State University, Columbus, Ohio, USA

B.A., Economics, December 2007

### FIELDS OF INTEREST

Environmental economics, urban economics, real estate, land use, sustainability, applied econometrics.

### PUBLICATIONS

#### **Journal Articles**

- 1) Black, K. J., **N. B. Irwin**, and S. J. McCoy. 2023 “[Wildfire risk, salience, and housing development in the Wildland-Urban Interface](#)” *Journal of Regional Science*.
  - Media mentions: *Las Vegas Sun*, *Fox5 Las Vegas*
- 2) **Irwin, N. B.** and D. Wolf. 2022. “[Time is money: Water quality's impact on home liquidity and property values](#)” *Ecological Economics* 199.
- 3) **Irwin, N. B.**, S. J. McCoy, and I. K. McDonough. 2021. “[Water in the time of corona\(virus\): The effect of stay-at-home orders on water demand in the desert](#)” *Journal of Environmental Economics and Management* 109.
  - Select media: *Las Vegas Review-Journal*, *Associated Press*, *US News and World Report*, *KNPR State of Nevada*, *KSNV-3 (NBC) Las Vegas*, *Fox5 Las Vegas*, *KJZZ (Phoenix NPR)*.
- 4) **Irwin, N. B.** and M. R. Livy. 2021. “[Price and Liquidity Dynamics for Single and Multi-Family Homes During Housing Market Shocks](#)” *Journal of Real Estate Finance and Economics*.
- 5) **Irwin, N. B.** 2021. “[Sunny days: Spatial spillovers in photovoltaic system adoptions](#)” *Energy Policy*, 151.
- 6) **Irwin, N. B.**, and M. R. Livy. 2021. “[Measuring environmental \(dis\)amenity value during a pandemic: Early evidence from Maryland](#)” *Journal of Environmental Economics and Management*, 106.

- 7) **Irwin, N. B.**, and M. R. Livy. 2021. “[Days and confused: Housing price and liquidity response to new local public schools](#)” *Journal of Real Estate Research*, 43(1), 21–46.
- 8) Lee, J., Miller H. J., **Irwin, N. B.**, and Irwin, E. G. 2020. “[The role of distance-dependent vs. localized amenities in polarizing urban spatial structure: A spatio-temporal analysis of residential location value in Columbus, Ohio, 2000-2015](#)” *Geographical Analysis* 53(2), 283–306.
- 9) **Irwin, N. B.** 2020. “[Legacies of lead – Estimating homebuyer response to potential lead exposure](#)” *Land Economics*, 96(2), 171–187.
- 10) **Irwin, N. B.** 2019. “[Keeping up appearances: Spatial spillovers and housing renovations](#)” *Papers in Regional Science*, 98(5), 2115–2133.
- 11) **Irwin, N. B.**, E. G. Irwin, J. F. Martin, P Aracena. 2018. “[Constructed wetlands for water quality improvements: Benefit transfer analysis from Ohio](#)” *Journal of Environmental Management*, 206: 1063–1071.
- 12) **Irwin, N. B.**, H. A. Klaiber, E. G. Irwin. 2017. “[Do stormwater basins generate co-benefits? Evidence from Baltimore County, Maryland](#)” *Ecological Economics*, 141: 202–212.
- 13) Chen, Y, E. G. Irwin, C. Jayaprakash, and **N.B. Irwin**. 2017. “[Market thinness, income sorting and leapfrog development across the urban-rural gradient](#)” *Regional Science and Urban Economics*, 66: 213–223.
- 14) Irwin, E. G., J. Campbell, R. Wilson, A. Faggian, R. Moore, and **N. B. Irwin**. 2016 “[Human adaptations in food, energy, and water systems](#)” *Journal of Environmental Studies and Sciences* 6(1): 1–13 (lead article).

### Book Chapters

- 1) Irwin, E. G., J. M. Grove, **N. B. Irwin**, H. A. Klaiber, C. A. Towe, and A. Troy. 2019. “[Effects of Disamenities and Amenities on Housing Markets and Locational Choices](#)” S. Pickett, et al. (eds.), *Science for the Sustainable City: Empirical Insights from the Baltimore School of Urban Ecology*. New Haven and London: Yale University Press.
- 2) Irwin, E. G., G. L. Buckley, M. Gnagey, **N. B. Irwin**, D. A. Newburn, E. Price, D. H. Wrenn and W. Zhang. 2019. “[The Role of Regulations and Norms in Land Use Change](#)” S. Pickett, et al. (eds.), *Science for the Sustainable City: Empirical Insights from the Baltimore School of Urban Ecology*. New Haven and London: Yale University Press.

