

JING LI

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EDUCATION

Ph.D. <i>Economics</i> Syracuse University, Syracuse, U.S.A.	May 2013
Master of Science <i>Finance</i> Harbin Institute of Technology, Harbin, China	June 2008
Bachelor of Arts <i>Business Administration</i> Harbin Institute of Technology, Harbin, China	June 2006

ACADEMIC POSITIONS

Associate Professor School of Economics, Singapore Management University	January 2024 – Present
Assistant Professor School of Economics, Singapore Management University	July 2013 – December 2023
Research Associate Center for Policy Research, Syracuse University	August 2009 – June 2013

ADMINISTRATIVE POSITIONS

Director, SMU-PHBS DBA Programme School of Economics, Singapore Management University	August 2024 – Present
Pillar Lead, Urban Growth Urban Institute, Singapore Management University	August 2023 – Present

EDITORIAL SERVICES

Regional Science and Urban Economics Co-Editor	2024 – Present
Journal of Urban Economics Editorial Board	2022 – Present
Journal of Housing Economics Editorial Board	2023 – Present

PUBLICATIONS

1. Are Cities Losing Innovation Advantages? Online versus Face-to-face Interactions (with Ruben Gaetani, Naqun Huang, and Yanmin Yang), *The Economic Journal*, forthcoming.
2. When Taxi Drivers Meet Dynamic Pricing: A Lesson from Singapore's JustGrab Program (with Shih-Fen Cheng and Wen-Tai Hsu), *Regional Science and Urban Economics*, forthcoming.
3. Young Women in Cities: Urbanization and Gender-biased Migration (with Yumi Koh, Yifan Wu, Junjian Yi, and Hanzhe Zhang), *Journal of Development Economics* 172, 2025: 103378.
4. Subway, Collaborative Matching, and Innovation (with Yumi Koh and Jianhuan Xu), *Review of Economics and Statistics* 107, 2025: 476-493.

5. Digital Payments and Consumption: Evidence from the 2016 Demonetization in India (with Sumit Agarwal, Pulak Ghosh, and Tianyue Ruan), *Review of Financial Studies* 37, 2024: 2550-2585.
6. Cities in a Pandemic - Evidence from China (with Badi Baltagi, Ying Deng, and Zhenlin Yang), *Journal of Regional Science* 63, 2023: 379-408.
7. Attenuation of Agglomeration Economies: Evidence from the Universe of Chinese Manufacturing Firms (with Liyao Li and Shimeng Liu), *Journal of Urban Economics* 130, 2022: 103458.
8. Housing Wealth Shocks, Home Equity Withdrawal, and the Claiming of Social Security Retirement Benefits (with Naqun Huang and Amanda Ross), *Economic Inquiry* 60, 2022: 620-644.
9. Forced Moves and Home Maintenance: The Amplifying Effects of Mortgage Payment Burden on Underwater Homeowners (with John Harding, Stuart Rosenthal, and Xirui Zhang), *Real Estate Economics* 50, 2022: 498-533.
10. Government Management Capacities and the Containment of COVID-19: A Repeated Cross-Sectional Study across Chinese Cities (with Wenchao Li and Junjian Yi), *BMJ Open* 11, 2021: e041516.
11. Hedonic Price of Housing Space (with Sumit Agarwal, Yanying Chen, and Yi Jin Tan), *Real Estate Economics* 49, 2021: 574-609.
12. Monthly Spending Dynamics of the Elderly Following a Health Shock: Evidence from Singapore (with Terence Cheng and Rhema Vaithianathan), *Health Economics* 28, 2019: 23-43.
13. The Impact of In-house Unnatural Death on Property Values - Evidence from Hong Kong (with Zheng Chang), *Regional Science and Urban Economics* 73, 2018: 112-126.
14. Strategic Sequential Bidding for Government Land Auction Sales - Evidence from Singapore (with Sumit, Agarwal, Ernie Teo, and Alan Cheong), *Journal of Real Estate Finance and Economics* 57, 2018: 535-565.
15. The Impact of the Cost of Car Ownership on House Price Gradient in Singapore (with Naqun Huang and Amanda Ross), *Regional Science and Urban Economics* 68, 2018: 160-171.
16. Cointegration of Matched Home Purchase and Rental Price Indexes - Evidence from Singapore (with Badi H. Baltagi), *Regional Science and Urban Economics* 55, 2015: 80-88.
17. The Impact of Agglomeration Economies on Hospital Input Prices (with Andrew Friedson), *Health Economics Review* 5, 2015: 38-52.
18. Further Evidence on the Spatio-Temporal Model of House Prices in the United States (with Badi H. Baltagi), *Journal of Applied Econometrics* 29, 2014: 515-522.
19. The Influence of State Policy and Proximity to Medical Services on Health Outcomes, *Journal of Urban Economics* 80, 2014: 97-109.
20. Intermediate Input Sharing in the Hospital Service Industry, *Regional Science and Urban Economics* 43, 2013: 888-902.

