

# Stopping and Choosing

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Topics in Economic Theory

# Overview

1. Stopping: Searching for a Job
2. Optimal Stopping: Existence and Regularity
3. Satisficing
4. Simple Stopping Rules and Monotone Problems
5. Stopping and Choosing: Selling a House
6. Diamond's Paradox
7. References

# Overview

1. Stopping: Searching for a Job
  - Job Search
  - Job Search with Discounting
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# Job Search

Accept offer  $Y_t$ , continue searching with a per period cost of  $c$ .

Interpretation:

Job search (McCall 1970 QJE): TIOLI salary offers  $Y_t$ , cost to search  $c$ .

Selling a house/asset: TIOLI offers  $Y_t$ , council tax/management fees  $c$ .

$Y_t \sim F$ , iid;  $F$  continuous, strictly increasing.

Assume  $\mathbb{E}[\mathbf{1}_{Y_t \geq 0} Y_t] < \infty$ ;  $Y_0 = \mathbf{0}$ ;  $\mathbb{P}(Y_t > c) > \mathbf{0}$ .

## Job Search

Accept and get  $Y_t$  (present value of getting same wage forever);

Refuse and get  $z$  and face same problem tomorrow

Markov problem; state variable =  $Y_t$

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Markov problem; state variable =  $Y_t$

Set up Bellman equation;  $V(Y_t) = \max\{Y_t, \mathbb{E}[V(Y_{t+1})] - c\}$

(iid  $\implies$  stationary problem)

Value:  $V(Y_t)$

(handwavy: this presumes a solution and we don't know yet if/why we can do this)

Define  $V_t := V(Y_t)$  and  $\bar{V} = \mathbb{E}[V(Y_t)]$

Define  $\tilde{y} := \bar{V} - c$

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Define  $V_t := V(Y_t)$  and  $\bar{V} = \mathbb{E}[V(Y_t)]$

Define  $\tilde{y} := \bar{V} - c$

Take expectations and get  $\tilde{y} + c = \mathbb{E}[\max\{Y_t, \tilde{y}\}] \iff c = \mathbb{E}[(Y_t - \tilde{y})^+] = \int_{\tilde{y}}^{\infty} y dF(y)$

$F$  continuous and strictly increasing:  $\exists! \tilde{y} : c = \mathbb{E}[(Y_t - \tilde{y})^+]$

$\tilde{y}$ : reservation value

Optimal rule: continue if and only if  $Y_t < \tilde{y}$

# Job Search with Discounting

Accept offer  $Y_t$ , continue searching and receive  $z$ ; discount factor  $\beta \in (0, 1)$ .

Interpretation:

Job search: TIOLI salary offers  $Y_t$ , unemployment subsidy  $z$ , cost of time  $\beta$ .

Selling a house/asset: TIOLI offers  $Y_t$ , rent accrued  $z$ , interest rate  $r$ , discount factor  $\beta = (1 + r)^{-1}$ .

$Y_t \sim F$ , iid;  $F$  continuous, strictly increasing.

Assume  $\mathbb{E}[\mathbf{1}_{Y_t \geq 0} Y_t] < \infty$ ;  $Y_0 = 0$ ;  $\mathbb{P}(Y_t > c) > 0$ .



# Job Search with Discounting

Define  $\hat{Y}_t := \frac{\beta^t}{1-\beta} Y_t$  (present value).

Accept and get  $Y_t$  forever  $\equiv$  Accept and get  $\hat{Y}_t$

Refuse, get  $z$ , and face same problem tomorrow but discounted by  $\beta$ .

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Set up Bellman equation;  $V(\hat{Y}_t) = \max\{\hat{Y}_t, z + \beta \mathbb{E}[V(\hat{Y}_{t+1})]\}$

Value:  $V(\hat{Y}_t)$

Brief refresher...

## Definition

$T : X \rightarrow X$  is a contraction on  $(X, d)$  if  $\exists \delta \in [0, 1) : d(T(x), T(y)) \leq \delta d(x, y) \forall x, y \in X$ .

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## Banach Fixed-Point Theorem

Let  $(X, d)$  be a non-empty complete metric space and  $T$  a contraction mapping on  $(X, d)$ . Then,  $\exists! x^* \in X : T(x^*) = x^*$ . Moreover, for any  $x_0 \in X$ ,  $x^* = \lim_{n \rightarrow \infty} T^n(x_0)$ , where  $T^{n+1} := T \circ T^n$  and  $T^1 := T$ .

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## Proof

Let  $x_n := T^n(x_0)$ . Then  $d(x_{n+1}, x_n) = d(T^n(x_1), T^n(x_0)) \leq \delta^n d(x_1, x_0)$ , hence  $\{x_n\}_n$  is a Cauchy sequence.

$(X, d)$  complete  $\equiv$  Cauchy sequences converge  $\implies x_n$  converges to some  $x^* = T(x^*)$ .

Take any  $y_0 \in X \setminus \{x_0\}$ ; define  $y_n := T^n(y_0)$ ;  $y_n \rightarrow y^*$ .

If  $x^* \neq y^*$ , then  $d(y^*, x^*) = d(T^n(y^*), T^n(x^*)) = \delta^n d(y^*, x^*) < d(y^*, x^*)$ , a contradiction.

