Appendix A – Montclair Radium Sites

Contents:

1 CRITERIA FOR EXCLUSION FROM RAW SAMPLE 244
2 ANNUAL COUNTS IN SAMPLE 244
3 DESCRIPTIVE STATISTICS 244
3.1 Housing prices and distances from site 244
3.2 Structural variables 246
3.3 Census tract attributes 247
3.4 Other distances 247
4 COLLINEARITIES 249
4.1 Time patterns in average site distances in sample 249
4.2 Time trend in average lot sizes 249
4.3 Distance to site vs. structural variables 249
4.4 Distance to site vs. Census tract attributes 250
4.5 Distance to site vs. other distances 250
5 TRENDS IN THE DISTANCE GRADIENT 251
5.1 Structural variables 251
5.1.1 Floors known? 251
5.1.2 Floors 252
5.1.3 Age known? 252
5.1.4 Age 252
5.1.5 Lotsize 253
5.2 Census tract attributes 253
5.2.1 Females 253
5.2.2 Whites 254
5.2.3 Blacks 255
5.2.4 Other ethnic groups 257
5.2.5 Children under 5 258
5.2.6 Persons between 5 and 29 259
5.2.7 Persons between 30 and 64 260
5.2.8 Persons 65 and older 261
5.2.9 Married heads of household 261
5.2.10 Male-headed of household with children 262
5.2.11 Female-headed households with children 263
5.2.12 Owner-occupancy 264
5.2.13 Renter-occupancy 265
5.2.14 Vacancy rates 266
6 COMPLETE REGRESSION RESULTS – NO LOT SIZE INTERACTIONS 266
6.1 Just structural characteristics and year dummies 266
6.2 Including Census tract attributes 268

6.3 Including other distances 269
6.4 Including both other distances and tract attributes 271
7 COMPLETE REGRESSION RESULTS – WITH LOT SIZE INTERACTIONS 273
7.1 Just structural characteristics and year dummies 273
7.2 Including Census tract attributes 275
7.3 Including other distances 277
7.4 Including both other distances and tract attributes 280

Chapter 1 Criteria for exclusion from raw sample

For Montclair, we drop observations for which

- Sale price is greater than $2 million or missing
- House has more than four floors
- Land area is greater than 75,000 square feet or missing
- The street address given places them outside the census tracts in which they are supposed to lie (assumed typographical errors in addresses)
- The address could not be geolocated using GIS software
- The sale year is prior to 1987 or after 1997
- An assessors estimate of the value of improvements is missing

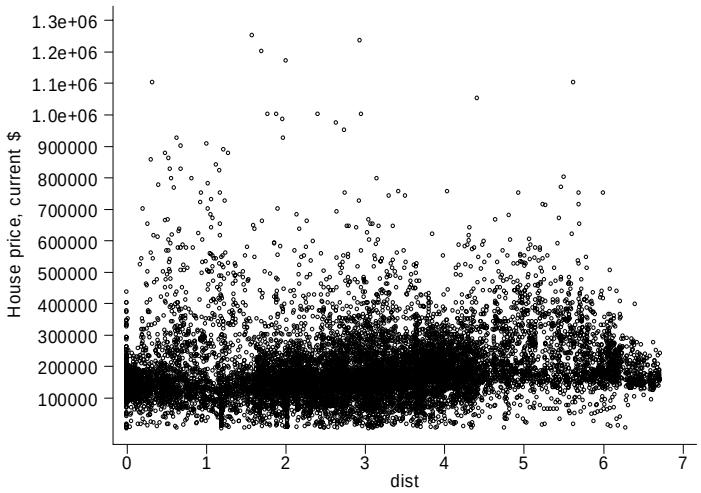
Chapter 2 Annual counts in sample

year	Freq.	Percent	Cum.
87	490	4.10	4.10
88	798	6.68	10.79
89	814	6.82	17.60
90	887	7.43	25.03
91	1030	8.63	33.66
92	1152	9.65	43.31
93	1348	11.29	54.60
94	1505	12.60	67.20
95	1425	11.93	79.14
96	1665	13.94	93.08
97	826	6.92	100.00
Total	11940	100.00	

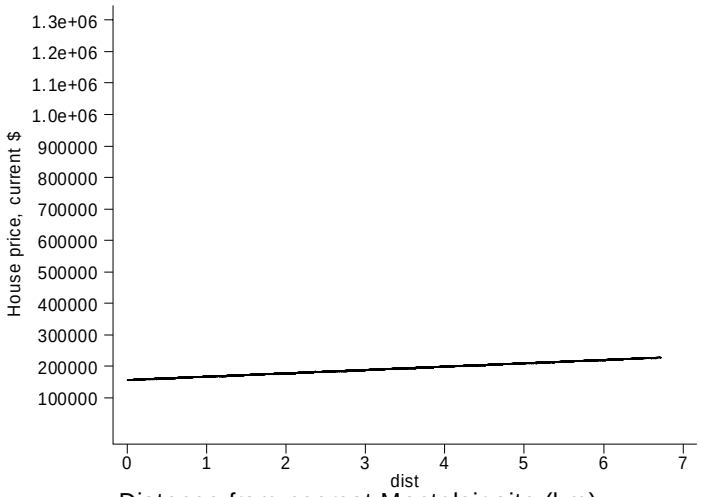
Chapter 3 Descriptive statistics

3.1 Housing prices and distances from site

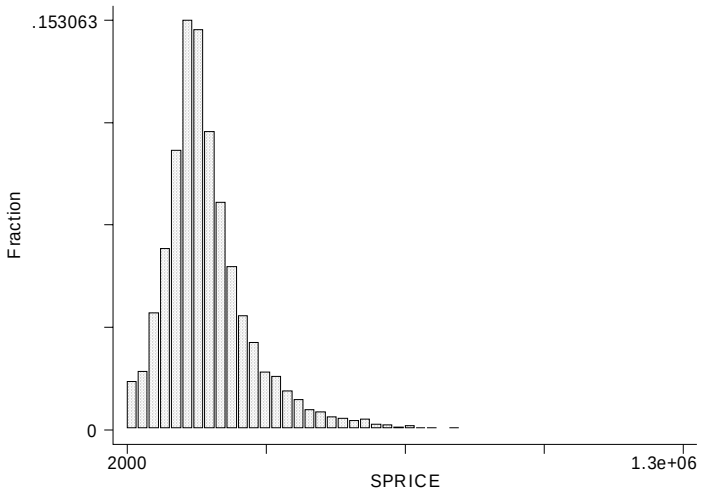
Variable	Obs	Mean	Std. Dev.	Min	Max
dist	11940	2.958726	1.653603	0	6.716527
sprice	11940	188345.9	108008.5	2000	1250000



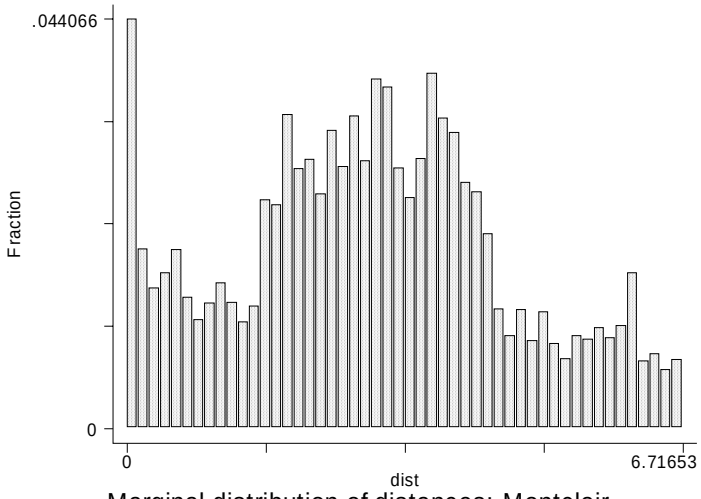
Distance from nearest Montclair site (km)



Distance from nearest Montclair site (km)



Marginal distribution of house prices: Montclair



Marginal distribution of distances: Montclair

3.2 Structural variables

Variable	Obs	Mean	Std. Dev.	Min	Max
knowflr	11940	.8752931	.3304001	0	1
floors	11940	1.448936	.7510819	0	4
limpval	11940	10.96357	.7406981	8.006368	13.61376
ageknown	11940	.4040201	.4907219	0	1
age20	11940	.0040201	.0632793	0	1
age30	11940	.0117253	.1076512	0	1
age40	11940	.0323283	.1768779	0	1
age50	11940	.0330821	.1788584	0	1
age60	11940	.0324958	.1773202	0	1
age70	11940	.0932161	.2907472	0	1
age70plus	11940	.1913735	.3933989	0	1
lotsize	11940	1.001101	.907426	.0009748	8.068128

3.3 Census tract attributes

Variable	Obs	Mean	Std. Dev.	Min	Max
pfemales	11940	.5312597	.0137262	.4782994	.600673
pblack	11940	.1981348	.2875085	.0009183	.9759917
pother	11940	.0856179	.0566641	.0120837	.3222607
page_under5	11940	.0658442	.0109725	.0337553	.1124166
page_5_29	11940	.3131265	.0482451	.2308882	.4530005
page_65_up	11940	.1546853	.0437867	.0421896	.251818
pmarhh_chd	11940	.2536222	.0729032	.0747633	.4308186
pmhh_child	11940	.0133316	.0100036	.0012361	.054559
pfhh_child	11940	.0617661	.053228	.0167364	.2973308
pvacant	11940	.0365	.0238177	.0095438	.1516945
prenter_occ	11940	.3480293	.2366121	.0275876	.91541

3.4 Other distances

Distance variable	Description
d_summits	Distance from the nearest summit of land. There are three small summits in the relevant geographic area, and none of them are very high. Only two of these are inside the sample area.
d_school	Distance from the nearest school. There are several dozen schools within the sample area.
d_retail	Distance to the nearest retail center. There are two major locations for retail centers, and each of these is to the northwest, outside the sample area. (Essex Mall, Hudson Mall, The Mall at Short Hills, and Wayne Town Center are presently active. We do not have historical data concerning their level of activity in the period 1987-97.)
d_hospital	Distance to the nearest hospital. There are 7 hospitals either within or near the sample area.
d_church	Distance from the nearest church. There are 17 churches either within or adjacent to the sample area.
d_cemetery	Distance to the nearest cemetery. There are nine cemeteries either within or adjacent to the sample area.
d_railroad	Railroads run through the eastern portion of our sample area. (GTW and NS are the owners of these railways).
d_njrds	Distance from the closest main New Jersey roads. This includes Interstate 280 and the Garden State Parkway, if they happen to be the nearest main roads (which they usually will not be).
d_i280	Distance from Interstate 280, [an east-west] freeway that runs entirely outside the sample area, to the [north]. The coefficient on this variable is a proximity effect in addition to proximity from the nearest main roads, d_njrds.
d_gspkwy	Distance from the Garden State Parkway, [a north-south] freeway that runs entirely outside thw sample area, to the [west]. The

	coefficient on this variable is a proximity effect in addition to proximity from the nearest main roads, d_njrds.
d_parks	Distance from the nearest park. There are about 23 park areas that could be the nearest park for houses in the sample.
d_mjwater	Distance from the nearest body of water. There are no significant bodies of water in the sample area. The Pompton River runs to the north and to the east of the sample area, and the Cedar Grove and Great Notch reservoirs lie to the north, in adjacent zip codes.
d_colleges	Distance from the nearest college or university. Upsala College and Bloomfield College lie inside the sample area. Seton Hall lies in an adjacent zip code to the south. NJ Institute of Technology and Rutgers campuses lie to the southeast, Caldwell College to the west, and Montclair State is adjacent to the northern perimeter of our sample.
d_cclubs	Distance to the nearest country club. There are ten country clubs with significant amounts of land within the sample area, mostly in the West Orange and Bloomfield zip codes.
d_airports	Distance from the nearest airport. Essex County airport lies to the northwest of the sample area. It is a smaller regional airport with two runways. Newark International airport about equidistant from the center of our sample area, but to the southeast. None of the main runways of either of these two airports would produce flight paths that intersect the sample area.
d_newark_i	Distance from Newark International Airport. This distance will be correlated with the distance from other disamenities (or amenities) associated with the location of the airport.

Variable	Obs	Mean	Std. Dev.	Min	Max
d_summits	11940	3679.74	1617.095	281.3663	7515.158
d_school	11940	547.4059	391.6714	12.21375	2300.027
d_retail	11940	8348.043	1928.518	3757.655	11851.8
d_hospital	11940	2269.5	1182.129	65.12099	5554.716
d_church	11940	1220.129	603.5879	10.8354	3225.218
d_cemetery	11940	1865.784	1097.649	64.37774	4720.175
d_railroad	11940	1122.886	946.2423	.3640983	4178.208
d_njrds	11940	158.9385	140.2323	.0163899	936.6699
d_i280	11940	3291.807	2224.808	3.563274	8773.392
d_gspkwy	11940	2767.276	2050.373	6.289956	7662.895
d_parks	11940	773.363	493.792	.0404199	2549.764
d_mjwater	11940	4557.648	1739.214	394.7092	8069.31
d_colleges	11940	2197.54	1074.472	1	5100.181
d_cclubs	11940	1531.028	1095.087	.0299353	5288.419
d_airports	11940	8096.859	1477.857	3930.727	10653.95
d_newark_i	11940	11529.63	2697.796	5343.567	16899.11

Chapter 4 Collinearities

4.1 Time patterns in average site distances in sample

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 10, 11929) =    3.94
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0026
                                                      Root MSE      =  .91947

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year88 |  -.2077507   .0468216    -4.44   0.000    -.2995286   -.1159729
      year89 |  -.2492569   .0474433    -5.25   0.000    -.3422535   -.1562604
      year90 |  -.1644464   .0450486    -3.65   0.000    -.2527489   -.0761439
      year91 |  -.1574261   .0448733    -3.51   0.000     -.245385   -.0694672
      year92 |  -.1746706    .043588    -4.01   0.000    -.2601102   -.0892309
      year93 |  -.2351696   .0434252    -5.42   0.000    -.3202901   -.1500491
      year94 |  -.2040609   .0420796    -4.85   0.000    -.2865438   -.1215779
      year95 |  -.1721154   .0417705    -4.12   0.000    -.2539925   -.0902384
      year96 |  -.1787973   .0405406    -4.41   0.000    -.2582636   -.0993311
      year97 |  -.1899618   .0445582    -4.26   0.000    -.2773031   -.1026205
       _cons |   1.015294   .0339832    29.88   0.000     .9486813    1.081907
------------------------------------------------------------------------------
```

4.2 Time trend in average lot sizes

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 10, 11929) =    3.02
                                                      Prob > F      =  0.0008
                                                      R-squared     =  0.0021
                                                      Root MSE      =  .90684

------------------------------------------------------------------------------
             |               Robust
     lotsize |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year88 |   .1030169   .0454197     2.27   0.023      .013987    .1920469
      year89 |   .1249482   .0478034     2.61   0.009     .0312457    .2186506
      year90 |   .1082126   .0461802     2.34   0.019     .0176918    .1987333
      year91 |   .1178118   .0424183     2.78   0.005      .034665    .2009586
      year92 |   .1766366   .0439886     4.02   0.000     .0904117    .2628615
      year93 |   .1886342   .0419542     4.50   0.000     .1063971    .2708713
      year94 |   .1402731   .0392404     3.57   0.000     .0633555    .2171908
      year95 |    .123381   .0397198     3.11   0.002     .0455238    .2012383
      year96 |   .1520162   .0399157     3.81   0.000     .0737749    .2302574
      year97 |   .0667246   .0440867     1.51   0.130    -.0196926    .1531418
       _cons |   .8709363   .0327428    26.60   0.000      .806755    .9351176
------------------------------------------------------------------------------
```

4.3 Distance to site vs. structural variables

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 12, 11927) =   73.27
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0614
```

```
                                                      Root MSE      =  .89201

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
     knowflr |   .5621402   .0368365    15.26   0.000     .4899347    .6343457
      floors |  -.1351645   .0151117    -8.94   0.000    -.1647859   -.1055431
     limpval |   .1153885    .009619    12.00   0.000     .0965336    .1342433
    ageknown |  -.0110498   .0803332    -0.14   0.891    -.1685159    .1464163
       age20 |   .1802057    .124023     1.45   0.146    -.0628995    .4233109
       age30 |  -.0183933   .1036304    -0.18   0.859    -.2215257     .184739
       age40 |   .3357685   .0903477     3.72   0.000     .1586722    .5128647
       age50 |   .4380861   .0925754     4.73   0.000     .2566231     .619549
       age60 |   .5016029   .0866531     5.79   0.000     .3317487     .671457
       age70 |   .1647473   .0850763     1.94   0.053    -.0020162    .3315108
    age70plus |  -.0327322   .0824492    -0.40   0.691    -.1943459    .1288816
     lotsize |   .0468758   .0090222     5.20   0.000     .0291908    .0645608
       _cons |  -.8240943   .1079984    -7.63   0.000    -1.035789   -.6123997
------------------------------------------------------------------------------
```

4.4 Distance to site vs. Census tract attributes

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 11, 11928) =  312.02
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.1783
                                                      Root MSE      =   .8346

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
    pfemales |   4.607242   .9148456     5.04   0.000     2.813995    6.400488
      pblack |  -1.051875   .0813007   -12.94   0.000    -1.211237    -.892512
      pother |  -3.264204   .2138823   -15.26   0.000    -3.683448   -2.844959
 page_under5 |   1.089476   1.250295     0.87   0.384    -1.361306    3.540259
   page_5_29 |  -5.142977   .4941953   -10.41   0.000     -6.11168   -4.174273
  page_65_up |  -3.173556   .4744836    -6.69   0.000    -4.103621   -2.243491
  pmarhh_chd |   .7647791   .2641258     2.90   0.004     .2470496    1.282509
  pmhh_child |  -23.87896   2.266044   -10.54   0.000    -28.32078   -19.43715
  pfhh_child |   10.31201   .6031825    17.10   0.000     9.129675    11.49435
     pvacant |   2.370267   .3116062     7.61   0.000     1.759468    2.981065
 prenter_occ |  -.8083711   .0882834    -9.16   0.000    -.9814209   -.6353214
       _cons |   .5829649   .4528341     1.29   0.198    -.3046637    1.470594
------------------------------------------------------------------------------
```

4.5 Distance to site vs. other distances

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 16, 11923) =  767.69
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5011
                                                      Root MSE      =  .65044

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
```

```
-------------+----------------------------------------------------------------
  ld_summits |   .5830631   .0225069    25.91   0.000     .5389459    .6271802
   ld_school |   .0040095   .0093627     0.43   0.668     -.014343     .022362
   ld_retail |  -.8080889   .0934561    -8.65   0.000     -.991278   -.6248998
 ld_hospital |   .1947804   .0111483    17.47   0.000      .172928    .2166328
   ld_church |  -.1235253   .0108221   -11.41   0.000    -.1447384   -.1023122
 ld_cemetery |   .5175188   .0170457    30.36   0.000     .4841064    .5509313
 ld_railroad |  -.0674414       .007    -9.63   0.000    -.0811625   -.0537204
    ld_njrds |   .0003375   .0046745     0.07   0.942    -.0088253    .0095002
     ld_i280 |   .1589406     .00833    19.08   0.000     .1426124    .1752687
   ld_gspkwy |    .083741   .0099501     8.42   0.000     .0642371    .1032449
    ld_parks |   .0631714   .0073117     8.64   0.000     .0488392    .0775036
  ld_mjwater |  -.9691344    .027243   -35.57   0.000    -1.022535   -.9157337
 ld_colleges |   .2875994   .0143331    20.07   0.000     .2595042    .3156945
   ld_cclubs |  -.2339437   .0124952   -18.72   0.000    -.2584362   -.2094511
 ld_airports |  -.2033038   .0631761    -3.22   0.001    -.3271393   -.0794682
 ld_newark_i |  -1.141372    .071517   -15.96   0.000    -1.281557   -1.001187
       _cons |   17.13824   1.199418    14.29   0.000     14.78718    19.48929
------------------------------------------------------------------------------
```

Chapter 5 Trends in the distance gradient

These models use individual houses as observations. We associate with each house the proportion of each group in the Census tract that contains the house. The right-hand side variables are the measured distance of the house itself from the Woburn site, a time trend, starting at 1 in the first period of the data, and an interaction term between distance and time. The simple trend picks up the trend over time in the concentration of the group in question throughout the sample area. The "ldisw" variable, distance to the nearer of the Wells G&H sites or the Industri-Plex site, picks up any baseline distance gradient in the concentration of the group in question as a function of distance from the nearest Superfund site. The key variable is the interaction term, which tells how the distance gradient is shifting over time. If the distance gradient is becoming either less positive or more negative, the concentration of the group in question nearer the Superfund site is growing, relative to the concentration further away.

5.1 Structural variables

There are very few available structural variables for each house. In lieu of a longer list of structural variables, we employ the current assessed value of improvements as a proxy for housing quality. It is not reasonable to assess how these values change with the time of sale of the house. Given the paucity of data on housing attributes for the Montclair sample, we cannot conclude much about the condition of the housing stock over time.

5.1.1 Floors known?

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =   41.15
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0222
                                                      Root MSE      =  .32679

------------------------------------------------------------------------------
             |               Robust
    knowflr |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      inside |  -.0771242   .0547582    -1.41   0.159    -.1844592    .0302108
```

```
       ldist |   .0641301   .0090269     7.10   0.000     .0464359    .0818243
       trend |   -.001299   .0017916    -0.73   0.468    -.0048108    .0022128
     insidey |  -.0065508   .0090075    -0.73   0.467    -.0242069    .0111053
      ldisty |  -.0032718   .0014203    -2.30   0.021    -.0060559   -.0004877
       _cons |   .8472986   .0114769    73.83   0.000      .824802    .8697951
------------------------------------------------------------------------------
```

5.1.2 Floors

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =    7.90
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0040
                                                      Root MSE      =  .74973

------------------------------------------------------------------------------
             |               Robust
      floors |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      inside |  -.2215466   .1054497    -2.10   0.036    -.4282452   -.0148481
       ldist |   .0477309   .0190507     2.51   0.012     .0103885    .0850734
       trend |   .0020551   .0037851     0.54   0.587    -.0053644    .0094746
     insidey |  -.0016867   .0172702    -0.10   0.922    -.0355391    .0321657
      ldisty |  -.0028708   .0029731    -0.97   0.334    -.0086987     .002957
       _cons |   1.416048   .0243248    58.21   0.000     1.368367    1.463729
------------------------------------------------------------------------------
```

5.1.3 Age known?

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =   40.13
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0155
                                                      Root MSE      =  .48699

------------------------------------------------------------------------------
             |               Robust
    ageknown |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      inside |   .0129883   .0659437     0.20   0.844    -.1162722    .1422488
       ldist |   .0898056     .01086     8.27   0.000     .0685183    .1110929
       trend |  -.0010347   .0021129    -0.49   0.624    -.0051763    .0031069
     insidey |   -.000424    .010727    -0.04   0.968    -.0214506    .0206026
      ldisty |  -.0045979    .001698    -2.71   0.007    -.0079263   -.0012696
       _cons |    .356786    .013576    26.28   0.000     .3301749    .3833972
------------------------------------------------------------------------------
```

5.1.4 Age

```
Regression with robust standard errors                Number of obs =    4824
                                                      F(  5,  4818) =   53.85
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0607
                                                      Root MSE      =  22.792

------------------------------------------------------------------------------
             |               Robust
         age |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
```

```
-------------+----------------------------------------------------------------
      inside |  -13.64081   6.437296    -2.12   0.034    -26.26085   -1.020772
     insidey |   .1463102   1.092536     0.13   0.893     -1.99556     2.28818
       ldist |  -6.439359   1.063588    -6.05   0.000    -8.524478    -4.35424
      ldisty |   .2577415   .1603724     1.61   0.108    -.0566617    .5721446
       trend |    1.03418   .2088739     4.95   0.000      .624692    1.443668
       _cons |    67.0986   1.389429    48.29   0.000     64.37468    69.82251
------------------------------------------------------------------------------
```

5.1.5 Lotsize

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =   24.43
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0043
                                                      Root MSE      =  .90567

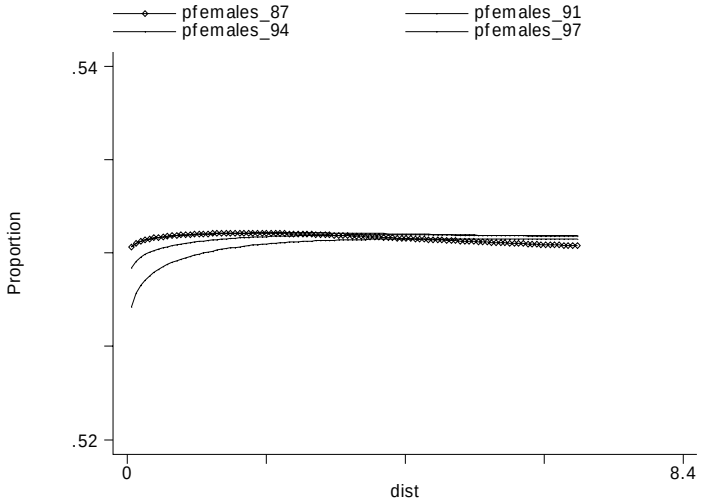
------------------------------------------------------------------------------
             |               Robust
     lotsize |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      inside |  -.2707097   .0593119    -4.56   0.000    -.3869706   -.1544488
       ldist |   .0504139    .017611     2.86   0.004     .0158933    .0849344
       trend |   .0039132   .0039827     0.98   0.326    -.0038936      .01172
     insidey |    .015799   .0112238     1.41   0.159    -.0062015    .0377996
      ldisty |   .0002315   .0027266     0.08   0.932    -.0051132    .0055762
       _cons |   .9397404   .0261798    35.90   0.000     .8884236    .9910571
------------------------------------------------------------------------------
```

5.2 Census tract attributes

5.2.1 Females

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =    6.34
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0016
                                                      Root MSE      =  .01372

------------------------------------------------------------------------------
             |               Robust
    pfemales |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0004869   .0004075    -1.19   0.232    -.0012857    .0003119
       trend |  -.0001192   .0000789    -1.51   0.131    -.0002739    .0000355
      ldisty |   .0000813   .0000612     1.33   0.184    -.0000387    .0002012
      inside |  -.0070261   .0014803    -4.75   0.000    -.0099278   -.0041244
     insidey |     .00078   .0002652     2.94   0.003     .0002601    .0012999
       _cons |   .5320221     .00053  1003.79   0.000     .5309832     .533061
------------------------------------------------------------------------------
```

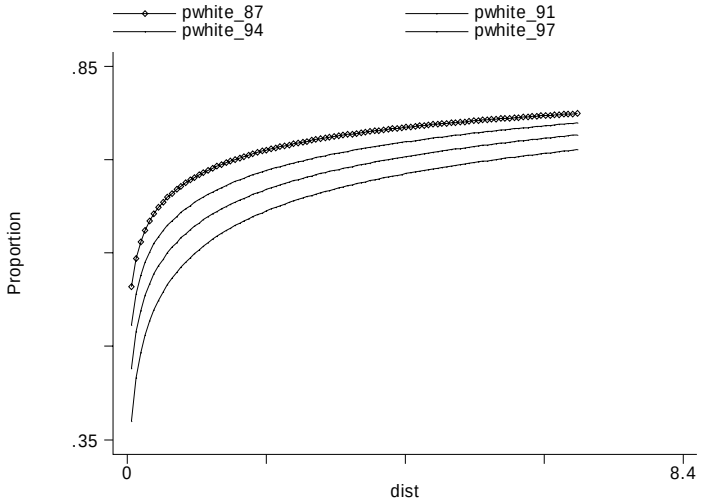


Fitted pfemales by distance from nearest Montclair site (km)

5.2.2 Whites

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  127.80
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0462
                                                      Root MSE      =  .26929

------------------------------------------------------------------------------
             |               Robust
      pwhite |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0416303   .0061867     6.73   0.000     .0295033    .0537572
       trend |  -.0102532   .0013299    -7.71   0.000    -.0128601   -.0076463
      ldisty |   .0028637   .0009531     3.00   0.003     .0009954     .004732
      inside |   .1553385   .0225094     6.90   0.000     .1112165    .1994605
     insidey |  -.0171576   .0044718    -3.84   0.000     -.025923   -.0083921
       _cons |   .7254027   .0086937    83.44   0.000     .7083617    .7424438
------------------------------------------------------------------------------
```

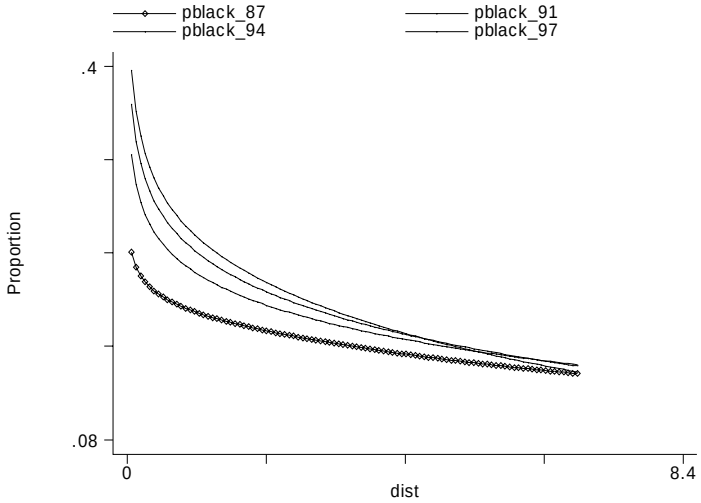


Fitted pwhite by distance from nearest Montclair site (km)

5.2.3 Blacks

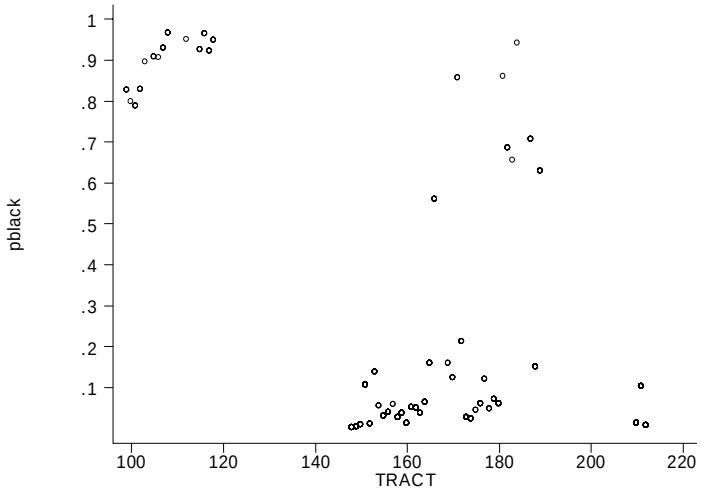
```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =   85.98
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0246
                                                      Root MSE      =    .284

------------------------------------------------------------------------------
             |               Robust
      pblack |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0253767   .0064643    -3.93   0.000    -.0380477   -.0127057
       trend |   .0066725   .0013978     4.77   0.000     .0039326    .0094124
      ldisty |  -.0033634   .0009932    -3.39   0.001    -.0053102   -.0014167
      inside |  -.1937636   .0216261    -8.96   0.000    -.2361543   -.1513729
     insidey |   .0184994   .0044745     4.13   0.000     .0097286    .0272703
       _cons |   .1989742   .0091774    21.68   0.000      .180985    .2169634
------------------------------------------------------------------------------
```

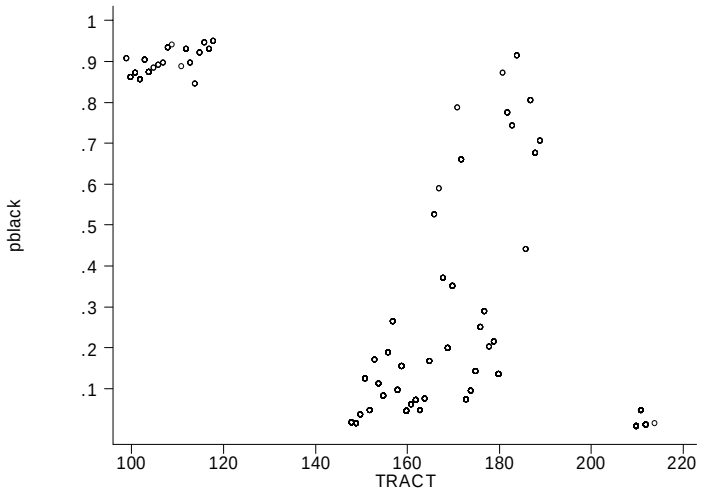


Fitted pblack by distance from nearest Montclair site (km)

We note that some census tracts in the Montclair area were predominantly white and others were predominantly black in data interpolated for 1987. For 1997, it is clear that some of these communities are becoming much more integrated, but others remain segretaged.



Percent black by census tract: Montclair 1987

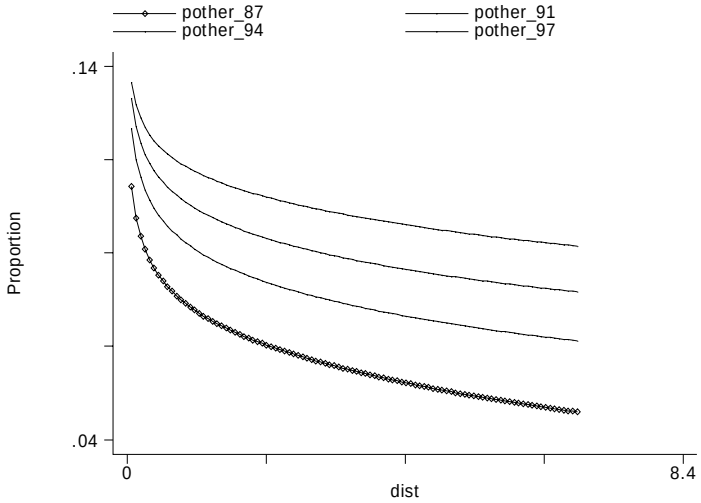


Percent black by census tract: Montclair 1997

5.2.4 Other ethnic groups

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  269.55
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0948
                                                      Root MSE      =  .05392

------------------------------------------------------------------------------
             |               Robust
      pother |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0150917    .001525    -9.90   0.000    -.0180809   -.0121024
       trend |   .0036705   .0002875    12.77   0.000     .0031071     .004234
      ldisty |   .0003952   .0002132     1.85   0.064    -.0000227    .0008132
      inside |   .0369728   .0095714     3.86   0.000     .0182112    .0557344
     insidey |  -.0013925   .0013491    -1.03   0.302    -.0040369    .0012519
       _cons |    .074682   .0020093    37.17   0.000     .0707435    .0786205
------------------------------------------------------------------------------
```

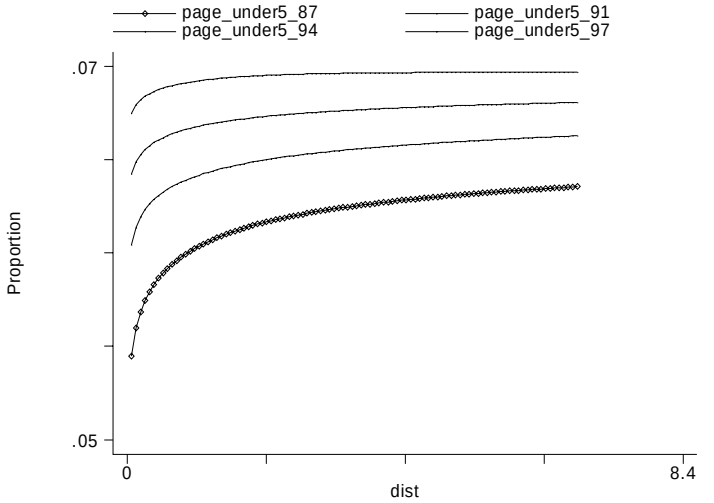


Fitted pother by distance from nearest Montclair site (km)

5.2.5 Children under 5

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  119.51
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0500
                                                      Root MSE      =   .0107

------------------------------------------------------------------------------
             |               Robust
 page_under5 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0018929   .0002475     7.65   0.000     .0014079     .002378
       trend |   .0008964   .0000495    18.12   0.000     .0007994    .0009934
      ldisty |   -.000146   .0000367    -3.98   0.000    -.0002179   -.0000741
      inside |  -.0009087    .001223    -0.74   0.458     -.003306    .0014887
     insidey |  -.0000739   .0001942    -0.38   0.703    -.0004545    .0003067
       _cons |   .0598658   .0003327   179.92   0.000     .0592136     .060518
------------------------------------------------------------------------------
```

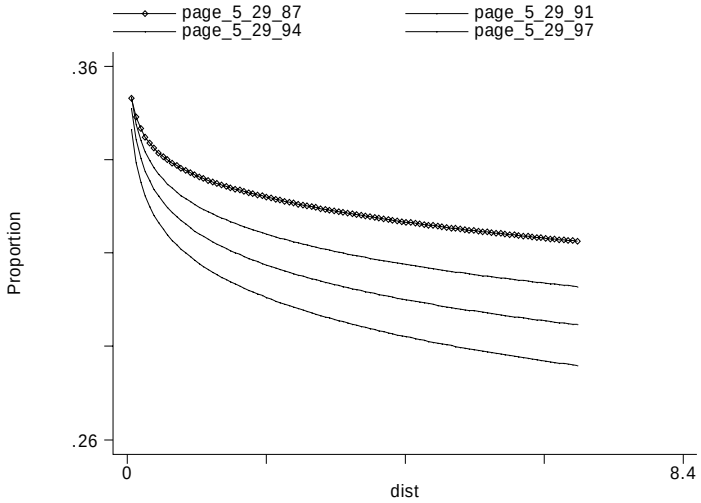


itted page_under5 by distance from nearest Montclair site (km

5.2.6 Persons between 5 and 29

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  187.85
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0795
                                                      Root MSE      =   .0463

------------------------------------------------------------------------------
             |               Robust
   page_5_29 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0089331   .0011781    -7.58   0.000    -.0112425   -.0066238
       trend |  -.0022751   .0002302    -9.88   0.000    -.0027262   -.0018239
      ldisty |  -.0005365   .0001789    -3.00   0.003    -.0008872   -.0001858
      inside |   -.002263   .0046821    -0.48   0.629    -.0114407    .0069148
     insidey |   .0012068   .0007183     1.68   0.093    -.0002013    .0026148
       _cons |   .3359905   .0015184   221.27   0.000     .3330141    .3389669
------------------------------------------------------------------------------
```



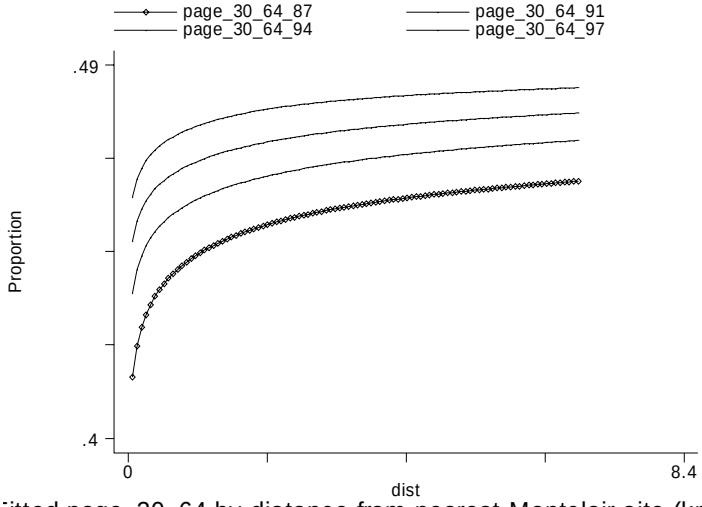
Fitted page_5_29 by distance from nearest Montclair site (km)

5.2.7 Persons between 30 and 64

Regression with robust standard errors

Number of obs = 11940
F(5, 11934) = 242.79
Prob > F = 0.0000
R-squared = 0.1034
Root MSE = .03069

page_30_64	Coef.	Robust Std. Err.	t	P>|t|	[95% Conf.	Interval]
ldist	.009835	.000888	11.08	0.000	.0080944	.0115755
trend	.0031315	.00017	18.42	0.000	.0027983	.0034647
ldisty	-.000451	.0001355	-3.33	0.001	-.0007166	-.0001854
inside	-.0015717	.004051	-0.39	0.698	-.0095122	.0063688
insidey	-.0007805	.0006714	-1.16	0.245	-.0020965	.0005354
_cons	.4425372	.0011031	401.18	0.000	.4403749	.4446994

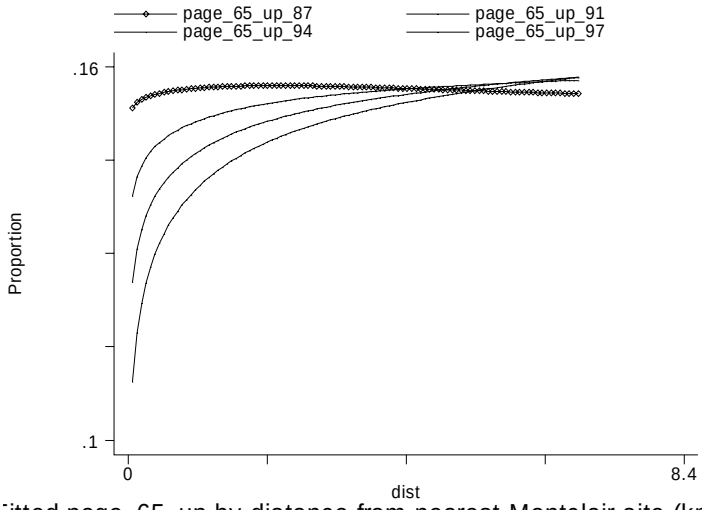


Fitted page_30_64 by distance from nearest Montclair site (km

5.2.8 Persons 65 and older

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =   35.27
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0144
                                                      Root MSE      =  .04348

------------------------------------------------------------------------------
             |               Robust
  page_65_up |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0016329   .0011066    -1.48   0.140    -.0038019    .0005362
       trend |   -.001663   .0002146    -7.75   0.000    -.0020836   -.0012424
      ldisty |    .001029   .0001688     6.10   0.000     .0006982    .0013599
      inside |   .0032911   .0047883     0.69   0.492    -.0060948    .0126769
     insidey |   -.000403     .00071    -0.57   0.570    -.0017947    .0009887
       _cons |   .1606655   .0014503   110.78   0.000     .1578226    .1635084
------------------------------------------------------------------------------
```

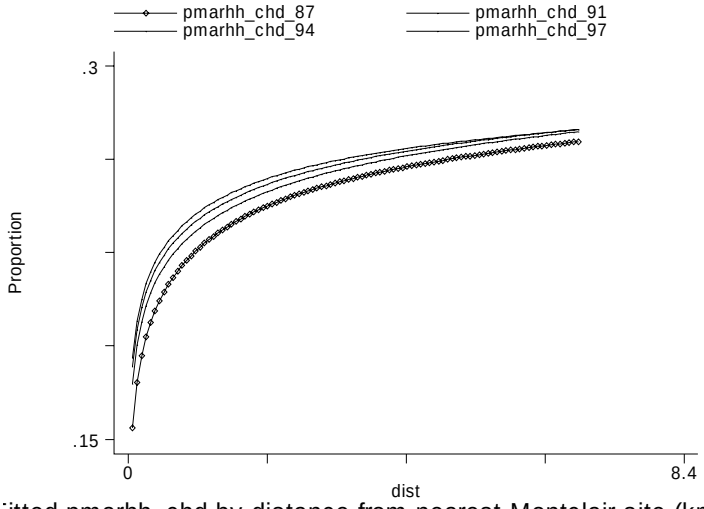


itted page_65_up by distance from nearest Montclair site (km

5.2.9 Married heads of household

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  148.78
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0703
                                                      Root MSE      =  .07031

------------------------------------------------------------------------------
             |               Robust
  pmarhh_chd |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0239196   .0018363    13.03   0.000     .0203203     .027519
       trend |   .0015687   .0003609     4.35   0.000     .0008613    .0022761
      ldisty |  -.0005364   .0002992    -1.79   0.073     -.001123    .0000501
      inside |   .0078763   .0075662     1.04   0.298    -.0069546    .0227072
     insidey |   .0002539   .0013898     0.18   0.855    -.0024703    .0029781
       _cons |   .2271155   .0021676   104.78   0.000     .2228665    .2313644
------------------------------------------------------------------------------
```