### Working Papers

- 1) Wolf, D and **N.B. Irwin**. “Is it really bridging the gap? Fiber internet’s impact on housing values and homebuyer demographics” (*revisions requested at the Journal of Regional Science*).
- 2) Cultice, B., E. G. Irwin, **N. B. Irwin**, W. Lia. “Boom-bust cycles of urban sprawl and potential consequences for U.S. residential land” (*revisions requested at the Journal of Housing Economics*).
- 3) Hutchenreuther, J., J. Lee, **N. B. Irwin**, G. Arku. “Understanding the Role of Urban Amenities in Growing Neighbourhood Polarization Within 20 Major US Cities Using Housing Transactions Big Data” (*in progress*)
- 4) **Irwin, N.B.** and M.R. Livy. “Close competition: The contagion effect of neighborhood listings on seller motivation” (*in progress*).
- 5) **Irwin, N.B.** and D. Wolf. “Do fiber networks stimulate entrepreneurial activity? Evidence from fiber expansion and new business starts” (*in progress*).
- 6) Cassidy, A. and **N.B. Irwin**. “Green rebound effects: Residential water usage and solar panel installation” (*in progress*).
- 7) **Irwin, N. B.** and E. G. Irwin. “Rebuilding this city: How do housing markets respond to city-led redevelopment?” (*in progress*).

## **TEACHING**

- Honors Microeconomics (HON 202) (*Fall '22/'23 [scheduled]*)
- Introductory Microeconomics (ECON 102) (*Fall '18/'19, Spring '20/'21/'22*)
- Intermediate Microeconomics (ECON 302/ECO 502) (*Spring '19*)
- Mathematical Economics (ECO 740) (*Fall '20/'21/'22/'23 [scheduled]*)
- Real Estate Investment (RE 334) (*Spring '22, Summer '23*)
- Urban/Regional Economics (ECON 470/ECO 670) (*Spring '19/'23/'24 [scheduled], Fall '20/'21*)

## **PRESENTATIONS**

- 2023: Western Regional Science Association (WRSA) Annual Conference, University of Nevada – Reno
- 2022: Association of Environmental and Resource Economics (AERE) @WEAI Conference, WRSA Annual Conference
- 2021: AERE@WEAI Conference (*virtual*), Urban Economics Association (UEA) Annual Conference (*virtual*), American Real Estate Society Fall Research Symposium, North American Regional Science Council Annual Conference (NARSC), AERE@SEA Conference, The Ohio State University Urban/Regional Workshop (*virtual*)
- 2020: AERE@WEAI Conference (*virtual*), Southern Economics Conference (*virtual*)
- 2019: UEA Annual Conference, AERE Summer Conference
- 2018: National Center for Environmental Economics at the U.S. EPA, University of Nevada – Las Vegas, American University School of Public Affairs, Federal Deposit Insurance Corporation, NARSC Annual Conference
- 2017: AERE Summer Conference, Camp Resources XXIV, Baltimore Ecosystem Study (BES) Annual Meeting, NARSC Annual Conference, WRSA Annual Conference
- 2016: Duke University Environmental Justice Workshop, BES Annual Meeting
- 2015: AERE Summer Conference, City of Baltimore Office of Sustainability, BES Annual Meeting
- 2014: NARSC Annual Conference, Midwest Economic Association Annual Meeting

## **GRANTS AND AWARDS**

- 2022 Researcher of the Year – UNLV Economics Department
- Winner, Stough-Johansson Springer Award, Western Regional Science Association (WRSA), 2022
- 2021 Troesh Summer Research Scholar, Troesh Center for Entrepreneurship and Innovation, UNLV
  - Award Amount: \$7,500; Award Period: August 2020 – July 2021
- Finalist, 31st Charles M. Tiebout Prize in Regional Science, WRSA, 2017
- PhD Dissertation Proposal Summer Research Grant – Ohio State Environmental Policy Initiative
  - Award Amount: \$3,000; Award Period: July 2014 – June 2015

## **SERVICE**

### **Reviewer – Journals**

*Journal of Environmental Economics and Management, Journal of Regional Science, Land Economics, Papers in Regional Science, Resource and Energy Economics, Ecological Economics, Energy Policy, Annals of Regional Science, Review of Regional Research, Empirical Economics, Australian Journal of Agricultural and Resource Economics, Landscape and Urban Planning, Geographical Analysis, Land Use Policy, Urban Forestry & Urban Greening, Applied Geography*

### **Reviewer – Conferences/Organizations**

*AERE Summer Conference, AERE@SEA Conference, American Real Estate Society Annual Conference, North American Regional Science Council Student Paper Competition, NSF – HEGS*