### Blackwell's Conditions for Contraction Mapping

Let  $B(X)$  denote the set of bounded real functions on some nonempty set  $X$  endowed with the sup-metric  $d_\infty$ . Suppose  $T : B(X) \rightarrow B(X)$  satisfies (i)  $\forall f, g \in B(X) : f \geq g \implies T(f) \geq T(g)$ , and (ii)  $\exists \delta \in [0, 1]$  s.t.  $T(f + \alpha) \leq T(f) + \delta\alpha \forall f \in B(X)$  and  $\forall \alpha \in \mathbb{R}_+$ . Then  $T$  is a contraction.

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## Proof

For any  $f, g \in B(X)$  and  $x \in X$ ,  $f(x) - g(x) \leq |f(x) - g(x)| \leq d_\infty(f, g)$ .

(i) and (ii):  $f \leq g + d_\infty(f, g) \implies T(f) \leq T(g) + \delta d_\infty(f, g)$

and, symmetrically,  $T(g) \leq T(f) + \delta d_\infty(f, g)$ .

This implies  $d_\infty(T(f), T(g)) \leq \delta d_\infty(f, g)$ .

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Set up Bellman equation;  $V(\hat{Y}_t) = \max\{\hat{Y}_t, z + \beta \mathbb{E}[V(\hat{Y}_{t+1})]\}$

Value:  $V(\hat{Y}_t)$ , well-defined

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Take expectations and get

$$\bar{V} = \mathbb{E}[\max\{\hat{Y}_t, z + \beta \bar{V}\}] \iff \bar{V}(1 - \beta) = z + \mathbb{E}[(\hat{Y}_t - (z + \beta \bar{V}))^+] = \int_{z+\beta\bar{V}}^{\infty} \frac{1}{1-\beta} y \, dF(y)$$

$F$  continuous:  $\exists! \bar{V} : \bar{V}(1 - \beta) = z + \mathbb{E}[(\hat{Y}_t - (z + \beta \bar{V}))^+]$

$\tilde{y} := (1 - \beta)(z + \beta \bar{V})$ : reservation value

Optimal rule: continue if and only if  $Y_t < \tilde{y}$

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  - General Setup
  - Regular Stopping Times
  - Existence
  - Characterisation
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# Going Beyond the Basic Setting

$Y_t$  may not be iid

- Depend on time of unemployment
- Result from underlying dynamic game between recruiting firms
- Uncertain market conditions (hence perception of  $F$  evolves over time depending on past  $Y_\ell$ )
- ...

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Introduce general tools to tackle the problem

## Setup and Assumptions

$\{X_0, X_1, X_2, \dots\}$  rv whose joint distribution is assumed to be known; write  $X^t := (X_\ell)_{\ell=1, \dots, t}$ .

Sequence of functions  $x^t \mapsto y_t(x^t) \in \mathbb{R}$ ; write  $Y_t := y_t(x^t)$ .

Filtration  $\mathbb{F} = \{\mathcal{F}_t\} = \sigma(X^t)$ .

Adapted payoff process  $\{Y_t\}$ ; terminal  $Y_\infty$  (possibly  $-\infty$ ).

**Stopping time**  $\tau$ :  $\{\tau \leq t\} \in \mathcal{F}_t$  for all  $t$ ; feasible set  $\mathbb{T}$ .

**Objective**: maximise value of  $Y$  by adequately choosing stopping time,  $\sup_{\tau \in \mathbb{T}} \mathbb{E}[Y_\tau]$ .

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### Two questions:

1. When is there actually an optimal stopping time? (Is sup actually a max?)
2. If so, what does it look like?

Previous applications: guess and verify or use specific structural assumptions.

Now: use very general assumptions.

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### Standing assumptions

$$(A1) \mathbb{E} \left[ \sup_{t \geq 0} Y_t \right] < \infty.$$

$$(A2) \lim_{t \rightarrow \infty} \mathbb{E}[Y_t] \leq Y_\infty \text{ a.s.}$$

Note: (A1) implies  $\sup_{\tau} \mathbb{E}[Y_\tau] < \infty$

# Regular Stopping Times

## Definition (Regularity)

$\tau$  is regular if for all  $t$ ,  $\mathbb{E}[Y_\tau \mid \mathcal{F}_t] > Y_t$  a.s. on  $\{\tau > t\}$ .



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## Lemma 1 (Regularity is wlooo)

Under (A1), for any stopping time  $\tau$  there exists a *regular* stopping time  $\rho \leq \tau$  with  $\mathbb{E}[Y_\rho] \geq \mathbb{E}[Y_\tau]$ .

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## Lemma 2 (Regularity is closed under $\vee$ )

Under (A1), if  $\tau$  and  $\rho$  are regular, then  $\xi := \tau \vee \rho$  is regular and  $\mathbb{E}[Y_\xi] \geq \max\{\mathbb{E}[Y_\tau], \mathbb{E}[Y_\rho]\}$ .

## Proof of Lemma 1 (Regularity wloo)

### Proof

Fix  $\tau$  with  $\mathbb{E}[|Y_\tau|] < \infty$  (true by (A1) since  $Y_\tau \leq \sup_s Y_s$ ).