WORKING PAPERS

1. Identifying Knowledge Spillovers from Universities: Quasi-experimental Evidence from Urban China (with Shimeng Liu and Yifan Wu), Revise and Resubmit at *Journal of Comparative Economics*.
2. Transportation Network and Rural–Urban Convergence in Fertility (with Yumi Koh and Junjian Yi).
3. Vital Links, Divided Gains: How China’s Transportation Boom Impacted Healthcare (with Lin Ma, Xiao Lin Ong, Wei Yan, and Junjian Yi).

CONFERENCES

Jinan-SMU Conference on Urban and Regional Economics Guangzhou, China	December 2025
Econometric Society Dynamic Structural Econometrics Conference The University of Hong Kong, Hong Kong	December 2025
Urbanization and Development Conference Cape Town, South Africa	June 2025
The Financial Intermediation Research Society Conference Seoul, South Korea	May 2025
The ASSA Annual Meeting San Francisco, CA	January 2025
SMU-Jinan Conference on Urban and Regional Economics Singapore Management University, Singapore	December 2024
CCER-SMU Symposium Peking University, China	December 2024
European Meeting of the Urban Economics Association (UEA) Copenhagen, Denmark	June 2024
The 2024 Meeting of the Society of Economics of the Household (SEHO) Singapore Management University, Singapore	May 2024
The SPACE Workshop Shanghai Jiao Tong University, China	April 2024
Finance Down Under Conference Melbourne, Australia	March 2024
American Real Estate and Urban Economics Association (AREUEA) Annual Meeting San Antonio, TX	January 2024
Macroeconometric Modelling Workshop Taipei, Taiwan	November 2023
Institute of Developing Economies (IDE) Workshop on Advances in Spatial Economics Tokyo, Japan	October 2023
Asian Meeting of the Econometric Society (AMES) Nanyang Technological University, Singapore	July 2023
European Meeting of the Urban Economics Association (UEA) Milan, Italy	May 2023
SMU-Jinan Conference on Urban and Regional Economics Singapore Management University, Singapore	December 2022
American Real Estate and Urban Economics Association (AREUEA) Annual Meeting Virtual	January 2022
Jinan-SMU-ABFER Virtual Conference on Urban and Regional Economics Virtual	December 2021
Virtual Meeting of the Urban Economics Association (UEA) Virtual	October 2021
Brookings-Jinan China Microeconomic Policy Forum Virtual	October 2021
American Real Estate and Urban Economics Association (AREUEA) International Meeting Virtual	July 2021