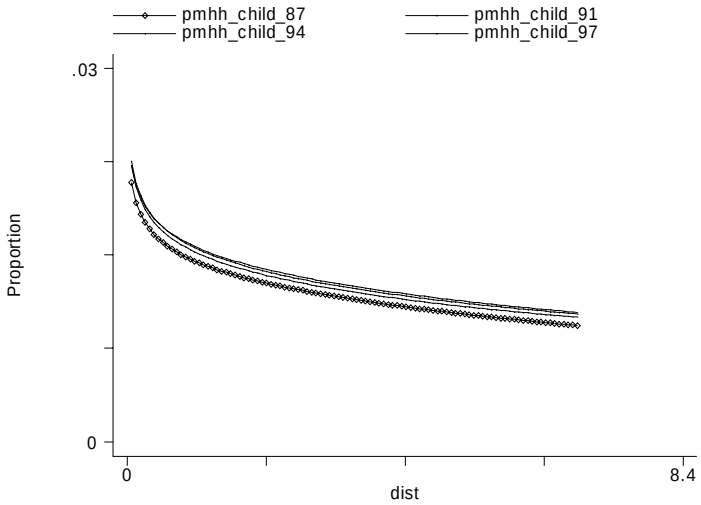


:itted pmarhh_chd by distance from nearest Montclair site (km

5.2.10 Male-headed of household with children

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  122.95
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0677
                                                      Root MSE      =  .00966

------------------------------------------------------------------------------
             |               Robust
  pmhh_child |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0028063   .0002924    -9.60   0.000    -.0033795   -.0022331
       trend |   .0001108   .0000555     2.00   0.046     2.07e-06    .0002196
      ldisty |  -2.45e-06    .000042    -0.06   0.953    -.0000848    .0000799
      inside |  -.0047882   .0011136    -4.30   0.000    -.0069711   -.0026053
     insidey |   .0002933   .0001744     1.68   0.093    -.0000486    .0006352
       _cons |   .0151105   .0003873    39.01   0.000     .0143512    .0158697
------------------------------------------------------------------------------
```

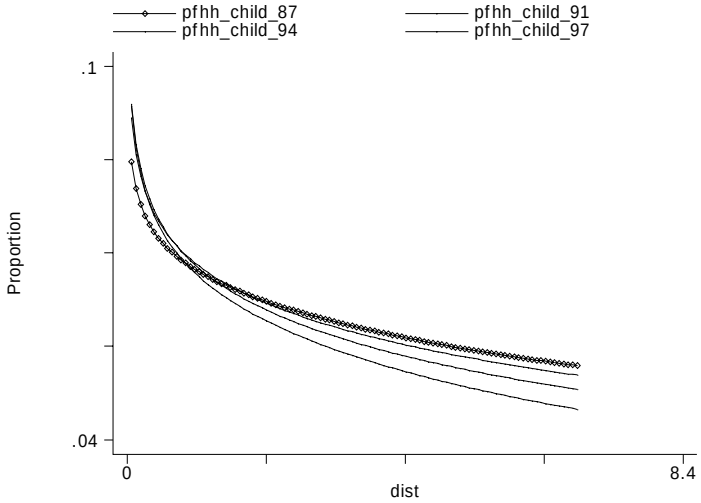


Fitted pmhh_child by distance from nearest Montclair site (km

5.2.11 Female-headed households with children

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =   89.64
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0290
                                                      Root MSE      =  .05246

------------------------------------------------------------------------------
             |               Robust
  pfhh_child |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0078861   .0011973    -6.59   0.000    -.0102329   -.0055392
       trend |  -.0000687   .0002414    -0.28   0.776    -.0005419    .0004045
      ldisty |  -.0003317   .0001748    -1.90   0.058    -.0006743    .0000109
      inside |  -.0179512    .005672    -3.16   0.002    -.0290693   -.0068331
     insidey |    .002167   .0008539     2.54   0.011     .0004932    .0038408
       _cons |   .0704102   .0016435    42.84   0.000     .0671887    .0736317
------------------------------------------------------------------------------
```

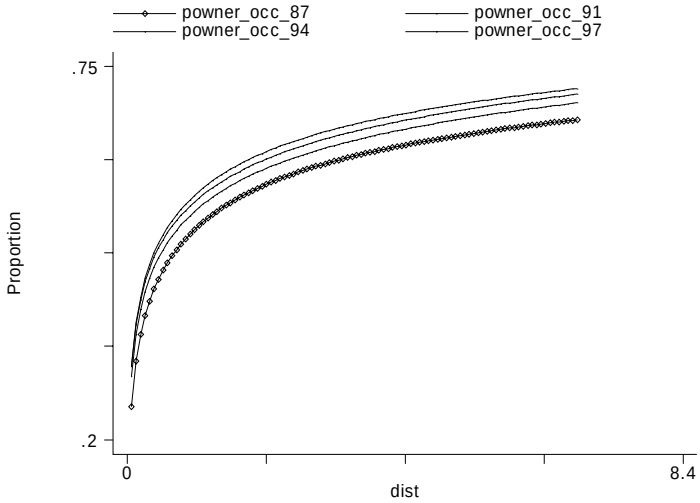


Fitted pfhh_child by distance from nearest Montclair site (km)

5.2.12 Owner-occupancy

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  207.33
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0975
                                                      Root MSE      =  .23883

------------------------------------------------------------------------------
             |               Robust
  powner_occ |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0857379   .0068471    12.52   0.000     .0723165    .0991593
       trend |   .0050299   .0012501     4.02   0.000     .0025794    .0074803
      ldisty |  -.0002585   .0010134    -0.26   0.799    -.0022448    .0017278
      inside |   .0196921   .0333814     0.59   0.555    -.0457409    .0851252
     insidey |  -.0023418   .0051767    -0.45   0.651     -.012489    .0078054
       _cons |    .516553    .008328    62.03   0.000     .5002288    .5328771
------------------------------------------------------------------------------
```

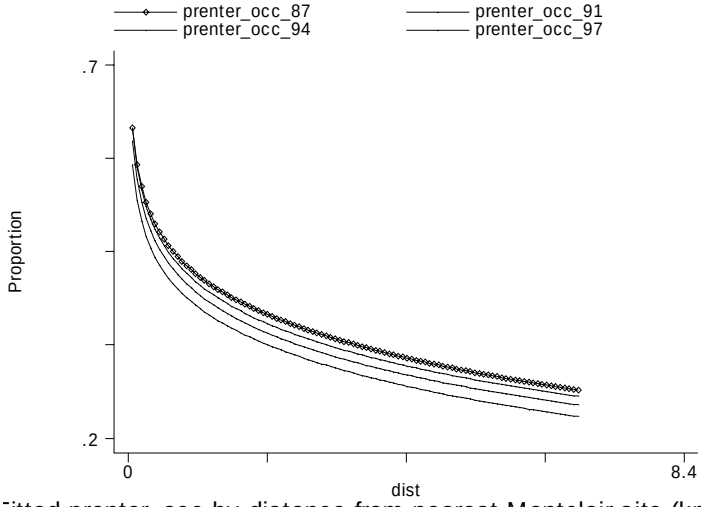


Fitted powner_occ by distance from nearest Montclair site (km

5.2.13 Renter-occupancy

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =  213.39
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.1006
                                                      Root MSE      =  .22444

------------------------------------------------------------------------------
             |               Robust
 prenter_occ |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0827912   .0064599   -12.82   0.000    -.0954536   -.0701288
       trend |  -.0042791   .0011782    -3.63   0.000    -.0065885   -.0019696
      ldisty |   .0003412   .0009554     0.36   0.721    -.0015315    .002214
      inside |  -.0187592   .0315779    -0.59   0.552    -.0806571    .0431387
     insidey |   .0025831   .0049126     0.53   0.599    -.0070465    .0122126
       _cons |   .4397649   .0078506    56.02   0.000     .4243764    .4551535
------------------------------------------------------------------------------
```

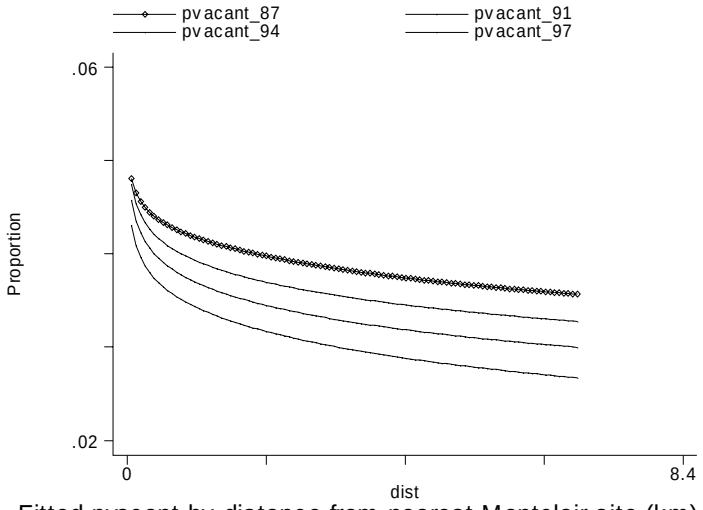


Fitted prenter_occ by distance from nearest Montclair site (km

5.2.14 Vacancy rates

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(  5, 11934) =   84.03
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0268
                                                      Root MSE      =   .0235

------------------------------------------------------------------------------
             |               Robust
     pvacant |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0029473   .0005111    -5.77   0.000    -.0039492   -.0019454
       trend |  -.0007481   .0000914    -8.18   0.000    -.0009273   -.0005689
      ldisty |  -.0000826   .0000747    -1.11   0.269    -.0002291    .0000638
      inside |  -.0009375   .0034032    -0.28   0.783    -.0076083    .0057333
     insidey |  -.0002405   .0004838    -0.50   0.619    -.0011889    .0007079
       _cons |   .0436624   .0006134    71.18   0.000       .04246    .0448648
------------------------------------------------------------------------------
```



Fitted pvacant by distance from nearest Montclair site (km)

Chapter 6 Complete regression results – No lot size interactions

6.1 Just structural characteristics and year dummies

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 44, 11895) =  169.26
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.4645
                                                      Root MSE      =  .45092

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
     knowflr |  -.2462875   .0210282   -11.71   0.000    -.2875061   -.2050688
```

```
      floors |   .0681763   .0096046     7.10   0.000     .0493497     .087003
      limpval |   .5031077   .0086643    58.07   0.000     .4861244    .5200911
    ageknown |  -.2537312   .0644329    -3.94   0.000    -.3800303   -.1274321
       age20 |   .0065962   .0957836     0.07   0.945    -.1811553    .1943476
       age30 |   .0495509   .0821105     0.60   0.546     -.111399    .2105008
       age40 |   .3073881   .0686384     4.48   0.000     .1728456    .4419306
       age50 |   .2960261   .0666708     4.44   0.000     .1653403    .4267118
       age60 |   .3650611   .0664993     5.49   0.000     .2347116    .4954106
       age70 |   .2700766   .0657613     4.11   0.000     .1411736    .3989795
    age70plus |   .2313834    .065123     3.55   0.000     .1037317     .359035
      lotsize |   .0788871   .0065051    12.13   0.000      .066136    .0916383

     inside87 |  -.0657024   .1603274    -0.41   0.682    -.3799702    .2485654
     inside88 |  -.1609055   .1739843    -0.92   0.355    -.5019432    .1801322
     inside89 |  -.0995028   .0447094    -2.23   0.026    -.1871405   -.0118651
     inside90 |  -.0265615   .0470461    -0.56   0.572    -.1187795    .0656565
     inside91 |  -.5115417   .2246727    -2.28   0.023    -.9519369   -.0711465
     inside92 |  -.0895896   .0845382    -1.06   0.289    -.2552983    .0761192
     inside93 |   -.238346   .1188784    -2.00   0.045    -.4713672   -.0053249
     inside94 |  -.0617714   .0391401    -1.58   0.115    -.1384925    .0149497
     inside95 |    -.05908   .0443651    -1.33   0.183    -.1460428    .0278828
     inside96 |  -.1324379   .0683929    -1.94   0.053    -.2664991    .0016233
     inside97 |  -.1898961   .1928148    -0.98   0.325    -.5678446    .1880524

       ldis87 |  -.0218912   .0260457    -0.84   0.401    -.0729451    .0291627
       ldis88 |   .0396776   .0216239     1.83   0.067    -.0027087    .0820639
       ldis89 |   .0087154    .009982     0.87   0.383    -.0108509    .0282817
       ldis90 |    .034921   .0133111     2.62   0.009     .0088292    .0610129
       ldis91 |   .0453182   .0119244     3.80   0.000     .0219446    .0686919
       ldis92 |   .0368011   .0121178     3.04   0.002     .0130482     .060554
       ldis93 |   .0340323   .0091016     3.74   0.000     .0161917    .0518729
       ldis94 |   .0592907   .0141601     4.19   0.000     .0315345    .0870469
       ldis95 |   .0550966   .0103257     5.34   0.000     .0348566    .0753367
       ldis96 |   .0495602   .0111017     4.46   0.000      .027799    .0713214
       ldis97 |   .0953849   .0169856     5.62   0.000     .0620903    .1286795

       year88 |   .1179787   .0440608     2.68   0.007     .0316123     .204345
       year89 |   .2189199   .0368393     5.94   0.000     .1467088     .291131
       year90 |   .1273144   .0387591     3.28   0.001     .0513402    .2032886
       year91 |   .0349477   .0381631     0.92   0.360    -.0398582    .1097536
       year92 |   .0380014   .0381022     1.00   0.319    -.0366851    .1126879
       year93 |   .0406369    .036685     1.11   0.268    -.0312717    .1125454
       year94 |   .0428305   .0381448     1.12   0.262    -.0319396    .1176005
       year95 |   .0546726   .0366021     1.49   0.135    -.0170735    .1264187
       year96 |   .0227944   .0375643     0.61   0.544    -.0508378    .0964266
       year97 |  -.0727253   .0421038    -1.73   0.084    -.1552556     .009805
        _cons |   6.424755   .1016539    63.20   0.000     6.225497    6.624013
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific coefficient on INSIDE simultaneously zero	0.0084	
All year-specific coefficients on INSIDE the same	0.5731	NO
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0005	

6.2 Including Census tract attributes

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 55, 11884) =  161.68
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.4936
                                                      Root MSE      =   .4387

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      knowflr |  -.1688066   .0213291    -7.91   0.000    -.2106152    -.126998
       floors |   .0784902   .0095354     8.23   0.000     .0597992    .0971813
      limpval |   .4750606   .0124775    38.07   0.000     .4506026    .4995186
    ageknown |  -.1790821   .0583229    -3.07   0.002    -.2934045   -.0647598
       age20 |   -.036708   .0862812    -0.43   0.671    -.2058332    .1324172
       age30 |  -.0301581   .0767926    -0.39   0.695    -.1806842     .120368
       age40 |   .1971785   .0624207     3.16   0.002     .0748236    .3195334
       age50 |   .1909351   .0603937     3.16   0.002     .0725536    .3093165
       age60 |   .2689345   .0599962     4.48   0.000     .1513322    .3865369
       age70 |   .1945324   .0589539     3.30   0.001     .0789731    .3100917
    age70plus |   .1718968   .0581463     2.96   0.003     .0579205    .2858731
      lotsize |   .0650683   .0065243     9.97   0.000     .0522796    .0778571

     inside87 |  -.0615138   .1626518    -0.38   0.705    -.3803379    .2573104
     inside88 |  -.1262801     .18143    -0.70   0.486    -.4819126    .2293524
     inside89 |  -.0722595   .0531107    -1.36   0.174    -.1763651    .0318461
     inside90 |   .0401207   .0527627     0.76   0.447    -.0633029    .1435443
     inside91 |  -.4604077    .219591    -2.10   0.036     -.890842   -.0299734
     inside92 |  -.0240486   .0838429    -0.29   0.774    -.1883944    .1402973
     inside93 |  -.1377516   .1221886    -1.13   0.260    -.3772613    .1017581
     inside94 |  -.0458004   .0359584    -1.27   0.203    -.1162847    .0246839
     inside95 |  -.0421126   .0442928    -0.95   0.342    -.1289338    .0447086
     inside96 |  -.1386125   .0664374    -2.09   0.037    -.2688407   -.0083843
     inside97 |  -.2050098   .1863174    -1.10   0.271    -.5702223    .1602028

       ldis87 |  -.0620205   .0263429    -2.35   0.019    -.1136569   -.0103841
       ldis88 |   .0141716   .0201659     0.70   0.482    -.0253568    .0537001
       ldis89 |  -.0233212   .0099723    -2.34   0.019    -.0428685   -.0037739
       ldis90 |  -.0007486   .0123961    -0.06   0.952    -.0250469    .0235498
       ldis91 |   .0212482   .0116264     1.83   0.068    -.0015415    .0440379
       ldis92 |   .0087746   .0109771     0.80   0.424    -.0127423    .0302914
       ldis93 |    .010319     .00869     1.19   0.235    -.0067147    .0273528
       ldis94 |   .0394947   .0144622     2.73   0.006     .0111463    .0678431
       ldis95 |   .0315719   .0100001     3.16   0.002     .0119701    .0511737
       ldis96 |   .0336331    .010753     3.13   0.002     .0125555    .0547106
       ldis97 |   .0899648   .0171062     5.26   0.000     .0564338    .1234958

    pfemales |   .2013268   .6286908     0.32   0.749     -1.03101    1.433664
      pblack |   .6770098   .0586664    11.54   0.000     .5620141    .7920055
      pother |   .5524539   .1250948     4.42   0.000     .3072476    .7976602
 page_under5 |   2.670647   .8953561     2.98   0.003     .9156029    4.425692
   page_5_29 |  -1.220749   .2574557    -4.74   0.000    -1.725404   -.7160935
  page_65_up |    -.79264   .3140823    -2.52   0.012    -1.408293   -.1769874
  pmarhh_chd |   1.341849   .2016146     6.66   0.000     .9466511    1.737046
  pmhh_child |  -.9407862   1.298238    -0.72   0.469    -3.485546    1.603973
  pfhh_child |  -3.579822   .4373976    -8.18   0.000    -4.437193   -2.722451
```

```
     pvacant |   .9293185    .266194     3.49   0.000     .4075347    1.451102
  prenter_occ |   .1776243   .0565873     3.14   0.002      .066704    .2885446

       year88 |   .0904015   .0430697     2.10   0.036     .0059778    .1748252
       year89 |   .1801503   .0364891     4.94   0.000     .1086257     .251675
       year90 |   .0879317   .0382724     2.30   0.022     .0129115    .1629519
       year91 |  -.0093839   .0380023    -0.25   0.805    -.0838746    .0651069
       year92 |  -.0222978   .0377707    -0.59   0.555    -.0963345     .051739
       year93 |  -.0277583   .0370234    -0.75   0.453    -.1003302    .0448137
       year94 |  -.0532313   .0388661    -1.37   0.171    -.1294152    .0229527
       year95 |   -.053087    .037926    -1.40   0.162    -.1274281     .021254
       year96 |  -.1113112   .0393976    -2.83   0.005    -.1885369   -.0340854
       year97 |  -.2126013    .043806    -4.85   0.000    -.2984682   -.1267344
        _cons |    6.59805   .3058625    21.57   0.000      5.99851    7.197591
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific coefficient on INSIDE simultaneously zero	0.1124	NO
All year-specific coefficients on INSIDE the same	0.4442	NO
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0000	
All Census tract characteristic effects simultaneously zero	0.0000	

6.3 Including other distances

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 60, 11879) =  143.60
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.4943
                                                      Root MSE      =  .43846

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
     knowflr |  -.2362626   .0227698   -10.38   0.000    -.2808951   -.1916301
      floors |   .0433051   .0102288     4.23   0.000      .023255    .0633553
     limpval |   .4977374   .0104624    47.57   0.000     .4772294    .5182453
    ageknown |  -.1995411   .0607206    -3.29   0.001    -.3185635   -.0805188
       age20 |  -.0030888   .0903818    -0.03   0.973    -.1802519    .1740743
       age30 |   .0294952   .0763365     0.39   0.699    -.1201369    .1791273
       age40 |   .2355597   .0644895     3.65   0.000     .1091497    .3619697
       age50 |   .2290158   .0625756     3.66   0.000     .1063574    .3516742
       age60 |   .3014699   .0623585     4.83   0.000     .1792369    .4237028
       age70 |   .2375039   .0613852     3.87   0.000     .1171789    .3578289
    age70plus |   .1937161   .0606292     3.20   0.001      .074873    .3125593
     lotsize |   .0688024   .0065148    10.56   0.000     .0560324    .0815723
```

```
    inside87 |   -.090702   .1621694    -0.56   0.576    -.4085806    .2271766
    inside88 |  -.2015083   .1755523    -1.15   0.251    -.5456195    .1426028
    inside89 |  -.1028902   .0494611    -2.08   0.038    -.1998422   -.0059383
    inside90 |  -.0304311   .0456801    -0.67   0.505    -.1199715    .0591093
    inside91 |  -.5174714   .2262181    -2.29   0.022     -.960896   -.0740469
    inside92 |   -.101642   .0914085    -1.11   0.266    -.2808177    .0775336
    inside93 |  -.2407762   .1189361    -2.02   0.043    -.4739103    -.007642
    inside94 |  -.0393263    .045037    -0.87   0.383    -.1276061    .0489536
    inside95 |  -.0660106   .0490507    -1.35   0.178    -.1621579    .0301367
    inside96 |  -.1309708    .066828    -1.96   0.050    -.2619646     .000023
    inside97 |  -.2459959   .2036548    -1.21   0.227    -.6451926    .1532009

      ldis87 |  -.0316554   .0254472    -1.24   0.214     -.081536    .0182252
      ldis88 |   .0374025   .0212966     1.76   0.079    -.0043423    .0791473
      ldis89 |  -.0036091    .010969    -0.33   0.742    -.0251101    .0178918
      ldis90 |   .0271119   .0138659     1.96   0.051    -.0000676    .0542913
      ldis91 |   .0341177   .0122519     2.78   0.005      .010102    .0581334
      ldis92 |    .028539   .0122753     2.32   0.020     .0044774    .0526006
      ldis93 |   .0274066   .0095124     2.88   0.004     .0087608    .0460524
      ldis94 |   .0488147   .0147332     3.31   0.001     .0199352    .0776943
      ldis95 |   .0451795   .0110321     4.10   0.000     .0235547    .0668042
      ldis96 |   .0413617   .0115783     3.57   0.000     .0186664     .064057
      ldis97 |   .0838871   .0168984     4.96   0.000     .0507636    .1170107

  ld_summits |   .0460893   .0166768     2.76   0.006        .0134    .0787786
   ld_school |   .0119404   .0068243     1.75   0.080    -.0014363    .0253171
   ld_retail |   .6365502    .080798     7.88   0.000     .4781729    .7949276
 ld_hospital |   .0692428   .0094811     7.30   0.000     .0506583    .0878273
  ld_church |  -.0020441   .0086553    -0.24   0.813      -.01901    .0149217
 ld_cemetery |  -.0242507   .0097184    -2.50   0.013    -.0433004    -.005201
 ld_railroad |   .0061729   .0067071     0.92   0.357    -.0069741      .01932
    ld_njrds |    .030119   .0034949     8.62   0.000     .0232683    .0369696
     ld_i280 |    .012097   .0073877     1.64   0.102    -.0023841    .0265781
  ld_gspkwy |   .1202201   .0124874     9.63   0.000     .0957426    .1446975
   ld_parks |  -.0175926   .0046738    -3.76   0.000     -.026754   -.0084312
 ld_mjwater |   .1307918   .0201436     6.49   0.000     .0913071    .1702765
 ld_colleges |   -.073431   .0117811    -6.23   0.000    -.0965238   -.0503382
  ld_cclubs |   .0075314    .005722     1.32   0.188    -.0036846    .0187474
 ld_airports |   -.566893   .0512933   -11.05   0.000    -.6674362   -.4663497
 ld_newark_i |   .3909264   .0527823     7.41   0.000     .2874645    .4943884

      year88 |   .1147391   .0433964     2.64   0.008      .029675    .1998033
      year89 |   .2172775   .0364684     5.96   0.000     .1457935    .2887614
      year90 |    .108937   .0385283     2.83   0.005     .0334151    .1844588
      year91 |   .0285168   .0377344     0.76   0.450    -.0454487    .1024824
      year92 |   .0230723   .0374975     0.62   0.538    -.0504289    .0965736
      year93 |   .0347034   .0361729     0.96   0.337    -.0362014    .1056083
      year94 |   .0390628   .0376351     1.04   0.299    -.0347081    .1128336
      year95 |   .0456108   .0361571     1.26   0.207    -.0252631    .1164846
      year96 |   .0165675   .0371395     0.45   0.656     -.056232    .0893671
      year97 |     -.0642   .0418882    -1.53   0.125    -.1463077    .0179077
       _cons |  -.1845058   .9263968    -0.20   0.842    -2.000395    1.631383
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	

All year-specific coefficient on INSIDE simultaneously zero	0.0209	
All year-specific coefficients on INSIDE the same	0.4535	NO
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0003	
All other distance effects simultaneously zero	0.0000	

6.4 Including both other distances and tract attributes

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 71, 11868) =  137.29
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5124
                                                      Root MSE      =  .43073

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      knowflr |  -.1481448    .023507    -6.30   0.000    -.1942224   -.1020672
       floors |   .0408979   .0102978     3.97   0.000     .0207124    .0610833
      limpval |   .4976241    .013299    37.42   0.000     .4715558    .5236924
    ageknown  |  -.1293435   .0557219    -2.32   0.020    -.2385675   -.0201194
       age20  |  -.0363002   .0836071    -0.43   0.664    -.2001837    .1275834
       age30  |  -.0468389   .0720979    -0.65   0.516    -.1881627    .0944849
       age40  |   .1572034   .0592558     2.65   0.008     .0410524    .2733544
       age50  |   .1650789   .0572808     2.88   0.004     .0527991    .2773587
       age60  |   .2469087   .0568836     4.34   0.000     .1354075    .3584099
       age70  |   .1769108   .0558059     3.17   0.002     .0675222    .2862995
    age70plus |   .1420149   .0548805     2.59   0.010     .0344402    .2495896
      lotsize |   .0594497   .0064778     9.18   0.000     .0467522    .0721472

     inside87 |  -.0622082   .1630904    -0.38   0.703    -.3818921    .2574757
     inside88 |  -.1821917   .1812667    -1.01   0.315    -.5375042    .1731207
     inside89 |  -.0619429   .0564081    -1.10   0.272    -.1725119    .0486262
     inside90 |   .0103467   .0557159     0.19   0.853    -.0988656    .1195589
     inside91 |  -.4785792   .2246065    -2.13   0.033    -.9188448   -.0383136
     inside92 |  -.0525078   .0908439    -0.58   0.563    -.2305767    .1255612
     inside93 |   -.180911   .1219092    -1.48   0.138     -.419873    .0580511
     inside94 |   -.040997   .0420785    -0.97   0.330    -.1234778    .0414838
     inside95 |  -.0592325   .0521817    -1.14   0.256    -.1615173    .0430522
     inside96 |    -.13893   .0693742    -2.00   0.045    -.2749148   -.0029451
     inside97 |  -.2430417   .1980546    -1.23   0.220    -.6312613    .1451778

       ldis87 |  -.0622194   .0259862    -2.39   0.017    -.1131565   -.0112822
       ldis88 |   .0220357   .0201606     1.09   0.274    -.0174824    .0615538
       ldis89 |   -.026132   .0113241    -2.31   0.021    -.0483291    -.003935
       ldis90 |  -.0010604   .0134562    -0.08   0.937    -.0274367    .0253159
       ldis91 |   .0190349   .0121289     1.57   0.117    -.0047396    .0428095
       ldis92 |   .0104912   .0117362     0.89   0.371    -.0125137    .0334962
       ldis93 |   .0146733   .0092452     1.59   0.113    -.0034488    .0327954
       ldis94 |     .04154   .0151521     2.74   0.006     .0118393    .0712407
       ldis95 |   .0364873   .0108252     3.37   0.001     .0152682    .0577064
       ldis96 |    .037389   .0114299     3.27   0.001     .0149844    .0597935
       ldis97 |   .0906506   .0168807     5.37   0.000     .0575616    .1237395
```

```
  ld_summits |   .0419269   .0174385     2.40   0.016     .0077445    .0761093
   ld_school |   .0066978   .0069586     0.96   0.336    -.0069421    .0203377
   ld_retail |   .2545124   .0881352     2.89   0.004      .081753    .4272719
 ld_hospital |   .0424212   .0098504     4.31   0.000     .0231128    .0617296
   ld_church |   .0104202   .0089931     1.16   0.247    -.0072079    .0280482
 ld_cemetery |  -.0192373   .0099644    -1.93   0.054     -.038769    .0002945
 ld_railroad |  -.0016612      .0068    -0.24   0.807    -.0149903    .0116679
    ld_njrds |   .0270853   .0035152     7.71   0.000      .020195    .0339756
     ld_i280 |   -.005972   .0078289    -0.76   0.446     -.021318     .009374
   ld_gspkwy |   .0739805    .013462     5.50   0.000     .0475928    .1003683
    ld_parks |  -.0083094   .0046428    -1.79   0.074      -.01741    .0007912
  ld_mjwater |   .1070762   .0213203     5.02   0.000      .065285    .1488674
 ld_colleges |  -.0233721   .0118601    -1.97   0.049    -.0466198   -.0001244
   ld_cclubs |   .0099117   .0058941     1.68   0.093    -.0016418    .0214652
 ld_airports |  -.4220757     .05471    -7.71   0.000    -.5293164   -.3148351
 ld_newark_i |   .1830018   .0576743     3.17   0.002     .0699507    .2960528

    pfemales |    .454854   .6400132     0.71   0.477    -.7996767    1.709385
      pblack |   .6873239   .0628156    10.94   0.000     .5641951    .8104527
      pother |   .9665518   .1326575     7.29   0.000     .7065213    1.226582
 page_under5 |    1.77971   .9829002     1.81   0.070    -.1469349    3.706356
   page_5_29 |  -.8105554   .2867132    -2.83   0.005     -1.37256   -.2485505
  page_65_up |  -1.335181   .3309936    -4.03   0.000    -1.983982   -.6863791
  pmarhh_chd |   1.075264    .243632     4.41   0.000      .597705    1.552822
  pmhh_child |  -1.687813   1.299352    -1.30   0.194    -4.234756    .8591301
  pfhh_child |   -3.47872   .4418469    -7.87   0.000    -4.344812   -2.612628
     pvacant |   .4643934   .2714068     1.71   0.087    -.0676085    .9963952
 prenter_occ |   .1652722    .063607     2.60   0.009      .040592    .2899524

       year88 |   .0862001    .042869     2.01   0.044     .0021699    .1702303
       year89 |   .1781898   .0365535     4.87   0.000      .106539    .2498406
       year90 |   .0761685    .038544     1.98   0.048      .000616     .151721
       year91 |  -.0161497   .0378644    -0.43   0.670    -.0903701    .0580707
       year92 |  -.0337583   .0377255    -0.89   0.371    -.1077065    .0401899
       year93 |  -.0344591   .0370058    -0.93   0.352    -.1069965    .0380783
       year94 |   -.061627   .0388062    -1.59   0.112    -.1376935    .0144395
       year95 |  -.0677887   .0378429    -1.79   0.073     -.141967    .0063897
       year96 |  -.1212633   .0397723    -3.05   0.002    -.1992235   -.0433032
       year97 |  -.2137039   .0440602    -4.85   0.000    -.3000692   -.1273387
        _cons |   4.130283   1.088149     3.80   0.000     1.997333    6.263234
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific coefficient on INSIDE simultaneously zero	0.1400	NO
All year-specific coefficients on INSIDE the same	0.5290	NO
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0000	
All other distance effects simultaneously zero	0.0000	
All Census tract characteristic effects simultaneously zero	0.0000	

Chapter 7 Complete regression results – With lot size interactions

7.1 Just structural characteristics and year dummies

Regression with robust standard errors

Number of obs = 11940
F(66, 11873) = 119.00
Prob > F = 0.0000
R-squared = 0.4674
Root MSE = .4501

lsprice	Coef.	Robust Std. Err.	t	P>|t|	[95% Conf.	Interval]
knowflr	-.2461375	.0210599	-11.69	0.000	-.2874184	-.2048566
floors	.0684279	.0095993	7.13	0.000	.0496118	.0872441
limpval	.5027855	.0086359	58.22	0.000	.4858577	.5197133
ageknown	-.2661599	.0645674	-4.12	0.000	-.3927226	-.1395972
age20	.0199907	.0954586	0.21	0.834	-.1671238	.2071053
age30	.0603632	.0815477	0.74	0.459	-.0994836	.22021
age40	.3243822	.0684936	4.74	0.000	.1901236	.4586408
age50	.31029	.0669149	4.64	0.000	.1791258	.4414542
age60	.3760878	.0665557	5.65	0.000	.2456276	.5065479
age70	.2808749	.0658646	4.26	0.000	.1517696	.4099803
age70plus	.2433283	.0652726	3.73	0.000	.1153832	.3712733
lotsize	.0925949	.0086944	10.65	0.000	.0755525	.1096374
inside87	1.20434	.7655295	1.57	0.116	-.2962227	2.704904
inside88	-.2893118	.2491193	-1.16	0.246	-.7776264	.1990029
inside89	-.1560025	.071952	-2.17	0.030	-.2970401	-.0149648
inside90	.0324357	.0631234	0.51	0.607	-.0912964	.1561678
inside91	-.8025834	.3186441	-2.52	0.012	-1.427178	-.1779887
inside92	.1341343	.120401	1.11	0.265	-.1018713	.3701399
inside93	-.4907818	.2521055	-1.95	0.052	-.9849499	.0033863
inside94	.08437	.0802709	1.05	0.293	-.0729741	.2417142
inside95	-.0118645	.1420805	-0.08	0.933	-.2903655	.2666365
inside96	.0253598	.089303	0.28	0.776	-.1496887	.2004084
inside97	.1994603	.3223943	0.62	0.536	-.4324852	.8314059
vinside87	-2.031502	1.352263	-1.50	0.133	-4.682158	.6191541
vinside88	.2353674	.3331005	0.71	0.480	-.4175641	.8882989
vinside89	.0843223	.0518359	1.63	0.104	-.0172846	.1859291
vinside90	-.0855838	.0713869	-1.20	0.231	-.2255139	.0543462
vinside91	.4007411	.192845	2.08	0.038	.0227333	.778749
vinside92	-.2877699	.2157495	-1.33	0.182	-.7106742	.1351345
vinside93	.2283016	.1382501	1.65	0.099	-.0426913	.4992944
vinside94	-.2021044	.097027	-2.08	0.037	-.3922932	-.0119155
vinside95	-.0783487	.2558219	-0.31	0.759	-.5798015	.4231041
vinside96	-.1842632	.0995791	-1.85	0.064	-.3794545	.0109282
vinside97	-.5096444	.5947695	-0.86	0.392	-1.67549	.6562013
ldis87	-.0452699	.0338335	-1.34	0.181	-.1115891	.0210493
ldis88	.0292719	.0281842	1.04	0.299	-.0259737	.0845175
ldis89	.0400567	.0157842	2.54	0.011	.009117	.0709964
ldis90	.055396	.0197471	2.81	0.005	.0166884	.0941036
ldis91	.0662461	.0183999	3.60	0.000	.0301793	.1023129
ldis92	.0532288	.0186971	2.85	0.004	.0165794	.0898782

```
      ldis93 |   .0779527   .0157865     4.94   0.000     .0470086    .1088967
      ldis94 |   .0548778   .0208902     2.63   0.009     .0139297     .095826
      ldis95 |   .0652971   .0184302     3.54   0.000     .0291709    .1014232
      ldis96 |    .078968   .0173553     4.55   0.000     .0449488    .1129872
      ldis97 |   .0681285   .0296495     2.30   0.022     .0100106    .1262464

     vldis87 |   .0271892   .0290303     0.94   0.349    -.0297149    .0840934
     vldis88 |    .010517   .0198821     0.53   0.597    -.0284553    .0494892
     vldis89 |  -.0330968   .0129333    -2.56   0.011    -.0584482   -.0077453
     vldis90 |  -.0258729   .0177825    -1.45   0.146    -.0607295    .0089838
     vldis91 |  -.0239932   .0164347    -1.46   0.144    -.0562079    .0082216
     vldis92 |  -.0194233   .0170738    -1.14   0.255    -.0528907    .0140441
     vldis93 |   -.047743   .0151712    -3.15   0.002     -.077481    -.018005
     vldis94 |   .0040406   .0155776     0.26   0.795    -.0264941    .0345752
     vldis95 |  -.0125951   .0252384    -0.50   0.618    -.0620665    .0368764
     vldis96 |   -.034393   .0154318    -2.23   0.026    -.0646419   -.0041441
     vldis97 |    .029776   .0269676     1.10   0.270    -.0230849    .0826368

      year88 |   .1182232   .0446438     2.65   0.008     .0307141    .2057322
      year89 |   .2210754   .0374153     5.91   0.000     .1477353    .2944154
      year90 |   .1333214   .0395382     3.37   0.001     .0558201    .2108227
      year91 |   .0392233   .0388796     1.01   0.313     -.036987    .1154336
      year92 |   .0426791   .0388566     1.10   0.272    -.0334861    .1188444
      year93 |   .0466048    .037367     1.25   0.212    -.0266406    .1198502
      year94 |   .0432732   .0386575     1.12   0.263    -.0325018    .1190482
      year95 |   .0580416   .0377463     1.54   0.124    -.0159474    .1320305
      year96 |   .0302123   .0382153     0.79   0.429     -.044696    .1051206
      year97 |  -.0719657   .0426243    -1.69   0.091    -.1555163    .0115849
       _cons |   6.413598   .1015964    63.13   0.000     6.214452    6.612743
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific coefficient on INSIDE simultaneously zero	0.0326	
All lotsize-independent year-specific coefficients on INSIDE the same	0.0216	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.1086	
All lotsize-independent year-specific slope on LDIST the same		
All lotsize-dependent year-specific coefficient on INSIDE simultaneously zero	0.0153	
All lotsize-dependent year-specific coefficients on INSIDE the same	0.0099	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0033	
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.0703	

7.2 Including Census tract attributes

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 88, 11851) =  118.41
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5042
                                                      Root MSE      =  .43469

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      knowflr |  -.1555917   .0212656    -7.32   0.000    -.1972758   -.1139077
       floors |   .0799018   .0093892     8.51   0.000     .0614975    .0983062
      limpval |   .4513043   .0128258    35.19   0.000     .4261636    .4764451
    ageknown |  -.1667545   .0604198    -2.76   0.006    -.2851871   -.0483219
       age20 |  -.0547812   .0889524    -0.62   0.538    -.2291425    .1195801
       age30 |  -.0460286    .077327    -0.60   0.552    -.1976022    .1055451
       age40 |   .1732292   .0637876     2.72   0.007      .048195    .2982633
       age50 |   .1754747   .0623812     2.81   0.005     .0531972    .2977522
       age60 |   .2577204   .0619217     4.16   0.000     .1363437    .3790972
       age70 |    .184442     .06094     3.03   0.002     .0649896    .3038944
    age70plus |   .1503967   .0600749     2.50   0.012     .0326401    .2681533
      lotsize |   1.898886   .4284057     4.43   0.000      1.05914    2.738631

     inside87 |   1.327893   .7613485     1.74   0.081    -.1644749    2.820261
     inside88 |  -.3140372   .2556629    -1.23   0.219    -.8151784     .187104
     inside89 |  -.0911767   .0836671    -1.09   0.276     -.255178    .0728246
     inside90 |   .0757837   .0729481     1.04   0.299    -.0672065    .2187739
     inside91 |  -.7538822   .3153482    -2.39   0.017    -1.372016   -.1357479
     inside92 |   .1987656   .1203457     1.65   0.099    -.0371317    .4346629
     inside93 |  -.4435937   .2426716    -1.83   0.068    -.9192699    .0320825
     inside94 |   .1083205   .0790341     1.37   0.171    -.0465992    .2632403
     inside95 |  -.0132165   .1424972    -0.09   0.926    -.2925343    .2661013
     inside96 |   .0473243   .0878266     0.54   0.590    -.1248303    .2194789
     inside97 |   .1772172   .3288637     0.54   0.590    -.4674096    .8218439

    vinside87 |  -2.210784   1.353887    -1.63   0.103    -4.864624    .4430563
    vinside88 |   .3521088   .3457122     1.02   0.308    -.3255439    1.029761
    vinside89 |   .0055091   .0687858     0.08   0.936    -.1293224    .1403406
    vinside90 |  -.0702629   .1051623    -0.67   0.504    -.2763983    .1358724
    vinside91 |   .4089645    .194346     2.10   0.035     .0280145    .7899146
    vinside92 |  -.3187879   .2174231    -1.47   0.143    -.7449728     .107397
    vinside93 |   .2367958   .1396171     1.70   0.090    -.0368765    .5104682
    vinside94 |  -.2102388   .1017983    -2.07   0.039    -.4097803   -.0106974
    vinside95 |  -.0281995   .2625748    -0.11   0.914    -.5428891    .4864901
    vinside96 |  -.2273566   .1052115    -2.16   0.031    -.4335884   -.0211249
    vinside97 |  -.4909729    .604846    -0.81   0.417     -1.67657    .6946245

       ldis87 |  -.0667347   .0336392    -1.98   0.047    -.1326729   -.0007964
       ldis88 |   .0016666   .0266233     0.06   0.950    -.0505196    .0538527
       ldis89 |   .0133427   .0166562     0.80   0.423    -.0193062    .0459916
       ldis90 |   .0206669   .0179299     1.15   0.249    -.0144786    .0558125
       ldis91 |   .0508369   .0178128     2.85   0.004     .0159209    .0857528
       ldis92 |   .0248532     .01726     1.44   0.150    -.0089792    .0586856
       ldis93 |   .0521144   .0154312     3.38   0.001     .0218667    .0823621
       ldis94 |   .0498406   .0211036     2.36   0.018     .0084741    .0912071
       ldis95 |    .045747   .0209164     2.19   0.029     .0047474    .0867466
       ldis96 |   .0713424   .0176271     4.05   0.000     .0367904    .1058943
```