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Define  $Z_t := \mathbb{E}[Y_\tau \mid \mathcal{F}_t]$  and let  $\rho := \inf\{t \geq 0 : Z_t \leq Y_t\}$ .

On  $\{\rho > t\}$ :  $Y_t < Z_t = \mathbb{E}[Y_\tau \mid \mathcal{F}_t]$ , so  $\rho$  is regular.

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Define  $Z_t := \mathbb{E}[Y_\tau | \mathcal{F}_t]$  and let  $\rho := \inf\{t \geq 0 : Z_t \leq Y_t\}$ .

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On  $\{\rho = t\}$ :  $Y_\rho = Y_t \geq Z_t = \mathbb{E}[Y_\tau | \mathcal{F}_t]$ . On  $\{\rho = \infty\}$ :  $Y_\rho = Y_\infty = Y_\tau$  a.s.

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Hence

$$\mathbb{E}[Y_\rho] = \sum_{t=0}^{\infty} \mathbb{E}[1_{\{\rho=t\}} Y_t] + \mathbb{E}[1_{\{\rho=\infty\}} Y_\infty]$$

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$$\begin{aligned}\mathbb{E}[Y_\rho] &= \sum_{t=0}^{\infty} \mathbb{E}[\mathbf{1}_{\{\rho=t\}} Y_t] + \mathbb{E}[\mathbf{1}_{\{\rho=\infty\}} Y_\infty] \\ &\geq \sum_{t=0}^{\infty} \mathbb{E}[\mathbf{1}_{\{\rho=t\}} \mathbb{E}[Y_\tau | \mathcal{F}_t]] + \mathbb{E}[\mathbf{1}_{\{\rho=\infty\}} Y_\tau]\end{aligned}$$

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Suppose  $\neg(\rho \leq \tau)$ ; note that, at  $\{\rho > \tau = t\}$ ,  $Z_t = Z_\tau = Y_\tau < Z_t$ , a contradiction.

## Proof of Lemma 2 (Regularity is closed under $\vee$ )

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1. Proving  $\xi$  is regular:

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On  $\{\xi = \tau > t\}$ ,  $\mathbb{E}[Y_\xi \mid \mathcal{F}_t] = \mathbb{E}[Y_\tau \mid \mathcal{F}_t] > Y_t$  a.s.  $\therefore \tau$  is regular.

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Symmetrically, on  $\{\xi = \rho > t\}$ ,  $\mathbb{E}[Y_\xi \mid \mathcal{F}_t] = \mathbb{E}[Y_\rho \mid \mathcal{F}_t] > Y_t$  a.s.  $\therefore \rho$  is regular.

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2. Proving  $\mathbb{E}[Y_\xi] \geq \mathbb{E}[Y_\tau] \vee \mathbb{E}[Y_\rho]$ :

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On  $\{\xi = \tau = t\}$ ,  $Y_\xi = Y_\tau = Y_t$ .

On  $\{\xi = \rho > \tau = t\}$ ,  $\xi = \rho$  and  $\mathbb{E}[Y_\xi \mid \mathcal{F}_t] = \mathbb{E}[Y_\rho \mid \mathcal{F}_t] > Y_t = Y_\tau$  a.s.

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1. Proving  $\xi$  is regular:

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On  $\{\xi = \tau > t\}$ ,  $\mathbb{E}[Y_\xi \mid \mathcal{F}_t] = \mathbb{E}[Y_\tau \mid \mathcal{F}_t] > Y_t$  a.s.  $\therefore \tau$  is regular.

Symmetrically, on  $\{\xi = \rho > t\}$ ,  $\mathbb{E}[Y_\xi \mid \mathcal{F}_t] = \mathbb{E}[Y_\rho \mid \mathcal{F}_t] > Y_t$  a.s.  $\therefore \rho$  is regular.

2. Proving  $\mathbb{E}[Y_\xi] \geq \mathbb{E}[Y_\tau] \vee \mathbb{E}[Y_\rho]$ :

On  $\{\xi = \tau = t\}$ ,  $Y_\xi = Y_\tau = Y_t$ .

On  $\{\xi = \rho > \tau = t\}$ ,  $\xi = \rho$  and  $\mathbb{E}[Y_\xi \mid \mathcal{F}_t] = \mathbb{E}[Y_\rho \mid \mathcal{F}_t] > Y_t = Y_\tau$  a.s.

Hence

$$\begin{aligned}\mathbb{E}[Y_\xi] &= \sum_{t=0}^{\infty} \mathbb{E}[\mathbf{1}_{\{\tau=t\}} Y_\xi] + \mathbb{E}[\mathbf{1}_{\{\tau=\infty\}} Y_\xi] = \sum_{t=0}^{\infty} \mathbb{E}[\mathbf{1}_{\{\tau=t\}} \mathbb{E}[Y_\xi \mid \mathcal{F}_t]] + \mathbb{E}[\mathbf{1}_{\{\tau=\infty\}} Y_\xi] \\ &\geq \sum_{t=0}^{\infty} \mathbb{E}[\mathbf{1}_{\{\tau=t\}} Y_\tau] + \mathbb{E}[\mathbf{1}_{\{\tau=\infty\}} Y_\tau] = \mathbb{E}[Y_\tau].\end{aligned}$$

## Proof of Lemma 2 (Regularity is closed under $\vee$ )

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By a symmetric argument,  $\mathbb{E}[Y_\xi] \geq \max\{\mathbb{E}[Y_\tau], \mathbb{E}[Y_\rho]\}$ .



