https://doi.org/10.62422/978-81-981590-7-6-011

San Diego Home Prices and Proximity to Colleges, Military Bases, and U.S./Mexican Border

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Purchasing a home is often the single most important investment an individual makes. Aside from the structural characteristics of the home, a potentially more significant factor in the decision-making process is the location as many newly purchased homes are remodeled or expanded prior to the new homeowners moving in. In this paper, in addition to structural characteristics and proximity to amenities such as the ocean and open spaces, we examine distances to colleges, military bases and the U.S./Mexican border in relation to the value of single-family homes in San Diego County over the years 2000-2023. The County of San Diego is unique in its topography as well as economic diversity. Moreover, the City of San Diego ranks eighth among most populous cities in the United States and while home prices are above the national average, the values are less than other California cities such as those in the Bay Area and San Francisco. San Diego also experiences enviable weather conditions year-round. As such, San Diego is ideal for examining the market value of external factors on the price of a home. The findings suggest evidence of a dis-amenity to military bases and the U.S./Mexican port of entry, whereas the results on the distance to colleges are mixed.

Biography:

Andrew Narwold joined the faculty of the University of San Diego's Knauss School of Business in 1990. Narwold is a three-time Fulbright scholar. In Spring 2019, he served as a Fulbright Specialist with the Central Bank of Malta, helping develop a housing price index. He taught in the University of West Indies Program at Sir Arthur Lewis College in St. Lucia in 2002 and at the University of Malta in 2014. In addition, he has been a visiting professor affiliated with the National University Ireland–Galway and the Semester at Sea program. He held the Central Bank of Malta Chair in Economics at the University of Malta from 2014 through 2020. Narwold's research interests include housing market economics and consumer financial decisions. He is also affiliated with USD's Energy Policy Initiatives Center. He has conducted several economic impact studies for local organizations such as the San Diego Padres, the Buick Invitational Golf Tournament and the San Onofre Nuclear Generating Station.

Alyson Ma is a professor of economics at the University of San Diego's Knauss School of Business. Her teaching philosophy is evidence-based and innovative pedagogy that engages students. Her course delivery and assessment vary depending on the topic and course level. Professor Ma teaches a range of courses from principles to the capstone course. She has also served as a Living Learning Communities faculty advisor to incoming first-year students, assisting them in their transition from home and high school to college life at USD. Professor Ma's research interests include international trade, particularly as it pertains to the global value chain. She has journal publications and invited book chapters, including those from the World Bank, National Bureau of Economic Research and the Asian Development Bank. She has also contributed to the Academy of International Business Insights, VoxEU, and the Bureau of European Policy Adviser Monthly Brief. While Professor Ma's main research focus is Chinese trade, she has also branched out to interdisciplinary areas such as health, education, and real estate. Alyson Ma has served in numerous roles at USD aiming to promote the core values of the university in academic excellence. She has collaborated with colleagues both internally and externally, building relationships through respect for diverse ideologies in an inclusive