```
      ldis97 |   .0853133   .0309396     2.76   0.006     .0246666      .14596

     vldis87 |   .0027051   .0286978     0.09   0.925    -.0535473    .0589575
     vldis88 |      .0135   .0198033     0.68   0.495    -.0253177    .0523176
     vldis89 |   -.036293   .0154413    -2.35   0.019    -.0665606   -.0060254
     vldis90 |  -.0295837   .0168912    -1.75   0.080    -.0626932    .0035258
     vldis91 |  -.0350836   .0164293    -2.14   0.033    -.0672877   -.0028795
     vldis92 |  -.0210323   .0168683    -1.25   0.212    -.0540969    .0120324
     vldis93 |  -.0449558   .0155513    -2.89   0.004     -.075439   -.0144726
     vldis94 |  -.0173126   .0158303    -1.09   0.274    -.0483426    .0137173
     vldis95 |  -.0218964   .0308617    -0.71   0.478    -.0823905    .0385977
     vldis96 |  -.0478982   .0170374    -2.81   0.005    -.0812943    -.014502
     vldis97 |   .0002769   .0285389     0.01   0.992    -.0556641    .0562178

    pfemales |   3.638995   .9776639     3.72   0.000     1.722613    5.555377
      pblack |   .5734917   .0784868     7.31   0.000     .4196446    .7273388
      pother |   .2065206   .1902086     1.09   0.278    -.1663195    .5793607
  page_under5 |   1.657506   1.442782     1.15   0.251    -1.170584    4.485597
    page_5_29 |  -1.163295   .4363086    -2.67   0.008    -2.018531   -.3080584
   page_65_up |  -1.359091   .4858882    -2.80   0.005    -2.311512   -.4066707
   pmarhh_chd |     .65092   .3487365     1.87   0.062    -.0326608    1.334501
   pmhh_child |   1.162086   2.290889     0.51   0.612    -3.328433    5.652604
   pfhh_child |  -4.248994   .7425809    -5.72   0.000    -5.704574   -2.793413
      pvacant |   .7488725   .5147228     1.45   0.146    -.2600688    1.757814
  prenter_occ |   .0053371   .0965389     0.06   0.956    -.1838949    .1945691

    vpfemales |  -4.575072   .9002597    -5.08   0.000    -6.339729   -2.810415
      vpblack |   .0309887   .0706607     0.44   0.661    -.1075178    .1694952
      vpother |   .2929666    .147287     1.99   0.047     .0042599    .5816733
 vpage_under5 |  -.4123094   1.104866    -0.37   0.709    -2.578029     1.75341
   vpage_5_29 |   .1748894   .3880707     0.45   0.652    -.5857929    .9355716
  vpage_65_up |   1.137465   .4297104     2.65   0.008     .2951622    1.979768
  vpmarhh_chd |   1.089086   .2997905     3.63   0.000     .5014475    1.676725
  vpmhh_child |  -3.252622   2.244686    -1.45   0.147    -7.652574     1.14733
  vpfhh_child |   1.517444   .8471985     1.79   0.073    -.1432044    3.178092
     vpvacant |   .0602551   .5079868     0.12   0.906    -.9354823    1.055993
 vprenter_occ |   .2529799   .0917453     2.76   0.006     .0731441    .4328157

       year88 |   .0911239   .0432864     2.11   0.035     .0062754    .1759724
       year89 |   .1851009   .0368067     5.03   0.000     .1129538     .257248
       year90 |   .1015647   .0385181     2.64   0.008     .0260629    .1770665
       year91 |   .0000576   .0383678     0.00   0.999    -.0751495    .0752647
       year92 |  -.0109949   .0381852    -0.29   0.773    -.0858442    .0638543
       year93 |  -.0168257   .0373153    -0.45   0.652    -.0899698    .0563184
       year94 |  -.0349802    .038968    -0.90   0.369    -.1113638    .0414035
       year95 |  -.0295593    .039832    -0.74   0.458    -.1076366     .048518
       year96 |  -.0798571    .039797    -2.01   0.045    -.1578658   -.0018484
       year97 |  -.1876873   .0440181    -4.26   0.000      -.27397   -.1014045
        _cons |    5.40201   .4651399    11.61   0.000     4.490259    6.31376
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific coefficient on INSIDE simultaneously zero	0.0331	
All lotsize-independent year-specific coefficients on INSIDE the	0.0258	

same		
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.0000	
All lotsize-independent year-specific slope on LDIST the same	0.0120	
All lotsize-independent Census tract characteristic effects simultaneously zero	0.0000	
All lotsize-dependent year-specific coefficient on INSIDE simultaneously zero	0.0145	
All lotsize-dependent year-specific coefficients on INSIDE the same	0.0143	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0050	
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.2525	NO
All lotsize-dependent Census tract characteristic effects simultaneously zero (on vX Census tract variables)	0.0000	

7.3 Including other distances

```
Regression with robust standard errors                Number of obs =   11940
                                                      F( 98, 11841) =  102.65
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5067
                                                      Root MSE      =  .43377

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
     knowflr |  -.2287369   .0222194   -10.29   0.000    -.2722906   -.1851833
      floors |   .0386152   .0103033     3.75   0.000      .018419    .0588114
     limpval |   .4813311   .0113756    42.31   0.000      .459033    .5036292
    ageknown |  -.2347059   .0631998    -3.71   0.000     -.358588   -.1108239
       age20 |   .0510878   .0911383     0.56   0.575    -.1275582    .2297339
       age30 |   .0663445   .0767563     0.86   0.387    -.0841105    .2167995
       age40 |   .2449608   .0664987     3.68   0.000     .1146124    .3753093
       age50 |    .246457    .065636     3.75   0.000     .1177996    .3751144
       age60 |   .3300137   .0648841     5.09   0.000     .2028301    .4571972
       age70 |   .2690778   .0639952     4.20   0.000     .1436367    .3945189
   age70plus |   .2177839   .0633959     3.44   0.001     .0935175    .3420503
     lotsize |   5.198291   2.090635     2.49   0.013     1.100303    9.296279

    inside87 |   1.312467   .7447861     1.76   0.078    -.1474363     2.77237
    inside88 |  -.2723894   .2503217    -1.09   0.277    -.7630611    .2182823
    inside89 |   -.144157   .0806899    -1.79   0.074    -.3023225    .0140084
    inside90 |   .0888942   .0801202     1.11   0.267    -.0681545    .2459429
    inside91 |  -.8317921   .3199761    -2.60   0.009    -1.458998   -.2045864
```

inside92	.1736454	.125308	1.39	0.166	-.0719788	.4192696
inside93	-.4005431	.2437214	-1.64	0.100	-.8782772	.077191
inside94	.1252535	.091058	1.38	0.169	-.0532352	.3037422
inside95	.0354209	.1787843	0.20	0.843	-.3150258	.3858675
inside96	.0681992	.0913403	0.75	0.455	-.1108427	.2472412
inside97	.2350139	.3245386	0.72	0.469	-.4011351	.8711629
vinside87	-2.241971	1.317233	-1.70	0.089	-4.823963	.3400214
vinside88	.1582947	.3332254	0.48	0.635	-.4948818	.8114712
vinside89	.0673108	.0794468	0.85	0.397	-.088418	.2230396
vinside90	-.152343	.0794524	-1.92	0.055	-.3080826	.0033967
vinside91	.4513601	.196025	2.30	0.021	.0671188	.8356013
vinside92	-.3377249	.2224905	-1.52	0.129	-.7738429	.0983931
vinside93	.1407771	.1316803	1.07	0.285	-.1173379	.3988921
vinside94	-.2234914	.1167025	-1.92	0.056	-.4522474	.0052646
vinside95	-.1399916	.328934	-0.43	0.670	-.7847562	.5047731
vinside96	-.2391652	.110798	-2.16	0.031	-.4563475	-.0219829
vinside97	-.5979581	.6008897	-1.00	0.320	-1.775801	.5798846
ldis87	-.0685386	.0332642	-2.06	0.039	-.133742	-.0033352
ldis88	.0163296	.0276973	0.59	0.555	-.0379617	.0706209
ldis89	.0180767	.0160616	1.13	0.260	-.0134066	.0495601
ldis90	.0113164	.0197947	0.57	0.568	-.0274845	.0501174
ldis91	.03852	.0178379	2.16	0.031	.0035547	.0734852
ldis92	.027194	.0185139	1.47	0.142	-.0090964	.0634844
ldis93	.0444265	.0160717	2.76	0.006	.0129233	.0759296
ldis94	.0296375	.0217526	1.36	0.173	-.013001	.0722761
ldis95	.027221	.0198239	1.37	0.170	-.011637	.0660791
ldis96	.0478906	.0179807	2.66	0.008	.0126455	.0831356
ldis97	.0589567	.0287878	2.05	0.041	.0025279	.1153854
vldis87	.0345949	.0300081	1.15	0.249	-.0242259	.0934157
vldis88	.0215694	.0206786	1.04	0.297	-.0189641	.0621029
vldis89	-.0218843	.0131949	-1.66	0.097	-.0477484	.0039798
vldis90	.0163058	.0180541	0.90	0.366	-.0190831	.0516948
vldis91	-.0060064	.0159728	-0.38	0.707	-.0373157	.0253029
vldis92	-.0006561	.0177764	-0.04	0.971	-.0355008	.0341887
vldis93	-.0184821	.0160643	-1.15	0.250	-.0499707	.0130064
vldis94	.0178603	.0170651	1.05	0.295	-.0155901	.0513108
vldis95	.0179614	.0277529	0.65	0.518	-.0364388	.0723616
vldis96	-.0109826	.0165121	-0.67	0.506	-.043349	.0213839
vldis97	.027111	.0267199	1.01	0.310	-.0252644	.0794864
ld_summits	.0373709	.029433	1.27	0.204	-.0203226	.0950644
ld_school	.0365305	.0116968	3.12	0.002	.0136029	.0594581
ld_retail	.8859575	.1729206	5.12	0.000	.5470046	1.22491
ld_hospital	.1218503	.0145481	8.38	0.000	.0933336	.1503669
ld_church	.0163629	.0143884	1.14	0.255	-.0118407	.0445664
ld_cemetery	-.0137802	.016551	-0.83	0.405	-.0462229	.0186625
ld_railroad	-.0294455	.0105898	-2.78	0.005	-.0502033	-.0086877
ld_njrds	.0063738	.0056671	1.12	0.261	-.0047347	.0174824
ld_i280	-.00512	.013585	-0.38	0.706	-.0317489	.0215089
ld_gspkwy	.171849	.023189	7.41	0.000	.1263947	.2173033
ld_parks	.0139228	.0083375	1.67	0.095	-.0024199	.0302656
ld_mjwater	.1372817	.0370056	3.71	0.000	.0647447	.2098187
ld_colleges	-.0785524	.0237257	-3.31	0.001	-.1250586	-.0320462
ld_cclubs	.0009817	.0082758	0.12	0.906	-.0152402	.0172037
ld_airports	-.7112129	.1201315	-5.92	0.000	-.9466904	-.4757354
ld_newark_i	.5865961	.1197834	4.90	0.000	.3518008	.8213913
vld_summits	.0160069	.0258883	0.62	0.536	-.0347383	.0667522

```
  vld_school |  -.0186214   .0095079    -1.96   0.050    -.0372584    .0000155
  vld_retail |  -.3242198    .169203    -1.92   0.055    -.6558855    .0074458
vld_hospital |   -.067021   .0146772    -4.57   0.000    -.0957908   -.0382512
  vld_church |  -.0139537   .0114934    -1.21   0.225    -.0364827    .0085753
vld_cemetery |  -.0117227   .0151627    -0.77   0.439    -.0414442    .0179987
vld_railroad |   .0408327   .0088443     4.62   0.000     .0234964    .0581691
   vld_njrds |    .023313   .0045355     5.14   0.000     .0144227    .0322033
    vld_i280 |   .0165044   .0117868     1.40   0.161    -.0065997    .0396086
  vld_gspkwy |  -.0748724   .0267435    -2.80   0.005    -.1272939   -.0224508
   vld_parks |  -.0272249    .007566    -3.60   0.000    -.0420555   -.0123942
 vld_mjwater |  -.0417069   .0349399    -1.19   0.233    -.1101948    .0267809
vld_colleges |   .0249413   .0238649     1.05   0.296    -.0218377    .0717204
  vld_cclubs |  -.0003378   .0040357    -0.08   0.933    -.0082484    .0075729
vld_airports |   .1606291   .1102629     1.46   0.145    -.0555042    .3767624
vld_newark_i |  -.2736858   .1249954    -2.19   0.029    -.5186973   -.0286743

      year88 |   .1048026   .0438016     2.39   0.017     .0189442     .190661
      year89 |    .206907   .0368331     5.62   0.000     .1347081    .2791059
      year90 |   .1027585   .0391785     2.62   0.009     .0259622    .1795549
      year91 |   .0220043   .0383307     0.57   0.566    -.0531302    .0971387
      year92 |   .0142346    .038081     0.37   0.709    -.0604104    .0888796
      year93 |    .027096   .0367563     0.74   0.461    -.0449525    .0991445
      year94 |   .0276894   .0379951     0.73   0.466    -.0467873     .102166
      year95 |   .0386965   .0369751     1.05   0.295    -.0337807    .1111737
      year96 |   .0107121   .0376805     0.28   0.776    -.0631479    .0845721
      year97 |  -.0767808    .042187    -1.82   0.069    -.1594743    .0059127
       _cons |  -3.550678    1.89115    -1.88   0.060    -7.257642     .156287
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific coefficient on INSIDE simultaneously zero	0.0190	
All lotsize-independent year-specific coefficients on INSIDE the same	0.0130	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.0092	
All lotsize-independent year-specific slope on LDIST the same	0.1169	NO
All lotsize-independent other distance effects simultaneously zero	0.0000	
All lotsize-dependent year-specific coefficient on INSIDE simultaneously zero	0.0085	
All lotsize-dependent year-specific coefficients on INSIDE the same	0.0119	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.1252	NO
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.1312	NO

All lotsize-dependent other distance effects simultaneously zero (on vX “other distance” variables)	0.0000

7.4 Including both other distances and tract attributes

```
Regression with robust standard errors                Number of obs =   11940
                                                      F(120, 11819) =  101.32
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5295
                                                      Root MSE      =  .42402

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      knowflr |  -.1388045   .0234666    -5.91   0.000    -.1848029    -.092806
       floors |   .0468302   .0101169     4.63   0.000     .0269994    .0666611
      limpval |   .4685191   .0140783    33.28   0.000     .4409233     .496115
     ageknown |  -.1020435   .0599523    -1.70   0.089    -.2195598    .0154728
        age20 |  -.0367788   .0867948    -0.42   0.672     -.206911    .1333533
        age30 |   -.056402   .0740602    -0.76   0.446    -.2015722    .0887681
        age40 |   .1163051   .0631492     1.84   0.066    -.0074776    .2400879
        age50 |   .1307326    .061948     2.11   0.035     .0093044    .2521609
        age60 |   .2194256   .0613041     3.58   0.000     .0992594    .3395918
        age70 |   .1489352   .0603619     2.47   0.014      .030616    .2672545
    age70plus |   .1039544    .059647     1.74   0.081    -.0129635    .2208724
      lotsize |   11.05272   2.183822     5.06   0.000     6.772071    15.33337

     inside87 |   1.320297   .7673162     1.72   0.085    -.1837694    2.824363
     inside88 |  -.2130517   .2620469    -0.81   0.416    -.7267068    .3006035
     inside89 |  -.0562239     .10345    -0.54   0.587    -.2590029    .1465552
     inside90 |   .1149565    .081788     1.41   0.160    -.0453615    .2752745
     inside91 |  -.7884622   .3218548    -2.45   0.014    -1.419351   -.1575737
     inside92 |   .2425379   .1279812     1.90   0.058    -.0083264    .4934022
     inside93 |  -.3638381   .2431987    -1.50   0.135    -.8405476    .1128714
     inside94 |    .147494   .0946385     1.56   0.119    -.0380132    .3330011
     inside95 |   .0013879   .1543916     0.01   0.993    -.3012451    .3040208
     inside96 |   .0359847   .1000822     0.36   0.719    -.1601929    .2321623
     inside97 |   .1947032   .3393725     0.57   0.566    -.4705227    .8599291

    vinside87 |  -2.194676   1.362436    -1.61   0.107    -4.865275     .475923
    vinside88 |   .1110547   .3607654     0.31   0.758    -.5961049    .8182143
    vinside89 |   .0022437   .1253706     0.02   0.986    -.2435032    .2479907
    vinside90 |  -.1618678   .0959758    -1.69   0.092    -.3499962    .0262606
    vinside91 |    .450845   .2013335     2.24   0.025     .0561982    .8454917
    vinside92 |  -.3932505   .2273961    -1.73   0.084    -.8389844    .0524834
    vinside93 |    .137383   .1375244     1.00   0.318    -.1321875    .4069536
    vinside94 |   -.237142   .1286066    -1.84   0.065    -.4892321    .0149481
    vinside95 |  -.0520266   .2792381    -0.19   0.852    -.5993793     .495326
    vinside96 |  -.1943162   .1277085    -1.52   0.128     -.444646    .0560135
    vinside97 |  -.5286984   .6271795    -0.84   0.399    -1.758074    .7006768

       ldis87 |  -.0870175    .033402    -2.61   0.009    -.1524909   -.0215441
       ldis88 |  -.0069996   .0266664    -0.26   0.793    -.0592702    .0452709
       ldis89 |  -.0097467   .0182342    -0.53   0.593    -.0454887    .0259953
       ldis90 |  -.0262071   .0197768    -1.33   0.185     -.064973    .0125587
```

```
      ldis91 |   .0236279   .0191811     1.23   0.218    -.0139703     .061226
      ldis92 |   .0033196   .0186659     0.18   0.859    -.0332686    .0399079
      ldis93 |   .0325805   .0165168     1.97   0.049     .0002048    .0649562
      ldis94 |   .0231713   .0227175     1.02   0.308    -.0213588    .0677014
      ldis95 |   .0156275   .0209928     0.74   0.457    -.0255219    .0567768
      ldis96 |   .0440892   .0195189     2.26   0.024     .0058289    .0823494
      ldis97 |   .0669015   .0301052     2.22   0.026     .0078905    .1259126

     vldis87 |   .0219704   .0292732     0.75   0.453    -.0354098    .0793507
      vldis88 |   .0340216   .0204872     1.66   0.097    -.0061367    .0741799
      vldis89 |  -.0131749   .0173746    -0.76   0.448     -.047232    .0208822
      vldis90 |   .0251521   .0195516     1.29   0.198    -.0131723    .0634765
      vldis91 |  -.0048707   .0192534    -0.25   0.800    -.0426106    .0328692
      vldis92 |   .0063697   .0190284     0.33   0.738     -.030929    .0436684
      vldis93 |  -.0170301   .0172687    -0.99   0.324    -.0508796    .0168193
      vldis94 |   .0160286   .0185496     0.86   0.388    -.0203317    .0523888
      vldis95 |   .0153054   .0301445     0.51   0.612    -.0437829    .0743936
      vldis96 |  -.0163576    .020216    -0.81   0.418    -.0559843     .023269
      vldis97 |   .0180802   .0288953     0.63   0.532    -.0385595    .0747198

   ld_summits |   .0658995   .0301136     2.19   0.029     .0068718    .1249272
    ld_school |    .038532   .0120029     3.21   0.001     .0150043    .0620598
    ld_retail |   .3609476   .1826239     1.98   0.048     .0029747    .7189204
  ld_hospital |   .0708335   .0158687     4.46   0.000     .0397282    .1019388
    ld_church |   .0125312   .0150399     0.83   0.405    -.0169495    .0420119
  ld_cemetery |  -.0016792    .017265    -0.10   0.923    -.0355214     .032163
  ld_railroad |  -.0296702   .0106432    -2.79   0.005    -.0505327   -.0088077
     ld_njrds |   .0048456   .0056867     0.85   0.394    -.0063013    .0159924
      ld_i280 |   .0136775   .0145797     0.94   0.348    -.0149012    .0422562
    ld_gspkwy |    .109992   .0240495     4.57   0.000      .062851    .1571329
     ld_parks |   .0157448   .0076826     2.05   0.040     .0006857    .0308039
   ld_mjwater |   .1177259   .0383034     3.07   0.002     .0426449    .1928069
  ld_colleges |  -.0120485   .0226507    -0.53   0.595    -.0564475    .0323505
    ld_cclubs |   .0004339   .0087763     0.05   0.961    -.0167691    .0176368
  ld_airports |  -.3845297   .1326254    -2.90   0.004    -.6444974    -.124562
  ld_newark_i |   .4456733   .1218155     3.66   0.000     .2068948    .6844517

  vld_summits |  -.0298753   .0247342    -1.21   0.227    -.0783584    .0186078
   vld_school |  -.0294116   .0095838    -3.07   0.002    -.0481975   -.0106258
   vld_retail |  -.2153227   .1699369    -1.27   0.205     -.548427    .1177816
 vld_hospital |  -.0559326   .0145134    -3.85   0.000    -.0843813   -.0274839
   vld_church |   .0038147   .0122057     0.31   0.755    -.0201104    .0277398
 vld_cemetery |  -.0241847   .0163083    -1.48   0.138    -.0561516    .0077822
 vld_railroad |    .036741   .0084999     4.32   0.000     .0200799    .0534021
    vld_njrds |   .0235222   .0046235     5.09   0.000     .0144593    .0325851
     vld_i280 |  -.0355665   .0123809    -2.87   0.004    -.0598351    -.011298
   vld_gspkwy |  -.0504349   .0268557    -1.88   0.060    -.1030764    .0022067
    vld_parks |  -.0203045   .0067555    -3.01   0.003    -.0335463   -.0070627
  vld_mjwater |  -.1098461   .0374935    -2.93   0.003    -.1833396   -.0363527
 vld_colleges |   .0071572   .0217797     0.33   0.742    -.0355345     .049849
   vld_cclubs |   .0008703   .0049006     0.18   0.859    -.0087356    .0104762
 vld_airports |  -.0649777   .1225234    -0.53   0.596    -.3051438    .1751883
 vld_newark_i |   -.552884   .1222448    -4.52   0.000     -.792504   -.3132641

     pfemales |   2.946455   1.009645     2.92   0.004     .9673843    4.925526
       pblack |   .6455517   .0912565     7.07   0.000     .4666738    .8244295
       pother |   .5025801   .2143407     2.34   0.019     .0824369    .9227232
  page_under5 |   1.104882   1.544262     0.72   0.474    -1.922126    4.131889
    page_5_29 |  -.8263215   .4643796    -1.78   0.075    -1.736582    .0839389
   page_65_up |  -2.008093   .5136042    -3.91   0.000    -3.014842   -1.001344
   pmarhh_chd |  -.0910406   .4179533    -0.22   0.828     -.910298    .7282168
```

```
  pmhh_child |   .5381206   2.239511     0.24   0.810     -3.85169    4.927932
  pfhh_child |  -4.029349   .7243345    -5.56   0.000    -5.449164   -2.609534
     pvacant |   .4903542   .5223224     0.94   0.348    -.5334836    1.514192
 prenter_occ |  -.0574815   .1097548    -0.52   0.600     -.272619    .1576561

   vpfemales |  -3.239823   .9289654    -3.49   0.000    -5.060748   -1.418897
     vpblack |   -.111944   .0852464    -1.31   0.189     -.279041    .0551529
     vpother |   .5074429    .184935     2.74   0.006     .1449398    .8699459
vpage_under5 |  -1.070621   1.285217    -0.83   0.405    -3.589858    1.448616
  vpage_5_29 |      .06907   .4157292     0.17   0.868    -.7458276    .8839676
 vpage_65_up |   1.263968   .4582809     2.76   0.006     .3656619    2.162274
 vpmarhh_chd |   1.677632   .3684749     4.55   0.000     .9553604    2.399903
 vpmhh_child |  -2.802156   2.123441    -1.32   0.187    -6.964451    1.360139
 vpfhh_child |   1.604859   .7723147     2.08   0.038     .0909948    3.118723
    vpvacant |   -.526921   .5277025    -1.00   0.318    -1.561305    .5074629
vprenter_occ |   .3158721    .102198     3.09   0.002     .1155471     .516197

       year88 |   .0756214   .0430731     1.76   0.079    -.0088088    .1600517
       year89 |   .1722892   .0368321     4.68   0.000     .1000922    .2444863
       year90 |   .0830788   .0388464     2.14   0.032     .0069334    .1592243
       year91 |  -.0165673   .0383278    -0.43   0.666    -.0916962    .0585616
       year92 |  -.0324988    .038089    -0.85   0.394    -.1071596    .0421619
       year93 |  -.0345966    .037293    -0.93   0.354    -.1076971    .0385038
       year94 |  -.0563537   .0390625    -1.44   0.149    -.1329226    .0202151
       year95 |  -.0525721   .0389484    -1.35   0.177    -.1289175    .0237733
       year96 |  -.0994709   .0403243    -2.47   0.014    -.1785132   -.0204285
       year97 |  -.2015484   .0442536    -4.55   0.000    -.2882928   -.1148041
        _cons |  -1.241569   2.044169    -0.61   0.544    -5.248477    2.765339
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific coefficient on INSIDE simultaneously zero	0.0376	
All lotsize-independent year-specific coefficients on INSIDE the same	0.0427	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.0042	
All lotsize-independent year-specific slope on LDIST the same	0.0040	
All lotsize-independent other distance effects simultaneously zero	0.0000	
All lotsize-independent Census tract characteristic effects simultaneously zero	0.0000	
All lotsize-dependent year-specific coefficient on INSIDE simultaneously zero	0.0355	
All lotsize-dependent year-specific coefficients on INSIDE the same	0.0478	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.2052	NO
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.1606	NO
All lotsize-dependent other distance effects simultaneously zero (on vX “other distance” variables)	0.0000	
All lotsize-dependent Census tract characteristic effects simultaneously zero (on vX Census tract variables)	0.0000	

Appendix B – OII Landfill Site

Contents:

1 CRITERIA FOR EXCLUSION FROM RAW SAMPLES 286
2 ANNUAL COUNTS IN SAMPLE 286
3 DESCRIPTIVE STATISTICS 287
3.1 Housing prices and distances from the site 287
3.2 Structural variables 287
3.2.1 R^2 for auxiliary regressions among variables 288
3.3 Census tract attributes 288
3.3.1 R^2 for auxiliary regressions among variables 288
3.4 Other distances 288
3.4.1 R^2 for auxiliary regressions among variables 290
4 COLLINEARITIES 290
4.1 Time patterns in average site distances in sample 290
4.2 Time trend in average lot sizes 291
4.3 Distance to site vs. structural variables 292
4.4 Distance to site vs. Census tract attributes 292
4.5 Distance to site vs. other distances 293
5 TRENDS IN THE DISTANCE GRADIENT 293
5.1 Structural variables 294
5.1.1 Built post-1900 294
5.1.2 Age if built post-1900 294
5.1.3 Square footage 294
5.1.4 Bedrooms 295
5.1.5 Bathrooms 295
5.1.6 Fireplace(s)? 295
5.1.7 Floors recorded? 296
5.1.8 Floors 296
5.1.9 Lotsize 296
5.2 Census tract attributes 297
5.2.1 Females 297
5.2.2 Whites 297
5.2.3 Blacks 298
5.2.4 Other ethnic groups 299
5.2.5 Children under 5 300
5.2.6 Persons between 5 and 29 300
5.2.7 Persons between 30 and 64 301
5.2.8 Persons 65 and older 302
5.2.9 Married heads of household 302
5.2.10 Male-headed of household with children 303
5.2.11 Female-headed households with children 304

5.2.12 Owner-occupancy 304
5.2.13 Renter-occupancy 305
5.2.14 Vacancy rates 306
6 COMPLETE REGRESSION RESULTS – NO LOT SIZE INTERACTIONS 306
6.1 Just structural characteristics and year dummies 306
6.2 Including Census tract attributes 308
6.3 Including other distances 310
6.4 Including both other distances and tract attributes 312
7 COMPLETE REGRESSION RESULTS – WITH LOT SIZE INTERACTIONS 314
7.1 Just structural characteristics and year dummies 314
7.2 Including Census tract attributes 317
7.3 Including other distances 319
7.4 Including both other distances and tract attributes 322

Chapter 1 Criteria for Exclusion from Raw Samples

For OII, we drop observations for all the same reasons as Montclair. For OII, however, there are many more structural characteristics of the house available, and we prefer to use these to control for structural differences. For OII, we drop observations for which

- no data are available concerning the year the dwelling was built, which is used to determine its age at the time of the last sale.
- Number of floors exceeds four
- Square footage of the dwelling is missing
- Number of bedrooms or bathrooms is missing, or number of full baths is greater than five
- Presence or absence of a fireplace is not recorded
- Square footage of dwelling exceeds 5000.
- Lotsize is greater than 25,000 square feet (e.g. 250’ x 100’)

Chapter 2 Annual counts in sample

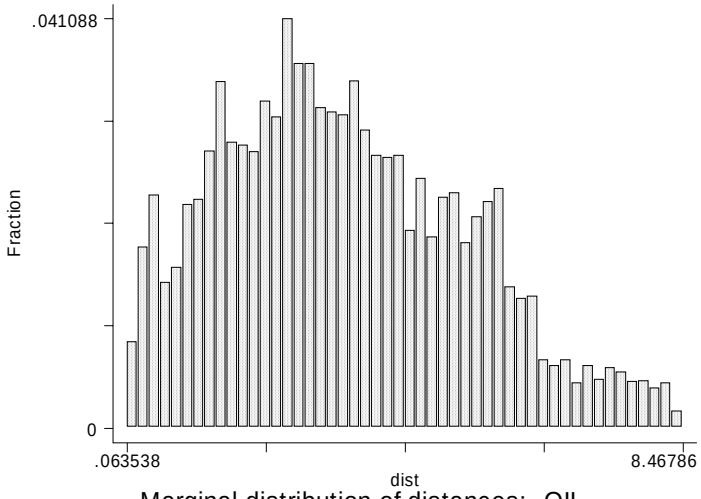
year	Freq.	Percent	Cum.
70	99	1.07	1.07
71	138	1.50	2.57
72	189	2.05	4.62
73	203	2.20	6.83
74	201	2.18	9.01
75	209	2.27	11.28
76	242	2.63	13.91
77	259	2.81	16.72
78	225	2.44	19.16
79	228	2.48	21.64
80	130	1.41	23.05
81	82	0.89	23.94
82	98	1.06	25.00
83	166	1.80	26.80
84	200	2.17	28.98
85	229	2.49	31.46
86	303	3.29	34.75
87	382	4.15	38.90
88	415	4.51	43.40
89	398	4.32	47.73
90	331	3.59	51.32
91	343	3.72	55.04
92	312	3.39	58.43
93	364	3.95	62.38
94	432	4.69	67.07
95	396	4.30	71.37
96	467	5.07	76.44
97	484	5.25	81.70
98	745	8.09	89.78
99	941	10.22	100.00

```
      Total |       9211      100.00
```

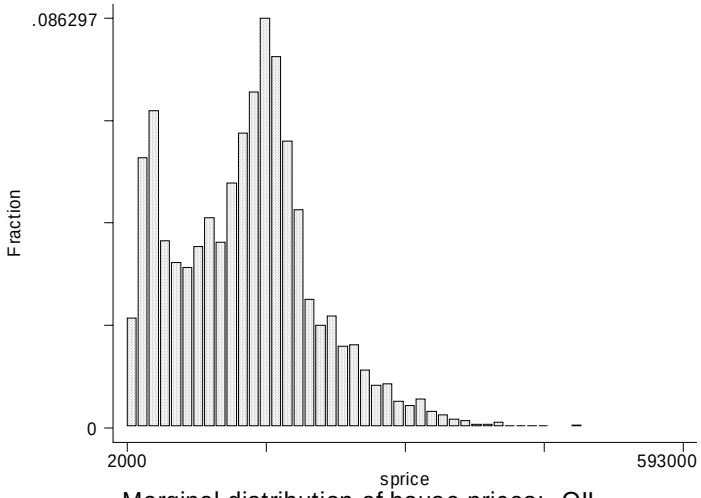
Chapter 3 Descriptive statistics

3.1 Housing prices and distances from the site

```
    Variable |     Obs        Mean    Std. Dev.       Min        Max
-------------+--------------------------------------------------------
        dist |    9211    3.367053    1.853798   .0635377   8.467858
      sprice |    9211    130252.1    75643.73       2000     593000
```



Marginal distribution of distances: OII



Marginal distribution of house prices: OII

3.2 Structural variables

```
    Variable |     Obs        Mean    Std. Dev.       Min        Max
```

	Obs	Mean	Std. Dev.	Min	Max
notold	9211	.9997829	.0147346	0	1
age	9211	32.53849	18.62063	0	91
age2	9211	1405.443	1293.041	0	8281
sqft	9211	1.373521	.4950583	.3	4.8
sqft2	9211	2.131615	1.739636	.09	23.04
bedrms	9211	2.903811	.8580447	1	7
bthrms	9211	1.912116	.8345881	1	5
sqftbed	9211	4.256291	2.66714	.3	27
sqftbth	9211	2.884616	2.1323	.3	19.2
fplace	9211	.396591	.4892163	0	1
knowflr	9211	.8059928	.3954559	0	1
floors	9211	.9280751	.5609922	0	3
lotsize	9211	1	.4556344	.1294409	4.045029

3.2.1 R^2 for auxiliary regressions among variables

3.3 Census tract attributes

Variable	Obs	Mean	Std. Dev.	Min	Max
pfemales	9211	.5118072	.0118325	.4678834	.5899951
pblack	9211	.0059348	.0054257	0	.0882786
pother	9211	.5082869	.1999439	.003553	.8814761
page_under5	9211	.078255	.0177446	.0382657	.136191
page_5_29	9211	.4069791	.0487373	.2603768	.5292445
page_65_up	9211	.1073373	.0394719	.0255308	.2438971
pmarhh_chd	9211	.3142498	.0640051	.1093058	.5365998
pmhh_child	9211	.0258387	.0166391	0	.1202512
pfhh_child	9211	.0784943	.0324638	0	.1863905
pvacant	9211	.0296959	.0137419	0	.1009516
prenter_occ	9211	.3972171	.1705825	.090209	.7281437

3.3.1 R^2 for auxiliary regressions among variables

3.4 Other distances

Distance variable	Description (in kilometers)
d_school	Distance to nearest school. There are dozens of schools in the sample area.
d_retail	Distance to nearest retail center. Montebello Mall lies about three-quarters of a mile to the east of the eastern edge of the site.
d_hospital	Distance to nearest hospital. There are four hospitals that lie within the boundaries of our sample area, and a further 12 lying just outside the sample area that will sometimes be the nearest hospital to some houses in our sample.

d_church	Distance to nearest church. Only Saint Alphonsus Catholic Church lies in our sample area, in the western portion. There are no other churches within the sample area, but there are dozens of religious facilities clustered in each of three areas, one starting about a mile to the southwest, one starting about two miles to the southeast of the sample area, and one starting about a mile to the northeast.
d_cemetery	Distance to nearest cemetery. Resurrection Cemetery lies just to the north of the landfill site. Savannah Cemetery lies in the Northeast Corner, and there are no less than six cemeteries at the western extreme of our sample area. Ten other cemeteries, outside the sample area, may serve as the closest cemetery to some houses in the sample.
d_i5	Distance to Interstate 5 freeway. The Golden State Freeway runs just outside the southwestern perimeter of our sample area, forming this boundary.
d_i605	Distance to Interstate 605 freeway. This freeway forms the southeastern boundary of our sample area.
d_i10	Distance to Interstate 10 freeway. The San Bernardino Freeway runs along the northern edge of our sample, except for a subset of houses in one Census tract that spans the freeway.
d_railroad	Distance to nearest railroad. A dense array of railroad tracks occupies an area 7 miles east-west by 2.5 miles north-south adjacent to the southwest portion of our sample area. Railroad tracks border our sample area to the north and the southeast, and three east-west lines cut through the sample area at different latitudes, but none of these lines approaches more closely than about 1.4 miles from the landfill site.
d_s60	Distance to state route 60 (Pomona Freeway). This freeway runs east-west, spitting the landfill site into its northern and southern portions and splitting our sample of houses roughly in half as well.
d_rivers	Distance to nearest minor river or streambed. There are few natural rivers in Southern California. The Alhambra, Rubio, and Eaton Wash features cut through the northeastern corner of our sample area, and the Whittier Narrows dam creates some water features. See d_mjwater for substantial waterways.
d_cards	Distance to nearest road (CA roads feature). In addition to the freeways for which distances are also included individually, this group of features includes about 7 major roads running east-west and about 7 major roads running north-south through the sample area.
d_whittiern	Distance to Whittier Narrows recreation area. This is a large recreation area sitting to the east of our sample area, roughly 2.5 miles by 1 miles in size, but not completely contiguous. It lies about another ¾ of a mile further to the east of the landfill site than the Montebello Mall.

d_parks	Distance to nearest park. There are roughly two dozen small parks within the boundaries of our sample area, and more just to the outside of the area which may be the closest parks to some houses in the sample.
d_mjwater	Distance to nearest major body of water. The San Gabriel River corresponds geographically to the I-605 Freeway in this area, so it will be extremely unlikely that we can distinguish between the effects of this freeway and the effects of this River. However, this category of features also includes the Rio Hondo River, which parallels the San Gabriel River about 1.75 miles to the northwest. The Los Angeles River lies at least a mile outside our sample area, to the west and southwest
d_csula	Distance to the campus of the California State University at LA. This major public urban university lies just outside the northwest corner of our sample area.
d_cclubs	Distance to nearest country club/golf course. There are four golf or country clubs within our sample area, and another three outside the boundary that may serve as the closest facilities.

```
    Variable |     Obs        Mean    Std. Dev.       Min        Max
-------------+--------------------------------------------------------
    d_school |    9211    .4695382    .2278552    .0210058   1.570117
    d_retail |    9211    4.546856     1.95908    .3162922   9.420857
  d_hospital |    9211    1.849731    .7941503    .0317994   3.996492
    d_church |    9211    3.041624    1.283886    .0635077   6.233308
  d_cemetery |    9211    2.535859     1.04748    .0507924   4.412509
        d_i5 |    9211    5.223122    2.794447    .1060339   12.28935
      d_i605 |    9211    5.256435    2.773785    .2184427   11.02538
       d_i10 |    9211    4.678754    3.495584    .0385008   13.30645
  d_railroad |    9211    1.333081    .9336122    .0020506   3.661991
       d_s60 |    9211    2.973134    2.092419    .0089229   9.187186
    d_rivers |    9211    2.762804    1.824602    .0013621   7.937554
     d_cards |    9211    .2527654    .1971348   6.50e-07   1.167369
 d_whittiern |    9211    4.498945    2.148109    .2511083   9.383685
     d_parks |    9211    .6886061     .397285   3.90e-07   1.988177
   d_mjwater |    9211    2.407134    1.820432    .0022402   7.016768
     d_csula |    9211    7.118163    3.014083     .483409   13.94009
    d_cclubs |    9211    2.250993    1.238161    .0000936   5.479274
```

3.4.1 R^2 for auxiliary regressions among variables

Chapter 4 Collinearities

4.1 Time patterns in average site distances in sample

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 29,  9181) =    1.94
                                                      Prob > F      =  0.0019
```

```
                                                R-squared     =  0.0073
                                                Root MSE      =  .74534

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year71 |   .0317235   .0883472     0.36   0.720    -.1414566    .2049035
      year72 |   .0859397   .0840058     1.02   0.306    -.0787304    .2506098
      year73 |   .0032975   .0832593     0.04   0.968    -.1599092    .1665042
      year74 |   .0767495   .0816442     0.94   0.347    -.0832913    .2367903
      year75 |  -.0758499   .0897324    -0.85   0.398    -.2517454    .1000456
      year76 |  -.1300573   .0956679    -1.36   0.174    -.3175876     .057473
      year77 |   -.170214   .0909799    -1.87   0.061    -.3485547    .0081268
      year78 |  -.1477047   .0908943    -1.63   0.104    -.3258776    .0304683
      year79 |  -.0895337   .0866816    -1.03   0.302    -.2594489    .0803815
      year80 |  -.1115134    .108103    -1.03   0.302    -.3234194    .1003926
      year81 |   .0920412   .0962669     0.96   0.339    -.0966633    .2807457
      year82 |   .0197791   .0995868     0.20   0.843    -.1754332    .2149914
      year83 |  -.0919169    .094225    -0.98   0.329    -.2766189    .0927851
      year84 |  -.0593357   .0850137    -0.70   0.485    -.2259814      .10731
      year85 |   .1188389   .0812613     1.46   0.144    -.0404513     .278129
      year86 |   .0284096   .0817358     0.35   0.728    -.1318109      .18863
      year87 |   .0622672   .0768907     0.81   0.418    -.0884556    .2129901
      year88 |   .0567704    .076419     0.74   0.458    -.0930278    .2065686
      year89 |  -.0147613   .0794248    -0.19   0.853    -.1704516     .140929
      year90 |   -.030246   .0805885    -0.38   0.707    -.1882174    .1277253
      year91 |  -.0163818   .0783395    -0.21   0.834    -.1699447    .1371811
      year92 |   .0391751   .0799508     0.49   0.624    -.1175462    .1958964
      year93 |   .0579568   .0783126     0.74   0.459    -.0955534     .211467
      year94 |   .0318384   .0759538     0.42   0.675    -.1170479    .1807246
      year95 |  -.0086662   .0774514    -0.11   0.911    -.1604881    .1431557
      year96 |   .0268945   .0771292     0.35   0.727    -.1242958    .1780848
      year97 |   .0447263   .0746531     0.60   0.549    -.1016104     .191063
      year98 |   .0191487   .0737975     0.26   0.795    -.1255108    .1638083
      year99 |   .0230723   .0723098     0.32   0.750     -.118671    .1648156
       _cons |   1.000204   .0686039    14.58   0.000     .8657255    1.134683
------------------------------------------------------------------------------
```

4.2 Time trend in average lot sizes

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 29,  9181) =    5.56
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0154
                                                      Root MSE      =  .45283

------------------------------------------------------------------------------
             |               Robust
     lotsize |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year71 |   .0370856   .0443437     0.84   0.403    -.0498378    .1240091
      year72 |   .0581753   .0442895     1.31   0.189    -.0286421    .1449926
      year73 |   .0158991   .0432329     0.37   0.713    -.0688469    .1006451
      year74 |   .0344922    .044767     0.77   0.441    -.0532611    .1222456
      year75 |   .0970377   .0457635     2.12   0.034      .007331    .1867444
      year76 |  -.0073695   .0428059    -0.17   0.863    -.0912786    .0765397
      year77 |   .0048223   .0424023     0.11   0.909    -.0782955    .0879401
      year78 |   .0659691   .0476268     1.39   0.166      -.02739    .1593283
      year79 |  -.0026365   .0466992    -0.06   0.955    -.0941773    .0889044
```

```
      year80 |  -.0004551   .0624263    -0.01   0.994    -.1228245    .1219143
      year81 |  -.0857179   .0482712    -1.78   0.076    -.1803402    .0089043
      year82 |  -.0294701   .0702935    -0.42   0.675     -.167261    .1083208
      year83 |  -.0527158   .0476387    -1.11   0.269    -.1460982    .0406665
      year84 |  -.0916612   .0454278    -2.02   0.044    -.1807098   -.0026126
      year85 |   .0041223   .0458008     0.09   0.928    -.0856575     .093902
      year86 |  -.0403184   .0432267    -0.93   0.351    -.1250523    .0444154
      year87 |  -.0925032   .0403962    -2.29   0.022    -.1716887   -.0133177
      year88 |  -.0485246    .041859    -1.16   0.246    -.1305775    .0335282
      year89 |  -.0928938   .0403567    -2.30   0.021    -.1720018   -.0137858
      year90 |  -.1342887    .041311    -3.25   0.001    -.2152675   -.0533099
      year91 |   -.113602   .0424817    -2.67   0.008    -.1968756   -.0303283
      year92 |  -.1057711   .0424013    -2.49   0.013     -.188887   -.0226551
      year93 |  -.0716032   .0421767    -1.70   0.090    -.1542789    .0110726
      year94 |  -.0892971   .0395896    -2.26   0.024    -.1669016   -.0116926
      year95 |  -.0976527   .0407658    -2.40   0.017    -.1775628   -.0177426
      year96 |  -.1178293   .0400843    -2.94   0.003    -.1964035   -.0392551
      year97 |  -.0796451   .0416097    -1.91   0.056    -.1612094    .0019193
      year98 |  -.0983243   .0387418    -2.54   0.011     -.174267   -.0223817
      year99 |  -.0897773   .0378823    -2.37   0.018    -.1640351   -.0155196
       _cons |   1.059879   .0343544    30.85   0.000     .9925371    1.127222
------------------------------------------------------------------------------
```

4.3 Distance to site vs. structural variables

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 13,  9197) =  125.27
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.2048
                                                      Root MSE      =  .66652