## Existence

### Theorem (Existence)

Under (A1) and (A2), there is a regular  $\tau$  such that  $\mathbb{E}[Y_\tau] = \sup_{\rho \in \mathbb{T}} \mathbb{E}[Y_\rho]$ .

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Take the case  $V^* := \sup_{\rho \in \mathbb{T}} \mathbb{E}[Y_\rho] > -\infty$ .

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Conclude:  $V^* = \sup_{\rho \in \mathbb{T}} \mathbb{E}[Y_\rho] \geq \mathbb{E}[Y_{\tau_\infty}] \geq V^*$ .

## Assumptions

### Example

Let  $X_t \sim \text{Bernoulli}(1/2)$  iid;  $Y_0 := 0$ ,  $Y_t := (2^t - 1) \prod_{\ell=1}^t X_\ell$  for  $t \in \mathbb{N}$ ,  $Y_\infty := 0$ .



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Fails (A1): Note  $\sup_{k \leq t} Y_k = 2^k - 1$  with probability  $2^{-(k+1)}$  for  $k = 0, 1, \dots, t-1$  and with probability  $2^{-t}$  for  $k = t$ . Hence  $\mathbb{E}[\sup_t Y_t] = \sum_{t=0}^{\infty} (2^t - 1) 2^{-(t+1)} = \infty$ .

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Satisfies (A2):  $Y_t \rightarrow 0$  a.s.

Indeed, no optimal stopping time. Conditional on reaching  $t$  with  $Y_t > 0 \iff \prod_{\ell=1}^t X_\ell = 1$ , then don't want to stop:  $Y_t = 2^t - 1 < 2^t - 1/2 = (1/2)(2^{t+1} - 1) = \mathbb{E}[Y_{t+1} | Y_t > 0]$ .

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Indeed, no optimal stopping time as  $Y_t < Y_{t+1}$ .

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Want something like Bellman equation/DPP: stop today or continue assuming optimal stopping from then on

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### Definition

Let  $(X_t)_{t \in T}$  be a collection of rv.  $Z$  rv is essential supremum of  $(X_t)_{t \in T}$ ,  $Z = \text{ess sup}_{t \in T} X_t$ , if (i)  $\mathbb{P}(Z \geq X_t) = 1 \forall t \in T$  ('probabilistic upper bound'), and (ii)  $\forall Z' : \mathbb{P}(Z' \geq X_t) = 1 \forall t \in T, \mathbb{P}(Z' \geq Z) = 1$  (smallest probabilistic upper bound).

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## Lemma 3

Let  $(X_t)_{t \in T}$  be any collection of rv.

An essential supremum always exists.

Furthermore,  $\exists$  a countable  $C \subset T : \sup_{t \in C} X_t = \text{ess sup}_{t \in T} X_t$ .

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Let  $U \sim U(0, 1)$ ,  $T = [0, 1]$ , and  $X_t = \mathbf{1}_{\{C=t\}}$ .  $\sup_{t \in T} X_t = 1 \neq \text{ess sup}_{t \in T} X_t = 0$ .

# Regularity from $T$ Onward

## Notation:

$$"X \geq Y" \equiv \mathbb{P}(X \geq Y) = 1.$$

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$\tau \geq T$  is regular from  $T$  onward if for all  $t \geq T$ ,  $\mathbb{E}[Y_\tau \mid \mathcal{F}_t] > Y_t$  a.s. on  $\{\tau > t\}$ .

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Under (A1), for any stopping time  $\tau \geq T$  there exists a *regular* stopping time from  $T$   $\rho \geq T$  such that on  $\rho \leq \tau$  with  $\mathbb{E}[Y_\rho] \geq \mathbb{E}[Y_\tau]$ .

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Under (A1), if  $\tau \geq T$  and  $\rho \geq T$  are regular from  $T$  onward, then  $\xi := \tau \vee \rho$  is regular from  $T$  onward and  $\mathbb{E}[Y_\xi] \geq \max\{\mathbb{E}[Y_\tau], \mathbb{E}[Y_\rho]\}$ .

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2. WTS  $V_t^* \geq \max\{Y_t, \mathbb{E}[V_{t+1}^* \mid \mathcal{F}_t]\}$ .

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By the lemmas 1' and 2',

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Since, trivially,  $V_t^* \geq Y_t$ , we get  $V_t^* \geq \max\{Y_t, \mathbb{E}[V_{t+1}^* \mid \mathcal{F}_t]\}$ .

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## Example

Let  $Y_0 := 0$ ,  $Y_t := 1 - 1/t$  for  $t \in \mathbb{N}$ ,  $Y_\infty := 0$ .

Satisfies (A1):  $Y_t \leq 1$ .

Fails (A2):  $Y_t \rightarrow 1 > 0 = Y_\infty$ .