## Professional Mentorship

*AERE Scholars Program Mentor – 2023, WRSA Graduate Student Mentor – 2023*

### University and Department at UNLV

- Graduate Committee
- Undergraduate Program Committee
- Research Committee
- Job Search Committee 2021-2022 (co-chair)/2022-2023
- Seminar Series Committee
- Ad-hoc Graduate Program Expansion Committee
- Rebel Grad Slam 3MT
- University Bylaws Committee
- Academic Integrity Appeal Board / Student Conduct Hearing Board

### PROFESSIONAL AFFILIATIONS

American Economic Association, Association of Environmental and Resource Economists, Baltimore Ecosystem Study, North American Regional Science Council, Urban Economics Association, Western Regional Science Association

### MEDIA CITATIONS

- “Wildfire risk, salience, and housing development in the Wildland-Urban Interface” (*JRS*)
  - 1) **Las Vegas Sun** (May 2023): <https://lasvegassun.com/news/2023/may/15/when-it-comes-to-wildfires-homeowners-developers-h/>
  - 2) **Fox5 Las Vegas** (May 2023): <https://www.fox5vegas.com/2023/05/12/unlv-study-homes-continue-be-built-wildfire-prone-areas/>
- “Water in the time of corona(virus): The effect of stay-at-home orders on water demand in the desert” (*JEEM*)
  - 1) **ABC13 Las Vegas** (August 2021): <https://www.ktnv.com/news/is-working-from-home-making-our-water-issues-worse>
  - 2) **KJZZ (NPR Phoenix)** (August 2021): <https://kjzz.org/content/1710986/unlv-study-finds-remote-work-could-increase-strain-water-usage>
  - 3) **KNPR State of Nevada** (July 2021): <https://knpr.org/knpr/2021-07/unlv-study-working-home-adds-stress-water-system>
  - 4) **Nevada State News** (July 2021): <https://nevadastate.news/2021/07/residential-use-drives-overall-increase-in-water-consumption-during-pandemic/>
  - 5) **Pinal Central** (July 2021): [https://www.pinalcentral.com/business\\_and\\_technology/study-remote-work-might-worsen-southwest-water-woes/article\\_5875adff-3051-5e35-9681-26c6df1b453a.html](https://www.pinalcentral.com/business_and_technology/study-remote-work-might-worsen-southwest-water-woes/article_5875adff-3051-5e35-9681-26c6df1b453a.html)
  - 6) **Associated Press** (July 2021): <https://apnews.com/article/health-coronavirus-pandemic-b01932f4b2cd1f5e817aff2c9e7f78a3>
  - 7) **U.S. News and World Report** (July 2021): <https://www.usnews.com/news/best-states/nevada/articles/2021-07-18/henderson-water-usage-increased-by-1b-gallons-after-covid-19>
  - 8) **Fox5 Las Vegas** (July 2021): [https://www.fox5vegas.com/news/unlv-study-residential-water-use-jumped-more-than-a-billion-gallons-during-stay-at-home/article\\_166c8a84-e50f-11eb-9c69-6fa8025023c6.html](https://www.fox5vegas.com/news/unlv-study-residential-water-use-jumped-more-than-a-billion-gallons-during-stay-at-home/article_166c8a84-e50f-11eb-9c69-6fa8025023c6.html)
  - 9) **NBC3 Las Vegas** (July 2021): <https://news3lv.com/news/local/unlv-study-remote-work-might-worsen-southwest-water-woes>

- 10) **Las Vegas Review-Journal** (July 2021): <https://www.reviewjournal.com/local/henderson/water-use-in-henderson-spiked-during-1st-months-of-pandemic-study-finds-2401340/>
- 11) **Nevada Independent** (July 2021): <https://thenevadaindependent.com/article/shift-to-remote-work-could-exacerbate-water-shortage-as-stay-at-home-order-tied-to-increased-use-in-henderson>
- 12) **Nevada Current** (July 2021): <https://www.nevadacurrent.com/2021/07/14/residential-use-drives-overall-increase-in-water-use-during-pandemic/>
- 13) **UNLV Today News Center** (July 2021): <https://www.unlv.edu/news/release/why-remote-work-might-worsen-southwest-water-woes>

### **MEDIA INTERVIEWS**

- Telemundo – Las Vegas; 8 News Now (CBS – Las Vegas); KTNV 13 Action News (ABC – Las Vegas); KSNV News 3 (NBC – Las Vegas); Fox5 Las Vegas; *Business Insider*; *Las Vegas Review-Journal*; *Las Vegas Sun*; *Heatmap News*; *Grist*