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |  -1.164896   .1586876    -7.34   0.000    -1.475959   -.8538331
         age |   .0169089   .0014887    11.36   0.000     .0139908     .019827
        age2 |  -.0001336    .000018    -7.42   0.000    -.0001689   -.0000983
        sqft |  -.2965837   .0615899    -4.82   0.000    -.4173135   -.1758538
       sqft2 |    .102883   .0165868     6.20   0.000     .0703691    .1353969
      bedrms |   .1511174   .0313248     4.82   0.000     .0897138     .212521
      bthrms |  -.0651158   .0364991    -1.78   0.074    -.1366621    .0064306
     sqftbed |  -.0620597    .019966    -3.11   0.002    -.1011975   -.0229219
     sqftbth |   .0075439   .0236997     0.32   0.750    -.0389128    .0540005
      fplace |  -.1613489   .0164944    -9.78   0.000    -.1936816   -.1290163
     knowflr |   .3965481   .0462004     8.58   0.000      .305985    .4871112
      floors |  -.4768071   .0336818   -14.16   0.000    -.5428308   -.4107833
     lotsize |   .0003271   .0178777     0.02   0.985    -.0347173    .0353714
       _cons |   2.108913   .1713417    12.31   0.000     1.773045    2.444781
------------------------------------------------------------------------------
```

4.4 Distance to site vs. Census tract attributes

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 11,  9199) =  227.77
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.2171
```

```
                                                      Root MSE      =  .66128

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
    pfemales |  -3.289739   .9466478    -3.48   0.001    -5.145379   -1.434099
      pblack |   6.708423   1.635602     4.10   0.000      3.50228    9.914566
      pother |   .6246435    .070074     8.91   0.000     .4872828    .7620041
 page_under5 |   22.60372   1.054946    21.43   0.000      20.5358    24.67165
   page_5_29 |   4.512753   .5028299     8.97   0.000     3.527095    5.498411
  page_65_up |   10.09821   .4471518    22.58   0.000     9.221697    10.97473
  pmarhh_chd |   1.996988    .188402    10.60   0.000     1.627679    2.366298
  pmhh_child |  -11.40863   .5669918   -20.12   0.000    -12.52006    -10.2972
  pfhh_child |  -2.727324   .3696495    -7.38   0.000    -3.451919   -2.002728
     pvacant |  -7.573115   .6748127   -11.22   0.000    -8.895898   -6.250332
 prenter_occ |  -.7672199   .0758307   -10.12   0.000    -.9158649   -.6185748
       _cons |  -1.948006   .5272493    -3.69   0.000    -2.981532   -.9144807
------------------------------------------------------------------------------
```

4.5 Distance to site vs. other distances

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 17,  9193) = 1793.39
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.8109
                                                      Root MSE      =  .32513

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
   ld_school |  -.1822357   .0083541   -21.81   0.000    -.1986117   -.1658598
   ld_retail |   1.186024   .0340795    34.80   0.000     1.119221    1.252828
 ld_hospital |  -.1399455   .0073205   -19.12   0.000    -.1542952   -.1255957
   ld_church |  -.3041922   .0135102   -22.52   0.000    -.3306752   -.2777092
 ld_cemetery |  -.0447594   .0072388    -6.18   0.000    -.0589491   -.0305698
       ld_i5 |   -.135625   .0069391   -19.55   0.000    -.1492271   -.1220229
     ld_i605 |  -.1456176   .0098454   -14.79   0.000    -.1649168   -.1263184
      ld_i10 |   .0109707   .0067179     1.63   0.102    -.0021979    .0241394
 ld_railroad |  -.0655516   .0038653   -16.96   0.000    -.0731284   -.0579748
      ld_s60 |   .2688995   .0127635    21.07   0.000     .2438801    .2939188
   ld_rivers |  -.0012389   .0067469    -0.18   0.854    -.0144642    .0119865
    ld_cards |  -.0202639   .0016522   -12.26   0.000    -.0235027   -.0170252
ld_whittiern |  -.8163222    .028066   -29.09   0.000    -.8713379   -.7613066
    ld_parks |  -.0039177   .0027232    -1.44   0.150    -.0092557    .0014203
  ld_mjwater |  -.0689012    .005308   -12.98   0.000     -.079306   -.0584964
    ld_csula |  -.4005061   .0137442   -29.14   0.000    -.4274478   -.3735644
   ld_cclubs |  -.0368624   .0064279    -5.73   0.000    -.0494625   -.0242622
       _cons |     1.6459   .0636562    25.86   0.000     1.521119     1.77068
------------------------------------------------------------------------------
```

Chapter 5 Trends in the distance gradient

These models use individual houses as observations. We associate with each house the proportion of each group in the Census tract that contains the house. The right-hand side variables are the measured distance of the house itself from the OII landfill site, a time trend, and

an interaction term between distance and time. The simple trend picks up the trend over time in the concentration of the group in question throughout the sample area. The “ldist” variable, distance to the boundary of the landfill site, picks up any baseline distance gradient in the concentration of the group in question as a function of distance from the site. The key variable is the interaction term, which tells how the distance gradient is shifting over time. If the distance gradient is becoming either less positive or more negative, the concentration of the group in question nearer the Superfund site is growing, relative to the concentration further away.

5.1 Structural variables

5.1.1 Built post-1900

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =    0.67
                                                      Prob > F      =  0.5726
                                                      R-squared     =  0.0002
                                                      Root MSE      =  .01474

------------------------------------------------------------------------------
             |               Robust
      notold |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   -.000214   .0003268    -0.65   0.513    -.0008547    .0004266
      ldisty |  -1.50e-06   .0000179    -0.08   0.933    -.0000365    .0000335
       trend |   6.72e-06   4.95e-06     1.36   0.175    -2.99e-06    .0000164
       _cons |   .9999013   .0000736        .   0.000      .999757    1.000046
------------------------------------------------------------------------------
```

5.1.2 Age if built post-1900

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) = 1546.57
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.2226
                                                      Root MSE      =  16.421

------------------------------------------------------------------------------
             |               Robust
         age |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   7.436829   .3076385    24.17   0.000      6.83379    8.039869
      ldisty |  -.0009755    .016739    -0.06   0.954    -.0337876    .0318366
       trend |   .7720479   .0229092    33.70   0.000     .7271408     .816955
       _cons |    10.7639    .407078    26.44   0.000     9.965937    11.56186
------------------------------------------------------------------------------
```

5.1.3 Square footage

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  210.03
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0653
                                                      Root MSE      =   .4787

------------------------------------------------------------------------------
             |               Robust
```

```
        sqft |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.1779509   .0146573   -12.14   0.000    -.2066825   -.1492192
      ldisty |   .0007751   .0007512     1.03   0.302    -.0006974    .0022476
       trend |  -.0038883   .0009721    -4.00   0.000    -.0057938   -.0019829
       _cons |   1.609737    .019037    84.56   0.000      1.57242    1.647053
------------------------------------------------------------------------------
```

5.1.4 Bedrooms

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  112.74
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0356
                                                      Root MSE      =  .84276

------------------------------------------------------------------------------
             |               Robust
      bedrms |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.2387678   .0264259    -9.04   0.000    -.2905684   -.1869672
      ldisty |   .0020337   .0013125     1.55   0.121    -.0005391    .0046064
       trend |   -.007976   .0016546    -4.82   0.000    -.0112194   -.0047326
       _cons |   3.253231   .0331528    98.13   0.000     3.188244    3.318218
------------------------------------------------------------------------------
```

5.1.5 Bathrooms

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  382.90
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0953
                                                      Root MSE      =  .79396

------------------------------------------------------------------------------
             |               Robust
      bthrms |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.3548969   .0224883   -15.78   0.000     -.398979   -.3108149
      ldisty |   .0006031   .0011436     0.53   0.598    -.0016387    .0028449
       trend |   .0024499   .0014982     1.64   0.102     -.000487    .0053868
       _cons |   2.211612   .0295537    74.83   0.000      2.15368    2.269544
------------------------------------------------------------------------------
```

5.1.6 Fireplace(s)?

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  252.56
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0626
                                                      Root MSE      =  .47374

------------------------------------------------------------------------------
             |               Robust
```

```
      fplace |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.1819811   .0131149   -13.88   0.000    -.2076891    -.156273
      ldisty |   .0022162   .0006919     3.20   0.001       .00086    .0035725
       trend |  -.0086033   .0008755    -9.83   0.000    -.0103195   -.0068871
       _cons |   .6971983   .0165422    42.15   0.000      .664772    .7296246
------------------------------------------------------------------------------
```

5.1.7 Floors recorded?

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =   97.87
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0217
                                                      Root MSE      =   .3912

------------------------------------------------------------------------------
             |               Robust
     knowflr |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0554189   .0092847    -5.97   0.000    -.0736189   -.0372188
      ldisty |    .002548   .0005351     4.76   0.000     .0014991    .0035968
       trend |  -.0089382   .0006572   -13.60   0.000    -.0102265     -.00765
       _cons |   .9794968   .0107698    90.95   0.000     .9583857    1.000608
------------------------------------------------------------------------------
```

5.1.8 Floors

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  191.70
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0640
                                                      Root MSE      =  .54283

------------------------------------------------------------------------------
             |               Robust
      floors |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.2379908   .0169375   -14.05   0.000     -.271192   -.2047896
      ldisty |   .0038295   .0009294     4.12   0.000     .0020076    .0056515
       trend |  -.0101069   .0012234    -8.26   0.000     -.012505   -.0077088
       _cons |   1.282427   .0221347    57.94   0.000     1.239038    1.325816
------------------------------------------------------------------------------
```

5.1.9 Lotsize

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =   41.13
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0126
                                                      Root MSE      =  .45282

------------------------------------------------------------------------------
             |               Robust
```

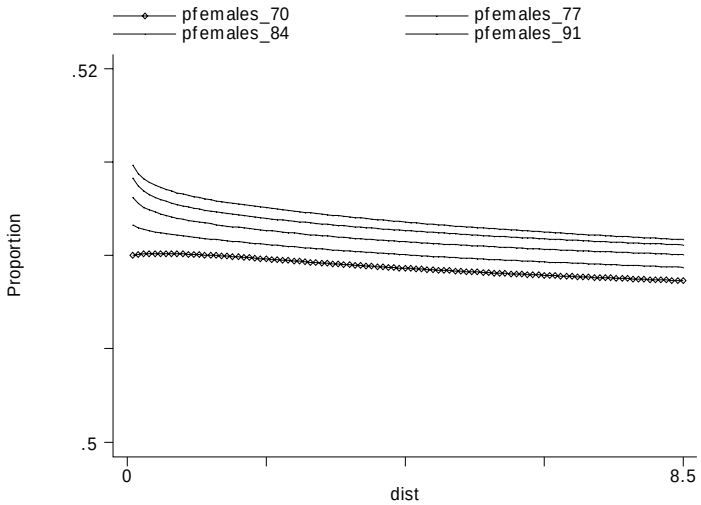
```
     lotsize |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0303502   .0126484    -2.40   0.016    -.0551439   -.0055565
      ldisty |   .0026144   .0006575     3.98   0.000     .0013256    .0039033
       trend |  -.0080879   .0008551    -9.46   0.000    -.0097641   -.0064118
       _cons |   1.131305   .0162807    69.49   0.000     1.099391    1.163219
------------------------------------------------------------------------------
```

5.2 Census tract attributes

5.2.1 Females

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =   20.26
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0063
                                                      Root MSE      =   .0118

------------------------------------------------------------------------------
             |               Robust
    pfemales |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0005075   .0003176    -1.60   0.110      -.00113    .0001149
       trend |   .0001003   .0000197     5.09   0.000     .0000617    .0001389
      ldisty |  -.0000198   .0000155    -1.27   0.203    -.0000502    .0000107
       _cons |   .5108283   .0003917  1303.98   0.000     .5100604    .5115962
------------------------------------------------------------------------------
```

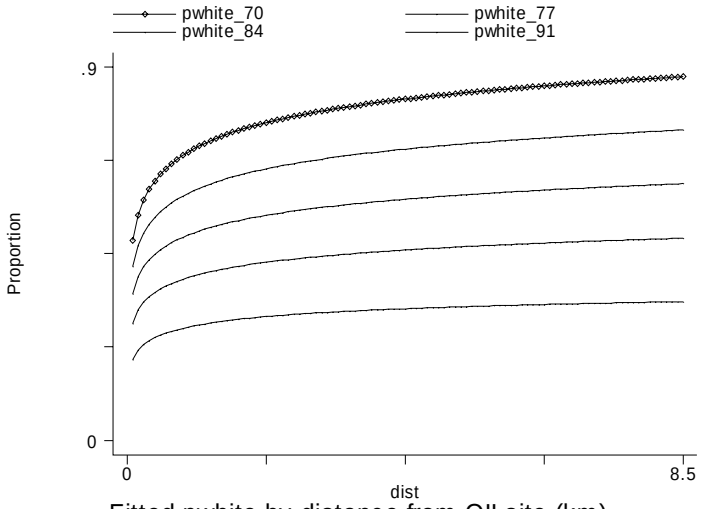


Fitted pfemales by distance from OII site (km)

5.2.2 Whites

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) = 4210.76
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5570
                                                      Root MSE      =  .13148
```

```
------------------------------------------------------------------------------
             |               Robust
      pwhite |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0830403   .0033537    24.76   0.000     .0764663    .0896142
       trend |  -.0147613   .0002263   -65.24   0.000    -.0152048   -.0143177
      ldisty |  -.0018906   .0001748   -10.81   0.000    -.0022333   -.0015479
       _cons |   .7094765   .0042602   166.54   0.000     .7011256    .7178273
------------------------------------------------------------------------------
```

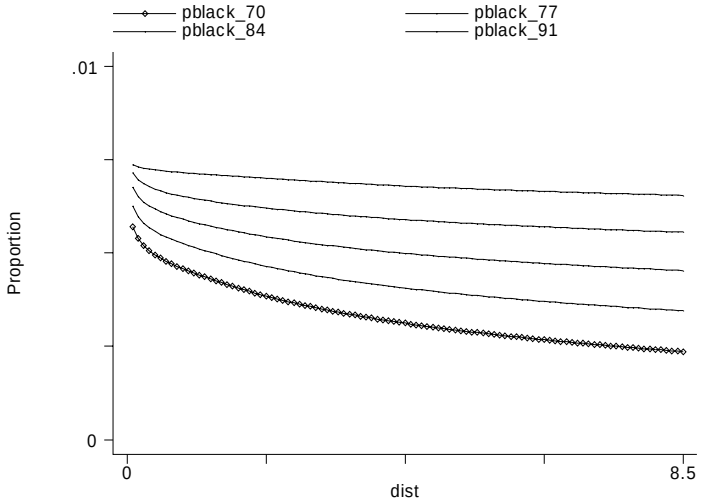


Fitted pwhite by distance from OII site (km)

5.2.3 Blacks

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  121.95
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0329
                                                      Root MSE      =  .00534

------------------------------------------------------------------------------
             |               Robust
      pblack |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0007855   .0001735    -4.53   0.000    -.0011256   -.0004455
       trend |   .0000888   5.59e-06    15.88   0.000     .0000779    .0000998
      ldisty |    .000019   7.39e-06     2.57   0.010     4.49e-06    .0000335
       _cons |   .0047176   .0001203    39.22   0.000     .0044818    .0049533
------------------------------------------------------------------------------
```

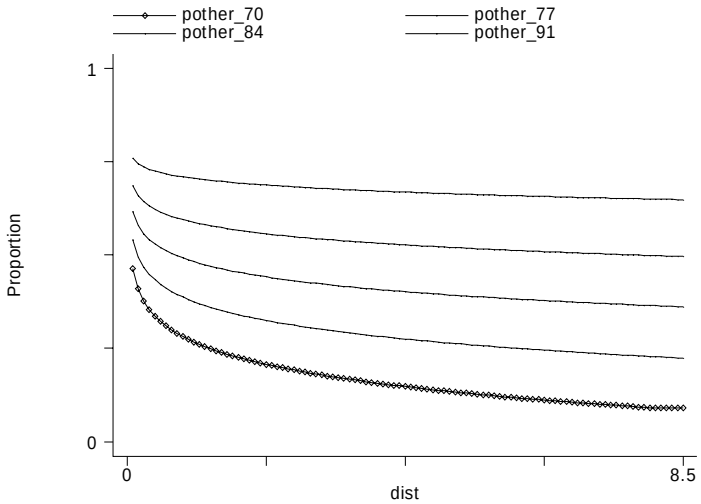


Fitted pblack by distance from OII site (km)

5.2.4 Other ethnic groups

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) = 4321.06
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5660
                                                      Root MSE      =  .13174

------------------------------------------------------------------------------
             |               Robust
      pother |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0850076   .0034053   -24.96   0.000    -.0916828   -.0783324
       trend |    .014992   .0002305    65.03   0.000     .0145401    .0154439
      ldisty |   .0020202   .0001769    11.42   0.000     .0016734     .002367
       _cons |    .277383   .0043922    63.15   0.000     .2687734    .2859927
------------------------------------------------------------------------------
```

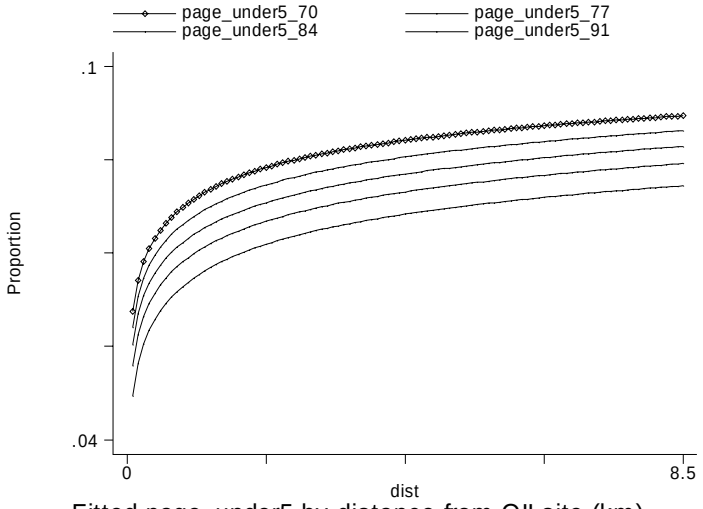


Fitted pother by distance from OII site (km)

5.2.5 Children under 5

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  510.68
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.1224
                                                      Root MSE      =  .01663

------------------------------------------------------------------------------
             |               Robust
 page_under5 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0063994   .0005023    12.74   0.000     .0054147    .0073841
       trend |  -.0004558   .0000322   -14.14   0.000     -.000519   -.0003927
      ldisty |   .0000226   .0000246     0.92   0.357    -.0000256    .0000708
       _cons |   .0798627   .0006704   119.14   0.000     .0785487    .0811768
------------------------------------------------------------------------------
```

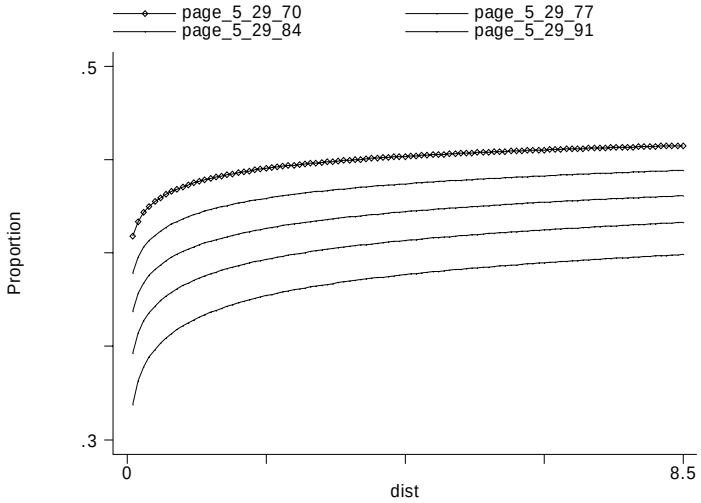


Fitted page_under5 by distance from OII site (km)

5.2.6 Persons between 5 and 29

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  894.76
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.2081
                                                      Root MSE      =  .04338

------------------------------------------------------------------------------
             |               Robust
   page_5_29 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |    .009715   .0010478     9.27   0.000     .0076612    .0117689
       trend |  -.0025506   .0000747   -34.15   0.000     -.002697   -.0024042
      ldisty |   .0002393   .0000569     4.20   0.000     .0001277    .0003508
       _cons |   .4400477   .0014033   313.59   0.000     .4372969    .4427984
------------------------------------------------------------------------------
```

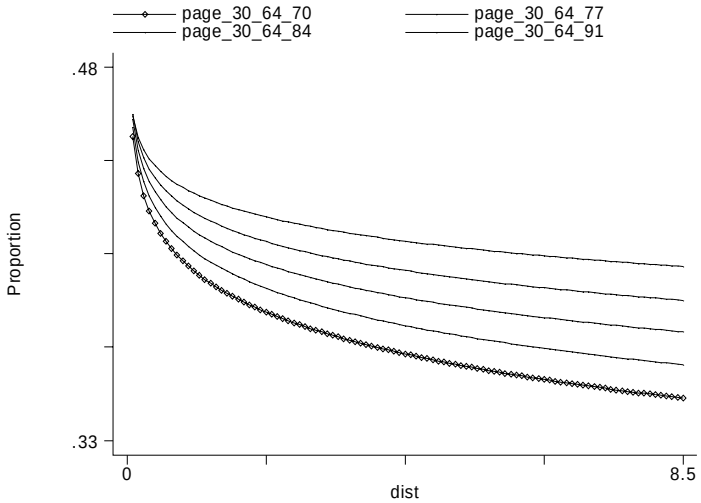


Fitted page_5_29 by distance from OII site (km)

5.2.7 Persons between 30 and 64

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  750.46
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.1712
                                                      Root MSE      =  .03882

------------------------------------------------------------------------------
             |               Robust
  page_30_64 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0240991    .001275   -18.90   0.000    -.0265984   -.0215998
       trend |   .0010147   .0000782    12.97   0.000     .0008614    .0011681
      ldisty |   .0003549   .0000582     6.10   0.000     .0002408     .000469
       _cons |    .401974   .0017344   231.77   0.000     .3985742    .4053737
------------------------------------------------------------------------------
```

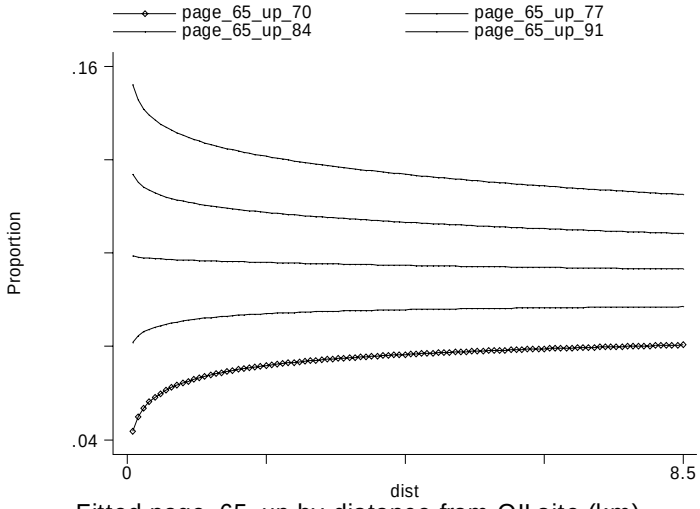


Fitted page_30_64 by distance from OII site (km)

5.2.8 Persons 65 and older

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  981.78
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.2373
                                                      Root MSE      =  .03448

------------------------------------------------------------------------------
             |               Robust
  page_65_up |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0053883     .00078     6.91   0.000     .0038593    .0069172
       trend |   .0026715   .0000628    42.54   0.000     .0025484    .0027946
      ldisty |  -.0004772   .0000461   -10.35   0.000    -.0005676   -.0003869
       _cons |    .061345   .0010659    57.55   0.000     .0592556    .0634343
------------------------------------------------------------------------------
```

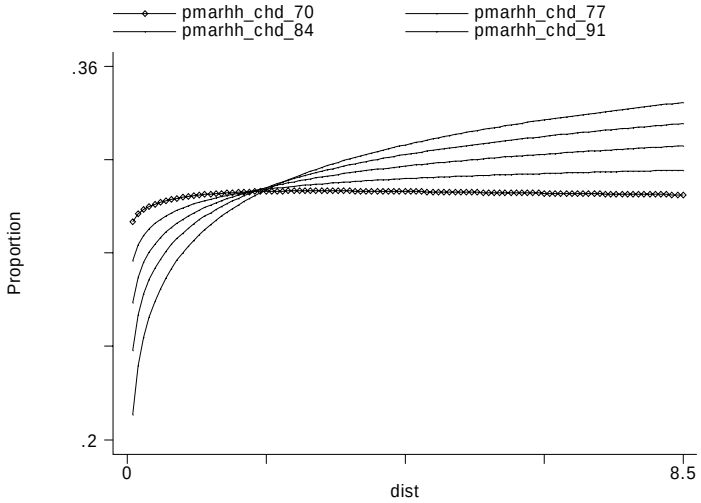


Fitted page_65_up by distance from OII site (km)

5.2.9 Married heads of household

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  231.93
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0505
                                                      Root MSE      =  .06238

------------------------------------------------------------------------------
             |               Robust
  pmarhh_chd |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0007957    .002086     0.38   0.703    -.0032933    .0048848
       trend |  -.0007432   .0001309    -5.68   0.000    -.0009998   -.0004866
      ldisty |   .0009305   .0000997     9.33   0.000     .0007351    .0011259
       _cons |   .3097138   .0026691   116.04   0.000     .3044818    .3149458
------------------------------------------------------------------------------
```

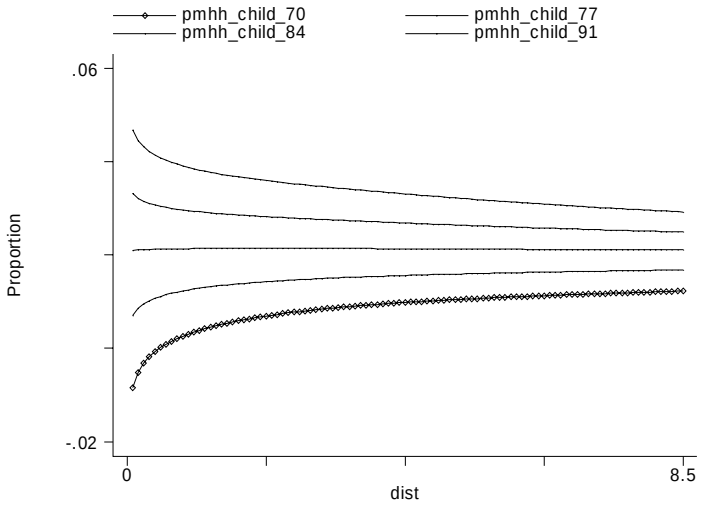


Fitted pmarhh_chd by distance from OII site (km)

5.2.10 Male-headed of household with children

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) = 1268.58
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.2514
                                                      Root MSE      =   .0144

------------------------------------------------------------------------------
             |               Robust
  pmhh_child |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0040426   .0004067     9.94   0.000     .0032452    .0048399
       trend |   .0012375   .0000488    25.38   0.000     .0011419    .0013331
      ldisty |  -.0002995   .0000355    -8.45   0.000     -.000369     -.00023
       _cons |   .0044591   .0005502     8.10   0.000     .0033805    .0055377
------------------------------------------------------------------------------
```

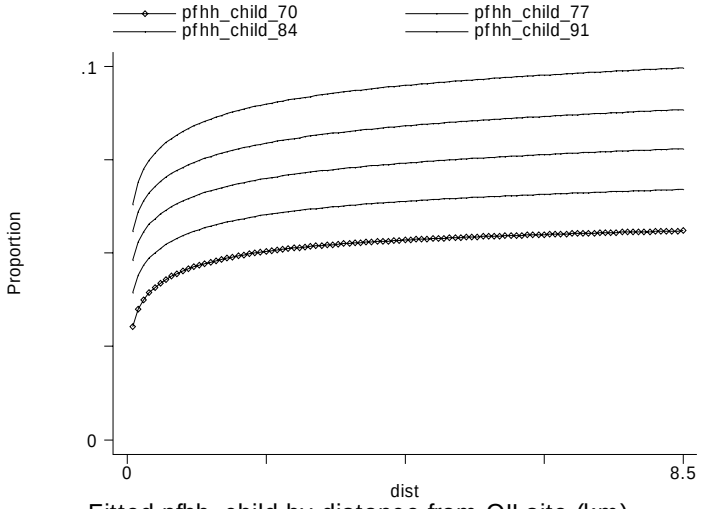


Fitted pmhh_child by distance from OII site (km)

5.2.11 Female-headed households with children

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  582.34
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.1572
                                                      Root MSE      =  .02981

------------------------------------------------------------------------------
             |               Robust
  pfhh_child |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0048499   .0008863     5.47   0.000     .0031125    .0065873
       trend |   .0012721     .00005    25.42   0.000      .001174    .0013702
      ldisty |   .0000927    .000042     2.21   0.027     .0000104     .000175
       _cons |   .0482733   .0010703    45.10   0.000     .0461753    .0503714
------------------------------------------------------------------------------
```

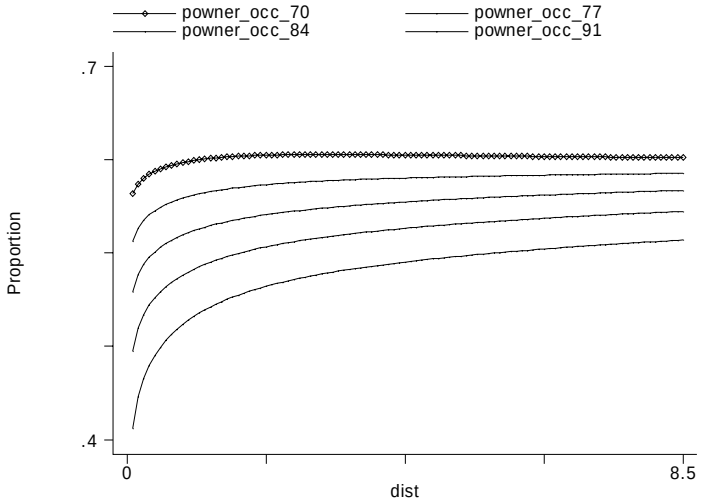


Fitted pfhh_child by distance from OII site (km)

5.2.12 Owner-occupancy

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  143.27
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0361
                                                      Root MSE      =  .17435

------------------------------------------------------------------------------
             |               Robust
  powner_occ |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0033151   .0043922     0.75   0.450    -.0052946    .0119248
       trend |  -.0044307   .0002689   -16.48   0.000    -.0049578   -.0039035
      ldisty |   .0009346   .0002308     4.05   0.000     .0004821     .001387
       _cons |    .634293   .0051611   122.90   0.000     .6241761    .6444098
------------------------------------------------------------------------------
```

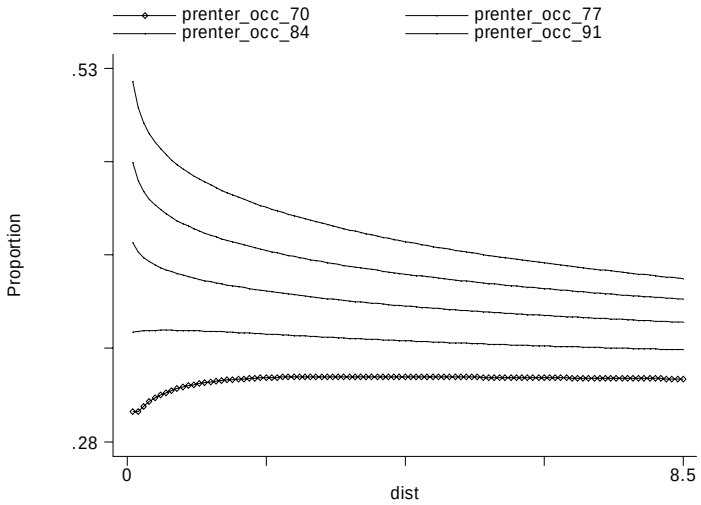


Fitted powner_occ by distance from OII site (km)

5.2.13 Renter-occupancy

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  162.12
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0394
                                                      Root MSE      =  .16722

------------------------------------------------------------------------------
             |               Robust
 prenter_occ |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |   .0040978   .0041508     0.99   0.324    -.0040386    .0122342
       trend |    .004771   .0002528    18.87   0.000     .0042754    .0052666
      ldisty |  -.0012124   .0002187    -5.54   0.000     -.001641   -.0007837
       _cons |   .3274087   .0048078    68.10   0.000     .3179843    .3368331
------------------------------------------------------------------------------
```

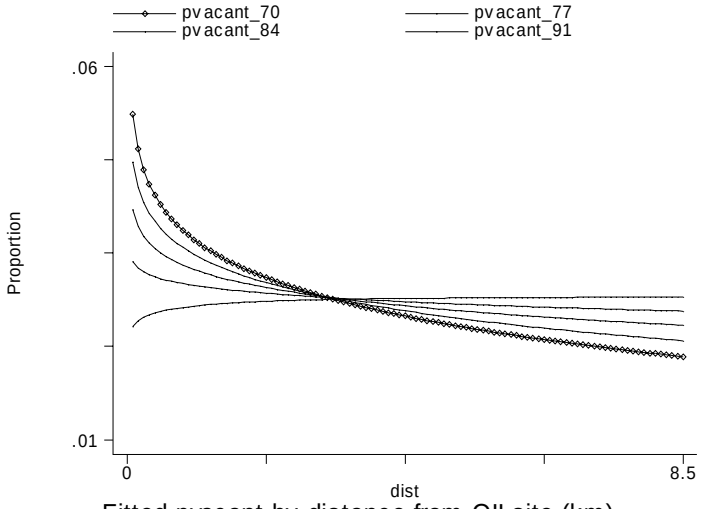


Fitted prenter_occ by distance from OII site (km)

5.2.14 Vacancy rates

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(  3,  9207) =  132.89
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0373
                                                      Root MSE      =  .01349

------------------------------------------------------------------------------
             |               Robust
     pvacant |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldist |  -.0074489   .0003894   -19.13   0.000    -.0082122   -.0066856
       trend |   -.000332   .0000258   -12.89   0.000    -.0003825   -.0002815
      ldisty |    .000279   .0000186    15.02   0.000     .0002426    .0003154
       _cons |   .0380797   .0005776    65.92   0.000     .0369474     .039212
------------------------------------------------------------------------------
```



Fitted pvacant by distance from OII site (km)

Chapter 6 Complete regression results – No lot size interactions

6.1 Just structural characteristics and year dummies

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 72,  9138) =  349.56
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.6916
                                                      Root MSE      =  .45753

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .9932554   .1628348     6.10   0.000     .6740629    1.312448
         age |  -.0117411    .001059   -11.09   0.000     -.013817   -.0096653
        age2 |   .0001031   .0000131     7.84   0.000     .0000773    .0001288
        sqft |   .5206245   .0611521     8.51   0.000     .4007527    .6404963
       sqft2 |  -.0924193   .0242179    -3.82   0.000    -.1398917   -.0449468
```

bedrms	.0702122	.0283334	2.48	0.013	.0146724	.125752
bthrms	-.1172286	.0308256	-3.80	0.000	-.1776536	-.0568035
sqftbed	-.0386692	.0185536	-2.08	0.037	-.0750385	-.0023
sqftbth	.0735727	.0208992	3.52	0.000	.0326056	.1145398
fplace	.0708999	.0121874	5.82	0.000	.0470099	.0947898
knowflr	.1081705	.0331057	3.27	0.001	.0432759	.1730652
floors	-.0431627	.0208639	-2.07	0.039	-.0840606	-.0022649
lotsize	.1845719	.0149515	12.34	0.000	.1552637	.2138802
ldis70	-.0910615	.0679057	-1.34	0.180	-.2241718	.0420488
ldis71	-.1911183	.0668653	-2.86	0.004	-.3221892	-.0600474
ldis72	-.1452377	.0434544	-3.34	0.001	-.2304181	-.0600574
ldis73	-.1446323	.0348781	-4.15	0.000	-.2130012	-.0762634
ldis74	-.1543859	.0485435	-3.18	0.001	-.2495421	-.0592297
ldis75	-.133872	.0230817	-5.80	0.000	-.1791172	-.0886267
ldis76	-.0896486	.0151661	-5.91	0.000	-.1193775	-.0599197
ldis77	-.0948632	.0204214	-4.65	0.000	-.1348936	-.0548327
ldis78	-.0794666	.0176889	-4.49	0.000	-.1141408	-.0447924
ldis79	-.0210521	.040024	-0.53	0.599	-.0995081	.0574039
ldis80	-.1573536	.0415527	-3.79	0.000	-.2388062	-.0759011
ldis81	-.1388767	.1325139	-1.05	0.295	-.3986335	.1208801
ldis82	.139067	.0825229	1.69	0.092	-.0226964	.3008304
ldis83	-.1294389	.0394743	-3.28	0.001	-.2068173	-.0520604
ldis84	-.0254665	.0476241	-0.53	0.593	-.1188203	.0678874
ldis85	-.056664	.045126	-1.26	0.209	-.1451212	.0317931
ldis86	.0014281	.0319232	0.04	0.964	-.0611485	.0640047
ldis87	-.0586542	.0272223	-2.15	0.031	-.1120161	-.0052923
ldis88	-.013604	.0538295	-0.25	0.800	-.1191218	.0919139
ldis89	.0896625	.0526624	1.70	0.089	-.0135677	.1928927
ldis90	-.0356742	.0370301	-0.96	0.335	-.1082614	.0369131
ldis91	.1126622	.0625144	1.80	0.072	-.0098799	.2352044
ldis92	-.0556043	.0214439	-2.59	0.010	-.0976391	-.0135694
ldis93	-.0206699	.0220965	-0.94	0.350	-.0639841	.0226442
ldis94	-.0119439	.0194802	-0.61	0.540	-.0501294	.0262415
ldis95	.0019911	.0397644	0.05	0.960	-.075956	.0799382
ldis96	.0468581	.037562	1.25	0.212	-.0267718	.1204879
ldis97	.0606048	.0346603	1.75	0.080	-.0073371	.1285467
ldis98	-.004532	.0134719	-0.34	0.737	-.03094	.0218759
ldis99	.0254911	.0118365	2.15	0.031	.002289	.0486932
year71	.1859305	.1090268	1.71	0.088	-.0277864	.3996474
year72	.2292775	.0952193	2.41	0.016	.0426265	.4159286
year73	.391798	.0911333	4.30	0.000	.2131562	.5704397
year74	.3391404	.099699	3.40	0.001	.1437081	.5345728
year75	.562629	.0910229	6.18	0.000	.3842038	.7410541
year76	.6670246	.0890389	7.49	0.000	.4924884	.8415608
year77	.905679	.08994	10.07	0.000	.7293765	1.081982
year78	1.182555	.087627	13.50	0.000	1.010786	1.354324
year79	1.210986	.0984302	12.30	0.000	1.018041	1.403931
year80	1.296118	.0995991	13.01	0.000	1.100882	1.491355
year81	1.19299	.1745181	6.84	0.000	.850895	1.535084
year82	1.064098	.1375375	7.74	0.000	.7944933	1.333702
year83	1.551468	.0950517	16.32	0.000	1.365145	1.737791
year84	1.500138	.1030402	14.56	0.000	1.298157	1.70212
year85	1.63059	.1062313	15.35	0.000	1.422353	1.838827
year86	1.703408	.0953771	17.86	0.000	1.516448	1.890369
year87	1.889991	.0919629	20.55	0.000	1.709723	2.070259
year88	1.918535	.10588	18.12	0.000	1.710987	2.126084
year89	1.93175	.1104169	17.50	0.000	1.715308	2.148192
year90	2.179907	.0997584	21.85	0.000	1.984359	2.375456
year91	2.086958	.1128417	18.49	0.000	1.865763	2.308153

```
      year92 |   2.349472   .0886803    26.49   0.000     2.175639    2.523305
      year93 |   2.251859   .0904794    24.89   0.000     2.074499    2.429219
      year94 |   2.238253   .0886592    25.25   0.000     2.064461    2.412045
      year95 |    2.13355    .098177    21.73   0.000     1.941101    2.325999
      year96 |   2.116251    .098453    21.50   0.000     1.923261    2.309241
      year97 |   2.051297   .0981948    20.89   0.000     1.858813    2.243781
      year98 |     2.1765   .0876417    24.83   0.000     2.004703    2.348298
      year99 |   2.227537    .087748    25.39   0.000     2.055531    2.399542
       _cons |   8.267537   .1923249    42.99   0.000     7.890537    8.644536
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0000	

6.2 Including Census tract attributes

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 83,  9127) =  328.50
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.6997
                                                      Root MSE      =  .45174

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .9311328   .2032774     4.58   0.000     .5326636    1.329602
         age |  -.0139166   .0011205   -12.42   0.000     -.016113   -.0117203
        age2 |   .0001407   .0000145     9.71   0.000     .0001123    .0001692
        sqft |   .4534617   .0613922     7.39   0.000     .3331193     .573804
       sqft2 |  -.0770347   .0239452    -3.22   0.001    -.1239726   -.0300968
      bedrms |   .0683652   .0281657     2.43   0.015      .013154    .1235763
      bthrms |  -.1222492   .0309686    -3.95   0.000    -.1829546   -.0615439
     sqftbed |  -.0352978   .0183522    -1.92   0.054    -.0712723    .0006766
     sqftbth |     .06746   .0208661     3.23   0.001     .0265578    .1083622
      fplace |   .0460746    .012244     3.76   0.000     .0220736    .0700757
     knowflr |   .0915762   .0328087     2.79   0.005     .0272639    .1558886
      floors |  -.0295288   .0208388    -1.42   0.157    -.0703775      .01132
     lotsize |   .1828214   .0150136    12.18   0.000     .1533914    .2122515

      ldis70 |  -.0700751   .0707616    -0.99   0.322    -.2087836    .0686335
      ldis71 |  -.1529778   .0672047    -2.28   0.023    -.2847141   -.0212415
      ldis72 |  -.1290165   .0436163    -2.96   0.003    -.2145141   -.0435188
      ldis73 |  -.1135123   .0357361    -3.18   0.001    -.1835631   -.0434615
      ldis74 |  -.1352636   .0486705    -2.78   0.005    -.2306686   -.0398586
      ldis75 |  -.1043923   .0233475    -4.47   0.000    -.1501587   -.0586258
      ldis76 |   -.068202   .0158228    -4.31   0.000    -.0992183   -.0371856
      ldis77 |  -.0724416   .0197573    -3.67   0.000    -.1111704   -.0337129
      ldis78 |  -.0589154   .0176079    -3.35   0.001    -.0934309   -.0243999
      ldis79 |   .0009394   .0401474     0.02   0.981    -.0777585    .0796374
      ldis80 |   -.147009   .0413456    -3.56   0.000    -.2280556   -.0659624
```

ldis81	-.104919	.1317158	-0.80	0.426	-.3631116	.1532735
ldis82	.1326908	.0851089	1.56	0.119	-.0341417	.2995233
ldis83	-.1165535	.0390932	-2.98	0.003	-.193185	-.039922
ldis84	-.0091316	.0472946	-0.19	0.847	-.1018396	.0835764
ldis85	-.0381843	.0447816	-0.85	0.394	-.1259663	.0495976
ldis86	.0134244	.0313907	0.43	0.669	-.0481084	.0749572
ldis87	-.0420247	.0268712	-1.56	0.118	-.0946983	.0106489
ldis88	.0005704	.0537216	0.01	0.992	-.1047358	.1058767
ldis89	.1019377	.0515777	1.98	0.048	.0008338	.2030416
ldis90	-.0163981	.036353	-0.45	0.652	-.0876581	.0548619
ldis91	.1236039	.0632254	1.95	0.051	-.0003321	.2475398
ldis92	-.0376243	.0208478	-1.80	0.071	-.0784906	.003242
ldis93	-.0055244	.0218501	-0.25	0.800	-.0483555	.0373066
ldis94	.0101151	.0188412	0.54	0.591	-.0268178	.047048
ldis95	.0168815	.0397943	0.42	0.671	-.0611242	.0948873
ldis96	.0603449	.0361389	1.67	0.095	-.0104954	.1311851
ldis97	.087042	.0339601	2.56	0.010	.0204726	.1536114
ldis98	.009177	.0127379	0.72	0.471	-.0157922	.0341462
ldis99	.02755	.012406	2.22	0.026	.0032315	.0518684
pfemales	2.747538	.7050241	3.90	0.000	1.365532	4.129543
pblack	-1.852562	1.552152	-1.19	0.233	-4.895127	1.190003
pother	-.0160533	.0617295	-0.26	0.795	-.137057	.1049504
page_under5	-2.690753	.8482998	-3.17	0.002	-4.353611	-1.027896
page_5_29	-.2775036	.4197039	-0.66	0.509	-1.100217	.54521
page_65_up	-.4607948	.366569	-1.26	0.209	-1.179352	.2577625
pmarhh_chd	-.3810539	.2313454	-1.65	0.100	-.8345427	.0724349
pmhh_child	-.8717908	.3919165	-2.22	0.026	-1.640035	-.1035467
pfhh_child	.3196293	.4317667	0.74	0.459	-.5267301	1.165989
pvacant	.350096	.5082449	0.69	0.491	-.6461778	1.34637
prenter_occ	.0058759	.0578392	0.10	0.919	-.1075019	.1192538
year71	.1545344	.1121572	1.38	0.168	-.0653187	.3743876
year72	.2277507	.0984653	2.31	0.021	.0347367	.4207647
year73	.3767912	.0960932	3.92	0.000	.188427	.5651555
year74	.3498717	.105628	3.31	0.001	.1428172	.5569261
year75	.5612083	.0989128	5.67	0.000	.367317	.7550997
year76	.673521	.0993022	6.78	0.000	.4788665	.8681756
year77	.9169083	.102101	8.98	0.000	.7167675	1.117049
year78	1.192805	.1023776	11.65	0.000	.9921225	1.393488
year79	1.233654	.1123752	10.98	0.000	1.013374	1.453935
year80	1.337426	.1123766	11.90	0.000	1.117143	1.55771
year81	1.185371	.1808823	6.55	0.000	.8308014	1.539941
year82	1.096352	.1523085	7.20	0.000	.7977936	1.394911
year83	1.586889	.1105634	14.35	0.000	1.37016	1.803618
year84	1.524242	.1178005	12.94	0.000	1.293327	1.755158
year85	1.653669	.1224609	13.50	0.000	1.413618	1.893719
year86	1.722433	.1123297	15.33	0.000	1.502242	1.942625
year87	1.914389	.1105949	17.31	0.000	1.697598	2.13118
year88	1.950266	.1233513	15.81	0.000	1.70847	2.192062
year89	1.964867	.1225789	16.03	0.000	1.724585	2.205149
year90	2.206596	.119912	18.40	0.000	1.971542	2.441651
year91	2.117776	.1311657	16.15	0.000	1.860662	2.37489
year92	2.367988	.1072584	22.08	0.000	2.157737	2.578238
year93	2.271292	.1095807	20.73	0.000	2.056489	2.486094
year94	2.237837	.1071719	20.88	0.000	2.027756	2.447918
year95	2.135686	.1174229	18.19	0.000	1.90551	2.365861
year96	2.123062	.1137846	18.66	0.000	1.900019	2.346105
year97	2.03405	.1151111	17.67	0.000	1.808407	2.259694
year98	2.169597	.1055907	20.55	0.000	1.962615	2.376578
year99	2.22936	.1068837	20.86	0.000	2.019844	2.438876