Indeed, no optimal stopping time as  $Y_t < Y_{t+1}$ .

Note:  $\tau^* = \infty$  and  $Y_{\tau^*} = 0 < V_t^*$ .

## Characterising Optimal Stopping Time

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Stopping whenever  $\tau^*$  says to stop can only improve the expected payoff.

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Finally, by Lemma 2,  $\tau'' \vee \tau^*$  must also be optimal. Note that  $\tau'' \vee \tau^* = \tau^*$  by construction.

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It can be shown that  $\tau^*$  is the **earliest optimal stopping time**, i.e.,  $\tau^* \leq \tau \forall$  optimal  $\tau$ .  
(Intuition: If  $\tau = t < \tau^*$ , then  $Y_t < V_t^*$  and an improvement can be reached)



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Another stopping time:  $\tau^{**} := \inf\{t \geq 0 \mid Y_t > \mathbb{E}[V_{t+1}^* \mid \mathcal{F}_t]\}$

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# Overview

1. Stopping: Searching for a Job
2. Optimal Stopping: Existence and Regularity
3. Satisficing
  - Setup
  - Solving the Problem
  - Choice and Payoffs
  - Expected Stopping Time
  - Comparative Statics
4. Simple Stopping Rules and Monotone Problems
5. Stopping and Choosing: Selling a House
6. Diamond's Paradox
7. References

# Satisficing

Oftentimes DM don't consider all items (virtually impossible in online shopping...).

DM knows there is a large set of feasible items but doesn't quite know what they are.

Upon stopping their search, pick best item available.

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DM faces a large choice set  $A$  with  $T$  items.

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### Proposition

Let  $M_t := \max_{s \leq t} X_s$  and  $\bar{x} : c = \int_{\bar{x}}^{\infty} (X - \bar{x}) dF(X)$ . Then,  $\tau_T^* := \inf\{t \geq 0 \mid M_t \geq \bar{x}\} \wedge T$  is optimal.

## Satisficing

### Solving the Problem (Backwards induction intuition)

**At  $T - 1$ :** stop and get  $M_{T-1} - (T - 1)c$  or continue and get  $\mathbb{E}[M_T \mid \mathcal{F}_{T-1}] - Tc$ .

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Better to stop now and get  $M_{T-2} - (T - 2)c$  if

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Suppose  $M_{T-2} < \bar{x}$ . Then, if it were to end at  $T - 1$  would anyway continue; more so given the option value.

## Solving the Problem (Backwards induction intuition)

**At  $T - 1$ :** stop and get  $M_{T-1} - (T - 1)c$  or continue and get  $\mathbb{E}[M_T | \mathcal{F}_{T-1}] - Tc$ .

$$M_{T-1} - (T - 1)c \leq \mathbb{E}[M_T | \mathcal{F}_{T-1}] - Tc = \int_{-\infty}^{M_{T-1}} M_{T-1} dF(X) + \int_{M_{T-1}}^{\infty} X dF(X) - Tc \iff \\ c \leq \int_{M_{T-1}}^{\infty} (X - M_{T-1}) dF(X). \quad \bar{x} : c = \int_{\bar{x}}^{\infty} (X - \bar{x}) dF(X).$$

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Satisficing solution: DM stops whenever has seen something “good enough”

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## Corollary

$$\mathbb{E}[X_{\tau_T^*}] = \mathbb{E}[\max_{t \leq T} X_t \wedge \bar{x}].$$

Dependence on  $c$  only through  $\bar{x}$ .



## Remark

$$\mathbb{E}[\tau_T^*] = \frac{1-F(\bar{x})^{T-1}}{1-F(\bar{x})}.$$

## Proof

Since  $\mathbb{P}(\tau_T^* \geq t) = 1 - \mathbb{P}(\tau_T^* \leq t-1) = 1 - \mathbb{1}_{\{t \leq T\}} \sum_{s=1}^{t-1} (1-F(\bar{x}))F(\bar{x})^{s-1} = 1 - \mathbb{1}_{\{t \leq T\}}(1-F(\bar{x})^{t-1})$ .

Then,  $\mathbb{E}[\tau_T^*] = \sum_{t=1}^T \mathbb{P}(\tau_T^* \geq t) = \frac{1-F(\bar{x})^{T-1}}{1-F(\bar{x})}$ .

Note that

$$\text{sign}\left(\frac{\partial}{\partial \bar{x}} \mathbb{E}[\tau_T^*]\right) = \text{sign}(F(\bar{x}) + F(\bar{x})^{T+1}(T-1) - F(\bar{x})^T T) = \text{sign}(1 + F(\bar{x})^T(T-1) - F(\bar{x})^{T-1}T) > 0$$

for  $F(\bar{x}) \in (0, 1)$ .