China Meeting of the Econometric Society (CMES) Virtual	July 2021
American Real Estate and Urban Economics Association (AREUEA) National Meeting Virtual	June 2021
European Meeting of the Urban Economics Association (UEA) Virtual	April 2021
SMU Virtual Conference on Urban and Regional Economics Virtual	December 2020
Virtual Meeting of the Urban Economics Association (UEA) Virtual	October 2020
American Real Estate and Urban Economics Association (AREUEA) Annual Meeting San Diego, CA	January 2020
SMU Conference on Urban and Regional Economics Singapore Management University, Singapore	December 2019
China Meeting of the Econometric Society (CMES) Guangzhou, China	June 2019
European Meeting of the Urban Economics Association (UEA) Amsterdam, Netherland	May 2019
Tripartite Conference on Econometrics Singapore Management University, Singapore	March 2019
SMU Conference on Urban and Regional Economics Singapore Management University, Singapore	December 2018
American Meeting of the Urban Economics Association (UEA) New York, NY	October 2018
The Institute of Urban Development (IUD) Symposium Nanjing, China	September 2018
The Asian Real Estate Society (AsRES) Annual International Conference Incheon, South Korea	July 2018
American Real Estate and Urban Economics Association (AREUEA) International Meeting Guangzhou, China	June 2018
American Real Estate and Urban Economics Association (AREUEA) Annual Meeting Philadelphia, PA	January 2018
SMU Conference on Urban and Regional Economics Singapore Management University, Singapore	December 2017
The International Joint Conference of AsRES and GCREC Taichung, Taiwan	July 2017
European Meeting of the Urban Economics Association (UEA) Copenhagen, Denmark	May 2017
North American Regional Science Council (NARSC) Annual Meeting UEA Session Minneapolis, MN	November 2016
American Real Estate and Urban Economics Association (AREUEA) International Meeting Alicante, Spain	July 2016
NBER East Asia Seminars on Economics National University of Singapore, Singapore	June 2016

American Real Estate and Urban Economics Association (AREUEA) National Meeting Washington D.C.	June 2016
The Princeton-SJTU-SMU Econometrics Conference Shanghai Jiao Tong University, Shanghai, China	May 2016
American Real Estate and Urban Economics Association (AREUEA) Annual Meeting San Francisco, CA	January 2016
European Regional Science Association (ERSA) Annual Meeting Lisbon, Portugal	August 2015
Singapore Economic Review Conference Singapore	August 2015
Global Chinese Real Estate Congress (GCREC) Annual Meeting Washington D.C.	July 2015
Lincoln Institute of Land Policy Conference in Urban Economics and Public Finance Cambridge, MA	May 2015
The SJTU-SMU Econometrics Conference SJTU-SMU Center for Quantitative Economics and Finance, Shanghai, China	July 2014
The International Symposium on Human Capital and the Labor Market Beijing, China	December 2013
North American Regional Science Council (NARSC) Annual Meeting Atlanta, GA	November 2013
American Real Estate and Urban Economics Association (AREUEA) National Meeting Washington D.C.	May 2013
North American Regional Science Council (NARSC) Annual Meeting UEA Session Ottawa, CA	November 2012
American Real Estate and Urban Economics Association (AREUEA) Mid-Year Meeting Washington D.C.	May 2012
American Real Estate and Urban Economics Association (AREUEA) Doctoral Session Chicago, IL	January 2012

SEMINAR PRESENTATIONS

Syracuse University, Fannie Mae, Freddie Mac, Howard University, National University of Singapore, Chinese University of Hong Kong, Singapore Management University, Nanyang Technological University, Tsinghua University, University of International Business and Economics, Shanghai Jiao Tong University, Renmin University, Peking University, Fudan University, Jinan University, Xiamen University, Harbin Institute of Technology, Auckland University of Technology, Deakin University, Virtual Workshops on Topics in Regional and Urban Economics: China, Asia, and Beyond, Pennsylvania State University, Southwestern University of Finance and Economics, National University of Singapore East Asian Institute, Kyoto University, Academia Sinica, Shanghai University of Finance and Economics

TEACHING EXPERIENCE

Real Estate Economics <i>Bachelor</i> School of Economics, Singapore Management University	2013 – Present
Intermediate Microeconomics <i>Bachelor</i> School of Economics, Singapore Management University	2013 – 2015
Real Estate and Financial Cycles <i>Master</i> School of Economics, Singapore Management University	2016

Introduction to Real Estate Economics M-TRAIN (Professional) Lee Kong Chian School of Business, Singapore Management University	2021
Empirical Research Project Ph.D. School of Economics, Singapore Management University	2021 – Present
Real Estate Economics Ph.D. School of Economics, Singapore Management University	2024 – Present
Quantitative Research Method DBA School of Economics, Singapore Management University	2025 – Present