```
       _cons |   7.501291   .4593048    16.33   0.000     6.600951    8.401631
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0000	
All Census tract characteristic effects simultaneously zero	0.0000	

6.3 Including other distances

```
Regression with robust standard errors                Number of obs =    9211
                                                      F( 89,  9121) =  295.22
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.6983
                                                      Root MSE      =  .45296

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   1.001211   .1977214     5.06   0.000     .6136332     1.38879
         age |  -.0130169   .0011016   -11.82   0.000    -.0151762   -.0108575
        age2 |   .0001135   .0000139     8.18   0.000     .0000863    .0001408
        sqft |   .4567512   .0604111     7.56   0.000     .3383319    .5751705
       sqft2 |   -.077342   .0233334    -3.31   0.001    -.1230808   -.0316032
      bedrms |   .0698487   .0281143     2.48   0.013     .0147384     .124959
      bthrms |  -.1118675   .0306591    -3.65   0.000    -.1719662   -.0517687
     sqftbed |  -.0363684   .0183891    -1.98   0.048    -.0724151   -.0003217
     sqftbth |   .0640609   .0206107     3.11   0.002     .0236593    .1044624
      fplace |    .060934   .0121563     5.01   0.000     .0371049    .0847631
     knowflr |   .0898725   .0330778     2.72   0.007     .0250325    .1547125
      floors |  -.0234684    .020879    -1.12   0.261    -.0643959    .0174591
     lotsize |   .1839993   .0152313    12.08   0.000     .1541426    .2138559

      ldis70 |  -.1273846   .0742849    -1.71   0.086    -.2729995    .0182304
      ldis71 |  -.2088247   .0700265    -2.98   0.003    -.3460924    -.071557
      ldis72 |  -.1767336   .0463757    -3.81   0.000    -.2676403   -.0858269
      ldis73 |  -.1642089   .0393582    -4.17   0.000    -.2413597   -.0870581
      ldis74 |  -.1841929   .0525649    -3.50   0.000    -.2872319   -.0811539
      ldis75 |  -.1461116   .0263498    -5.55   0.000    -.1977632    -.09446
      ldis76 |  -.1182289   .0192548    -6.14   0.000    -.1559726   -.0804853
      ldis77 |  -.1214819    .023741    -5.12   0.000    -.1680195   -.0749442
      ldis78 |  -.0968739   .0222307    -4.36   0.000     -.140451   -.0532968
      ldis79 |  -.0487484   .0431883    -1.13   0.259    -.1334072    .0359105
      ldis80 |  -.1826636   .0425788    -4.29   0.000    -.2661275   -.0991996
      ldis81 |  -.1628725   .1332603    -1.22   0.222    -.4240926    .0983476
      ldis82 |   .1040464    .089668     1.16   0.246     -.071723    .2798158
      ldis83 |  -.1617318    .042452    -3.81   0.000    -.2449473   -.0785163
      ldis84 |  -.0593314   .0505849    -1.17   0.241    -.1584891    .0398263
      ldis85 |  -.0878825   .0475759    -1.85   0.065    -.1811419    .0053769
```

ldis86	-.0369571	.0350382	-1.05	0.292	-.1056399	.0317257
ldis87	-.089046	.031852	-2.80	0.005	-.151483	-.0266091
ldis88	-.0460065	.0568567	-0.81	0.418	-.1574583	.0654453
ldis89	.0510108	.0495855	1.03	0.304	-.0461878	.1482094
ldis90	-.0736167	.038476	-1.91	0.056	-.1490382	.0018048
ldis91	.076444	.0687475	1.11	0.266	-.0583166	.2112046
ldis92	-.0848735	.0261137	-3.25	0.001	-.1360622	-.0336848
ldis93	-.0528936	.0272822	-1.94	0.053	-.1063729	.0005856
ldis94	-.0433073	.0249046	-1.74	0.082	-.0921258	.0055113
ldis95	-.0316994	.0437923	-0.72	0.469	-.1175421	.0541433
ldis96	.014926	.040119	0.37	0.710	-.0637163	.0935682
ldis97	.0356117	.037133	0.96	0.338	-.0371773	.1084007
ldis98	-.0343556	.0195687	-1.76	0.079	-.0727147	.0040036
ldis99	-.0149839	.0200047	-0.75	0.454	-.0541976	.0242298
ld_school	.007193	.0091592	0.79	0.432	-.0107611	.0251471
ld_retail	.0476416	.0380076	1.25	0.210	-.0268619	.1221451
ld_hospital	-.0142779	.0110092	-1.30	0.195	-.0358584	.0073026
ld_church	-.0327921	.0158547	-2.07	0.039	-.0638708	-.0017134
ld_cemetery	.0634055	.0130525	4.86	0.000	.0378196	.0889913
ld_i5	.0569511	.0155329	3.67	0.000	.0265031	.0873991
ld_i605	.0598053	.0154894	3.86	0.000	.0294425	.0901681
ld_i10	-.0318407	.0112692	-2.83	0.005	-.0539309	-.0097504
ld_railroad	.0261523	.0074647	3.50	0.000	.0115198	.0407849
ld_s60	.0105443	.0131657	0.80	0.423	-.0152634	.036352
ld_rivers	.0263751	.0125085	2.11	0.035	.0018556	.0508946
ld_cards	.0163784	.002612	6.27	0.000	.0112582	.0214986
ld_whittiern	.0725796	.0366962	1.98	0.048	.0006467	.1445124
ld_parks	-.0062075	.0048469	-1.28	0.200	-.0157086	.0032936
ld_mjwater	-.0137087	.0100736	-1.36	0.174	-.0334551	.0060378
ld_csula	.1005911	.0283902	3.54	0.000	.04494	.1562423
ld_cclubs	-.0249674	.0111858	-2.23	0.026	-.0468941	-.0030407
year71	.1550973	.1147808	1.35	0.177	-.0698987	.3800934
year72	.2168663	.100495	2.16	0.031	.0198736	.4138589
year73	.3770868	.0971175	3.88	0.000	.1867147	.5674588
year74	.3377187	.105214	3.21	0.001	.1314758	.5439616
year75	.5337655	.0971142	5.50	0.000	.3433999	.7241311
year76	.6657166	.0955676	6.97	0.000	.4783826	.8530505
year77	.8984543	.0957098	9.39	0.000	.7108417	1.086067
year78	1.159694	.0939853	12.34	0.000	.9754614	1.343926
year79	1.204526	.1041701	11.56	0.000	1.000329	1.408723
year80	1.295781	.1046955	12.38	0.000	1.090555	1.501008
year81	1.181369	.1760032	6.71	0.000	.8363637	1.526375
year82	1.05688	.1470438	7.19	0.000	.7686409	1.345118
year83	1.554778	.1010053	15.39	0.000	1.356785	1.752771
year84	1.498359	.1084669	13.81	0.000	1.28574	1.710979
year85	1.623616	.1107628	14.66	0.000	1.406496	1.840736
year86	1.706289	.1003312	17.01	0.000	1.509618	1.902961
year87	1.887947	.0973966	19.38	0.000	1.697028	2.078866
year88	1.917709	.1110131	17.27	0.000	1.700099	2.13532
year89	1.941076	.1152451	16.84	0.000	1.715169	2.166982
year90	2.19021	.1047923	20.90	0.000	1.984793	2.395626
year91	2.087404	.1178713	17.71	0.000	1.85635	2.318458
year92	2.34227	.0944174	24.81	0.000	2.157191	2.527349
year93	2.246327	.0963544	23.31	0.000	2.057451	2.435204
year94	2.230809	.0945247	23.60	0.000	2.04552	2.416099
year95	2.135439	.1038255	20.57	0.000	1.931918	2.33896
year96	2.115704	.1033699	20.47	0.000	1.913076	2.318332
year97	2.045975	.103889	19.69	0.000	1.842329	2.24962
year98	2.178776	.0936741	23.26	0.000	1.995154	2.362399

```
      year99 |   2.239947   .0935955    23.93   0.000     2.056479    2.423416
       _cons |   7.920597   .2422357    32.70   0.000     7.445761    8.395433
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0000	
All other distance effects simultaneously zero	0.0000	

6.4 Including both other distances and tract attributes

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(100,  9110) =  282.52
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.7021
                                                      Root MSE      =  .45036

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |    .950083   .2208615     4.30   0.000      .517145    1.383021
         age |  -.0144509   .0011484   -12.58   0.000    -.0167019   -.0121999
        age2 |   .0001413   .0000149     9.52   0.000     .0001122    .0001704
        sqft |   .4376641   .0607247     7.21   0.000       .31863    .5566982
       sqft2 |  -.0711489   .0232073    -3.07   0.002    -.1166404   -.0256574
      bedrms |   .0666789   .0278111     2.40   0.017     .0121628    .1211949
      bthrms |  -.1108145   .0309102    -3.59   0.000    -.1714053   -.0502236
     sqftbed |  -.0348318   .0181468    -1.92   0.055    -.0704036      .00074
     sqftbth |   .0610939   .0207373     2.95   0.003     .0204442    .1017436
      fplace |   .0460638   .0123143     3.74   0.000      .021925    .0702026
     knowflr |   .0709631   .0329042     2.16   0.031     .0064635    .1354628
      floors |  -.0176153   .0207367    -0.85   0.396    -.0582638    .0230333
     lotsize |   .1772867   .0150858    11.75   0.000     .1477152    .2068581

      ldis70 |  -.0874608    .074724    -1.17   0.242    -.2339366     .059015
      ldis71 |  -.1681922   .0703947    -2.39   0.017    -.3061815   -.0302028
      ldis72 |  -.1442436   .0475576    -3.03   0.002    -.2374672   -.0510201
      ldis73 |  -.1307234   .0400035    -3.27   0.001    -.2091393   -.0523075
      ldis74 |  -.1532548    .053254    -2.88   0.004    -.2576445   -.0488651
      ldis75 |  -.1233935   .0281761    -4.38   0.000    -.1786249   -.0681621
      ldis76 |  -.0919088   .0207793    -4.42   0.000    -.1326409   -.0511767
      ldis77 |  -.0926112   .0251135    -3.69   0.000    -.1418393   -.0433831
      ldis78 |  -.0743741   .0240642    -3.09   0.002    -.1215453   -.0272029
      ldis79 |  -.0174455   .0436411    -0.40   0.689    -.1029918    .0681008
      ldis80 |  -.1583898   .0433717    -3.65   0.000     -.243408   -.0733716
      ldis81 |  -.1199943   .1351424    -0.89   0.375    -.3849037    .1449152
      ldis82 |   .1175408   .0892852     1.32   0.188    -.0574781    .2925598
      ldis83 |  -.1318143   .0425484    -3.10   0.002    -.2152186   -.0484099
```

ldis84	-.0311296	.0510418	-0.61	0.542	-.131183	.0689237
ldis85	-.0564328	.0476447	-1.18	0.236	-.1498272	.0369616
ldis86	-.0055914	.035916	-0.16	0.876	-.0759948	.0648119
ldis87	-.0545578	.0325945	-1.67	0.094	-.1184504	.0093348
ldis88	-.0131781	.0572352	-0.23	0.818	-.1253719	.0990158
ldis89	.0864298	.0497325	1.74	0.082	-.011057	.1839166
ldis90	-.033315	.0386042	-0.86	0.388	-.1089879	.0423579
ldis91	.1109849	.0687847	1.61	0.107	-.0238486	.2458184
ldis92	-.0472435	.0270797	-1.74	0.081	-.1003259	.0058388
ldis93	-.0180475	.0280293	-0.64	0.520	-.0729911	.0368962
ldis94	-.0038159	.0256759	-0.15	0.882	-.0541464	.0465146
ldis95	.0035955	.0440419	0.08	0.935	-.0827366	.0899276
ldis96	.0459027	.0405971	1.13	0.258	-.0336766	.1254821
ldis97	.0734012	.0371506	1.98	0.048	.0005776	.1462248
ldis98	-.0040276	.0203746	-0.20	0.843	-.0439664	.0359113
ldis99	.0101689	.0211885	0.48	0.631	-.0313653	.0517031
pfemales	1.64439	.7910702	2.08	0.038	.0937146	3.195065
pblack	-.6662112	1.855665	-0.36	0.720	-4.30373	2.971308
pother	-.166078	.0879576	-1.89	0.059	-.3384948	.0063387
page_under5	-2.453882	.9112003	-2.69	0.007	-4.240039	-.6677252
page_5_29	.2766206	.4944557	0.56	0.576	-.6926234	1.245865
page_65_up	-.0038523	.4456985	-0.01	0.993	-.8775214	.8698167
pmarhh_chd	-.3355717	.2471527	-1.36	0.175	-.8200465	.1489031
pmhh_child	-.371012	.4212083	-0.88	0.378	-1.196675	.4546508
pfhh_child	-.1698681	.4980972	-0.34	0.733	-1.14625	.8065141
pvacant	.4702613	.5623476	0.84	0.403	-.6320662	1.572589
prenter_occ	-.1179529	.0662052	-1.78	0.075	-.2477299	.0118241
ld_school	.0105924	.0094185	1.12	0.261	-.00787	.0290549
ld_retail	-.0014982	.0402856	-0.04	0.970	-.0804671	.0774707
ld_hospital	.0026951	.0113842	0.24	0.813	-.0196204	.0250106
ld_church	-.0171211	.0164738	-1.04	0.299	-.0494134	.0151712
ld_cemetery	.0242556	.015568	1.56	0.119	-.0062612	.0547724
ld_i5	-.0028033	.0176145	-0.16	0.874	-.0373316	.031725
ld_i605	.0702899	.0227337	3.09	0.002	.0257267	.1148531
ld_i10	-.040326	.0129888	-3.10	0.002	-.065787	-.014865
ld_railroad	.0097142	.0078631	1.24	0.217	-.0056991	.0251276
ld_s60	.0071373	.0145953	0.49	0.625	-.0214729	.0357474
ld_rivers	.0427592	.0134791	3.17	0.002	.016337	.0691814
ld_cards	.0158738	.0026404	6.01	0.000	.010698	.0210495
ld_whittiern	.0150716	.0401881	0.38	0.708	-.0637062	.0938493
ld_parks	-.0046835	.0049686	-0.94	0.346	-.0144231	.005056
ld_mjwater	-.0172807	.0111405	-1.55	0.121	-.0391186	.0045571
ld_csula	.0823504	.0356364	2.31	0.021	.012495	.1522058
ld_cclubs	-.0122514	.0116803	-1.05	0.294	-.0351474	.0106445
year71	.1588892	.1141079	1.39	0.164	-.064788	.3825663
year72	.2353756	.0995915	2.36	0.018	.0401539	.4305974
year73	.4002081	.0976332	4.10	0.000	.2088251	.5915911
year74	.3827154	.1078895	3.55	0.000	.1712279	.594203
year75	.5991426	.1029001	5.82	0.000	.3974354	.8008498
year76	.7303127	.1043307	7.00	0.000	.5258011	.9348243
year77	.9775283	.1078208	9.07	0.000	.7661754	1.188881
year78	1.251705	.1091715	11.47	0.000	1.037704	1.465706
year79	1.298517	.1193009	10.88	0.000	1.06466	1.532373
year80	1.40171	.1192476	11.75	0.000	1.167957	1.635462
year81	1.256444	.1872487	6.71	0.000	.8893941	1.623493
year82	1.163924	.1587979	7.33	0.000	.8526443	1.475203
year83	1.659741	.1185764	14.00	0.000	1.427305	1.892178
year84	1.603451	.125548	12.77	0.000	1.357349	1.849554

```
      year85 |   1.735558   .1302581    13.32   0.000     1.480223    1.990893
      year86 |   1.812839   .1205921    15.03   0.000     1.576452    2.049227
      year87 |   2.005389   .1199308    16.72   0.000     1.770298     2.24048
      year88 |   2.044687   .1317092    15.52   0.000     1.786508    2.302867
      year89 |   2.063719   .1330474    15.51   0.000     1.802916    2.324522
      year90 |   2.309781   .1294271    17.85   0.000     2.056075    2.563487
      year91 |   2.214955   .1391015    15.92   0.000     1.942285    2.487625
      year92 |   2.462505   .1178963    20.89   0.000     2.231402    2.693608
      year93 |    2.36903    .120211    19.71   0.000      2.13339    2.604671
      year94 |   2.342507   .1175678    19.92   0.000     2.112048    2.572966
      year95 |   2.246307   .1272988    17.65   0.000     1.996773    2.495841
      year96 |   2.235956   .1239523    18.04   0.000     1.992982    2.478931
      year97 |   2.150304   .1258222    17.09   0.000     1.903664    2.396943
      year98 |   2.291612   .1171559    19.56   0.000      2.06196    2.521264
      year99 |   2.358637   .1181444    19.96   0.000     2.127048    2.590227
       _cons |   7.635599    .487419    15.67   0.000     6.680148    8.591049
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0000	
All other distance effects simultaneously zero	0.0000	
All Census tract characteristic effects simultaneously zero	0.0000	

Chapter 7 Complete regression results – With lot size interactions

7.1 Just structural characteristics and year dummies

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(102,  9108) =  260.26
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.6943
                                                      Root MSE      =  .45625

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .9988356   .1701005     5.87   0.000     .6654003    1.332271
         age |  -.0116319   .0010565   -11.01   0.000    -.0137029    -.009561
        age2 |   .0001005   .0000132     7.61   0.000     .0000747    .0001264
        sqft |   .5209625   .0610285     8.54   0.000      .401333    .6405921
       sqft2 |  -.0943504   .0239555    -3.94   0.000    -.1413086   -.0473923
      bedrms |   .0622435   .0282524     2.20   0.028     .0068625    .1176246
      bthrms |  -.1142465   .0311376    -3.67   0.000    -.1752831   -.0532099
     sqftbed |  -.0343525   .0185268    -1.85   0.064    -.0706693    .0019643
     sqftbth |   .0699198   .0211335     3.31   0.001     .0284935    .1113461
```

fplace	.0697511	.0121702	5.73	0.000	.0458947	.0936076
knowflr	.1009321	.0332847	3.03	0.002	.0356865	.1661777
floors	-.0382573	.0208782	-1.83	0.067	-.0791833	.0026686
lotsize	.2435989	.0258695	9.42	0.000	.1928888	.294309
ldis70	-.2699964	.1477605	-1.83	0.068	-.5596401	.0196474
ldis71	-.1484632	.1242143	-1.20	0.232	-.3919511	.0950248
ldis72	-.0258969	.0931448	-0.28	0.781	-.2084816	.1566877
ldis73	-.076537	.0841739	-0.91	0.363	-.2415368	.0884628
ldis74	-.1172235	.0895338	-1.31	0.190	-.2927298	.0582827
ldis75	-.0053131	.0619588	-0.09	0.932	-.1267664	.1161401
ldis76	-.1384437	.0458815	-3.02	0.003	-.2283818	-.0485056
ldis77	-.0923926	.0413224	-2.24	0.025	-.1733938	-.0113913
ldis78	.0181055	.0441523	0.41	0.682	-.068443	.1046539
ldis79	-.0274318	.0817553	-0.34	0.737	-.1876906	.1328269
ldis80	-.1004064	.0776648	-1.29	0.196	-.2526469	.0518341
ldis81	.3078565	.2808649	1.10	0.273	-.2427017	.8584146
ldis82	.2359055	.1239274	1.90	0.057	-.00702	.4788309
ldis83	-.0705092	.0952766	-0.74	0.459	-.2572727	.1162543
ldis84	.1435025	.0898464	1.60	0.110	-.0326165	.3196216
ldis85	.0627717	.0706398	0.89	0.374	-.075698	.2012415
ldis86	.1827039	.1023375	1.79	0.074	-.0179006	.3833085
ldis87	-.0971432	.049881	-1.95	0.052	-.1949212	.0006347
ldis88	-.0517317	.0791622	-0.65	0.513	-.2069074	.1034441
ldis89	.1526253	.0757524	2.01	0.044	.0041337	.3011169
ldis90	.1069724	.0996711	1.07	0.283	-.0884052	.3023501
ldis91	.3504297	.1040185	3.37	0.001	.1465301	.5543294
ldis92	-.0094538	.0462287	-0.20	0.838	-.1000724	.0811649
ldis93	.0096591	.0405834	0.24	0.812	-.0698935	.0892117
ldis94	-.0234191	.048441	-0.48	0.629	-.1183742	.0715361
ldis95	.1405376	.0563654	2.49	0.013	.0300488	.2510263
ldis96	.1152141	.0705214	1.63	0.102	-.0230237	.253452
ldis97	.099792	.0505463	1.97	0.048	.00071	.198874
ldis98	.0343551	.0320405	1.07	0.284	-.0284515	.0971616
ldis99	.0396528	.0248585	1.60	0.111	-.0090754	.088381
vldis70	.1846888	.134578	1.37	0.170	-.0791142	.4484918
vldis71	-.0395453	.084321	-0.47	0.639	-.2048335	.1257429
vldis72	-.1149431	.0808118	-1.42	0.155	-.2733523	.0434662
vldis73	-.0611215	.080204	-0.76	0.446	-.2183393	.0960963
vldis74	-.0303966	.0685864	-0.44	0.658	-.1648413	.104048
vldis75	-.1061756	.0471282	-2.25	0.024	-.1985574	-.0137938
vldis76	.0476323	.0439517	1.08	0.279	-.0385229	.1337874
vldis77	-.0046285	.0313049	-0.15	0.882	-.0659931	.0567362
vldis78	-.088997	.043431	-2.05	0.040	-.1741315	-.0038625
vldis79	.0053975	.066298	0.08	0.935	-.1245615	.1353566
vldis80	-.0568727	.0700676	-0.81	0.417	-.1942208	.0804755
vldis81	-.4911717	.3155184	-1.56	0.120	-1.109659	.1273153
vldis82	-.0713744	.0611182	-1.17	0.243	-.1911799	.0484311
vldis83	-.0598326	.0955887	-0.63	0.531	-.2472079	.1275427
vldis84	-.1691355	.0797681	-2.12	0.034	-.3254988	-.0127721
vldis85	-.1112468	.0433113	-2.57	0.010	-.1961467	-.026347
vldis86	-.175329	.1011475	-1.73	0.083	-.3736008	.0229428
vldis87	.0355179	.0406835	0.87	0.383	-.0442309	.1152668
vldis88	.0365849	.0634283	0.58	0.564	-.0877489	.1609187
vldis89	-.0646925	.057548	-1.12	0.261	-.1774995	.0481145
vldis90	-.152776	.111741	-1.37	0.172	-.3718135	.0662616
vldis91	-.247712	.094244	-2.63	0.009	-.4324515	-.0629726
vldis92	-.0444869	.0377843	-1.18	0.239	-.1185527	.0295789
vldis93	-.0344488	.0355211	-0.97	0.332	-.1040782	.0351805
vldis94	.0109283	.040978	0.27	0.790	-.0693978	.0912543

```
      vldis95 |  -.1417644   .0536202    -2.64   0.008    -.2468721   -.0366568
      vldis96 |  -.0709976   .0443198    -1.60   0.109    -.1578744    .0158792
      vldis97 |  -.0419838   .0332385    -1.26   0.207    -.1071388    .0231711
      vldis98 |  -.0399856    .028989    -1.38   0.168    -.0968105    .0168393
      vldis99 |  -.0162408   .0233971    -0.69   0.488    -.0621045    .0296228

       year71 |    .197388   .1101488     1.79   0.073    -.0185283    .4133044
       year72 |   .2484049   .0970738     2.56   0.011     .0581184    .4386914
       year73 |    .399473   .0928972     4.30   0.000     .2173737    .5815723
       year74 |   .3445368   .1014587     3.40   0.001     .1456549    .5434186
       year75 |   .5585659   .0930854     6.00   0.000     .3760975    .7410342
       year76 |   .6772712   .0913233     7.42   0.000     .4982571    .8562854
       year77 |   .9209143   .0914585    10.07   0.000     .7416352    1.100193
       year78 |   1.192673   .0892969    13.36   0.000     1.017632    1.367715
       year79 |   1.224925   .1003313    12.21   0.000     1.028254    1.421597
       year80 |   1.313545   .1014507    12.95   0.000     1.114679    1.512411
       year81 |   1.233937   .1794308     6.88   0.000     .8822121    1.585662
       year82 |   1.053051   .1407317     7.48   0.000     .7771856    1.328917
       year83 |   1.571066   .0965234    16.28   0.000     1.381858    1.760273
       year84 |   1.512784   .1047431    14.44   0.000     1.307464    1.718104
       year85 |   1.641528   .1075886    15.26   0.000      1.43063    1.852426
       year86 |   1.722435   .0971564    17.73   0.000     1.531987    1.912884
       year87 |   1.912529   .0935988    20.43   0.000     1.729054    2.096003
       year88 |   1.936966   .1065382    18.18   0.000     1.728127    2.145804
       year89 |   1.951962     .11225    17.39   0.000     1.731927    2.171997
       year90 |   2.203294   .1008454    21.85   0.000     2.005615    2.400974
       year91 |   2.107972   .1128124    18.69   0.000     1.886834    2.329109
       year92 |   2.365667   .0902217    26.22   0.000     2.188812    2.542521
       year93 |   2.274759   .0921271    24.69   0.000      2.09417    2.455349
       year94 |   2.258287   .0902125    25.03   0.000      2.08145    2.435124
       year95 |   2.154008   .0994145    21.67   0.000     1.959133    2.348883
       year96 |   2.137511   .0994495    21.49   0.000     1.942568    2.332455
       year97 |   2.073228   .0993347    20.87   0.000      1.87851    2.267947
       year98 |   2.196374    .089126    24.64   0.000     2.021668    2.371081
       year99 |   2.248859   .0893183    25.18   0.000     2.073775    2.423943
        _cons |   8.200771   .1999337    41.02   0.000     7.808856    8.592686
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.0000	
All lotsize-independent year-specific slope on LDIST the same	0.0000	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0176	
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.0342	

7.2 Including Census tract attributes

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(124,  9086) =  236.96
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.7034
                                                      Root MSE      =  .45001

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       notold |   .9165522   .2052025     4.47   0.000     .5143091    1.318795
          age |  -.0131541   .0011457   -11.48   0.000    -.0153999   -.0109083
         age2 |   .0001286    .000015     8.58   0.000     .0000992     .000158
         sqft |   .4608774   .0615074     7.49   0.000      .340309    .5814458
        sqft2 |  -.0807706   .0235728    -3.43   0.001    -.1269786   -.0345627
       bedrms |   .0612303    .027982     2.19   0.029     .0063793    .1160814
       bthrms |  -.1176677   .0312911    -3.76   0.000    -.1790053   -.0563301
      sqftbed |  -.0314833   .0182654    -1.72   0.085    -.0672876    .0043209
      sqftbth |   .0640482     .02111     3.03   0.002     .0226678    .1054286
       fplace |   .0439777   .0122687     3.58   0.000     .0199282    .0680271
      knowflr |   .0783876   .0333356     2.35   0.019     .0130423    .1437329
       floors |  -.0235397   .0209715    -1.12   0.262    -.0646485    .0175691
      lotsize |   1.724679   .9375752     1.84   0.066    -.1131791    3.562538

       ldis70 |  -.2826613    .156844    -1.80   0.072    -.5901109    .0247883
       ldis71 |  -.1750469   .1380508    -1.27   0.205    -.4456576    .0955638
       ldis72 |  -.0931239    .100128    -0.93   0.352    -.2893974    .1031495
       ldis73 |  -.1058343   .0875336    -1.21   0.227    -.2774199    .0657513
       ldis74 |  -.1763794   .0950248    -1.86   0.063    -.3626495    .0098907
       ldis75 |  -.0455593   .0625504    -0.73   0.466    -.1681721    .0770536
       ldis76 |  -.1925953   .0450261    -4.28   0.000    -.2808566    -.104334
       ldis77 |  -.1263481   .0425396    -2.97   0.003    -.2097354   -.0429608
       ldis78 |  -.0669384   .0443613    -1.51   0.131    -.1538965    .0200197
       ldis79 |  -.0794996   .0835965    -0.95   0.342    -.2433675    .0843683
       ldis80 |  -.1875689   .0822936    -2.28   0.023    -.3488827    -.026255
       ldis81 |   .2662066    .279905     0.95   0.342    -.2824702    .8148835
       ldis82 |   .1086019   .1269789     0.86   0.392    -.1403052    .3575091
       ldis83 |  -.0833953   .0907232    -0.92   0.358    -.2612332    .0944425
       ldis84 |   .0843799   .0868951     0.97   0.332     -.085954    .2547137
       ldis85 |   .0163124   .0699395     0.23   0.816    -.1207847    .1534096
       ldis86 |   .1540321   .1066145     1.44   0.149    -.0549563    .3630206
       ldis87 |  -.1310278   .0507077    -2.58   0.010    -.2304264   -.0316293
       ldis88 |  -.0579894   .0799171    -0.73   0.468    -.2146449     .098666
       ldis89 |   .1368076    .072131     1.90   0.058    -.0045855    .2782007
       ldis90 |   .1163003   .0989829     1.17   0.240    -.0777285    .3103291
       ldis91 |   .3203736   .1053835     3.04   0.002     .1137982    .5269491
       ldis92 |  -.0127485   .0486472    -0.26   0.793    -.1081078    .0826109
       ldis93 |   .0063002   .0384857     0.16   0.870    -.0691404    .0817409
       ldis94 |  -.0048689   .0511578    -0.10   0.924    -.1051498     .095412
       ldis95 |   .1548803   .0580075     2.67   0.008     .0411726     .268588
       ldis96 |   .1441416   .0703128     2.05   0.040     .0063128    .2819705
       ldis97 |   .1283079   .0501519     2.56   0.011     .0299988     .226617
       ldis98 |   .0540219   .0338889     1.59   0.111     -.012408    .1204518
       ldis99 |   .0554174   .0288101     1.92   0.054    -.0010569    .1118916

      vldis70 |   .2118708   .1432855     1.48   0.139    -.0690011    .4927427
      vldis71 |   .0189604   .0957227     0.20   0.843    -.1686777    .2065984
      vldis72 |  -.0349145   .0881181    -0.40   0.692    -.2076459    .1378169
      vldis73 |  -.0087492   .0785328    -0.11   0.911    -.1626912    .1451927
```

vldis74	.0373692	.0757932	0.49	0.622	-.1112026	.185941
vldis75	-.0474257	.0472024	-1.00	0.315	-.1399531	.0451016
vldis76	.1327652	.0443804	2.99	0.003	.0457696	.2197608
vldis77	.0560184	.0326274	1.72	0.086	-.0079387	.1199755
vldis78	.0095267	.0446826	0.21	0.831	-.0780612	.0971147
vldis79	.0772341	.0681129	1.13	0.257	-.0562826	.2107507
vldis80	.0474642	.0724889	0.65	0.513	-.0946304	.1895589
vldis81	-.410782	.3177079	-1.29	0.196	-1.033561	.2119969
vldis82	.0256398	.0664738	0.39	0.700	-.1046638	.1559434
vldis83	-.0260686	.0903692	-0.29	0.773	-.2032125	.1510753
vldis84	-.0900032	.0740601	-1.22	0.224	-.2351777	.0551712
vldis85	-.0464233	.0422408	-1.10	0.272	-.1292249	.0363782
vldis86	-.1323016	.1055433	-1.25	0.210	-.3391902	.074587
vldis87	.0879971	.0425103	2.07	0.038	.0046674	.1713268
vldis88	.057224	.0637339	0.90	0.369	-.0677088	.1821567
vldis89	-.033028	.0542153	-0.61	0.542	-.1393022	.0732463
vldis90	-.1389267	.1102413	-1.26	0.208	-.3550245	.0771711
vldis91	-.2024679	.0937774	-2.16	0.031	-.3862927	-.0186431
vldis92	-.0218133	.041006	-0.53	0.595	-.1021942	.0585676
vldis93	-.0139467	.0325591	-0.43	0.668	-.07777	.0498766
vldis94	.0163334	.0449405	0.36	0.716	-.07176	.1044269
vldis95	-.1395255	.0547954	-2.55	0.011	-.2469367	-.0321143
vldis96	-.0854278	.0458419	-1.86	0.062	-.1752883	.0044327
vldis97	-.0445908	.0347812	-1.28	0.200	-.1127698	.0235882
vldis98	-.0433964	.0316081	-1.37	0.170	-.1053553	.0185626
vldis99	-.0270545	.0259879	-1.04	0.298	-.0779967	.0238878
pfemales	3.93342	1.9916	1.98	0.048	.0294355	7.837405
pblack	-3.091772	2.240053	-1.38	0.168	-7.48278	1.299235
pother	-.0013977	.1657788	-0.01	0.993	-.3263614	.3235661
page_under5	-5.258563	1.906766	-2.76	0.006	-8.996253	-1.520873
page_5_29	2.75681	.9891335	2.79	0.005	.8178857	4.695734
page_65_up	.4459353	.8712632	0.51	0.609	-1.261937	2.153807
pmarhh_chd	-.5782048	.4886966	-1.18	0.237	-1.53616	.3797505
pmhh_child	-.8582164	1.040405	-0.82	0.409	-2.897644	1.181212
pfhh_child	.1185717	.8544424	0.14	0.890	-1.556328	1.793471
pvacant	1.428592	1.004489	1.42	0.155	-.5404324	3.397617
prenter_occ	-.1759728	.1486005	-1.18	0.236	-.4672631	.1153175
vpfemales	-.9480066	1.835389	-0.52	0.606	-4.545781	2.649768
vpblack	1.245737	2.104473	0.59	0.554	-2.879503	5.370977
vpother	-.0138705	.1498806	-0.09	0.926	-.3076703	.2799292
vpage_under5	1.985041	1.67961	1.18	0.237	-1.307372	5.277455
vpage_5_29	-3.098925	.8805155	-3.52	0.000	-4.824933	-1.372916
vpage_65_up	-1.057589	.7917475	-1.34	0.182	-2.609592	.4944139
vpmarhh_chd	.3038902	.4485291	0.68	0.498	-.5753278	1.183108
vpmhh_child	.0868051	1.060696	0.08	0.935	-1.992397	2.166007
vpfhh_child	.3086173	.7840376	0.39	0.694	-1.228273	1.845507
vpvacant	-1.204047	.9984558	-1.21	0.228	-3.161245	.7531509
vprenter_occ	.2321561	.1488887	1.56	0.119	-.0596993	.5240115
year71	.1646225	.1147839	1.43	0.152	-.0603798	.3896249
year72	.2426421	.1008523	2.41	0.016	.0449489	.4403353
year73	.3830431	.0988288	3.88	0.000	.1893164	.5767697
year74	.3589601	.1084108	3.31	0.001	.1464505	.5714697
year75	.5575864	.1019989	5.47	0.000	.3576456	.7575272
year76	.6507012	.1026861	6.34	0.000	.4494133	.8519891
year77	.9052132	.1048552	8.63	0.000	.6996734	1.110753
year78	1.186598	.1052646	11.27	0.000	.9802556	1.39294
year79	1.219498	.114578	10.64	0.000	.9948995	1.444097
year80	1.319258	.1150346	11.47	0.000	1.093764	1.544751

```
      year81 |    1.18804   .1853593     6.41   0.000      .8246942    1.551386
      year82 |   1.084203   .1588885     6.82   0.000       .772746     1.39566
      year83 |   1.563661   .1131756    13.82   0.000      1.341812    1.785511
      year84 |   1.499866   .1201688    12.48   0.000      1.264308    1.735423
      year85 |   1.634104   .1246051    13.11   0.000       1.38985    1.878358
      year86 |   1.706003   .1150238    14.83   0.000       1.48053    1.931476
      year87 |   1.901796   .1133351    16.78   0.000      1.679633    2.123958
      year88 |   1.936037   .1249827    15.49   0.000      1.691043    2.181032
      year89 |   1.948422    .124541    15.64   0.000      1.704294     2.19255
      year90 |   2.192643   .1221637    17.95   0.000      1.953174    2.432111
      year91 |   2.104079   .1321843    15.92   0.000      1.844968     2.36319
      year92 |   2.350348   .1099423    21.38   0.000      2.134837     2.56586
      year93 |   2.261341   .1121414    20.17   0.000      2.041519    2.481163
      year94 |   2.226663   .1099758    20.25   0.000      2.011086    2.442241
      year95 |   2.124498   .1196479    17.76   0.000      1.889961    2.359035
      year96 |   2.111936   .1167747    18.09   0.000      1.883031     2.34084
      year97 |   2.028976   .1176057    17.25   0.000      1.798443     2.25951
      year98 |   2.158611   .1083457    19.92   0.000      1.946229    2.370993
      year99 |   2.219835   .1097631    20.22   0.000      2.004675    2.434996
       _cons |   5.889568   1.063314     5.54   0.000      3.805234    7.973902
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.0000	
All lotsize-independent year-specific slope on LDIST the same	0.0000	
All lotsize-independent Census tract characteristic effects simultaneously zero	0.0003	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0139	
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.0102	
All lotsize-dependent Census tract characteristic effects simultaneously zero (on vX Census tract variables)	0.0000	

7.3 Including other distances

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(136,  9074) =  207.46
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.7022
                                                      Root MSE      =  .45117

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lsprice	Coef.	Robust Std. Err.	t	P>|t|	[95% Conf.	Interval]
notold	1.01078	.1963429	5.15	0.000	.6259035	1.395656
age	-.0130358	.0011239	-11.60	0.000	-.0152389	-.0108326
age2	.0001119	.0000141	7.93	0.000	.0000842	.0001396
sqft	.448072	.060142	7.45	0.000	.3301802	.5659638
sqft2	-.0731531	.0228597	-3.20	0.001	-.1179634	-.0283429
bedrms	.0623636	.027589	2.26	0.024	.0082829	.1164442
bthrms	-.0943	.0316053	-2.98	0.003	-.1562535	-.0323465
sqftbed	-.0324151	.0180257	-1.80	0.072	-.0677495	.0029194
sqftbth	.053809	.0212689	2.53	0.011	.0121172	.0955008
fplace	.0601806	.0122113	4.93	0.000	.0362437	.0841175
knowflr	.0754882	.0333205	2.27	0.024	.0101724	.140804
floors	-.0168327	.0209767	-0.80	0.422	-.0579517	.0242863
lotsize	.3340394	.262537	1.27	0.203	-.1805923	.8486711
ldis70	-.2855172	.1559739	-1.83	0.067	-.5912612	.0202268
ldis71	-.1822907	.1391968	-1.31	0.190	-.4551479	.0905665
ldis72	-.0960865	.102256	-0.94	0.347	-.2965313	.1043584
ldis73	-.0849355	.0859546	-0.99	0.323	-.253426	.0835549
ldis74	-.1939962	.1008932	-1.92	0.055	-.3917697	.0037773
ldis75	-.045649	.0742886	-0.61	0.539	-.1912713	.0999734
ldis76	-.1905804	.0618659	-3.08	0.002	-.3118515	-.0693094
ldis77	-.1348433	.0611903	-2.20	0.028	-.2547901	-.0148965
ldis78	-.0348141	.0616751	-0.56	0.572	-.1557112	.086083
ldis79	-.0699274	.0937735	-0.75	0.456	-.2537446	.1138898
ldis80	-.1598652	.0895759	-1.78	0.074	-.3354542	.0157238
ldis81	.2933968	.2913203	1.01	0.314	-.2776567	.8644503
ldis82	.1516452	.1423548	1.07	0.287	-.1274024	.4306928
ldis83	-.0831549	.0962946	-0.86	0.388	-.2719141	.1056043
ldis84	.0528265	.1002795	0.53	0.598	-.1437439	.2493968
ldis85	-.00965	.0858904	-0.11	0.911	-.1780145	.1587146
ldis86	.113026	.1135165	1.00	0.319	-.109492	.335544
ldis87	-.1757187	.0711654	-2.47	0.014	-.3152189	-.0362185
ldis88	-.1172299	.0919078	-1.28	0.202	-.29739	.0629301
ldis89	.0820262	.0807829	1.02	0.310	-.0763266	.2403789
ldis90	.0690992	.102748	0.67	0.501	-.1323099	.2705084
ldis91	.2787667	.1197444	2.33	0.020	.0440408	.5134927
ldis92	-.0863779	.0642588	-1.34	0.179	-.2123396	.0395837
ldis93	-.0708935	.060235	-1.18	0.239	-.1889677	.0471807
ldis94	-.0874664	.068083	-1.28	0.199	-.2209245	.0459917
ldis95	.0827853	.0740736	1.12	0.264	-.0624157	.2279863
ldis96	.0352414	.0841704	0.42	0.675	-.1297516	.2002343
ldis97	.0427095	.0654582	0.65	0.514	-.0856032	.1710223
ldis98	-.0333816	.0538653	-0.62	0.535	-.1389698	.0722066
ldis99	-.0347635	.0509786	-0.68	0.495	-.134693	.0651661
vldis70	.1553786	.1409644	1.10	0.270	-.1209433	.4317006
vldis71	-.0266688	.1023727	-0.26	0.794	-.2273423	.1740047
vldis72	-.0822359	.0878412	-0.94	0.349	-.2544245	.0899528
vldis73	-.0880326	.0772817	-1.14	0.255	-.2395222	.0634569
vldis74	.0107562	.080406	0.13	0.894	-.1468577	.1683702
vldis75	-.0949748	.0580861	-1.64	0.102	-.2088366	.0188871
vldis76	.0751702	.0612246	1.23	0.220	-.0448439	.1951843
vldis77	.0088869	.0536453	0.17	0.868	-.0962701	.1140438
vldis78	-.0631169	.0584521	-1.08	0.280	-.1776962	.0514624
vldis79	.0169076	.0794405	0.21	0.831	-.1388138	.1726289
vldis80	-.0308488	.0799577	-0.39	0.700	-.187584	.1258863
vldis81	-.5124926	.3266528	-1.57	0.117	-1.152806	.1278204
vldis82	-.0499772	.076536	-0.65	0.514	-.2000051	.1000506

vldis83	-.0801731	.0925115	-0.87	0.386	-.2615165	.1011702
vldis84	-.1189987	.0874959	-1.36	0.174	-.2905104	.052513
vldis85	-.0774273	.061781	-1.25	0.210	-.1985319	.0436774
vldis86	-.1491694	.1117435	-1.33	0.182	-.3682119	.0698731
vldis87	.0847634	.0622988	1.36	0.174	-.0373563	.206883
vldis88	.0582239	.0755884	0.77	0.441	-.0899463	.2063941
vldis89	-.0361026	.0695848	-0.52	0.604	-.1725044	.1002992
vldis90	-.1617859	.1117712	-1.45	0.148	-.3808826	.0573107
vldis91	-.2141515	.1028371	-2.08	0.037	-.4157354	-.0125675
vldis92	-.0017229	.0550318	-0.03	0.975	-.1095975	.1061518
vldis93	.0170388	.0528479	0.32	0.747	-.086555	.1206326
vldis94	.034036	.0592979	0.57	0.566	-.0822013	.1502732
vldis95	-.1217679	.0673704	-1.81	0.071	-.2538292	.0102934
vldis96	-.0242093	.0616169	-0.39	0.694	-.1449922	.0965737
vldis97	-.0132117	.0524804	-0.25	0.801	-.1160852	.0896617
vldis98	-.0070486	.0488948	-0.14	0.885	-.1028935	.0887962
vldis99	.0147186	.0459458	0.32	0.749	-.0753456	.1047828
ld_school	.05885	.0229996	2.56	0.011	.0137655	.1039345
ld_retail	.2128186	.0907346	2.35	0.019	.0349582	.3906789
ld_hospital	.0100744	.0252366	0.40	0.690	-.0393951	.0595438
ld_church	.0692553	.0514981	1.34	0.179	-.0316925	.1702031
ld_cemetery	.1146278	.0348863	3.29	0.001	.0462428	.1830128
ld_i5	-.0408457	.0460772	-0.89	0.375	-.1311674	.0494761
ld_i605	.0089587	.0408476	0.22	0.826	-.0711118	.0890293
ld_i10	-.090095	.0331572	-2.72	0.007	-.1550906	-.0250995
ld_railroad	.0742574	.0225946	3.29	0.001	.0299668	.1185479
ld_s60	-.0254397	.0363207	-0.70	0.484	-.0966365	.0457571
ld_rivers	-.0022064	.0348716	-0.06	0.950	-.0705625	.0661498
ld_cards	.0239115	.0046567	5.13	0.000	.0147833	.0330396
ld_whittiern	.0164331	.0923855	0.18	0.859	-.1646634	.1975296
ld_parks	.0085618	.0158883	0.54	0.590	-.0225829	.0397065
ld_mjwater	.0235234	.0221965	1.06	0.289	-.0199867	.0670335
ld_csula	.2097668	.0690151	3.04	0.002	.0744817	.345052
ld_cclubs	-.047513	.0154859	-3.07	0.002	-.0778688	-.0171572
vld_school	-.0536148	.0227146	-2.36	0.018	-.0981404	-.0090891
vld_retail	-.1630339	.0806322	-2.02	0.043	-.3210913	-.0049766
vld_hospital	-.0306094	.0236917	-1.29	0.196	-.0770504	.0158317
vld_church	-.1054151	.0574642	-1.83	0.067	-.2180579	.0072276
vld_cemetery	-.0500317	.0338297	-1.48	0.139	-.1163455	.0162821
vld_i5	.0955708	.0464238	2.06	0.040	.0045697	.1865719
vld_i605	.0487181	.0403704	1.21	0.228	-.030417	.1278531
vld_i10	.0535919	.0320213	1.67	0.094	-.0091771	.1163608
vld_railroad	-.0491097	.0223083	-2.20	0.028	-.092839	-.0053804
vld_s60	.0354948	.0370346	0.96	0.338	-.0371014	.108091
vld_rivers	.0326098	.0348624	0.94	0.350	-.0357284	.100948
vld_cards	-.008712	.005189	-1.68	0.093	-.0188835	.0014596
vld_whitti~n	.0473927	.0874666	0.54	0.588	-.1240615	.2188469
vld_parks	-.0138063	.0167664	-0.82	0.410	-.0466722	.0190597
vld_mjwater	-.0349612	.0186473	-1.87	0.061	-.0715141	.0015918
vld_csula	-.1055273	.0651511	-1.62	0.105	-.233238	.0221835
vld_cclubs	.025362	.0174375	1.45	0.146	-.0088194	.0595433
year71	.1631364	.1156831	1.41	0.159	-.0636286	.3899014
year72	.23412	.1019729	2.30	0.022	.0342301	.4340099
year73	.3935531	.0982892	4.00	0.000	.2008842	.586222
year74	.3445819	.1061608	3.25	0.001	.1364827	.552681
year75	.5432421	.0985958	5.51	0.000	.3499722	.736512
year76	.6636308	.0974931	6.81	0.000	.4725223	.8547392