## Remark

- (i)  $\uparrow c \implies \downarrow \bar{x} \implies \downarrow \mathbb{E}[X_{\tau_T^*}], \mathbb{E}[\tau_T^*];$
- (ii)  $F'$  MPS of  $F \implies \bar{x}' \geq \bar{x}$  (higher option value)  $\implies \uparrow \mathbb{E}[X_{\tau_T^*}], \mathbb{E}[\tau_T^*];$
- (iii)  $F'(x) = F(x - \mu)$  (shift in mean)  $\implies \bar{x}' = \bar{x} + \mu$   
 $\implies \mathbb{E}[X_{\tau_T^*}'] = \mathbb{E}[X_{\tau_T^*}] + \mu, \quad \mathbb{E}[\tau_T^*] = \mathbb{E}[\tau_T^{*'}];$
- (iv)  $\bar{x}$  remains constant wrt  $T \implies$  so does  $\mathbb{E}[X_{\tau_T^*}], \mathbb{E}[\tau_T^*].$

# Overview

1. Stopping: Searching for a Job
2. Optimal Stopping: Existence and Regularity
3. Satisficing
4. Simple Stopping Rules and Monotone Problems
  - Simple Stopping Rules
  - Monotone Problems
  - Approximating Infinite Horizon by Finite Horizon
5. Stopping and Choosing: Selling a House
6. Diamond's Paradox
7. References

## Setup and Assumptions

$\{X_0, X_1, X_2, \dots\}$  rv whose joint distribution is assumed to be known; write  $X^t := (X_\ell)_{\ell=1, \dots, t}$ .

Sequence of functions  $x^t \mapsto y_t(x^t) \in \mathbb{R}$ ; write  $Y_t := y_t(x^t)$ .

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For truncation in problems when continuing forever is valuable, replace

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# Simple Stopping Rules

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Continue iff  $\exists \ell > 0$  : committing to continue  $\ell$  periods more is better than stopping.

Naively committed:  $t + \ell$  may decide to continue again.

$\tau_{1\text{-sla}} \leq \tau_{1\text{-tla}}, \tau_{k\text{-sla}} \leq \tau^*$ .

Moreover,  $\mathbb{E}[Y_{\tau_{1\text{-sla}}}] \leq \mathbb{E}[Y_{\tau_{k\text{-sla}}}], \mathbb{E}[Y_{\tau_{1\text{-sla}}}] \leq \mathbb{E}[Y_{\tau^*}]$ .

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Let  $A_t := \{Y_t \geq [Y_{t+1} \mid \mathcal{F}_t]\}$ . The stopping problem is monotone if  $A_t \subseteq A_{t+1}$  a.s. for any  $t = 0, 1, \dots, T-1$ , where  $T \in \mathbb{N} \cup \{\infty\}$ .

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In finite horizon monotone stopping problems,  $\tau_{1\text{-sla}}$  is optimal.

## Proof

Let horizon be  $T$ . Earliest optimal stopping  $\tau^* := \inf\{t \geq 0 \mid Y_t \geq \mathbb{E}[V_{t+1}^{(T)} \mid \mathcal{F}_t]\}$ , with  $V_{T+1}^{(T)} = -\infty$  and  $V_T^{(T)} = Y_T$ .

Bwd induction:  $V_t^{(T)} = \max\{Y_t, \mathbb{E}[V_{t+1}^{(T)} \mid \mathcal{F}_t]\}$ .

Fix  $t < T$ . Note  $\tau_{1\text{-sla}} > t \implies \tau^* > t$ . Suppose  $\tau_{1\text{-sla}} = t$ .

Since  $\{\tau_{1\text{-sla}} = t\} = \{Y_t \geq \mathbb{E}[Y_{t+1} \mid \mathcal{F}_t]\} = A_t$  and problem is monotone,

$$Y_{T-1} \geq \mathbb{E}[Y_T \mid \mathcal{F}_{T-1}] \implies Y_{T-1} = V_{T-1}^{(T)};$$

$$Y_{T-2} \geq \mathbb{E}[Y_{T-1} \mid \mathcal{F}_{T-2}] = \mathbb{E}[V_{T-1}^{(T-1)} \mid \mathcal{F}_{T-2}] \implies Y_{T-2} = V_{T-2}^{(T)};$$

...

$$Y_t \geq \mathbb{E}[Y_{t+1} \mid \mathcal{F}_t] = \mathbb{E}[V_{t+1}^{(T)} \mid \mathcal{F}_t] \implies Y_t = V_t^{(T)}.$$

Hence,  $\tau^* = t$ .

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**Goal:** WT use finite horizon result to understand when myopic stopping is optimal in infinite horizon problem.

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## Definition

$\{X_t\}$  are uniformly integrable if  $\sup_t \mathbb{E}[|X_t| \mathbf{1}_{\{|X_t| > a\}}] \rightarrow 0$  as  $a \rightarrow \infty$ .

## Conditions for uniform integrability:

1.  $\lim_{t \rightarrow \infty} \mathbb{E}[|X_t|] = 0$ , then  $\{X_t\}_t$  is uniform integrable.
2.  $\lim_{t \rightarrow \infty} \mathbb{E}[|X_t|] = \infty$ , then  $\{X_t\}_t$  is not uniform integrable.

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Let  $p_T = \mathbb{P}(Y_\infty - Y_T > q_T)^{-1/2} \rightarrow \infty$ .

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$\mathbb{E}[(Y_\infty - Y_T)^+] = \mathbb{E}[\mathbf{1}_{\{Y_\infty - Y_T \leq \varepsilon_T\}}(Y_\infty - Y_T)^+] + \mathbb{E}[\mathbf{1}_{\{Y_\infty - Y_T > \varepsilon_T\}}(Y_\infty - Y_T)^+] \leq \varepsilon_T + \mathbb{E}[\mathbf{1}_{\{Y_\infty - Y_T > \varepsilon_T\}} Z_T]$ .