GRADUATE STUDENT ADVISING

Qi Gao Ph.D. (Co-Advisor) N.A.	ongoing
Lu Cao M.Phil. (Advisor) Chinese University of Hong Kong (Shenzhen) (Ph.D. Candidate in Marketing), China	2025
Xiao Lin Ong M.Phil. (Advisor) University of Rochester (Ph.D. Candidate in Economics), U.S.	2023
Yifan Wu Ph.D. (Co-Advisor) Shanghai Trust, China	2022
Yanying Chen Ph.D. (Advisor) Policy Research Department, Central Provident Fund Board, Singapore	2018
Yi Jin Tan Ph.D. (Advisor) Economics Division, Ministry of Trade and Industry, Singapore	2018
Naqun Huang Ph.D. (Advisor) Nanjing Audit University, China	2017

AWARDS, GRANTS, AND FELLOWSHIPS

Singapore Ministry of Education (MOE) Tier 3 Grant (S\$6.9m, Co-PI) “Role of Firm-to-Firm Input-Output Linkages in Transmitting Aggregate Shocks”	March 2024
Singapore Ministry of Education (MOE) Tier 1 Grant (S\$47,962, PI) “Face-to-face Interactions and Cities’ Advantages in Fostering Innovation”	March 2024
Singapore Ministry of Education (MOE) Tier 1 Grant (S\$53,000, Co-PI) “Transportation Infrastructure and Urban Life”	January 2024
Singapore Ministry of Education (MOE) Tier 1 Grant (S\$34,170, PI) “Subway, Collaborative Matching, and Innovation”	March 2021
Singapore Ministry of Education (MOE) Tier 3 Grant (S\$9.9m, Collaborator) “Dynamic and Holistic Monitoring of the Well-Being of Older Singaporeans”	July 2020
Lee Kong Chian Fellowship Singapore Management University	June 2016 – June 2019
Teaching Excellence Award School of Economics, Singapore Management University	September 2015
Singapore Ministry of Education (MOE) Tier 3 Grant (S\$12m, Collaborator) “Economic Security and the Ageing Demographic - Centre for Research on the Economics of Ageing”	July 2015
Singapore Ministry of Education (MOE) Tier 1 Grant (S\$11,621.9, PI) “Housing Wealth Shocks and the Claiming of Social Security Retirement Benefits”	October 2014
Singapore Ministry of Education (MOE) Tier 1 Grant (S\$5,448, PI) “Intermediate Input Sharing in the Hospital Service Industry”	February 2014

Syracuse University Doctoral Prize Syracuse University	May 2013
Syracuse University Travel Grant Syracuse University	November 2012
AREUEA Doctoral Session Travel Grant AREUEA	January 2012
Syracuse University Graduate Assistantship Syracuse University	Fall 2008 – May 2013
Maxwell Summer Fellowship Syracuse University	Summer 2008

REFEREING

Journal of Urban Economics, American Economic Journal: Economic Policy, Journal of Applied Econometrics, Management Science, Regional Science and Urban Economics, Journal of Housing Economics, PLOS ONE, The Annals of Regional Science, Real Estate Economics, Economic Inquiry, Journal of Regional Science, China Economic Review, Urban Studies, Cities

PROGRAM COMMITTEE

Workshop on Demographic Dynamics and Housing Affordability Scientific Committee Seoul National University	2026
Singapore Rising Scholars Conference (SRSC) Committee Singapore Management University	2025 – Present
Dean Search Committee Singapore Management University	2023
GWIRE Organizing Committee GWIRE (Global Women in Real Estate)	2022
AREUEA International Conference Program Committee AREUEA	2021
SMU Gender Equality Taskforce Singapore Management University	2021
SMU Conference on Urban and Regional Economics Organizing Committee Singapore Management University	2017 – Present
AREUEA The Women in Real Estate Network (WREN) Committee AREUEA	2021
AREUEA National Conference Program Committee AREUEA	2020, 2026
Ph.D./MPhil Admissions and Curriculum Singapore Management University	2018, 2020 – Present
Recruiting Committee Singapore Management University	2016 – 2019, 2025
SMU Institutional Review Board (IRB) Singapore Management University	2017 - 2018
Economics Seminar Series Singapore Management University	2014 – 2015
AREUEA Membership Committee AREUEA	2015
Singapore Health Economics Conference Organizing Committee Singapore Management University	2014

AFFILIATIONS

American Economic Association (AEA)

American Real Estate and Urban Economics Association (AREUEA)

The Econometric Society

Urban Economics Association (UEA)