```
      year77 |   .9082953    .096925     9.37   0.000     .7183004     1.09829
      year78 |    1.17338   .0950978    12.34   0.000      .986967    1.359793
      year79 |   1.216334   .1052138    11.56   0.000     1.010091    1.422577
      year80 |   1.313444    .106073    12.38   0.000     1.105517    1.521371
      year81 |   1.223729   .1815608     6.74   0.000     .8678288    1.579629
      year82 |   1.075728   .1550198     6.94   0.000     .7718546    1.379602
      year83 |   1.567677   .1019548    15.38   0.000     1.367823    1.767532
      year84 |   1.513282   .1098191    13.78   0.000     1.298012    1.728552
      year85 |   1.635502   .1120046    14.60   0.000     1.415948    1.855056
      year86 |    1.72384   .1017301    16.95   0.000     1.524426    1.923254
      year87 |    1.90264   .0985698    19.30   0.000     1.709421    2.095859
      year88 |   1.941813   .1102744    17.61   0.000     1.725651    2.157976
      year89 |   1.955631   .1168134    16.74   0.000     1.726651    2.184612
      year90 |   2.213139   .1058574    20.91   0.000     2.005634    2.420643
      year91 |   2.105524   .1181024    17.83   0.000     1.874016    2.337031
      year92 |    2.36137     .09562    24.70   0.000     2.173934    2.548807
      year93 |   2.259504   .0977135    23.12   0.000     2.067963    2.451044
      year94 |   2.254821   .0956137    23.58   0.000     2.067396    2.442245
      year95 |   2.156261   .1048449    20.57   0.000     1.950742    2.361781
      year96 |   2.132398   .1042553    20.45   0.000     1.928034    2.336762
      year97 |   2.064529   .1045225    19.75   0.000     1.859641    2.269417
      year98 |   2.200241   .0949103    23.18   0.000     2.014195    2.386287
      year99 |   2.260399     .09494    23.81   0.000     2.074295    2.446502
       _cons |   7.777638    .336108    23.14   0.000      7.11879    8.436485
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.0000	
All lotsize-independent year-specific slope on LDIST the same	0.0001	
All lotsize-independent other distance effects simultaneously zero	0.0000	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0182	
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.0138	
All lotsize-dependent other distance effects simultaneously zero (on vX “other distance” variables)	0.0006	

7.4 Including both other distances and tract attributes

```
Regression with robust standard errors                Number of obs =    9211
                                                      F(158,  9052) =  193.83
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.7072
                                                      Root MSE      =  .44791
```

lsprice	Coef.	Robust Std. Err.	t	P>|t|	[95% Conf.	Interval]
notold	.9396044	.22867	4.11	0.000	.4913596	1.387849
age	-.0139859	.0012051	-11.61	0.000	-.0163481	-.0116237
age2	.000133	.0000155	8.56	0.000	.0001026	.0001635
sqft	.430146	.0606969	7.09	0.000	.3111663	.5491257
sqft2	-.0648951	.0230478	-2.82	0.005	-.110074	-.0197162
bedrms	.0609665	.0274557	2.22	0.026	.0071471	.114786
bthrms	-.0878012	.0317455	-2.77	0.006	-.1500295	-.025573
sqftbed	-.032318	.0179173	-1.80	0.071	-.06744	.0028039
sqftbth	.0485406	.0213351	2.28	0.023	.0067189	.0903622
fplace	.0442048	.0123183	3.59	0.000	.0200582	.0683514
knowflr	.0454479	.0335581	1.35	0.176	-.0203336	.1112293
floors	-.0057551	.0210582	-0.27	0.785	-.0470339	.0355238
lotsize	2.133716	.9663641	2.21	0.027	.2394244	4.028008
ldis70	-.2892864	.1646555	-1.76	0.079	-.6120483	.0334755
ldis71	-.1591525	.1528035	-1.04	0.298	-.4586819	.140377
ldis72	-.0979634	.1151836	-0.85	0.395	-.3237493	.1278225
ldis73	-.0864205	.0988882	-0.87	0.382	-.2802637	.1074227
ldis74	-.207558	.108093	-1.92	0.055	-.4194446	.0043287
ldis75	-.0710578	.0798885	-0.89	0.374	-.2276572	.0855416
ldis76	-.2315977	.0630613	-3.67	0.000	-.355212	-.1079833
ldis77	-.1678442	.0666591	-2.52	0.012	-.2985112	-.0371773
ldis78	-.1049015	.0641114	-1.64	0.102	-.2305743	.0207713
ldis79	-.1102457	.0948561	-1.16	0.245	-.2961852	.0756938
ldis80	-.2105626	.0949694	-2.22	0.027	-.3967241	-.0244011
ldis81	.264586	.2906608	0.91	0.363	-.3051748	.8343468
ldis82	.0688614	.1424117	0.48	0.629	-.2102979	.3480206
ldis83	-.0962069	.0983969	-0.98	0.328	-.2890871	.0966732
ldis84	-.0059556	.1036861	-0.06	0.954	-.2092037	.1972925
ldis85	-.0265716	.0876936	-0.30	0.762	-.1984708	.1453276
ldis86	.1158008	.1149114	1.01	0.314	-.1094514	.3410531
ldis87	-.1703324	.0757173	-2.25	0.024	-.3187555	-.0219094
ldis88	-.1055557	.0968463	-1.09	0.276	-.2953963	.084285
ldis89	.0958057	.0829579	1.15	0.248	-.0668106	.2584219
ldis90	.0990395	.1041006	0.95	0.341	-.1050213	.3031002
ldis91	.2746674	.1204551	2.28	0.023	.0385482	.5107866
ldis92	-.0511714	.0713483	-0.72	0.473	-.1910302	.0886874
ldis93	-.0388498	.0675568	-0.58	0.565	-.1712763	.0935768
ldis94	-.0349283	.0747392	-0.47	0.640	-.181434	.1115774
ldis95	.1349149	.0806216	1.67	0.094	-.0231217	.2929514
ldis96	.1012796	.0908195	1.12	0.265	-.0767472	.2793063
ldis97	.1109927	.0724285	1.53	0.125	-.0309836	.252969
ldis98	.0320976	.0625171	0.51	0.608	-.09045	.1546452
ldis99	.0370807	.0609756	0.61	0.543	-.0824452	.1566066
vldis70	.2051993	.1498543	1.37	0.171	-.0885491	.4989476
vldis71	-.0077163	.1104356	-0.07	0.944	-.2241951	.2087625
vldis72	-.0461071	.1014559	-0.45	0.650	-.2449835	.1527694
vldis73	-.0479757	.0874913	-0.55	0.583	-.2194783	.1235269
vldis74	.0565544	.0877758	0.64	0.519	-.115506	.2286148
vldis75	-.0427771	.0638557	-0.67	0.503	-.1679488	.0823946
vldis76	.1501732	.0637333	2.36	0.018	.0252415	.2751048
vldis77	.0781389	.0605014	1.29	0.197	-.0404574	.1967353
vldis78	.0301396	.0634212	0.48	0.635	-.0941803	.1544594
vldis79	.0848537	.0809932	1.05	0.295	-.0739113	.2436187
vldis80	.0557155	.0852435	0.65	0.513	-.111381	.2228119

vldis81	-.4229702	.3271879	-1.29	0.196	-1.064332	.2183921
vldis82	.0395891	.0843534	0.47	0.639	-.1257625	.2049407
vldis83	-.0242993	.095707	-0.25	0.800	-.2119066	.163308
vldis84	-.0281755	.0894657	-0.31	0.753	-.2035484	.1471975
vldis85	-.0189046	.0639991	-0.30	0.768	-.1443574	.1065482
vldis86	-.1135712	.1123787	-1.01	0.312	-.3338589	.1067164
vldis87	.1174411	.0677692	1.73	0.083	-.0154018	.2502841
vldis88	.085962	.0808687	1.06	0.288	-.0725589	.244483
vldis89	-.0075404	.0730036	-0.10	0.918	-.1506439	.1355631
vldis90	-.1447628	.1130671	-1.28	0.200	-.3664	.0768743
vldis91	-.1698419	.1028258	-1.65	0.099	-.3714038	.0317199
vldis92	.0038675	.0629433	0.06	0.951	-.1195156	.1272507
vldis93	.0211849	.0620146	0.34	0.733	-.1003778	.1427476
vldis94	.0269625	.0673223	0.40	0.689	-.1050044	.1589295
vldis95	-.1380712	.0757118	-1.82	0.068	-.2864834	.0103409
vldis96	-.0579474	.0691739	-0.84	0.402	-.1935439	.077649
vldis97	-.0434914	.0619631	-0.70	0.483	-.1649531	.0779703
vldis98	-.0393046	.0581896	-0.68	0.499	-.1533694	.0747602
vldis99	-.0304552	.0561175	-0.54	0.587	-.1404583	.0795478
ld_school	.076556	.0238608	3.21	0.001	.0297834	.1233285
ld_retail	.1410083	.0959807	1.47	0.142	-.0471355	.3291521
ld_hospital	.0038849	.0270081	0.14	0.886	-.0490572	.0568269
ld_church	.0567614	.0533221	1.06	0.287	-.047762	.1612849
ld_cemetery	.0943059	.039173	2.41	0.016	.0175179	.1710939
ld_i5	-.0496932	.0504129	-0.99	0.324	-.148514	.0491275
ld_i605	.0515217	.0561445	0.92	0.359	-.0585342	.1615777
ld_i10	-.1494311	.0381768	-3.91	0.000	-.2242663	-.074596
ld_railroad	.062625	.0234534	2.67	0.008	.0166511	.1085989
ld_s60	-.0233059	.0411942	-0.57	0.572	-.1040559	.0574441
ld_rivers	.044171	.037762	1.17	0.242	-.0298511	.118193
ld_cards	.0277618	.0048259	5.75	0.000	.0183019	.0372217
ld_whittiern	-.010857	.0959999	-0.11	0.910	-.1990384	.1773244
ld_parks	.00142	.0153337	0.09	0.926	-.0286375	.0314774
ld_mjwater	.0452407	.0247954	1.82	0.068	-.0033638	.0938452
ld_csula	.2458509	.0796422	3.09	0.002	.0897342	.4019675
ld_cclubs	-.033089	.018603	-1.78	0.075	-.0695551	.0033771
vld_school	-.067924	.0237941	-2.85	0.004	-.1145658	-.0212822
vld_retail	-.1492354	.0838446	-1.78	0.075	-.3135897	.0151189
vld_hospital	-.0070525	.0252526	-0.28	0.780	-.0565533	.0424484
vld_church	-.0767225	.0596684	-1.29	0.199	-.1936861	.0402411
vld_cemetery	-.0649201	.0365769	-1.77	0.076	-.1366192	.006779
vld_i5	.0454289	.0506654	0.90	0.370	-.0538867	.1447445
vld_i605	.0169224	.0562335	0.30	0.763	-.093308	.1271527
vld_i10	.1035502	.0358445	2.89	0.004	.0332868	.1738135
vld_railroad	-.0513127	.0233714	-2.20	0.028	-.0971259	-.0054996
vld_s60	.0354789	.0422519	0.84	0.401	-.0473444	.1183021
vld_rivers	.0042554	.037204	0.11	0.909	-.0686729	.0771837
vld_cards	-.0144015	.0054509	-2.64	0.008	-.0250864	-.0037165
vld_whitti~n	.0146674	.0886792	0.17	0.869	-.1591639	.1884987
vld_parks	-.0053955	.0160706	-0.34	0.737	-.0368975	.0261064
vld_mjwater	-.0571488	.0212625	-2.69	0.007	-.0988281	-.0154696
vld_csula	-.154431	.0743566	-2.08	0.038	-.3001868	-.0086752
vld_cclubs	.0228168	.0219965	1.04	0.300	-.0203014	.065935
pfemales	3.149603	2.153247	1.46	0.144	-1.071249	7.370454
pblack	-1.893343	2.643731	-0.72	0.474	-7.075653	3.288968
pother	-.281395	.2120095	-1.33	0.184	-.6969816	.1341917
page_under5	-4.450687	2.176282	-2.05	0.041	-8.716692	-.1846827
page_5_29	3.058623	1.126971	2.71	0.007	.8495047	5.267741

```
  page_65_up |   .8124726   .9695418     0.84   0.402    -1.088048    2.712994
  pmarhh_chd |  -.6169048   .5570739    -1.11   0.268    -1.708896     .475086
  pmhh_child |   1.007679   1.121035     0.90   0.369    -1.189803    3.205161
  pfhh_child |   1.186137   1.082091     1.10   0.273    -.9350068    3.307281
     pvacant |   1.203104   1.174282     1.02   0.306    -1.098754    3.504962
 prenter_occ |  -.5469779   .1711734    -3.20   0.001    -.8825165   -.2114394

   vpfemales |  -1.409647    1.98081    -0.71   0.477    -5.292484    2.473189
     vpblack |    1.33834    2.72497     0.49   0.623    -4.003218    6.679898
     vpother |   .1287247   .1929762     0.67   0.505    -.2495522    .5070016
vpage_under5 |   1.594482     1.9326     0.83   0.409    -2.193851    5.382815
  vpage_5_29 |  -2.909218   1.026244    -2.83   0.005    -4.920888   -.8975467
 vpage_65_up |  -.9587272   .8971892    -1.07   0.285    -2.717421    .7999664
 vpmarhh_chd |   .3787277   .5167106     0.73   0.464    -.6341419    1.391597
 vpmhh_child |  -1.408249   1.137144    -1.24   0.216     -3.63731    .8208107
 vpfhh_child |  -1.135848   1.026224    -1.11   0.268    -3.147478    .8757819
    vpvacant |  -.9868546   1.150016    -0.86   0.391    -3.241145    1.267436
vprenter_occ |   .4592367   .1708943     2.69   0.007     .1242452    .7942282

       year71 |   .1664823   .1162305     1.43   0.152    -.0613558    .3943204
       year72 |   .2514694    .101474     2.48   0.013     .0525574    .4503813
       year73 |   .4092673   .0995113     4.11   0.000     .2142027    .6043318
       year74 |   .3848241   .1096513     3.51   0.000     .1698829    .5997654
       year75 |   .5964986   .1050497     5.68   0.000     .3905774    .8024199
       year76 |   .7026122   .1070529     6.56   0.000     .4927643    .9124602
       year77 |   .9613523   .1099833     8.74   0.000     .7457601    1.176944
       year78 |   1.247636   .1111936    11.22   0.000     1.029672    1.465601
       year79 |   1.289347   .1206733    10.68   0.000     1.052801    1.525894
       year80 |   1.382417   .1213021    11.40   0.000     1.144637    1.620196
       year81 |   1.254108   .1923185     6.52   0.000     .8771202    1.631096
       year82 |   1.159287     .16687     6.95   0.000     .8321837     1.48639
       year83 |   1.633089   .1204857    13.55   0.000     1.396909    1.869268
       year84 |   1.585514    .127342    12.45   0.000     1.335895    1.835133
       year85 |   1.706921   .1324946    12.88   0.000     1.447201     1.96664
       year86 |   1.791261   .1225671    14.61   0.000     1.551002     2.03152
       year87 |   1.982614   .1219792    16.25   0.000     1.743507    2.221721
       year88 |   2.028457   .1328252    15.27   0.000     1.768089    2.288824
       year89 |   2.040198   .1340566    15.22   0.000     1.777417    2.302979
       year90 |   2.293865   .1311888    17.49   0.000     2.036705    2.551025
       year91 |   2.197231   .1396465    15.73   0.000     1.923492     2.47097
       year92 |   2.443586   .1199116    20.38   0.000     2.208533     2.67864
       year93 |   2.349368   .1218154    19.29   0.000     2.110582    2.588153
       year94 |   2.330382   .1195678    19.49   0.000     2.096003    2.564762
       year95 |   2.238097   .1288106    17.38   0.000     1.985599    2.490595
       year96 |   2.220733       .127    17.49   0.000     1.971784    2.469681
       year97 |    2.14241   .1274552    16.81   0.000     1.892569    2.392251
       year98 |   2.282842   .1191668    19.16   0.000     2.049248    2.516436
       year99 |   2.350785   .1204582    19.52   0.000      2.11466     2.58691
        _cons |   5.704457   1.097236     5.20   0.000     3.553626    7.855289
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.0000	
All lotsize-independent year-specific slope on LDIST the same	0.0000	

All lotsize-independent other distance effects simultaneously zero	0.0000
All lotsize-independent Census tract characteristic effects simultaneously zero	0.0000
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0105
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.0077
All lotsize-dependent other distance effects simultaneously zero (on vX “other distance” variables)	0.0001
All lotsize-dependent Census tract characteristic effects simultaneously zero (on vX Census tract variables)	0.0000

Appendix C – Woburn Sites (Wells G&H and Industri-Plex)

Contents

1 CRITERIA FOR EXCLUSION FROM RAW SAMPLE 329
2 ANNUAL COUNTS IN SAMPLE 329
3 DESCRIPTIVE STATISTICS 330
3.1 Housing prices and distances from nearest site 330
3.2 Structural variables 331
3.2.1 R2 for auxiliary regressions among these variables 332
3.3 Census tract attributes 332
3.3.1 R2 for auxiliary regressions among these variables 332
3.4 Other distances 332
3.4.1 R2 for auxiliary regressions among these variables 335
4 COLLINEARITIES 335
4.1 Time patterns in average site distances in sample 335
4.2 Time trend in average lot sizes 336
4.3 Distance to site vs. structural variables 337
4.4 Distance to site vs. Census tract attributes 337
4.5 Distance to site vs. other distances 338
5 TRENDS IN THE DISTANCE GRADIENT 338
5.1 Structural variables 339
5.1.1 Built post-1900 339
5.1.2 Age if built post-1900 339
5.1.3 Square footage 339
5.1.4 Bedrooms 340
5.1.5 Bathrooms 340
5.1.6 Fireplace(s)? 340
5.1.7 Floors recorded? 340
5.1.8 Floors 341
5.1.9 Lotsize 341
5.2 Census tract attributes 341
5.2.1 Females 341
5.2.2 Whites 342
5.2.3 Blacks 343
5.2.4 Other ethnic groups 344
5.2.5 Children under 5 344
5.2.6 Persons between 5 and 29 345
5.2.7 Persons between 30 and 64 346
5.2.8 Persons 65 and older 346
5.2.9 Married heads of household 347
5.2.10 Male-headed of household with children 348
5.2.11 Female-headed households with children 348

5.2.12 Owner-occupancy 349
5.2.13 Renter-occupancy 350
5.2.14 Vacancy rates 350
6 COMPLETE REGRESSION RESULTS – NO LOT SIZE INTERACTIONS 351
6.1 Just structural characteristics and year dummies 351
6.2 Including Census tract attributes 352
6.3 Including other distances 354
6.4 Including both other distances and tract attributes 356
7 COMPLETE REGRESSION RESULTS – MODELS EXPLORING ABSOLUTE DIRECTIONAL EFFECTS 358
7.1 Including latitude and longitude linear shifters 358
7.2 Including latitude and longitude linearly and as site distance interactions 360

Chapter 1 Criteria for exclusion from raw sample

Observations are excluded from the estimating sample for the Woburn site if:

- the recorded selling price is zero or there is no record of the current assessed value of improvements for the property
- the total number of rooms exceeds 15
- the number of bedrooms is zero or greater than 8
- the house has more than four stories
- the number of baths, including fractions, exceeds 5
- the land area exceeds 75,000 square feet
- the building area exceeds 5000 square feet
- the year of the recorded sale is outside the 1978-1997 window
- the most current assessed value of the dwelling is less than $8000 (if the log of this value is less than 9; affects 10 observations)
- the recorded sale price is less than about $1100 (if the log of this value is less than 7; early house sales in this sample involve a lot of extremely low prices that are too numerous to be either coding errors or non-arm's-length sales; this criterion affects 18 observations).
- the recorded sale price is greater than $1 million (affects 5 observations)
- the census tract is number 3585 (the data contain only what appears to be 31 replications of the same transaction, at the same price, in the same year)

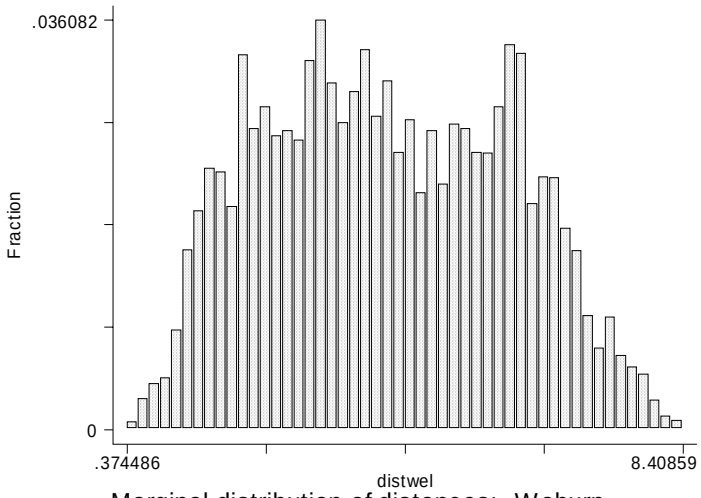
Chapter 2 Annual counts in sample

YEAR	Freq.	Percent	Cum.
78	316	2.54	2.54
79	258	2.07	4.61
80	208	1.67	6.28
81	143	1.15	7.43
82	174	1.40	8.83
83	284	2.28	11.11
84	485	3.90	15.01
85	590	4.74	19.75
86	586	4.71	24.46
87	684	5.50	29.96
88	652	5.24	35.20
89	644	5.18	40.37
90	612	4.92	45.29
91	813	6.53	51.82
92	1077	8.65	60.48
93	1195	9.60	70.08
94	1255	10.09	80.17
95	1021	8.20	88.37
96	1146	9.21	97.58
97	301	2.42	100.00

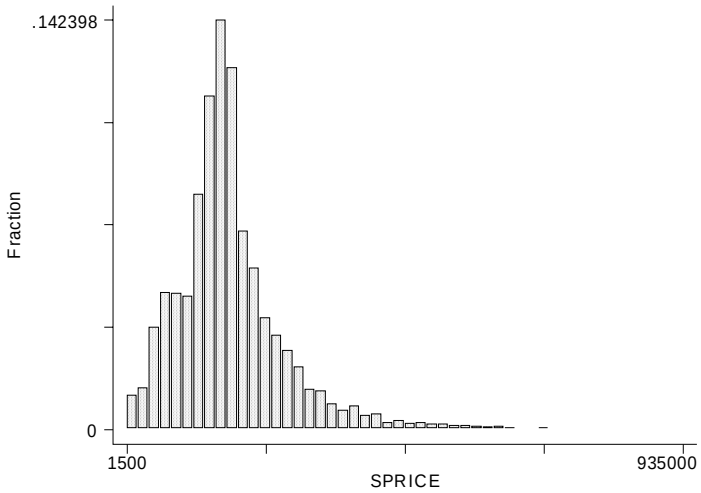
```
------------+-----------------------------------
      Total |      12444      100.00
```

Chapter 3 Descriptive statistics

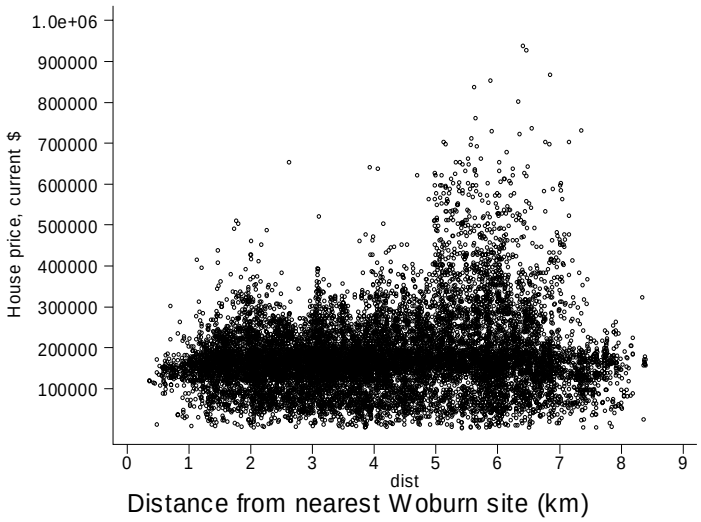
3.1 Housing prices and distances from nearest site

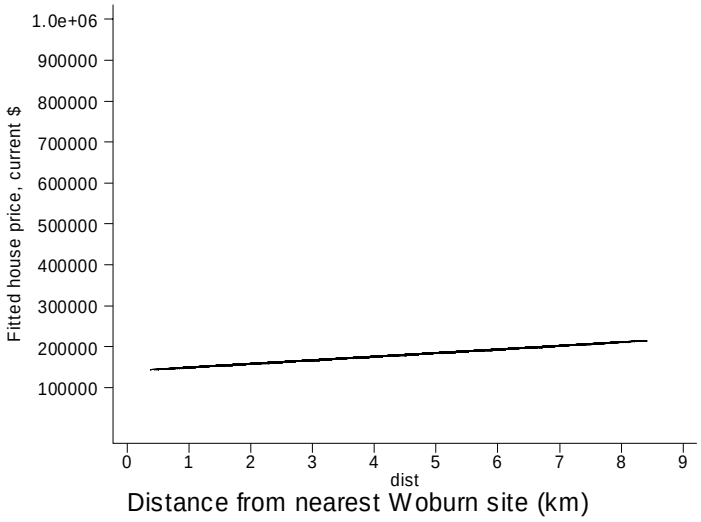


Marginal distribution of distances: Woburn



Marginal distribution of house prices: Woburn





3.2 Structural variables

Variable	Obs	Mean	Std. Dev.	Min	Max
notold	12444	.8825137	.3220119	0	1
age	12444	29.22059	24.04477	0	95
age2	12444	1431.947	1730.919	0	9025
sqft	12444	1.764122	.6879198	.408	4.981
sqft2	12444	3.585322	3.127169	.166464	24.81036
bedrms	12444	3.206606	.8423902	1	7
bthrms	12444	1.916747	.7942649	1	5
sqftbed	12444	5.994829	3.798772	.408	34.72
sqftbth	12444	3.759232	2.999084	.408	24.8
fplace	12444	.3726294	.4835241	0	1
knowflr	12444	.5279653	.4992374	0	1
floors	12444	.9040501	.9420838	0	3
lotsize	12444	1	.6488305	.0725759	4.95228

3.2.1 R2 for auxiliary regressions among these variables

Presented in order of variable list above.

.4683797170314082
.9220851573928605
.9118813156209173
.9581688612114861
.9805588416981539
.9080785263944619
.9357735922711881
.9782196655164073
.9794293001361518
.6306254215308172
.8866865498149391
.8684375445278907
.1760773201957944

3.3 Census tract attributes

Variable	Obs	Mean	Std. Dev.	Min	Max
pfemales	12444	.5163597	.0125727	.4956687	.5579294
pblack	12444	.0073106	.0067375	.0007966	.0391236
pother	12444	.0536386	.0963819	.003478	.6231612
page_under5	12444	.066371	.0140333	.0370092	.1198748
page_5_29	12444	.3474652	.050334	.2429152	.4951487
page_65_up	12444	.1266392	.0366465	.0594679	.2443653
pmarhh_chd	12444	.3083403	.0750423	.1766845	.5188977
pmhh_child	12444	.0086841	.0053786	.0034562	.0361781
pfhh_child	12444	.0464293	.0314776	.0180311	.2152134
pvacant	12444	.0306772	.0209923	.0078603	.1417197
prenter_occ	12444	.2269974	.1426593	.0308584	.656051

3.3.1 R2 for auxiliary regressions among these variables

Presented in order of variable list above.
.8333379383483428
.6423130939986187
.6499138244909342
.7940032426653801
.9540897077185154
.9312561902433929
.9694583283248606
.6241497143798369
.8195435645337803
.6963054354151017
.9587034947733537

3.4 Other distances

Distance variable	Description
d_summits	Distance from the nearest summit of land. There are about three doxen minor summits in the sample area, and none of them are very high. No house is at an altitude greater than about 3200 feet (verify units, meters?)
d_school	Distance from the nearest school. There are about 76 different schools in the sample area.
d_retail	Distance to the nearest retail center. There are no major retail centers within the sample area. (Houses in the sample are nearest to either Fresh Pond Mall, Meadow Glenn Mall, or Northshore Mall, among malls that are presently active. We do not have historical data concerning their level of activity in the period 1987-97.) All three of these centers are closer to Boston than the sample area, so the effect of this variable will partially capture proximity to Boston's central business district.
d_hospital	Distance to the nearest hospital. There are 3 hospitals inside the sample area, one in each of the three southernmost zip codes, nearest to Boston, of the seven zip codes in the sample area. Thus some of the effects of proximity to Boston's central business district will confound the effects of proximity to a hospital.
d_church	Distance from the nearest church. There are no churches at all inside the sample area. All recorded churches are much closer to Boston's city center. Thus, the effects of this variable will partially capture proximity to Boston's central business district.
d_cemetery	Distance to the nearest cemetery. There are thirteen cemeteries either within the sample area, with at least one in each of the seven zip codes.
d_railroad	Railroads cut through six of the seven zip codes in the sample area. (Burlington Northern and Union Pacific are recorded as the owners of these railroads.) There are two main routes, each running northwest out of the Boston area.
d_prinarte	"Principal arteries are defined as significant roads that are not designated as freeways. There are two basic north-south routes cutting through the sample area, other than the two freeways, which are not classed as principal arteries. [might want to drop this specially constructed variable…different intuition than ESRI variables]
d_othpriro	"Other primary roads" consists of a network of roads that criss-cross the sample area, but do no include quiet residential streets.
d_ma_rds	Distance from the closest main Massachusetts roads. This includes Interstates 93 and 95, if they happen to be the nearest main roads (which they usually will not be).
d_i95	Distance from Interstate 95, an east-west freeway that runs roughly across the center of the sample area. The coefficient on this variable is a proximity effect in addition to proximity from the nearest main

	road, d_ma_rds.
d_i93	Distance from Interstate 93, a north-south freeway that runs roughly up and down the center of the sample area. The coefficient on this variable is a proximity effect in addition to proximity from the nearest main road, d_ma_rds.
d_fp_tewma	Distance from the closest of the two flight paths associated with Tew-Mac airport, a small airport just outside the sample area, to the northwest.
d_fp_milit	Distance from the closest of the two flight paths associated with Hanscom Air Force Base, just outside the sample area to the southwest.
d_fp_logan	Distance from the one flight path associated with Logan International Airport (Boston) that cuts across the sample area. The center of the sample area is about 15 kilometers northwest of Logan Airport.
d_fp_bevmu	Distance from the one flight path for Beverly Municipal Airport, a small airport to the east of the sample area.
d_parks	Distance from the nearest park. The most extensive park areas are on the southern and southeastern boundaries of the sample area. There are only eight very small parks scattered within the sample area, other than these large parks areas in the south. Three external parks may be the closest park for some houses near the boundaries of the sample area.
d_mjwater	Distance from the nearest body of water. There are lakes associated with the major park areas on the south and south-east boundaries of the sample area, three bodies of water just north of the sample area, and two or three lakes outside parks in the southern and eastern portions of the sample area.
d_cclubs	Distance to the nearest country club. There are four country clubs inside the sample area, in the three most southern zip codes. There are two on the eastern boundary, or just outside it, and two near Hanscom Airforce Base to the southwest, but outside the sample area.
d_tewmac	Distance from Tew-Mac Airport.
d_military	Distance from Hanscom Air Force Base
d_logan	Distance from Logan International Airport.
d_bevmuni	Distance from Beverly Municipal Airport.

Variable	Obs	Mean	Std. Dev.	Min	Max
d_summits	12444	1349.167	874.0157	11.72466	4879.962
d_school	12444	681.4809	439.7627	4.349329	2660.245
d_retail	12444	11670.2	4195.242	4663.43	20922.31
d_hospital	12444	4468.638	2487.899	89.68488	10299.77
d_church	12444	12072.31	2380.219	6483.696	16487.02
d_cemetery	12444	1634.933	933.052	8.296629	4704.21
d_railroad	12444	1002.811	748.5769	.2851097	3741.38

```
  d_prinarte |   12444     5124.19   2840.478   3.077958   11969.74
  d_othpriro |   12444    1111.269   873.8369   .0070527   4459.472
  d_ma_roads |   12444    175.3794    171.063   .0070527   1276.635
       d_i95 |   12444    3710.037   2292.541   18.03056   9419.912
       d_i93 |   12444    2526.053   1586.857   10.87084   7527.973
  d_fp_tewma |   12444    2420.345   1821.748   .0980776   7013.777
  d_fp_milit |   12444    3338.602   2490.151   .2388413   8990.388
  d_fp_logan |   12444    4153.855   2417.611   .8292404   9970.894
  d_fp_bevmu |   12444    5477.197    3453.01   .5625734   12205.98
     d_parks |   12444    1813.525    1424.86   .3089851     5777.8
   d_mjwater |   12444    2590.787   1875.104   7.519155   7626.331
    d_cclubs |   12444    3606.671   3125.535   .1511731   12062.17
    d_tewmac |   12444    11243.73   4331.779   2002.714   18189.99
  d_military |   12444    11675.37   2523.039   4850.825   16651.29
     d_logan |   12444     17228.2   4158.685   9559.362    26480.4
   d_bevmuni |   12444    19814.53   3026.742    13987.5   26340.29
```

3.4.1 R2 for auxiliary regressions among these variables

```
Presented in order of variable list above.
.4747170889815717
.3225038221594864
.9951803821388771
.9155311744601353
.9771551659380271
.5338605619271701
.4409407914714384
.7748578027910763
.3709395925300038
.0669426221526044
.7753743919140091
.5681832772385307
.6649468781143307
.7027552564149787
.8506228662212405
.7977008898919106
.6862019041807714
.8842178613102115
.6772374244902047
.9937640687842543
.9845757543091085
.9880824814137265
.9873171394423069
```

Chapter 4 Collinearities

4.1 Time patterns in average site distances in sample

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 19, 12424) =    5.00
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0065
                                                      Root MSE      =   .4977
```

```
------------------------------------------------------------------------------
             |               Robust
       ldisw |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year79 |   .0074725   .0368745     0.20   0.839    -.0648073    .0797523
      year80 |   .0205148   .0393733     0.52   0.602    -.0566629    .0976926
      year81 |   .0454109   .0468452     0.97   0.332     -.046413    .1372348
      year82 |   .0804582   .0417157     1.93   0.054     -.001311    .1622275
      year83 |   .0734116   .0359433     2.04   0.041     .0029571    .1438661
      year84 |  -.0904444   .0331182    -2.73   0.006    -.1553612   -.0255276
      year85 |  -.0957388   .0330495    -2.90   0.004    -.1605209   -.0309567
      year86 |  -.0234237   .0314442    -0.74   0.456    -.0850591    .0382118
      year87 |  -.0761237    .031844    -2.39   0.017    -.1385428   -.0137046
      year88 |  -.0702401   .0320456    -2.19   0.028    -.1330546   -.0074257
      year89 |   -.082128   .0320326    -2.56   0.010    -.1449168   -.0193391
      year90 |  -.0664491   .0324283    -2.05   0.040    -.1300137   -.0028846
      year91 |  -.0629582   .0308367    -2.04   0.041    -.1234029   -.0025134
      year92 |    -.03065   .0299717    -1.02   0.307    -.0893991    .0280991
      year93 |  -.0664473   .0292229    -2.27   0.023    -.1237288   -.0091658
      year94 |  -.0497029   .0289065    -1.72   0.086    -.1063641    .0069584
      year95 |  -.1039554   .0296896    -3.50   0.000    -.1621516   -.0457593
      year96 |  -.0838192    .029153    -2.88   0.004    -.1409636   -.0266748
      year97 |  -.0786505   .0381202    -2.06   0.039    -.1533719   -.0039291
       _cons |   1.369651   .0251888    54.38   0.000     1.320277    1.419025
------------------------------------------------------------------------------
```

4.2 Time trend in average lot sizes

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 19, 12424) =    5.86
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0093
                                                      Root MSE      =  .64629

------------------------------------------------------------------------------
             |               Robust
     lotsize |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year79 |   -.027321   .0574447    -0.48   0.634    -.1399215    .0852796
      year80 |  -.0262976   .0631279    -0.42   0.677    -.1500382    .0974429
      year81 |   .0353056   .0651826     0.54   0.588    -.0924624    .1630736
      year82 |  -.0340497   .0661371    -0.51   0.607    -.1636886    .0955892
      year83 |  -.0349053   .0565531    -0.62   0.537    -.1457582    .0759477
      year84 |  -.1882474   .0485296    -3.88   0.000     -.283373   -.0931218
      year85 |  -.2079869   .0467943    -4.44   0.000     -.299711   -.1162628
      year86 |  -.1490245   .0484579    -3.08   0.002    -.2440095   -.0540394
      year87 |  -.2188132   .0456272    -4.80   0.000    -.3082495   -.1293769
      year88 |  -.2175682   .0459483    -4.74   0.000    -.3076339   -.1275024
      year89 |  -.2144732   .0469434    -4.57   0.000    -.3064895   -.1224568
      year90 |   -.172607   .0473253    -3.65   0.000    -.2653719   -.0798421
      year91 |  -.2011307   .0452778    -4.44   0.000    -.2898822   -.1123791
      year92 |  -.1893075   .0443796    -4.27   0.000    -.2762984   -.1023167
      year93 |  -.1557708   .0440126    -3.54   0.000    -.2420424   -.0694993
      year94 |  -.1731595   .0440337    -3.93   0.000    -.2594724   -.0868466
      year95 |   -.241309   .0440065    -5.48   0.000    -.3275686   -.1550494
      year96 |   -.227801   .0438063    -5.20   0.000    -.3136682   -.1419338
      year97 |  -.1902091   .0555502    -3.42   0.001    -.2990961   -.0813221
       _cons |   1.176429   .0395784    29.72   0.000     1.098849    1.254009
------------------------------------------------------------------------------
```

4.3 Distance to site vs. structural variables

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 13, 12430) =  128.97
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.1052
                                                      Root MSE      =   .4722

------------------------------------------------------------------------------
             |               Robust
       ldisw |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .1323117   .0175011     7.56   0.000     .0980069    .1666165
         age |  -.0037551   .0006524    -5.76   0.000    -.0050339   -.0024762
        age2 |    .000026   8.29e-06     3.13   0.002     9.73e-06    .0000422
        sqft |  -.1913799   .0286959    -6.67   0.000    -.2476282   -.1351315
       sqft2 |    .045791   .0087448     5.24   0.000     .0286498    .0629323
      bedrms |   .0395467   .0165267     2.39   0.017     .0071518    .0719415
      bthrms |  -.1056481   .0200206    -5.28   0.000    -.1448916   -.0664046
     sqftbed |  -.0236376   .0071075    -3.33   0.001    -.0375694   -.0097058
     sqftbth |   .0512712   .0089206     5.75   0.000     .0337855    .0687568
      fplace |   .2887278   .0163352    17.68   0.000     .2567083    .3207473
     knowflr |  -.4661392   .0289458   -16.10   0.000    -.5228775    -.409401
      floors |   .1183639   .0137333     8.62   0.000     .0914445    .1452834
     lotsize |   .0916501   .0072345    12.67   0.000     .0774693     .105831
       _cons |   1.406325   .0416209    33.79   0.000     1.324742    1.487909
------------------------------------------------------------------------------
```

4.4 Distance to site vs. Census tract attributes

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 11, 12432) = 1039.33
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.4990
                                                      Root MSE      =   .3533

------------------------------------------------------------------------------
             |               Robust
       ldisw |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
    pfemales |   25.58699   .6144816    41.64   0.000     24.38251    26.79147
      pblack |   10.47738   1.206388     8.68   0.000     8.112675    12.84209
      pother |   1.900744   .3224596     5.89   0.000     1.268674    2.532815
 page_under5 |   6.781207   .6627516    10.23   0.000     5.482111    8.080303
   page_5_29 |   1.727713   .3253576     5.31   0.000     1.089961    2.365464
  page_65_up |  -9.046912   .2977327   -30.39   0.000    -9.630515    -8.46331
  pmarhh_chd |   -2.20178   .2470664    -8.91   0.000    -2.686069   -1.717492
  pmhh_child |   53.36124   1.605203    33.24   0.000     50.21479    56.50769
  pfhh_child |  -29.25011   .6321976   -46.27   0.000    -30.48932   -28.01091
     pvacant |   21.46273   .6624228    32.40   0.000     20.16428    22.76118
 prenter_occ |  -3.117636   .1324616   -23.54   0.000    -3.377281   -2.857991
       _cons |  -10.32185   .3140708   -32.86   0.000    -10.93747   -9.706219
------------------------------------------------------------------------------
```

4.5 Distance to site vs. other distances

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 23, 12420) = 5527.36
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.8840
                                                      Root MSE      =  .17012

------------------------------------------------------------------------------
             |               Robust
       ldisw |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
  ld_summits |  -.0370292   .0034191   -10.83   0.000    -.0437312   -.0303273
   ld_school |   .0324862   .0026741    12.15   0.000     .0272447    .0377278
   ld_retail |   1.320319   .0584987    22.57   0.000     1.205653    1.434986
 ld_hospital |   .1263315   .0077495    16.30   0.000     .1111412    .1415217
   ld_church |  -3.610246   .0514098   -70.22   0.000    -3.711017   -3.509475
 ld_cemetery |   .1680658   .0046991    35.77   0.000     .1588549    .1772767
 ld_railroad |   .0572693   .0022626    25.31   0.000     .0528342    .0617044
 ld_prinarte |  -.0071236   .0024505    -2.91   0.004     -.011927   -.0023203
 ld_othpriro |  -.0223408   .0019421   -11.50   0.000    -.0261476   -.0185341
 ld_ma_roads |   .0062531   .0012634     4.95   0.000     .0037766    .0087296
      ld_i95 |   .2831022   .0074579    37.96   0.000     .2684835    .2977209
      ld_i93 |   .1343621   .0035001    38.39   0.000     .1275013    .1412229
 ld_fp_tewma |    .004121   .0019537     2.11   0.035     .0002914    .0079506
 ld_fp_milit |  -.0357545   .0023531   -15.19   0.000    -.0403669    -.031142
 ld_fp_logan |  -.0042021   .0038821    -1.08   0.279    -.0118116    .0034073
 ld_fp_bevmu |  -.0410567     .00303   -13.55   0.000     -.046996   -.0351173
    ld_parks |  -.0147874   .0026756    -5.53   0.000    -.0200319   -.0095429
  ld_mjwater |   .0030723   .0037919     0.81   0.418    -.0043604     .010505
   ld_cclubs |   -.016519   .0024433    -6.76   0.000    -.0213084   -.0117297
   ld_tewmac |   .3481346   .0351869     9.89   0.000     .2791628    .4171064
 ld_military |  -1.227163   .0504958   -24.30   0.000    -1.326143   -1.128184
    ld_logan |   .1453099   .0573186     2.54   0.011     .0329566    .2576633
  ld_bevmuni |  -3.979154   .0894777   -44.47   0.000    -4.154544   -3.803764
       _cons |   64.21698     1.9738    32.53   0.000     60.34802    68.08593
------------------------------------------------------------------------------
```

Chapter 5 Trends in the distance gradient

These models use individual houses as observations. We associate with each house the proportion of each group in the Census tract that contains the house. The right-hand side variables are the measured distance of the house itself from the Woburn site, a time trend, starting at 1 in the first period of the data, and an interaction term between distance and time. The simple trend picks up the trend over time in the concentration of the group in question throughout the sample area. The “ldisw” variable, distance to the nearer of the Wells G&H sites or the Industri-Plex site, picks up any baseline distance gradient in the concentration of the group in question as a function of distance from the nearest Superfund site. The key variable is the interaction term, which tells how the distance gradient is shifting over time. If the distance gradient is becoming either less positive or more negative, the concentration of the group in question nearer the Superfund site is growing, relative to the concentration further away.