$\mathbb{E}[\mathbf{1}_{\{Y_\infty - Y_T > \varepsilon_T\}} Z_T] \rightarrow 0$  follows by similar argument as before for 1st term.

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## Corollary

Assume (A3). If  $Y_t := B_t - C_t$ , where  $\mathbb{E}[\sup_t |B_t|] < \infty$  and  $C_t \geq 0$  and nondecreasing a.s., then (A1) holds and  $V_0^{(T)} \rightarrow V^*$ .



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## Proof

$$\mathbb{E}[\sup_{t \geq 0} Y_t] \leq \mathbb{E}[\sup_{t \geq 0} |B_t|] < \infty \implies \text{(A1) holds.}$$

$$\text{For } j \geq t, Y_j - Y_t = B_j - B_t + (C_t - C_j) \leq B_j - B_t.$$

$$0 \leq Z_t := \sup_{j \geq t} Y_j - Y_t \leq 2 \sup_t |B_t| =: B'.$$

$$\mathbb{E}[B'] < \infty, \text{ hence } \mathbb{E}[\mathbf{1}_{\{Z_t > a\}} |Z_t|] \leq \mathbb{E}[\mathbf{1}_{\{B' > a\}} B'] \rightarrow 0 \text{ and } Z_t \text{ is uniformly integrable.}$$

# Overview

1. Stopping: Searching for a Job
2. Optimal Stopping: Existence and Regularity
3. Satisficing
4. Simple Stopping Rules and Monotone Problems
5. Stopping and Choosing: Selling a House
  - Variations
6. Diamond's Paradox
7. References

# Stopping and Choosing: Selling a House

Accept best offer  $M_t$  or continue waiting with a per period cost of  $c$ .

Interpretation:

Selling a house/asset: offers  $X_t \geq 0$  come in, council tax/management fees  $c$ ;

$Y_t := M_t - ct$ , where  $M_t := \max_{s \leq t} X_s$ .

Same as satisficing, just take  $T = \infty$ .

$X_t \sim F$ , iid;  $F$  continuous, strictly increasing, with finite 2nd moment.

## Stopping and Choosing: Selling a House

Accept and get  $M_t - tc$ ;

Refuse and pay  $c$  and wait for one more offer tomorrow.

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Set up Bellman equation;  $V(Y_t) = \max\{Y_t, \mathbb{E}[V(Y_{t+1})] - c\}$ .

Define  $V_t := V(Y_t)$ ;  $\mathbb{E}[V(Y_t)]$  now depends on  $t$ !

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But this is a **monotone problem**:

$$Y_t \geq \mathbb{E}[Y_{t+1} \mid \mathcal{F}_t] \iff Y_t \geq \mathbb{E}[\max\{Y_t, X_{t+1} - tc\} \mid \mathcal{F}_t] - c \iff c \geq \mathbb{E}[(X_0 - (Y_t + tc))^+ \mid \mathcal{F}_t].$$

Since  $Y_t + tc$  is increasing in  $t$ ,  $\{Y_t \geq \mathbb{E}[Y_{t+1} \mid \mathcal{F}_t]\} \subseteq \{Y_{t+\ell} \geq \mathbb{E}[Y_{t+\ell+1} \mid \mathcal{F}_{t+\ell}]\}$  for any  $t \geq 0$  and  $\ell \geq 0$ .

Check conditions for approximation: (A1), (A3), and UI...

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### Theorem

Let  $X, X_1, X_2, \dots$ , be iid,  $c > 0$ , and  $Y_t = X_t - tc$  or  $Y_t = \max_{s \leq t} X_s - tc$ .

If  $\mathbb{E}[X^+] < \infty$ , then  $\sup_t Y_t < \infty$  a.s. and  $Y_t \rightarrow -\infty$  a.s.

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$\mathbb{E}[(X'^+)^2 \mid M_t] = \mathbb{E}[X'^2 \mid M_t] < \infty \implies \mathbb{E}[\sup_{j \geq 0} M'_j - jc \mid M_t] < \infty \implies \mathbb{E}[Z_t] < \infty$ .

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$\mathbb{E}[(X')^2 \mid M_t] = \mathbb{E}[X'^2 \mid M_t] < \infty \implies \mathbb{E}[\sup_{j \geq 0} M'_j - jc \mid M_t] < \infty \implies \mathbb{E}[Z_t] < \infty$ .

$(X - M_t)^+ \xrightarrow{d} \delta_0$  as  $t \rightarrow \infty \implies \mathbb{E}[Z_t] \rightarrow 0$ .

# Stopping and Choosing: Selling a House

## Theorem

Let  $X, X_1, X_2, \dots$ , be iid,  $c > 0$ , and  $Y_t = X_t - tc$  or  $Y_t = \max_{s \leq t} X_s - tc$ .

If  $\mathbb{E}[X^+] < \infty$ , then  $\sup_t Y_t < \infty$  a.s. and  $Y_t \rightarrow -\infty$  a.s.

