Michael-Paul (Jack) James

Curriculum Vitae

Contact Information

The University of South Carolina at Columbia — mpjames@sc.edu
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Education (Unofficial Transcript)

Ph.D. Business Administration with a Finance Concentration • 2026 • UNC at Charlotte

Public Policy Research and Analysis (CERT) 2021 • UNC at Charlotte

Master of Business Administration • 2020 • UNC at Charlotte

Master of Real Estate • 2019 • UNC at Charlotte

Master of Urban Design • 2018 • UNC at Charlotte

Master of Architecture • 2018 • UNC at Charlotte

Bachelor of Music Composition • 2000 • Georgia Southern • Magna Cum Laude

Research Interest (Research Statement | Research Statement Long Form)

Political Economy of Finance, Behavioral Biases, Real Estate Finance, Empirical Asset Pricing, ESG and Sustainable Investment

Working Papers

Political Alignment and Housing Transactions

with Yongqiang Chu and Cong (Roman) Wang in SSRN

> **Abstract**: By matching voter registration records with housing transaction data, we find that voters who share the same political affiliation as the current U.S. president are 0.214 percentage points (10% of the unconditional probability) more likely to engage in housing transactions. Both buying and selling transactions increase, suggesting that reduced perceived economic uncertainty drives this effect. We develop a spatial equilibrium model predicting that these politically motivated transactions lead to lower house prices in aligned neighborhoods due to increased supply without corresponding demand increases. Empirically, house prices in aligned census blocks are 2.0% lower than in misaligned blocks, consistent with our theoretical predictions.
>
> **Presentations**: UNC Charlotte (2024, 2025), FMA Semi-Finalist Best Paper (2025)
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> **Press:** Featured in The Wall Street Journal article, "What Puts Republicans in the Mood to Shop."

Competition, Visibility, and Partisan Bias in Sell-Side Equity Research

Solo authored

> **Abstract**: I examine partisan bias in sell-side analyst forecasts using voter registration data from 1992 to 2020. Misaligned analysts are more pessimistic, but this bias disappears in battleground states and weakens with politically diverse firm coverage and brokerage teams. Public competition, attribution, and cross-partisan exposure appear to discipline partisan bias.
>
> **Presentations**: UNC Charlotte (2023, 2024). RBFC (2026)

Published Paper

When the train never comes: Property value impacts from the announcement and cancellation of a light rail project

with Isabelle Nilsson & Elizabeth C. Delmelle in The Professional Geographer (2025), 77(3), 301–313.

> **Abstract**: Transit station placement is non-random, confounding studies of its effect on property values. Using the Durham-Orange Light Rail's announcement and cancellation as a natural experiment with matched properties, we find no station-adjacent price effect, but faster appreciation in denser, central areas, suggesting transit is sited where urban demand is rising.
>
> **Presentations**: UNC Charlotte (2023)

[The Mere Exposure Effect in Architecture]
with Christopher Beorkrem and Jefferson Ellinger in Humanizing Digital Reality (pp 589–602, 2018)

Abstract: Segregation self-reinforces along race and class, raising social tension. Since familiarity breeds preference (the mere exposure effect), architecture can counter this by rethinking circulation, program placement, and public space. Applying behavioral analytics to residential design, this scalable tool helps planners increase communication and build more diverse, connected communities.

Presentations: UNC Charlotte (2017-18)

Work in Progress

Loan Officer Turnover & Mortgage Refinancing

Abstract: Studies whether borrowers are more or less likely to refinance after their loan officer leaves the firm, using a CoreLogic mortgage panel from 2014 to 2022.

Status: Data Collection Completed, Data Analysis, Research Proposal

Social Architecture and Scaffolded Learning: Engineering Peer Networks in Finance Education

Abstract: This paper tests whether engineered peer networks amplify the effectiveness of scaffolded instruction in business education. Scaffolding and peer effects are typically studied separately; this project treats them as interacting systems, testing whether scaffolding's academic benefits grow stronger as students become more integrated into peer networks. Hypothesis is tested using repeated-survey panel paired with performance data across treatment and comparison course sections.

Status: Data Collecting, Research Proposal

Teaching (Teaching Statement | Teaching Philosophy | Student Success Statement)

- USC Columbia Clinical Professor of Finance (2026-Present)
  - FINA 366 — Fall '25
- UNC Charlotte Instructor of record (2020-2026)
  - Average teaching evaluation score of **4.54 (out of 5)**, across 15 classes over 6 years with an average GPA of 3.11, average response rate of 71%, average class size of 46 students.
  - FINN 3255: Real Estate Principles (**4.65**) — Spring '20
  - FINN 3261: Real Estate Finance (**4.54**) — Fall '20, Spring '21, Fall '22, Spring & Fall '23, Spring '24, Spring '25
  - FINN 3120: Financial Mgmt (**4.51**) — Fall '21, Fall '24, Fall '25
  - FINN 3265: Asset/Property Mgmt (**4.72**) — Spring '22
  - FINN 3222: Investments (**4.52**) — Summer '22, Summer '23, Summer '24, Summer '25, Fall '25
- Finalist for Outstanding Graduate Teaching Assistant Award for the Instructor of Record category, 2025
- Featured in UNC Charlotte's student run publication, Niner Times, in the article, "Rated and respected: Charlotte professors turn student feedback into inspiration," (2025)
- Exceeded evaluation averages of the Finance Department & the University as a whole every semester for 6 years.
- Recognized by 23 graduating seniors in the UNC Charlotte Senior Survey (2022–2024) as the "most significant, positive contribution to their education."

Presentations

- 2026 Research in Behavioral Finance Conference (RBFC)
- 2026 2026 American Real Estate Society (ARES) Annual Conference
- 2025 Financial Management Association International Annual Meeting (FMA)
- 2024 UNC Charlotte's Research and Business Partners Annual Celebration
- 2022-2026 University of North Carolina at Charlotte Finance Seminar Series

Awards and Grants

- Semi-Finalist for Best Paper at the Financial Management Association International Annual Meeting, 2025
- On-MLS Study in Charlotte Metropolitan Grant, 2024
- Graduate School Teaching Fellowship (GSTF), 2022-2023
- Rail Transit & Residential Sorting, National Science Foundation Grant, Summer 2021
- Gender Bias in Judicial System Grant, Summer 2020
- Joanna R. Baker Memorial Graduate Fellowship, 2019-2020
- Real Estate Grant Recipient, 2017-2018

- 4 more Post Graduate Grants + 13 Undergraduate Grants, Awards, and Scholarships available upon request

SERVICE: ACADEMIC (SERVICE STATEMENT | SERVICE STATEMENT LONG FORM)

- Student Seminar Coordinator for the Belk College of Business Finance PhD at UNCC (Spring 2024-Summer 2025)
- Peer Review for South African Journal of Economics (2024)

COMMUNITY SERVICE

- Alumni for the Center of Real Estate at UNCC: Marketing Chair: 2023-Present
- Alternative Compliance Review Committee (City of Charlotte Board) 2019-25
- Alternative Compliance Review Board (City of Charlotte Board) 2025-Present
- Complete list available upon request

NONACADEMIC INTEREST

Competitive Pickleball Player, Performing Piano & Base Player, Swing & Latin Social Dancer, Outdoor Enthusiast.