5.1 Structural variables

5.1.1 Built post-1900

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =   41.84
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0081
                                                      Root MSE      =  .32075

------------------------------------------------------------------------------
             |               Robust
      notold |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0511654   .0139318     3.67   0.000      .023857    .0784739
       trend |  -.0025208    .001649    -1.53   0.126    -.0057532    .0007116
      ldiswy |   6.06e-06   .0010607     0.01   0.995    -.0020732    .0020853
       _cons |   .8455241   .0216549    39.05   0.000      .803077    .8879711
------------------------------------------------------------------------------
```

5.1.2 Age if built post-1900

```
Regression with robust standard errors                Number of obs =   10982
                                                      F(  3, 10978) =  211.40
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0492
                                                      Root MSE      =  22.373

------------------------------------------------------------------------------
             |               Robust
         age |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |  -.8602572   1.018054    -0.85   0.398    -2.855827    1.135313
       trend |   1.298745   .1155265    11.24   0.000     1.072292    1.525198
      ldiswy |  -.3173891   .0795552    -3.99   0.000    -.4733316   -.1614466
       _cons |    23.7504   1.495089    15.89   0.000     20.81976    26.68104
------------------------------------------------------------------------------
```

5.1.3 Square footage

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =   88.66
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0187
                                                      Root MSE      =  .68154

------------------------------------------------------------------------------
             |               Robust
        sqft |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .1432007   .0342994     4.18   0.000     .0759686    .2104328
       trend |  -.0096499   .0032731    -2.95   0.003    -.0160657   -.0032341
      ldiswy |   .0026118   .0025989     1.00   0.315    -.0024825    .0077061
       _cons |   1.651138   .0435167    37.94   0.000     1.565839    1.736438
------------------------------------------------------------------------------
```

5.1.4 Bedrooms

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =   37.65
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0088
                                                      Root MSE      =  .83876

------------------------------------------------------------------------------
             |               Robust
      bedrms |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0808946   .0417319     1.94   0.053    -.0009064    .1626956
       trend |  -.0136365   .0043075    -3.17   0.002    -.0220799    -.005193
      ldiswy |   .0042233   .0031858     1.33   0.185    -.0020214    .0104681
       _cons |   3.198047   .0565213    56.58   0.000     3.087257    3.308838
------------------------------------------------------------------------------
```

5.1.5 Bathrooms

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =   90.71
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0186
                                                      Root MSE      =  .78693

------------------------------------------------------------------------------
             |               Robust
      bthrms |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0593045   .0387866     1.53   0.126    -.0167232    .1353323
       trend |  -.0222378   .0038683    -5.75   0.000    -.0298204   -.0146553
      ldiswy |   .0109726   .0029239     3.75   0.000     .0052412    .0167039
       _cons |   1.934167   .0516204    37.47   0.000     1.832983    2.035351
------------------------------------------------------------------------------
```

5.1.6 Fireplace(s)?

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =   53.76
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0108
                                                      Root MSE      =  .48095

------------------------------------------------------------------------------
             |               Robust
      fplace |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .1507521   .0225073     6.70   0.000     .1066343    .1948699
       trend |   .0145869   .0023447     6.22   0.000     .0099909    .0191829
      ldiswy |  -.0060986   .0017332    -3.52   0.000    -.0094958   -.0027013
       _cons |   .0950634   .0304548     3.12   0.002     .0353672    .1547596
------------------------------------------------------------------------------
```

5.1.7 Floors recorded?

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  164.83
```

```
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0324
                                                      Root MSE      =  .49114

------------------------------------------------------------------------------
             |               Robust
    knowflr |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0950693   .0228831     4.15   0.000     .0502149    .1399238
       trend |   .0338765   .0023747    14.27   0.000     .0292218    .0385313
      ldiswy |  -.0152776    .001719    -8.89   0.000    -.0186471   -.0119081
       _cons |   .2355526   .0317171     7.43   0.000     .1733822    .2977229
------------------------------------------------------------------------------
```

5.1.8 Floors

```
Regression with robust standard errors                Number of obs =    6570
                                                      F(  3,  6566) =   13.04
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0063
                                                      Root MSE      =  .54328

------------------------------------------------------------------------------
             |               Robust
      floors |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .1396411   .0439333     3.18   0.001     .0535176    .2257646
       trend |   .0040315   .0046354     0.87   0.384    -.0050553    .0131183
      ldiswy |  -.0051249   .0032299    -1.59   0.113    -.0114565    .0012067
       _cons |   1.565387   .0633544    24.71   0.000     1.441191    1.689582
------------------------------------------------------------------------------
```

5.1.9 Lotsize

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  168.25
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0373
                                                      Root MSE      =  .63668

------------------------------------------------------------------------------
             |               Robust
     lotsize |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .2690467   .0336682     7.99   0.000     .2030519    .3350415
       trend |   -.003972   .0034553    -1.15   0.250    -.0107449    .0028008
      ldiswy |  -.0026604   .0025702    -1.04   0.301    -.0076984    .0023775
       _cons |   .7361747   .0456018    16.14   0.000     .6467882    .8255612
------------------------------------------------------------------------------
```

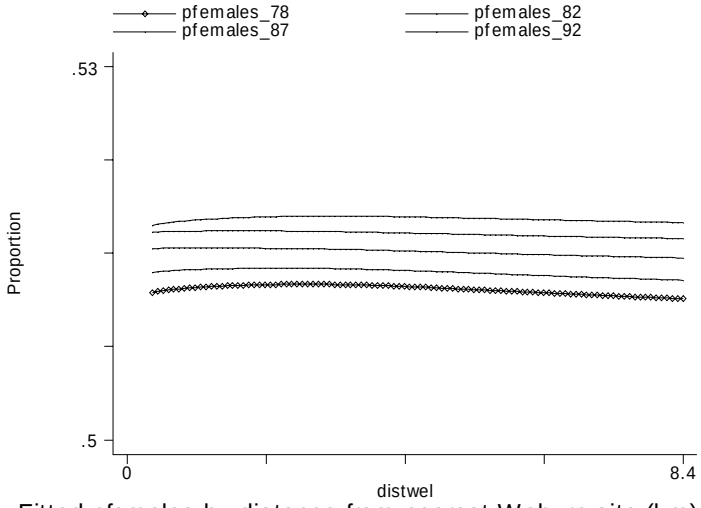
5.2 Census tract attributes

5.2.1 Females

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =   61.19
                                                      Prob > F      =  0.0000
```

```
                                                R-squared     =  0.0128
                                                Root MSE      =  .01249

------------------------------------------------------------------------------
             |               Robust
    pfemales |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |  -.0007029   .0005885    -1.19   0.232    -.0018564    .0004506
       trend |   .0002497    .000063     3.96   0.000     .0001262    .0003731
      ldiswy |    .000025   .0000437     0.57   0.568    -.0000608    .0001107
       _cons |   .5138941   .0008457   607.67   0.000     .5122364    .5155518
------------------------------------------------------------------------------
```

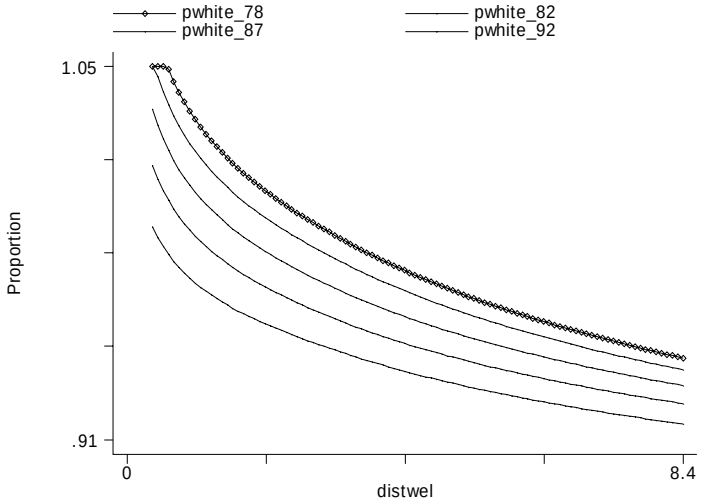


Fitted pfemales by distance from nearest Woburn site (km)

5.2.2 Whites

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  651.79
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0668
                                                      Root MSE      =  .06899

------------------------------------------------------------------------------
             |               Robust
      pwhite |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |  -.0426479   .0025868   -16.49   0.000    -.0477185   -.0375773
       trend |  -.0033329     .00021   -15.87   0.000    -.0037444   -.0029213
      ldiswy |   .0009262   .0001799     5.15   0.000     .0005736    .0012788
       _cons |   1.036867   .0028473   364.15   0.000     1.031286    1.042449
------------------------------------------------------------------------------
```

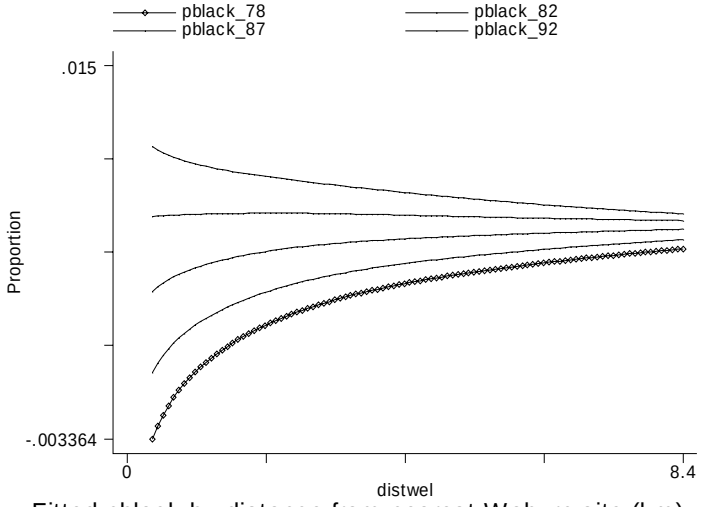


Fitted pwhite by distance from nearest Woburn site (km)

5.2.3 Blacks

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  332.76
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0400
                                                      Root MSE      =   .0066

------------------------------------------------------------------------------
             |               Robust
      pblack |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0028297   .0002498    11.33   0.000     .0023399    .0033194
       trend |   .0005395   .0000266    20.25   0.000     .0004873    .0005917
      ldiswy |  -.0002135   .0000192   -11.12   0.000    -.0002511   -.0001759
       _cons |   .0004607   .0003257     1.41   0.157    -.0001777    .0010991
------------------------------------------------------------------------------
```

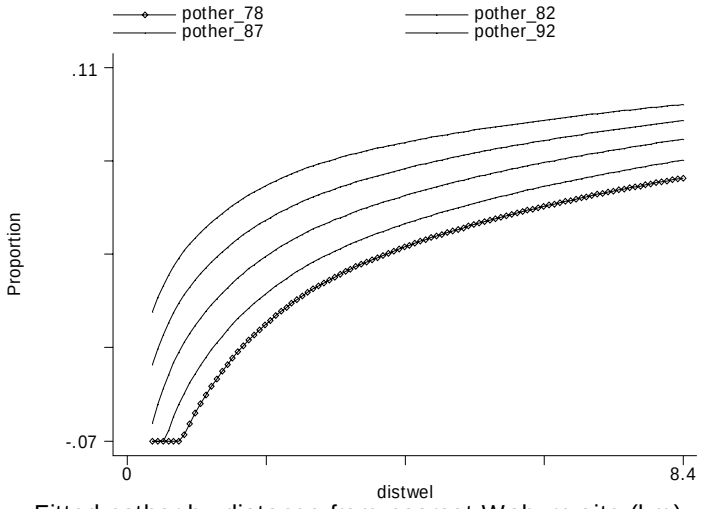


Fitted pblack by distance from nearest Woburn site (km)

5.2.4 Other ethnic groups

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  673.37
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0594
                                                      Root MSE      =  .09349

------------------------------------------------------------------------------
             |               Robust
      pother |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0542575   .0034674    15.65   0.000     .0474608    .0610542
       trend |   .0043839   .0002694    16.28   0.000     .0038559    .0049119
      ldiswy |  -.0012235   .0002377    -5.15   0.000    -.0016894   -.0007576
       _cons |  -.0510659   .0037505   -13.62   0.000    -.0584174   -.0437144
------------------------------------------------------------------------------
```

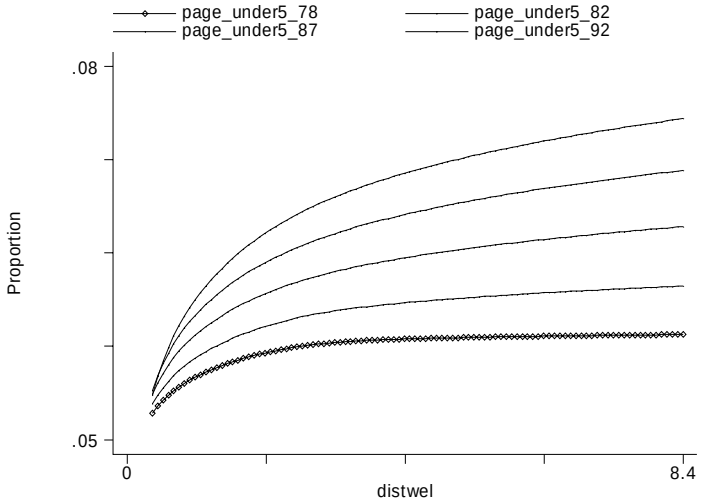


Fitted pother by distance from nearest Woburn site (km)

5.2.5 Children under 5

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  547.26
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0856
                                                      Root MSE      =  .01342

------------------------------------------------------------------------------
             |               Robust
 page_under5 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0016573   .0006504     2.55   0.011     .0003824    .0029322
       trend |   .0002899   .0000513     5.66   0.000     .0001894    .0003903
      ldiswy |   .0002793   .0000457     6.11   0.000     .0001897     .000369
       _cons |   .0563436   .0007246    77.76   0.000     .0549233    .0577639
------------------------------------------------------------------------------
```

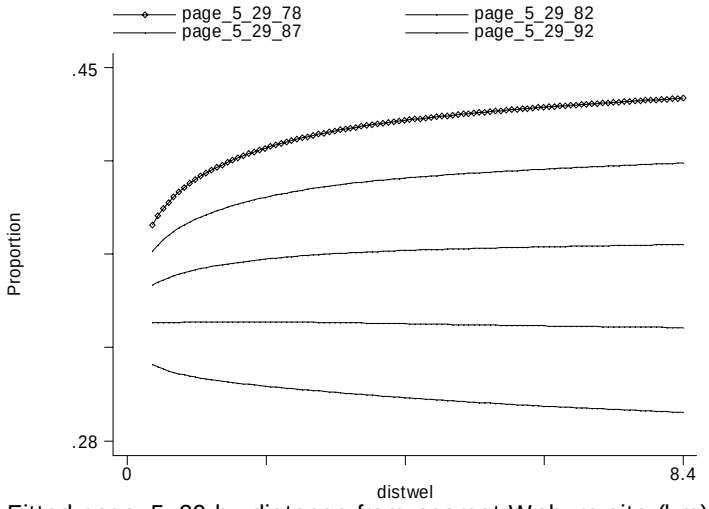


Fitted page_under5 by distance from nearest Woburn site (km

5.2.6 Persons between 5 and 29

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) = 4739.40
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.4156
                                                      Root MSE      =  .03848

------------------------------------------------------------------------------
             |               Robust
  page_5_29 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
------------+-----------------------------------------------------------------
       ldisw |   .0172771   .0017827     9.69   0.000     .0137827    .0207714
       trend |  -.0047735   .0001676   -28.49   0.000     -.005102   -.0044451
      ldiswy |  -.0013235   .0001303   -10.16   0.000    -.0015789   -.0010681
       _cons |   .4028142   .0022685   177.57   0.000     .3983676    .4072608
------------------------------------------------------------------------------
```

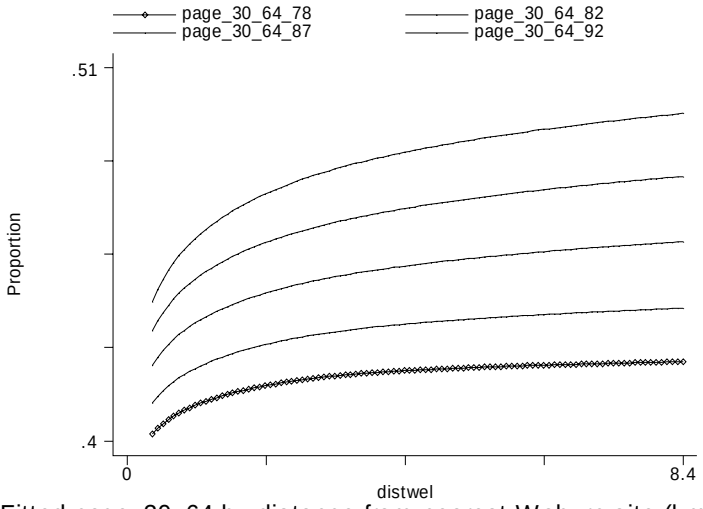


Fitted page_5_29 by distance from nearest Woburn site (km)

5.2.7 Persons between 30 and 64

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) = 2582.91
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.3111
                                                      Root MSE      =  .02587

------------------------------------------------------------------------------
             |               Robust
  page_30_64 |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0058642   .0013361     4.39   0.000     .0032452    .0084832
       trend |    .002485   .0001163    21.36   0.000      .002257    .0027131
      ldiswy |   .0006111   .0000905     6.75   0.000     .0004337    .0007885
       _cons |   .4135398   .0016854   245.37   0.000     .4102362    .4168435
------------------------------------------------------------------------------
```

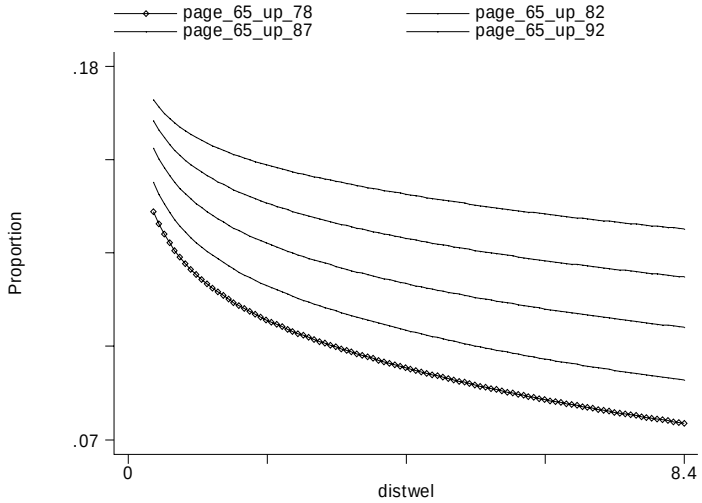


Fitted page_30_64 by distance from nearest Woburn site (km)

5.2.8 Persons 65 and older

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  988.59
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.1826
                                                      Root MSE      =  .03314

------------------------------------------------------------------------------
             |               Robust
  page_65_up |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |  -.0216667   .0015527   -13.95   0.000    -.0247101   -.0186232
       trend |   .0020491   .0001788    11.46   0.000     .0016986    .0023996
      ldiswy |   .0004368   .0001241     3.52   0.000     .0001935      .00068
       _cons |   .1236413   .0022441    55.10   0.000     .1192425      .12804
------------------------------------------------------------------------------
```

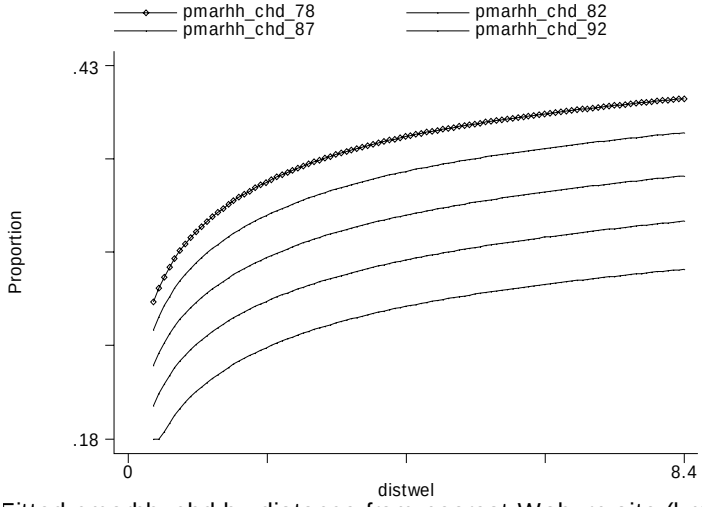


Fitted page_65_up by distance from nearest Woburn site (km)

5.2.9 Married heads of household

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) = 1283.77
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.2347
                                                      Root MSE      =  .06565

------------------------------------------------------------------------------
             |               Robust
  pmarhh_chd |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0410018   .0034139    12.01   0.000     .0343101    .0476936
       trend |  -.0058504   .0003632   -16.11   0.000    -.0065623   -.0051385
      ldiswy |  -.0001361   .0002568    -0.53   0.596    -.0006396    .0003673
       _cons |   .3268933   .0048437    67.49   0.000     .3173989    .3363877
------------------------------------------------------------------------------
```

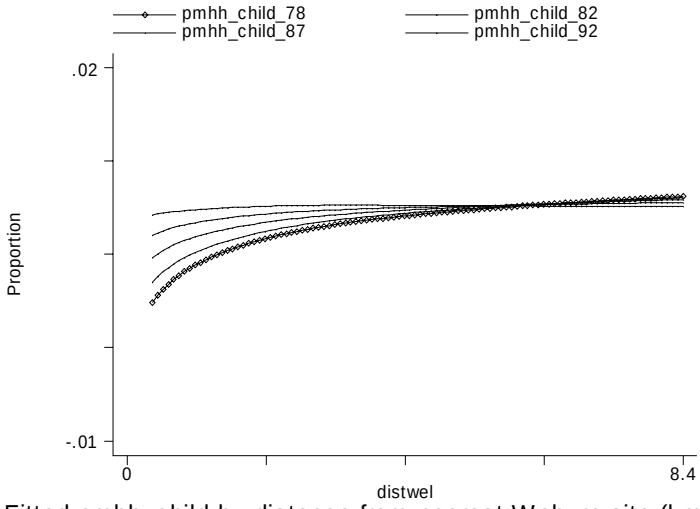


Fitted pmarhh_chd by distance from nearest Woburn site (km)

5.2.10 Male-headed of household with children

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  129.82
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0144
                                                      Root MSE      =  .00534

------------------------------------------------------------------------------
             |               Robust
  pmhh_child |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0026316   .0002132    12.34   0.000     .0022137    .0030496
       trend |   .0002315   .0000177    13.09   0.000     .0001968    .0002662
      ldiswy |  -.0001315   .0000153    -8.61   0.000    -.0001614   -.0001015
       _cons |   .0045081   .0002412    18.69   0.000     .0040354    .0049808
------------------------------------------------------------------------------
```

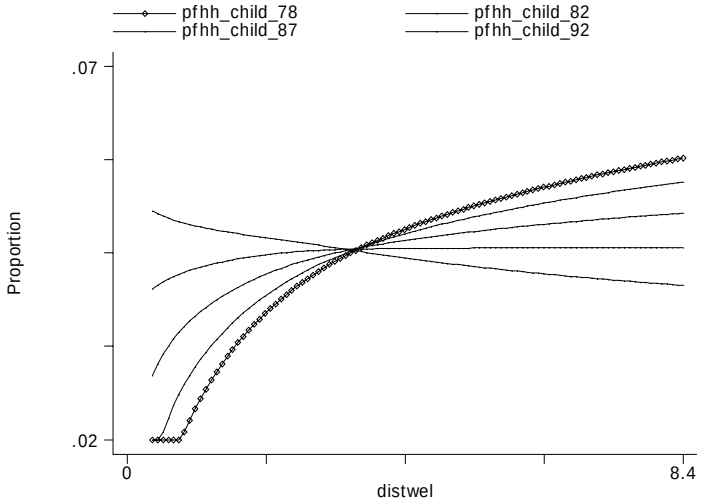


Fitted pmhh_child by distance from nearest Woburn site (km)

5.2.11 Female-headed households with children

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =   57.43
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0089
                                                      Root MSE      =  .03134

------------------------------------------------------------------------------
             |               Robust
  pfhh_child |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0158892   .0012568    12.64   0.000     .0134256    .0183528
       trend |   .0012692   .0001026    12.38   0.000     .0010681    .0014702
      ldiswy |  -.0010325   .0000861   -11.99   0.000    -.0012013   -.0008637
       _cons |    .026495   .0014844    17.85   0.000     .0235853    .0294047
------------------------------------------------------------------------------
```

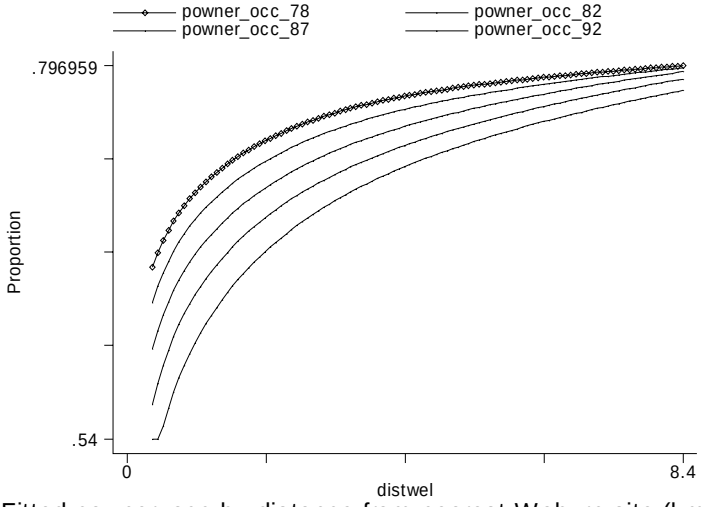


Fitted pfhh_child by distance from nearest Woburn site (km)

5.2.12 Owner-occupancy

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  247.27
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0548
                                                      Root MSE      =  .15376

------------------------------------------------------------------------------
             |               Robust
  powner_occ |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |   .0387542   .0067619     5.73   0.000     .0254998    .0520086
       trend |  -.0058857   .0007026    -8.38   0.000    -.0072629   -.0045085
      ldiswy |   .0022567   .0004911     4.60   0.000      .001294    .0032193
       _cons |   .7266904   .0095303    76.25   0.000     .7080095    .7453713
------------------------------------------------------------------------------
```

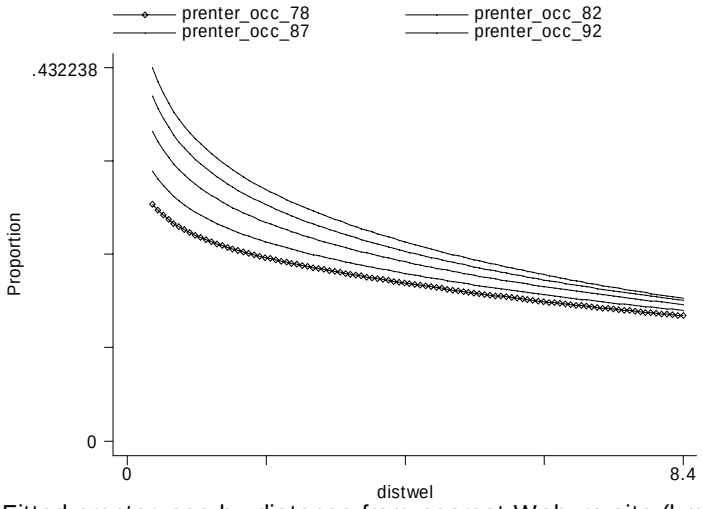


Fitted powner_occ by distance from nearest Woburn site (km)

5.2.13 Renter-occupancy

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  368.05
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0800
                                                      Root MSE      =  .13685

------------------------------------------------------------------------------
             |               Robust
 prenter_occ |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |  -.0474617   .0061438    -7.73   0.000    -.0595044    -.035419
       trend |    .005599   .0006564     8.53   0.000     .0043124    .0068856
      ldiswy |  -.0022182   .0004497    -4.93   0.000    -.0030996   -.0013368
       _cons |     .25679   .0088694    28.95   0.000     .2394047    .2741754
------------------------------------------------------------------------------
```

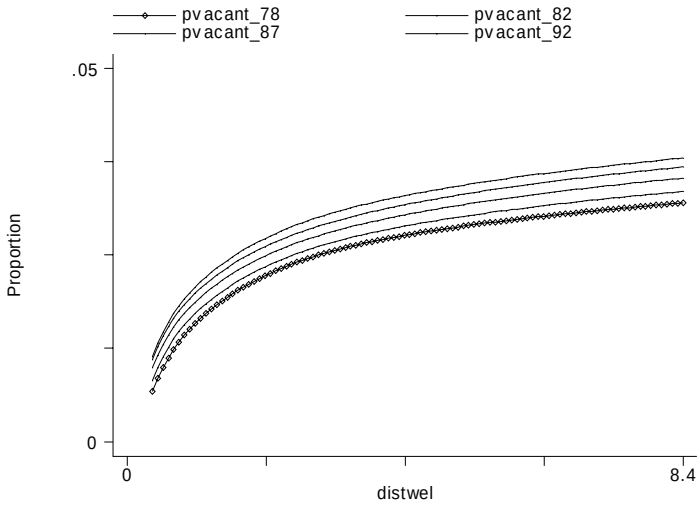


Fitted prenter_occ by distance from nearest Woburn site (km)

5.2.14 Vacancy rates

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(  3, 12440) =  156.39
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0395
                                                      Root MSE      =  .02058

------------------------------------------------------------------------------
             |               Robust
     pvacant |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       ldisw |     .00766    .000804     9.53   0.000      .006084    .0092359
       trend |   .0002288   .0000664     3.44   0.001     .0000986     .000359
      ldiswy |    .000031    .000056     0.55   0.580    -.0000788    .0001408
       _cons |   .0173909   .0009295    18.71   0.000     .0155689    .0192128
------------------------------------------------------------------------------
```



Fitted pvacant by distance from nearest Woburn site (km)

Chapter 6 Complete regression results – No lot size interactions

6.1 Just structural characteristics and year dummies

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 52, 12391) =  248.46
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.4886
                                                      Root MSE      =  .42983

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .0489693   .0186774     2.62   0.009     .0123587    .0855799
         age |   .0010374   .0006339     1.64   0.102    -.0002051    .0022799
        age2 |  -.0000112   7.92e-06    -1.42   0.157    -.0000267    4.31e-06
        sqft |   .2479851   .0306218     8.10   0.000     .1879617    .3080086
       sqft2 |  -.0170873   .0100014    -1.71   0.088    -.0366917     .002517
       bedrms |  -.0122332   .0157373    -0.78   0.437    -.0430807    .0186143
       bthrms |   .1598301   .0216087     7.40   0.000     .1174738    .2021864
      sqftbed |   .0156497   .0077049     2.03   0.042     .0005469    .0307526
      sqftbth |   -.012486   .0113685    -1.10   0.272    -.0347699     .009798
       fplace |   .1584083   .0144585    10.96   0.000     .1300675    .1867492
      knowflr |  -.1482357   .0251731    -5.89   0.000    -.1975789   -.0988925
       floors |   .0315333   .0122127     2.58   0.010     .0075945    .0554721
      lotsize |   .0365814   .0070445     5.19   0.000     .0227732    .0503896

      ldisw78 |  -.0285236   .0383282    -0.74   0.457    -.1036529    .0466057
      ldisw79 |  -.1322543   .0741523    -1.78   0.075    -.2776043    .0130957
      ldisw80 |  -.0005082   .0618726    -0.01   0.993    -.1217881    .1207717
      ldisw81 |  -.0533517   .0843768    -0.63   0.527    -.2187434    .1120399
      ldisw82 |   .0077582    .053554     0.14   0.885    -.0972159    .1127324
      ldisw83 |  -.0978117   .0542451    -1.80   0.071    -.2041406    .0085172
      ldisw84 |   .0443689   .0377947     1.17   0.240    -.0297145    .1184523
      ldisw85 |   .1042162   .0440051     2.37   0.018     .0179594     .190473
      ldisw86 |  -.0087994   .0439745    -0.20   0.841    -.0949963    .0773975
      ldisw87 |   -.011426   .0331795    -0.34   0.731     -.076463    .0536109
      ldisw88 |   .0430796   .0279399     1.54   0.123    -.0116868    .0978461
```

```
     ldisw89 |   .0371748    .027407     1.36   0.175    -.0165471    .0908968
     ldisw90 |   .0521827   .0270853     1.93   0.054    -.0009087    .1052741
     ldisw91 |    .050278   .0285997     1.76   0.079    -.0057818    .1063379
     ldisw92 |   .0737088   .0279899     2.63   0.008     .0188443    .1285734
     ldisw93 |   .0793316   .0220498     3.60   0.000     .0361106    .1225527
     ldisw94 |   .0416848    .024991     1.67   0.095    -.0073014     .090671
     ldisw95 |   .1094682   .0248348     4.41   0.000     .0607882    .1581483
     ldisw96 |   .1031653   .0182737     5.65   0.000     .0673459    .1389846
     ldisw97 |   .0463116   .0362596     1.28   0.202    -.0247629    .1173861

      year79 |   .2503722   .1048783     2.39   0.017     .0447945    .4559499
      year80 |   .1730845   .1085707     1.59   0.111    -.0397309    .3858999
      year81 |    .333171    .122066     2.73   0.006     .0939027    .5724393
      year82 |   .3156999   .0983298     3.21   0.001     .1229582    .5084415
      year83 |   .5386808    .093381     5.77   0.000     .3556396    .7217221
      year84 |   .5379653   .0752274     7.15   0.000     .3905079    .6854228
      year85 |   .6560054   .0852122     7.70   0.000     .4889762    .8230345
      year86 |   1.114607   .0795717    14.01   0.000     .9586336     1.27058
      year87 |   1.201649   .0753569    15.95   0.000     1.053938    1.349361
      year88 |   1.164397   .0685533    16.99   0.000     1.030022    1.298772
      year89 |   1.175654   .0699542    16.81   0.000     1.038533    1.312775
      year90 |   1.120914   .0684935    16.37   0.000     .9866558    1.255172
      year91 |   1.037364   .0695909    14.91   0.000     .9009554    1.173773
      year92 |   1.002075   .0698281    14.35   0.000      .865201    1.138949
      year93 |   1.024214   .0659142    15.54   0.000     .8950119    1.153416
      year94 |   1.089912    .066143    16.48   0.000     .9602613    1.219562
      year95 |   1.077126   .0672051    16.03   0.000     .9453934    1.208858
      year96 |    1.14618   .0631965    18.14   0.000     1.022305    1.270055
      year97 |   1.216637   .0716661    16.98   0.000      1.07616    1.357114
       _cons |   10.11873   .0730562   138.51   0.000     9.975527    10.26193
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0010	

6.2 Including Census tract attributes

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 63, 12380) =  253.09
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5265
                                                      Root MSE      =  .41375

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .1250637   .0186467     6.71   0.000     .0885133     .161614
         age |  -.0014915   .0006219    -2.40   0.016    -.0027106   -.0002724
```