If  $\mathbb{E}[(X^+)^2] < \infty$ , then  $\mathbb{E}[\sup_t Y_t] < \infty$ .

## Proof

See the proof to Theorem 1 in Ferguson (2008, Ch. 4, Appendix).

(A1):  $\mathbb{E}[X^+] < \infty \implies \mathbb{E}[\sup_{t \geq 0} Y_t] < \infty$ . Check.

(A3): Define  $Y_\infty := -\infty$ .  $\mathbb{E}[X^+] < \infty \implies Y_t \rightarrow Y_\infty$ . Check.

Uniform integrability:  $Z_t := \sup_{j \geq t} Y_j - Y_t = \sup_{j \geq t} (M_j - M_t)^+ - jc$ .

Note  $\mathbb{E}[Z_t] = \mathbb{E} \left[ \mathbb{E} \left[ \sup_{j \geq 0} M'_j - jc \mid M_t \right] \right]$  where  $M'_j := \max_{s \leq j} X'_s$  and  $X' := (X - M_t)^+$ .

$\mathbb{E}[(X')^2 \mid M_t] = \mathbb{E}[X'^2 \mid M_t] < \infty \implies \mathbb{E}[\sup_{j \geq 0} M'_j - jc \mid M_t] < \infty \implies \mathbb{E}[Z_t] < \infty$ .

$(X - M_t)^+ \xrightarrow{d} \delta_0$  as  $t \rightarrow \infty \implies \mathbb{E}[Z_t] \rightarrow 0$ .

$\implies \sup_t \mathbb{E}[Z_t] < \infty \implies \sup_t \mathbb{E}[Z_t \mathbf{1}_{\{Z_t > a\}}] \rightarrow 0$  as  $a \rightarrow \infty$ . Check.

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**Conclude 1-sla is still optimal with infinite horizon!**

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Selling a house with TIOLI offers:

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## Selling a house with distributional uncertainty:

$$Y_t := M_t - tc, X_t \sim F(\cdot \mid \theta) \text{ iid, but } \theta \text{ unknown, } \theta \sim P.$$

Let  $\mathbb{E}[\mathbf{1}_{\{X_t \leq \cdot\}} \mid \mathcal{F}_t] = F_t$  and suppose that  $F_t = \frac{\alpha_0}{\alpha_0 + t} F_0 + \frac{t}{\alpha_0 + t} \hat{F}_t$ , where  $\hat{F}_t$  is ECDF,  $\alpha_0 > 0$ , and  $F_0$  has finite 2nd moment. (E.g., Dirichlet process prior.)

This is a monotone problem and 1-sla is still optimal. Prove it!

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Foundational model of price search.

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## Environment

$N$  identical sellers; homogenous good; zero marginal cost (normalisation).

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## Timing

Sellers set prices  $p = \{p^n\} \subset \mathbb{R}_+$ .

Consumer knows empirical distribution of prices,  
but not which seller sets which price.

Consumer learns price of seller  $n$  only by visiting seller.

Visit bears a cost  $c > 0$ . (visit, browse, ask for a quote, etc.)

Sellers selected to visit uniformly at random (among those not yet visited).

Following each visit, consumer can either choose to buy good from one of the sellers they visited or to learn the price of another seller.

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## Key Features

Uncertainty over *prices*, not match values.

# Solving for Equilibrium Prices

## Notation

$n_t \in \{1, \dots, N\}$ : seller sampled at  $t$ .

$S_t := \{n_1, \dots, n_t\}$ : sellers sampled by  $t$  (consideration set).

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Fix prices and label sellers:  $\underline{p} = p^1 \leq \dots \leq p^N = \bar{p}$ .

$\tau$ : optimal stopping by consumer.

Note:  $Y_t = v - \underline{p} - tc \implies \tau \leq t$ .

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Suppose not. If  $\bar{p} > v$ , then seller  $N$  has strict incentive to lower price to  $v - \epsilon$  for some small enough  $\epsilon > 0$ . Then  $\underline{p} = p^1 < p^N = \bar{p}$ .

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continuation value is at best  $v - \underline{p} - 2c < v - (\underline{p} + c/2) - c = \text{value of stopping and paying } \underline{p} + c/$ .

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$\tau > t$  implies  $\mathbb{E}[V_{t+1} | \mathcal{F}_t] - Y_t =: \epsilon(M_t; p) > 0$ .

More: conditional on  $\tau > t$   $\exists$  finitely many values possible for  $M_t \in \hat{M} := \{v - \hat{p} \mid \hat{p} \in$



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Increasing price is strictly profitable deviation.

# Diamond's Paradox

## Implications

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### The Paradox

Any arbitrarily small search cost ( $c > 0$ ) causes the market outcome to jump discontinuously from competitive Bertrand outcome ( $p = 0$ ) to full monopoly outcome ( $p = V$ )! Slightest search friction destroys all price competition.



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Some jargon:

*With recall*: possibility of choosing any of the samples thus far. *Without recall*: can only choose current element or sample again.

*Without replacement*: samples are all distinct. *With replacement*: can resample previously observed sample.

*Undirected search*: fixed order. *Directed search*: choose the order (more next lecture).

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