age2	5.09e-06	7.65e-06	0.67	0.505	-9.90e-06	.0000201
sqft	.1971115	.0296864	6.64	0.000	.1389216	.2553015
sqft2	-.0169381	.0094491	-1.79	0.073	-.0354598	.0015835
bedrms	.002461	.0152669	0.16	0.872	-.0274645	.0323865
bthrms	.1053681	.0207582	5.08	0.000	.0646789	.1460573
sqftbed	.0147478	.0074223	1.99	0.047	.0001989	.0292966
sqftbth	-.0088652	.0108882	-0.81	0.416	-.0302078	.0124774
fplace	.0818046	.0138499	5.91	0.000	.0546566	.1089526
knowflr	-.0506454	.0274446	-1.85	0.065	-.1044411	.0031504
floors	.012164	.0117416	1.04	0.300	-.0108515	.0351795
lotsize	.0399528	.0071748	5.57	0.000	.0258891	.0540165
ldisw78	-.0751494	.0374318	-2.01	0.045	-.1485215	-.0017773
ldisw79	-.1632537	.072774	-2.24	0.025	-.3059021	-.0206053
ldisw80	-.0203892	.0607769	-0.34	0.737	-.1395215	.098743
ldisw81	-.1036433	.0833055	-1.24	0.213	-.266935	.0596485
ldisw82	-.0416704	.0538218	-0.77	0.439	-.1471696	.0638288
ldisw83	-.1412171	.0514768	-2.74	0.006	-.2421196	-.0403147
ldisw84	-.1057222	.0395021	-2.68	0.007	-.1831525	-.0282918
ldisw85	-.0289091	.0418568	-0.69	0.490	-.110955	.0531368
ldisw86	-.1010463	.0423291	-2.39	0.017	-.1840178	-.0180748
ldisw87	-.130573	.0340084	-3.84	0.000	-.1972348	-.0639113
ldisw88	-.0772486	.0292287	-2.64	0.008	-.1345415	-.0199557
ldisw89	-.083541	.0289126	-2.89	0.004	-.1402143	-.0268677
ldisw90	-.0732827	.0279338	-2.62	0.009	-.1280373	-.018528
ldisw91	-.0624389	.0284187	-2.20	0.028	-.1181439	-.006734
ldisw92	-.0390139	.0295106	-1.32	0.186	-.0968593	.0188315
ldisw93	-.0293196	.0232881	-1.26	0.208	-.0749679	.0163287
ldisw94	-.088817	.0255264	-3.48	0.001	-.1388527	-.0387814
ldisw95	-.010883	.0253123	-0.43	0.667	-.0604991	.038733
ldisw96	-.0126859	.019582	-0.65	0.517	-.0510696	.0256978
ldisw97	-.0572987	.0359245	-1.59	0.111	-.1277163	.013119
pfemales	5.006831	.8314503	6.02	0.000	3.377059	6.636603
pblack	-1.663042	1.580983	-1.05	0.293	-4.762014	1.43593
pother	2.064265	.4791806	4.31	0.000	1.124996	3.003533
page_under5	-2.822898	1.00667	-2.80	0.005	-4.796127	-.8496692
page_5_29	-6.98893	.5887391	-11.87	0.000	-8.14295	-5.83491
page_65_up	-3.650558	.4198468	-8.69	0.000	-4.473523	-2.827593
pmarhh_chd	1.487224	.3315558	4.49	0.000	.8373234	2.137125
pmhh_child	3.084206	2.517625	1.23	0.221	-1.850731	8.019144
pfhh_child	1.664087	.856072	1.94	0.052	-.0139479	3.342121
pvacant	4.66128	.7967777	5.85	0.000	3.099471	6.223088
prenter_occ	.0094855	.1820208	0.05	0.958	-.3473036	.3662745
year79	.1964707	.1018905	1.93	0.054	-.0032504	.3961919
year80	.0964912	.1054726	0.91	0.360	-.1102515	.3032339
year81	.2823778	.1204158	2.35	0.019	.0463441	.5184115
year82	.2492813	.0977224	2.55	0.011	.0577303	.4408323
year83	.4342925	.0893982	4.86	0.000	.2590581	.6095268
year84	.5763723	.0754589	7.64	0.000	.4284611	.7242835
year85	.6411623	.0813667	7.88	0.000	.481671	.8006536
year86	.9610217	.0779536	12.33	0.000	.8082204	1.113823
year87	1.069124	.0783105	13.65	0.000	.9156238	1.222625
year88	.9772057	.0725633	13.47	0.000	.8349704	1.119441
year89	.9572482	.0740356	12.93	0.000	.8121269	1.10237
year90	.9056303	.0727857	12.44	0.000	.7629591	1.048302
year91	.7918292	.0735363	10.77	0.000	.6476866	.9359718
year92	.7353282	.0742926	9.90	0.000	.5897032	.8809532
year93	.7145283	.0715639	9.98	0.000	.5742519	.8548046
year94	.7645767	.0724445	10.55	0.000	.6225742	.9065791
year95	.6921696	.0755341	9.16	0.000	.544111	.8402281
year96	.7058066	.0742792	9.50	0.000	.5602079	.8514053
year97	.725549	.0861535	8.42	0.000	.5566747	.8944233

```
       _cons |   10.36435   .4859749    21.33   0.000     9.411766    11.31694
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0000	
All year-specific slope on LDIST the same	0.0590	
All Census tract characteristic effects simultaneously zero	0.0000	

6.3 Including other distances

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 75, 12368) =  226.64
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5346
                                                      Root MSE      =  .41041

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .1569426   .0196394     7.99   0.000     .1184463     .195439
         age |  -.0028662   .0006303    -4.55   0.000    -.0041017   -.0016306
        age2 |   .0000164   7.72e-06     2.12   0.034     1.26e-06    .0000315
        sqft |   .1811277   .0295521     6.13   0.000     .1232009    .2390545
       sqft2 |  -.0121392   .0093027    -1.30   0.192    -.0303739    .0060955
      bedrms |   .0081811   .0150692     0.54   0.587     -.021357    .0377192
      bthrms |   .1071896   .0205156     5.22   0.000     .0669759    .1474034
     sqftbed |   .0115474    .007288     1.58   0.113    -.0027381    .0258329
     sqftbth |  -.0125214   .0107615    -1.16   0.245    -.0336157    .0085728
      fplace |   .0874144   .0139716     6.26   0.000     .0600279    .1148009
     knowflr |  -.3360679   .0329574   -10.20   0.000    -.4006695   -.2714663
      floors |   .0150786    .012128     1.24   0.214    -.0086942    .0388514
     lotsize |   .0441894   .0073256     6.03   0.000     .0298301    .0585487

     ldisw78 |  -.0816017    .042338    -1.93   0.054    -.1645907    .0013873
     ldisw79 |  -.1858336   .0752901    -2.47   0.014    -.3334139   -.0382532
     ldisw80 |  -.0535438   .0637115    -0.84   0.401    -.1784283    .0713406
     ldisw81 |  -.1366499   .0864024    -1.58   0.114    -.3060121    .0327123
     ldisw82 |  -.0940644   .0565769    -1.66   0.096    -.2049639    .0168351
     ldisw83 |  -.1710932    .055943    -3.06   0.002    -.2807503   -.0614362
     ldisw84 |  -.1121743   .0425505    -2.64   0.008    -.1955798   -.0287687
     ldisw85 |  -.0180357   .0467954    -0.39   0.700     -.109762    .0736907
     ldisw86 |  -.1164692    .047105    -2.47   0.013    -.2088023    -.024136
     ldisw87 |  -.1179319   .0379481    -3.11   0.002    -.1923161   -.0435476
     ldisw88 |  -.0808622   .0338871    -2.39   0.017    -.1472862   -.0144381
     ldisw89 |  -.0813797    .033095    -2.46   0.014     -.146251   -.0165084
     ldisw90 |  -.0872954   .0328177    -2.66   0.008    -.1516232   -.0229675
     ldisw91 |  -.0853543   .0338196    -2.52   0.012     -.151646   -.0190626
     ldisw92 |   -.054765   .0355136    -1.54   0.123    -.1243771    .0148471
     ldisw93 |  -.0341518    .028733    -1.19   0.235    -.0904729    .0221694
     ldisw94 |  -.1061577    .029998    -3.54   0.000    -.1649585    -.047357
```

```
     ldisw95 |  -.0355842   .0299655    -1.19   0.235    -.0943213    .0231529
     ldisw96 |  -.0466305   .0254737    -1.83   0.067     -.096563    .0033019
     ldisw97 |  -.1076644   .0385314    -2.79   0.005    -.1831919    -.032137

  ld_summits |  -.0128029   .0070101    -1.83   0.068    -.0265439     .000938
   ld_school |  -.0308617    .006655    -4.64   0.000    -.0439065   -.0178168
   ld_retail |  -1.445565   .1539512    -9.39   0.000    -1.747334   -1.143797
 ld_hospital |   .0944295    .017747     5.32   0.000     .0596426    .1292164
  ld_church |   .4647825   .1418528     3.28   0.001     .1867289    .7428361
ld_cemetery |  -.0417228   .0088408    -4.72   0.000    -.0590521   -.0243935
ld_railroad |   .0172871   .0059608     2.90   0.004     .0056029    .0289713
ld_prinarte |  -.0236997   .0081087    -2.92   0.003    -.0395939   -.0078054
ld_othpriro |   .0220981   .0044153     5.00   0.000     .0134434    .0307528
ld_ma_roads |   .0068839   .0028982     2.38   0.018     .0012029    .0125649
     ld_i95 |  -.0180925   .0114279    -1.58   0.113    -.0404929     .004308
     ld_i93 |   .0377832    .007746     4.88   0.000     .0225999    .0529665
ld_fp_tewma |  -.0228689    .006108    -3.74   0.000    -.0348416   -.0108963
ld_fp_milit |  -.0081251   .0057943    -1.40   0.161    -.0194828    .0032327
ld_fp_logan |  -.0130995   .0094828    -1.38   0.167    -.0316873    .0054883
ld_fp_bevmu |   .0101688   .0075557     1.35   0.178    -.0046415    .0249791
   ld_parks |  -.0188613   .0075207    -2.51   0.012    -.0336029   -.0041196
 ld_mjwater |  -.0383665   .0106903    -3.59   0.000    -.0593212   -.0174118
  ld_cclubs |  -.0183595     .00524    -3.50   0.000    -.0286307   -.0080882
  ld_tewmac |   .1830531   .0993552     1.84   0.065    -.0116985    .3778047
ld_military |   1.124274    .134809     8.34   0.000     .8600276    1.388521
   ld_logan |   1.681858   .1706983     9.85   0.000     1.347262    2.016453
 ld_bevmuni |   1.788187   .2342924     7.63   0.000     1.328937    2.247436

     year79 |   .2456496   .0992993     2.47   0.013     .0510074    .4402918
     year80 |   .1790832   .1038019     1.73   0.085    -.0243847    .3825512
     year81 |   .3597841   .1195308     3.01   0.003     .1254851    .5940831
     year82 |   .3684415   .0936482     3.93   0.000     .1848763    .5520066
     year83 |   .5783117   .0856281     6.75   0.000     .4104673    .7461561
     year84 |   .7248305   .0720866    10.06   0.000     .5835296    .8661314
     year85 |   .8107106   .0795955    10.19   0.000     .6546909    .9667302
     year86 |   1.235729   .0747583    16.53   0.000     1.089191    1.382267
     year87 |   1.343715   .0717565    18.73   0.000     1.203061    1.484369
     year88 |   1.322354   .0646663    20.45   0.000     1.195598     1.44911
     year89 |   1.320379   .0676762    19.51   0.000     1.187723    1.453035
     year90 |   1.305581   .0633565    20.61   0.000     1.181392     1.42977
     year91 |   1.207136   .0649972    18.57   0.000     1.079731     1.33454
     year92 |   1.161401   .0648116    17.92   0.000      1.03436    1.288442
     year93 |   1.167479   .0626225    18.64   0.000     1.044729    1.290229
     year94 |   1.277792   .0618888    20.65   0.000      1.15648    1.399103
     year95 |   1.266398    .062091    20.40   0.000      1.14469    1.388106
     year96 |   1.333023   .0581002    22.94   0.000     1.219138    1.446908
     year97 |   1.413227   .0663079    21.31   0.000     1.283254    1.543201
      _cons |  -26.33767   5.550022    -4.75   0.000    -37.21657   -15.45876
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0098	
All year-specific slope on LDIST the same	0.1207	NO

All other distance effects simultaneously zero	0.0000

6.4 Including both other distances and tract attributes

```
Regression with robust standard errors                Number of obs =   12444
                                                      F( 86, 12357) =  208.24
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.5418
                                                      Root MSE      =  .40739

------------------------------------------------------------------------------
             |               Robust
      lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
       notold |   .1644526   .0195508     8.41   0.000       .12613    .2027752
          age |  -.0031931   .0006327    -5.05   0.000    -.0044332    -.001953
         age2 |   .0000183   7.72e-06     2.37   0.018     3.13e-06    .0000334
         sqft |   .1750219   .0293972     5.95   0.000     .1173987     .232645
        sqft2 |  -.0129308   .0092274    -1.40   0.161     -.031018    .0051564
       bedrms |   .0081091   .0150001     0.54   0.589    -.0212933    .0375115
       bthrms |   .0974569   .0203827     4.78   0.000     .0575037    .1374102
      sqftbed |   .0121049   .0072525     1.67   0.095    -.0021112     .026321
      sqftbth |  -.0119339   .0106868    -1.12   0.264    -.0328817    .0090138
       fplace |   .0640722   .0136916     4.68   0.000     .0372345    .0909099
      knowflr |  -.2486657    .039298    -6.33   0.000    -.3256959   -.1716354
       floors |   .0122557   .0120643     1.02   0.310    -.0113921    .0359036
      lotsize |    .047623   .0073779     6.45   0.000     .0331612    .0620847
      ldisw78 |  -.1183986   .0442745    -2.67   0.008    -.2051836   -.0316137
      ldisw79 |  -.2127232   .0773112    -2.75   0.006    -.3642652   -.0611812
      ldisw80 |  -.0720667   .0650719    -1.11   0.268    -.1996178    .0554844
      ldisw81 |  -.1564728   .0874353    -1.79   0.074    -.3278596    .0149141
      ldisw82 |  -.1156535   .0587284    -1.97   0.049    -.2307703   -.0005367
      ldisw83 |  -.1990855   .0559997    -3.56   0.000    -.3088536   -.0893174
      ldisw84 |  -.1771748   .0452931    -3.91   0.000    -.2659564   -.0883933
      ldisw85 |  -.0842971   .0469693    -1.79   0.073    -.1763642      .00777
      ldisw86 |  -.1607007   .0480024    -3.35   0.001    -.2547929   -.0666085
      ldisw87 |  -.1774609   .0404264    -4.39   0.000    -.2567029    -.098219
      ldisw88 |  -.1327165   .0364416    -3.64   0.000    -.2041478   -.0612852
      ldisw89 |  -.1365158   .0355827    -3.84   0.000    -.2062635    -.066768
      ldisw90 |  -.1376485   .0362797    -3.79   0.000    -.2087622   -.0665347
      ldisw91 |  -.1279449   .0368466    -3.47   0.001      -.20017   -.0557198
      ldisw92 |  -.0981975   .0384945    -2.55   0.011    -.1736527   -.0227423
      ldisw93 |  -.0819654   .0311738    -2.63   0.009     -.143071   -.0208598
      ldisw94 |  -.1525042   .0318486    -4.79   0.000    -.2149324   -.0900759
      ldisw95 |  -.0810414   .0326235    -2.48   0.013    -.1449885   -.0170942
      ldisw96 |  -.0921013   .0286108    -3.22   0.001    -.1481829   -.0360197
      ldisw97 |  -.1447539   .0409226    -3.54   0.000    -.2249686   -.0645392
  ld_summits |  -.0195731   .0075343    -2.60   0.009    -.0343414   -.0048047
   ld_school |   -.031728   .0068727    -4.62   0.000    -.0451996   -.0182564
   ld_retail |  -.8727287   .1640059    -5.32   0.000    -1.194206   -.5512516
 ld_hospital |    .074898   .0184074     4.07   0.000     .0388167    .1109793
   ld_church |  -.0182594   .1565671    -0.12   0.907    -.3251553    .2886366
 ld_cemetery |  -.0066797   .0094331    -0.71   0.479      -.02517    .0118107
 ld_railroad |   .0154953   .0061249     2.53   0.011     .0034894    .0275011
 ld_prinarte |  -.0268746   .0083477    -3.22   0.001    -.0432374   -.0105119
```

```
 ld_othpriro |   .0172256   .0044938     3.83   0.000     .0084172    .0260341
 ld_ma_roads |    .005349   .0029124     1.84   0.066    -.0003598    .0110577
      ld_i95 |  -.0115119    .011621    -0.99   0.322    -.0342908    .0112671
      ld_i93 |   .0228202   .0086858     2.63   0.009     .0057947    .0398457
 ld_fp_tewma |  -.0088737   .0062309    -1.42   0.154    -.0210872    .0033398
 ld_fp_milit |   .0061882   .0059402     1.04   0.298    -.0054556    .0178319
 ld_fp_logan |  -.0010185   .0097232    -0.10   0.917    -.0200774    .0180404
 ld_fp_bevmu |   .0087479   .0076922     1.14   0.255    -.0063299    .0238258
    ld_parks |   -.020464   .0077396    -2.64   0.008    -.0356349   -.0052931
  ld_mjwater |  -.0425965   .0108006    -3.94   0.000    -.0637673   -.0214256
   ld_cclubs |  -.0091896   .0056494    -1.63   0.104    -.0202634    .0018841
   ld_tewmac |   .1059918   .1216317     0.87   0.384    -.1324254     .344409
 ld_military |   .4444311   .1671331     2.66   0.008     .1168242     .772038
    ld_logan |   1.161737   .2011811     5.77   0.000     .7673903    1.556083
  ld_bevmuni |   .6839151   .2874421     2.38   0.017     .1204839    1.247346
    pfemales |   3.422701   .9781858     3.50   0.000     1.505305    5.340098
      pblack |   .7426583   1.829367     0.41   0.685    -2.843186    4.328503
      pother |   .1730552   .5284539     0.33   0.743    -.8627967    1.208907
 page_under5 |  -1.922992    1.15022    -1.67   0.095    -4.177602    .3316187
   page_5_29 |  -3.006824   .7212157    -4.17   0.000    -4.420519   -1.593129
  page_65_up |  -.2182788   .5168144    -0.42   0.673    -1.231316    .7947579
  pmarhh_chd |   1.889583   .3605468     5.24   0.000     1.182855     2.59631
  pmhh_child |   8.428491   3.218717     2.62   0.009     2.119303    14.73768
  pfhh_child |    .692235   1.005446     0.69   0.491    -1.278595    2.663065
     pvacant |    3.04204   .8719766     3.49   0.000      1.33283     4.75125
 prenter_occ |   .2323277   .1902781     1.22   0.222    -.1406471    .6053025
      year79 |   .1979666   .0994367     1.99   0.047     .0030552     .392878
      year80 |   .1091657    .104416     1.05   0.296    -.0955058    .3138373
      year81 |   .2954158   .1209502     2.44   0.015     .0583347     .532497
      year82 |   .3025866   .0951893     3.18   0.001     .1160008    .4891725
      year83 |    .510794   .0860329     5.94   0.000     .3421561    .6794319
      year84 |   .7186159   .0741993     9.68   0.000     .5731737     .864058
      year85 |   .7976214   .0806764     9.89   0.000     .6394831    .9557598
      year86 |    1.16927   .0777086    15.05   0.000      1.01695    1.321591
      year87 |   1.295141   .0789244    16.41   0.000     1.140437    1.449845
      year88 |   1.249451   .0748807    16.69   0.000     1.102673    1.396229
      year89 |   1.242527   .0773055    16.07   0.000     1.090996    1.394058
      year90 |   1.220508   .0755873    16.15   0.000     1.072346    1.368671
      year91 |   1.109959   .0766219    14.49   0.000     .9597683     1.26015
      year92 |   1.054548   .0773724    13.63   0.000     .9028858     1.20621
      year93 |   1.047361   .0760047    13.78   0.000     .8983803    1.196342
      year94 |   1.137708   .0774669    14.69   0.000     .9858611    1.289555
      year95 |    1.10167   .0795231    13.85   0.000     .9457925    1.257548
      year96 |   1.148644   .0802195    14.32   0.000     .9914009    1.305886
      year97 |   1.199211   .0919314    13.04   0.000     1.019011    1.379411
       _cons |  -5.583676   7.165651    -0.78   0.436    -19.62947    8.462118
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.0002	
All year-specific slope on LDIST the same	0.1518	NO
All other distance effects simultaneously zero	0.0000	
All Census tract characteristic effects simultaneously zero	0.0000	

Chapter 7 Complete Regression Results – Models exploring absolute directional effects

7.1 Including latitude and longitude linear shifters

Regression with robust standard errors

Number of obs	= 12444
F(107, 12317)	= .
Prob > F	= .
R-squared	= 0.5457
Root MSE	= .40634

lsprice	Coef.	Robust Std. Err.	t	P>|t|	[95% Conf.	Interval]
notold	.1678627	.0195833	8.57	0.000	.1294764	.2062491
age	-.0032195	.0006334	-5.08	0.000	-.0044611	-.0019778
age2	.000018	7.72e-06	2.33	0.020	2.85e-06	.0000331
sqft	.172859	.0292887	5.90	0.000	.1154485	.2302695
sqft2	-.0120145	.0091985	-1.31	0.192	-.0300451	.0060161
bedrms	.0086916	.0149955	0.58	0.562	-.020702	.0380852
bthrms	.0986794	.0200734	4.92	0.000	.0593323	.1380265
sqftbed	.0117746	.0072313	1.63	0.103	-.0023998	.025949
sqftbth	-.0127978	.0105102	-1.22	0.223	-.0333993	.0078038
fplace	.0628759	.0136873	4.59	0.000	.0360467	.0897052
knowflr	-.2792558	.0419747	-6.65	0.000	-.3615327	-.1969788
floors	.0156098	.0120067	1.30	0.194	-.0079252	.0391448
lotsize	.0480764	.007399	6.50	0.000	.0335732	.0625797
ldisw78	-.0865772	.051832	-1.67	0.095	-.188176	.0150216
ldisw79	-.1705382	.0837022	-2.04	0.042	-.3346076	-.0064687
ldisw80	-.0316755	.0770966	-0.41	0.681	-.1827969	.1194459
ldisw81	-.0613865	.0820256	-0.75	0.454	-.2221696	.0993965
ldisw82	-.0615989	.0729772	-0.84	0.399	-.2046456	.0814479
ldisw83	-.1353376	.0691343	-1.96	0.050	-.2708516	.0001764
ldisw84	-.1910096	.0466888	-4.09	0.000	-.2825269	-.0994922
ldisw85	-.0655846	.0510681	-1.28	0.199	-.165686	.0345169
ldisw86	-.1230856	.0501139	-2.46	0.014	-.2213167	-.0248546
ldisw87	-.1801952	.0430095	-4.19	0.000	-.2645005	-.0958898
ldisw88	-.1482044	.0410086	-3.61	0.000	-.2285877	-.0678211
ldisw89	-.1766546	.0390364	-4.53	0.000	-.253172	-.1001373
ldisw90	-.1567063	.0387646	-4.04	0.000	-.2326909	-.0807216
ldisw91	-.1166325	.038175	-3.06	0.002	-.1914615	-.0418035
ldisw92	-.071312	.0408806	-1.74	0.081	-.1514445	.0088204
ldisw93	-.0713309	.0330487	-2.16	0.031	-.1361115	-.0065504
ldisw94	-.1246955	.0331211	-3.76	0.000	-.189618	-.0597729
ldisw95	-.0718708	.0341138	-2.11	0.035	-.1387393	-.0050024
ldisw96	-.071406	.0302158	-2.36	0.018	-.1306336	-.0121784
ldisw97	-.1210283	.0391171	-3.09	0.002	-.1977039	-.0443528
lat1_78	-9.995268	3.344724	-2.99	0.003	-16.55145	-3.439085
lat1_79	-10.90935	3.402743	-3.21	0.001	-17.57926	-4.239439
lat1_80	-11.52204	3.395527	-3.39	0.001	-18.17781	-4.866278
lat1_81	-10.50789	3.516509	-2.99	0.003	-17.40079	-3.614977
lat1_82	-10.35135	3.405715	-3.04	0.002	-17.02709	-3.67562
lat1_83	-10.53896	3.41709	-3.08	0.002	-17.23699	-3.840927

lat1_84	-10.6484	3.449506	-3.09	0.002	-17.40997	-3.88683
lat1_85	-9.367841	3.373491	-2.78	0.005	-15.98041	-2.75527
lat1_86	-10.16724	3.386186	-3.00	0.003	-16.80469	-3.529786
lat1_87	-11.01324	3.393283	-3.25	0.001	-17.6646	-4.361872
lat1_88	-10.97404	3.382271	-3.24	0.001	-17.60382	-4.344262
lat1_89	-10.80833	3.413203	-3.17	0.002	-17.49874	-4.117918
lat1_90	-10.22694	3.399883	-3.01	0.003	-16.89124	-3.562637
lat1_91	-10.15712	3.393799	-2.99	0.003	-16.8095	-3.504739
lat1_92	-10.22132	3.433291	-2.98	0.003	-16.95111	-3.491534
lat1_93	-10.33204	3.382554	-3.05	0.002	-16.96237	-3.701702
lat1_94	-9.849703	3.395069	-2.90	0.004	-16.50457	-3.194836
lat1_95	-11.05756	3.429388	-3.22	0.001	-17.77969	-4.33542
lat1_96	-10.6092	3.402488	-3.12	0.002	-17.27861	-3.939795
lat1_97	-11.4889	3.473529	-3.31	0.001	-18.29756	-4.680236
long1_78	17.07279	4.506985	3.79	0.000	8.238395	25.90719
long1_79	17.22089	4.580658	3.76	0.000	8.242081	26.1997
long1_80	17.17941	4.596946	3.74	0.000	8.16868	26.19015
long1_81	19.01076	4.703044	4.04	0.000	9.792058	28.22946
long1_82	17.58915	4.605401	3.82	0.000	8.561844	26.61646
long1_83	17.71589	4.550759	3.89	0.000	8.795691	26.63609
long1_84	15.34552	4.489626	3.42	0.001	6.545148	24.14589
long1_85	16.94392	4.50633	3.76	0.000	8.110809	25.77703
long1_86	17.2224	4.583381	3.76	0.000	8.238261	26.20655
long1_87	15.41344	4.550221	3.39	0.001	6.494297	24.33259
long1_88	14.97575	4.488746	3.34	0.001	6.177106	23.77439
long1_89	13.75165	4.531638	3.03	0.002	4.868926	22.63437
long1_90	15.26085	4.528317	3.37	0.001	6.384636	24.13706
long1_91	16.30977	4.545593	3.59	0.000	7.399698	25.21985
long1_92	16.88479	4.463558	3.78	0.000	8.135515	25.63406
long1_93	16.28274	4.502637	3.62	0.000	7.456872	25.10862
long1_94	16.98656	4.48894	3.78	0.000	8.187533	25.78558
long1_95	16.21588	4.509991	3.60	0.000	7.375596	25.05617
long1_96	16.78047	4.505312	3.72	0.000	7.949354	25.61159
long1_97	16.85655	4.597943	3.67	0.000	7.843866	25.86924
ld_summits	-.0118507	.0079568	-1.49	0.136	-.0274472	.0037458
ld_school	-.026592	.0069503	-3.83	0.000	-.0402156	-.0129684
ld_retail	-.6543589	.1651116	-3.96	0.000	-.9780035	-.3307142
ld_hospital	.096675	.0188616	5.13	0.000	.0597033	.1336467
ld_church	.1025613	.1682832	0.61	0.542	-.2273002	.4324228
ld_cemetery	-.0032877	.0094851	-0.35	0.729	-.02188	.0153046
ld_railroad	.0208018	.0062375	3.33	0.001	.0085754	.0330283
ld_prinarte	-.0237586	.0083555	-2.84	0.004	-.0401366	-.0073805
ld_othpriro	.0173061	.004495	3.85	0.000	.0084953	.0261169
ld_ma_roads	.0047173	.0029284	1.61	0.107	-.0010228	.0104573
ld_i95	-.0067621	.0117185	-0.58	0.564	-.0297323	.016208
ld_i93	.0287577	.0100969	2.85	0.004	.0089663	.0485491
ld_fp_tewma	-.0046972	.0063882	-0.74	0.462	-.0172191	.0078247
ld_fp_milit	.0070074	.0059584	1.18	0.240	-.0046721	.0186869
ld_fp_logan	-.0148987	.010372	-1.44	0.151	-.0352295	.005432
ld_fp_bevmu	.004843	.0077896	0.62	0.534	-.0104259	.0201118
ld_parks	-.0244976	.0077814	-3.15	0.002	-.0397504	-.0092448
ld_mjwater	-.0415827	.0108703	-3.83	0.000	-.0628903	-.0202751
ld_cclubs	-.0083934	.0058236	-1.44	0.150	-.0198086	.0030218
ld_tewmac	-.1159348	.1399692	-0.83	0.408	-.3902963	.1584267
ld_military	.5655227	.2230279	2.54	0.011	.128353	1.002692
ld_logan	3.225574	.5657666	5.70	0.000	2.116583	4.334565
ld_bevmuni	3.186433	.7770825	4.10	0.000	1.663229	4.709636
pfemales	3.583212	1.010342	3.55	0.000	1.602782	5.563641

```
      pblack |   2.300747   1.926858     1.19   0.232    -1.476196     6.07769
      pother |  -.2035338   .6165694    -0.33   0.741    -1.412106    1.005039
  page_under5 |  -2.379441   1.228092    -1.94   0.053    -4.786693    .0278117
    page_5_29 |  -3.303959   .7604302    -4.34   0.000    -4.794522   -1.813397
   page_65_up |   -.487004   .5296284    -0.92   0.358    -1.525159    .5511506
   pmarhh_chd |   2.057904   .4039131     5.09   0.000     1.266171    2.849637
   pmhh_child |   5.675075    3.46519     1.64   0.102    -1.117241    12.46739
   pfhh_child |   1.413925    1.11722     1.27   0.206    -.7760016    3.603852
      pvacant |   2.749521   .9685295     2.84   0.005     .8510516    4.647991
  prenter_occ |   .3964303   .2032788     1.95   0.051     -.002028    .7948886

      year79 |   49.58279   97.17507     0.51   0.610    -140.8956    240.0611
      year80 |   72.59571    97.0445     0.75   0.454    -117.6267    262.8181
      year81 |   159.8673   113.6422     1.41   0.160     -62.8893    382.6239
      year82 |   52.14509   88.58604     0.59   0.556    -121.4974    225.7876
      year83 |   69.33264   85.05546     0.82   0.415    -97.38936    236.0547
      year84 |  -94.32473   70.07437    -1.35   0.178    -231.6815      43.032
      year85 |  -35.00272   73.86917    -0.47   0.636    -179.7979    109.7924
      year86 |   19.11967   78.69384     0.24   0.808    -135.1326    173.3719
      year87 |  -73.41773   64.69125    -1.13   0.256    -200.2227    53.38726
      year88 |  -106.2531   65.93876    -1.61   0.107    -235.5034    22.99716
      year89 |  -200.3425   63.34656    -3.16   0.002    -324.5117   -76.17332
      year90 |  -117.7529   62.71998    -1.88   0.060    -240.6939    5.188062
      year91 |  -46.24665    64.9046    -0.71   0.476    -173.4698    80.97653
      year92 |  -2.685334   56.25792    -0.05   0.962    -112.9597     107.589
      year93 |  -40.79697   57.63423    -0.71   0.479    -153.7691    72.17514
      year94 |  -11.15881   59.04563    -0.19   0.850    -126.8975    104.5799
      year95 |   -14.6607   57.22312    -0.26   0.798     -126.827    97.50557
      year96 |   6.478051   55.69291     0.12   0.907    -102.6888    115.6449
      year97 |   49.32666   76.23872     0.65   0.518    -100.1132    198.7665
       _cons |   1586.383   381.6292     4.16   0.000     838.3296    2334.436
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject @ 5% level?
All year-specific slopes on LDIST simultaneously zero	0.0002	
All year-specific slope on LDIST the same	0.0236	
All slopes to north (LAT) simultaneously zero	0.0162	
All slopes to north (LAT) equal	0.0764	NO
All slopes to east (LONG) simultaneously zero	0.0000	
All slopes to east (LONG) equal	0.0000	
All other distance effects simultaneously zero	0.0000	
All Census tract characteristic effects simultaneously zero	0.0000	

7.2 Including latitude and longitude linearly and as site distance interactions

```
Regression with robust standard errors                Number of obs =   12444
                                                      F(130, 12277) =       .
```

```
                                                      Prob > F      =       .
                                                      R-squared     =  0.5471
                                                      Root MSE      =  .40636

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      notold |   .1693701   .0195426     8.67   0.000     .1310634    .2076767
         age |  -.0032359   .0006353    -5.09   0.000    -.0044812   -.0019906
        age2 |   .0000183   7.75e-06     2.36   0.018     3.09e-06    .0000335
        sqft |   .1725774   .0294303     5.86   0.000     .1148895    .2302654
       sqft2 |  -.0121996    .009235    -1.32   0.187    -.0303017    .0059025
       bedrms |   .0089724   .0150539     0.60   0.551    -.0205355    .0384804
       bthrms |   .0953513   .0201763     4.73   0.000     .0558026    .1348999
      sqftbed |   .0114375   .0072604     1.58   0.115    -.0027941    .0256691
      sqftbth |  -.0116592   .0105611    -1.10   0.270    -.0323607    .0090422
       fplace |   .0653969   .0136906     4.78   0.000     .0385611    .0922327
      knowflr |  -.2684747   .0471905    -5.69   0.000    -.3609754   -.1759739
       floors |   .0161969   .0120352     1.35   0.178    -.0073939    .0397877
      lotsize |   .0476245   .0073996     6.44   0.000       .03312     .062129

      ldisw78 |    .235701   .1859465     1.27   0.205    -.1287833    .6001853
      ldisw79 |  -.0187963   .2196915    -0.09   0.932    -.4494261    .4118336
      ldisw80 |   .0799902   .2585054     0.31   0.757    -.4267209    .5867014
      ldisw81 |   .0835096   .2606316     0.32   0.749    -.4273694    .5943885
      ldisw82 |   .1011022   .1803859     0.56   0.575    -.2524825    .4546868
      ldisw83 |     .23759   .1807092     1.31   0.189    -.1166284    .5918084
      ldisw84 |   -.142172   .1961219    -0.72   0.469    -.5266018    .2422577
      ldisw85 |   .2567009    .156646     1.64   0.101    -.0503499    .5637517
      ldisw86 |   .0162311   .1743658     0.09   0.926    -.3255533    .3580156
      ldisw87 |    .003416   .2015805     0.02   0.986    -.3917134    .3985455
      ldisw88 |   .3317733   .1660725     2.00   0.046      .006245    .6573015
      ldisw89 |   .0189916   .1252626     0.15   0.879    -.2265427     .264526
      ldisw90 |   .0566923   .1627727     0.35   0.728    -.2623678    .3757523
      ldisw91 |   -.103528   .1125498    -0.92   0.358    -.3241433    .1170873
      ldisw92 |   .0375687   .1108488     0.34   0.735    -.1797124    .2548498
      ldisw93 |   .0566083   .1405055     0.40   0.687    -.2188046    .3320212
      ldisw94 |  -.0456962   .0987638    -0.46   0.644    -.2392889    .1478964
      ldisw95 |  -.1295729   .1072435    -1.21   0.227     -.339787    .0806412
      ldisw96 |   .0873205   .1022196     0.85   0.393    -.1130461     .287687
      ldisw97 |   .1048136   .1584129     0.66   0.508    -.2057005    .4153278

      lat1_78 |  -7.854626   8.268107    -0.95   0.342    -24.06142    8.352164
      lat1_79 |   -4.54332   10.27744    -0.44   0.658    -24.68872    15.60208
      lat1_80 |  -8.906506   8.753795    -1.02   0.309    -26.06532    8.252308
      lat1_81 |  -20.31844   10.45338    -1.94   0.052    -40.80871     .171833
      lat1_82 |  -1.710448   9.854894    -0.17   0.862    -21.02759    17.60669
      lat1_83 |  -2.123659   9.706452    -0.22   0.827    -21.14983    16.90251
      lat1_84 |  -10.09993   8.154696    -1.24   0.216    -26.08442    5.884554
      lat1_85 |    4.02576   7.822169     0.51   0.607    -11.30692    19.35844
      lat1_86 |  -3.560855   7.852957    -0.45   0.650    -18.95388    11.83217
      lat1_87 |  -3.543371    7.77029    -0.46   0.648    -18.77436    11.68762
      lat1_88 |   .9749088   7.107195     0.14   0.891    -12.95631    14.90613
      lat1_89 |  -5.225542   7.317663    -0.71   0.475    -19.56931    9.118227
      lat1_90 |  -6.751576   6.915312    -0.98   0.329    -20.30667    6.803522
      lat1_91 |  -7.362134   6.761536    -1.09   0.276    -20.61581    5.891539
      lat1_92 |  -5.453587   6.676022    -0.82   0.414    -18.53964    7.632465
      lat1_93 |  -4.296164   6.787568    -0.63   0.527    -17.60087    9.008537
      lat1_94 |  -2.785327   6.839482    -0.41   0.684    -16.19179    10.62113
      lat1_95 |  -3.920755    6.72515    -0.58   0.560    -17.10311    9.261596
```

lat1_96	-4.485706	6.673725	-0.67	0.502	-17.56725	8.595844
lat1_97	-5.590626	7.382297	-0.76	0.449	-20.06109	8.879836
long1_78	18.51479	6.471835	2.86	0.004	5.828974	31.2006
long1_79	22.03932	7.146128	3.08	0.002	8.031788	36.04686
long1_80	19.8913	6.927386	2.87	0.004	6.312534	33.47007
long1_81	14.09608	7.723434	1.83	0.068	-1.043064	29.23522
long1_82	23.70465	7.210277	3.29	0.001	9.571372	37.83792
long1_83	22.75367	7.294275	3.12	0.002	8.455744	37.0516
long1_84	17.49563	6.416465	2.73	0.006	4.918345	30.07291
long1_85	24.95424	6.302712	3.96	0.000	12.59994	37.30855
long1_86	22.29309	6.140378	3.63	0.000	10.25699	34.3292
long1_87	20.75179	6.175532	3.36	0.001	8.646775	32.8568
long1_88	21.70761	5.989776	3.62	0.000	9.966709	33.44851
long1_89	18.01021	6.170309	2.92	0.004	5.91543	30.10498
long1_90	18.38307	5.88568	3.12	0.002	6.84621	29.91993
long1_91	19.77447	5.966141	3.31	0.001	8.079898	31.46905
long1_92	21.05556	5.974474	3.52	0.000	9.344649	32.76646
long1_93	21.066	5.888981	3.58	0.000	9.522668	32.60932
long1_94	22.51121	5.821359	3.87	0.000	11.10044	33.92199
long1_95	22.22124	5.795697	3.83	0.000	10.86076	33.58171
long1_96	21.51437	5.803518	3.71	0.000	10.13856	32.89018
long1_97	21.25979	5.824644	3.65	0.000	9.842573	32.67701
latldisw78	.4577654	2.872228	0.16	0.873	-5.172252	6.087783
latldisw79	-2.096774	4.421206	-0.47	0.635	-10.76303	6.569485
latldisw80	-.195017	3.515421	-0.06	0.956	-7.085794	6.69576
latldisw81	6.205866	4.423378	1.40	0.161	-2.46465	14.87638
latldisw82	-3.248244	3.958501	-0.82	0.412	-11.00753	4.51104
latldisw83	-2.751189	4.034986	-0.68	0.495	-10.6604	5.158018
latldisw84	.719245	3.044232	0.24	0.813	-5.247928	6.686418
latldisw85	-5.41568	2.780299	-1.95	0.051	-10.8655	.0341435
latldisw86	-2.253397	2.730719	-0.83	0.409	-7.606036	3.099242
latldisw87	-2.593667	2.579635	-1.01	0.315	-7.650156	2.462822
latldisw88	-4.31729	2.261097	-1.91	0.056	-8.749395	.1148148
latldisw89	-1.584891	2.36769	-0.67	0.503	-6.225935	3.056153
latldisw90	-.4521447	2.008208	-0.23	0.822	-4.388549	3.484259
latldisw91	-.5373405	1.921805	-0.28	0.780	-4.304381	3.2297
latldisw92	-1.357564	2.038669	-0.67	0.505	-5.353676	2.638547
latldisw93	-1.986987	1.8882	-1.05	0.293	-5.688156	1.714181
latldisw94	-2.624828	1.931393	-1.36	0.174	-6.410661	1.161006
latldisw95	-2.968697	1.970275	-1.51	0.132	-6.830747	.8933526
latldisw96	-1.994049	1.780974	-1.12	0.263	-5.485038	1.49694
latldisw97	-1.757131	2.209255	-0.80	0.426	-6.087617	2.573356
longldisw78	.2818642	1.714691	0.16	0.869	-3.079199	3.642928
longldisw79	-1.248972	2.641708	-0.47	0.636	-6.427135	3.92919
longldisw80	-.1127681	2.100523	-0.05	0.957	-4.230123	4.004587
longldisw81	3.714421	2.642447	1.41	0.160	-1.46519	8.894033
longldisw82	-1.937044	2.365293	-0.82	0.413	-6.57339	2.699302
longldisw83	-1.635528	2.411234	-0.68	0.498	-6.361925	3.09087
longldisw84	.4316473	1.817419	0.24	0.812	-3.13078	3.994075
longldisw85	-3.228576	1.660013	-1.94	0.052	-6.482463	.0253107
longldisw86	-1.34293	1.630995	-0.82	0.410	-4.539938	1.854077
longldisw87	-1.545273	1.539562	-1.00	0.316	-4.563056	1.472509
longldisw88	-2.569335	1.349887	-1.90	0.057	-5.215326	.076656
longldisw89	-.9422424	1.413379	-0.67	0.505	-3.712687	1.828202
longldisw90	-.2651618	1.198751	-0.22	0.825	-2.614902	2.084579
longldisw91	-.3200687	1.147467	-0.28	0.780	-2.569285	1.929147
longldisw92	-.8081924	1.217396	-0.66	0.507	-3.19448	1.578095
longldisw93	-1.183859	1.127336	-1.05	0.294	-3.393615	1.025898

longldisw94	-1.565912	1.153302	-1.36	0.175	-3.826564	.6947402
longldisw95	-1.774002	1.17629	-1.51	0.132	-4.079715	.5317118
longldisw96	-1.187466	1.063341	-1.12	0.264	-3.271781	.8968488
longldisw97	-1.044624	1.319088	-0.79	0.428	-3.630244	1.540995
ld_summits	-.0076867	.0081585	-0.94	0.346	-.0236786	.0083052
ld_school	-.0256489	.0069644	-3.68	0.000	-.0393002	-.0119976
ld_retail	-.8358928	.1881123	-4.44	0.000	-1.204623	-.4671631
ld_hospital	.0961899	.0223765	4.30	0.000	.0523284	.1400513
ld_church	.2021624	.1734784	1.17	0.244	-.1378824	.5422073
ld_cemetery	-.0020529	.0100655	-0.20	0.838	-.0217829	.0176771
ld_railroad	.0202007	.0063095	3.20	0.001	.0078332	.0325683
ld_prinarte	-.0282984	.009108	-3.11	0.002	-.0461515	-.0104452
ld_othpriro	.0187431	.0046133	4.06	0.000	.0097003	.0277859
ld_ma_roads	.0043521	.0029486	1.48	0.140	-.0014275	.0101317
ld_i95	.0198873	.0135562	1.47	0.142	-.006685	.0464596
ld_i93	.0359392	.0105477	3.41	0.001	.0152641	.0566143
ld_fp_tewma	-.0030909	.0066062	-0.47	0.640	-.0160401	.0098584
ld_fp_milit	.0075982	.0059751	1.27	0.204	-.0041139	.0193103
ld_fp_logan	-.0150445	.0105632	-1.42	0.154	-.0357501	.005661
ld_fp_bevmu	.0025637	.0078115	0.33	0.743	-.012748	.0178755
ld_parks	-.0220602	.0082728	-2.67	0.008	-.0382761	-.0058442
ld_mjwater	-.0473648	.0113291	-4.18	0.000	-.0695717	-.0251579
ld_cclubs	-.0029476	.0060042	-0.49	0.623	-.0147168	.0088216
ld_tewmac	-.1664644	.1406579	-1.18	0.237	-.442176	.1092471
ld_military	.4892863	.2390684	2.05	0.041	.0206747	.9578978
ld_logan	3.402231	.5802234	5.86	0.000	2.264902	4.53956
ld_bevmuni	3.715831	.8655053	4.29	0.000	2.019305	5.412358
pfemales	3.971701	1.0217	3.89	0.000	1.969008	5.974395
pblack	1.805294	1.979133	0.91	0.362	-2.074118	5.684706
pother	-.1301623	.6632735	-0.20	0.844	-1.430283	1.169958
page_under5	-2.669591	1.323864	-2.02	0.044	-5.264572	-.0746094
page_5_29	-3.40653	.8013081	-4.25	0.000	-4.97722	-1.83584
page_65_up	-.7613174	.5453215	-1.40	0.163	-1.830233	.3075985
pmarhh_chd	1.914783	.4488914	4.27	0.000	1.034886	2.794681
pmhh_child	4.569843	3.473691	1.32	0.188	-2.239138	11.37882
pfhh_child	1.706427	1.129584	1.51	0.131	-.5077341	3.920588
pvacant	3.377611	1.102132	3.06	0.002	1.217259	5.537963
prenter_occ	.3366676	.2238031	1.50	0.133	-.1020218	.7753569
year79	109.8418	139.0156	0.79	0.429	-162.6507	382.3344
year80	142.4608	132.3538	1.08	0.282	-116.9735	401.8951
year81	215.6738	165.234	1.31	0.192	-108.2108	539.5583
year82	107.9564	123.357	0.88	0.382	-133.8428	349.7556
year83	58.34367	110.3102	0.53	0.597	-157.8817	274.569
year84	23.28113	93.96239	0.25	0.804	-160.8999	207.4622
year85	-46.18921	101.0093	-0.46	0.647	-244.1833	151.8049
year86	87.07214	109.683	0.79	0.427	-127.9237	302.068
year87	-23.06799	96.67206	-0.24	0.811	-212.5604	166.4244
year88	-146.8431	92.81466	-1.58	0.114	-328.7745	35.08818
year89	-146.5822	91.06275	-1.61	0.107	-325.0795	31.9151
year90	-55.24889	88.11312	-0.63	0.531	-227.9644	117.4667
year91	69.32137	82.55524	0.84	0.401	-92.49988	231.1426
year92	79.37276	75.56147	1.05	0.294	-68.7396	227.4851
year93	30.95689	79.37931	0.39	0.697	-124.639	186.5528
year94	69.57374	82.25522	0.85	0.398	-91.65942	230.8069
year95	97.05387	76.72732	1.26	0.206	-53.34375	247.4515
year96	71.03207	74.44973	0.95	0.340	-74.90111	216.9652
year97	99.99672	105.9543	0.94	0.345	-107.6903	307.6838
_cons	1593.208	390.3143	4.08	0.000	828.1306	2358.285

Hypothesis	P-value of F-test	Reject @ 5% level?
All year-specific slopes on LDIST simultaneously zero	0.7466	NO
All year-specific slope on LDIST the same	0.7004	NO
All slopes to north (LAT) simultaneously zero	0.7272	NO
All slopes to north (LAT) equal	0.6967	NO
All slopes to east (LONG) simultaneously zero	0.0071	
All slopes to east (LONG) equal	0.3276	NO
All LAT*LDIST simultaneously zero	0.6290	NO
All LAT*LDIST equal	0.6915	NO
All LONG* LDIST simultaneously zero	0.6289	NO
All LONG* LDIST equal	0.6910	NO
All other distance effects simultaneously zero	0.0000	
All Census tract characteristic effects simultaneously zero	0.0000	

Appendix D – Eagle Mine Site

Contents:

1 CRITERIA FOR EXCLUSION FROM RAW SAMPLE 366
2 ANNUAL COUNTS IN SAMPLE 366
3 DESCRIPTIVE STATISTICS 367
3.1 Housing prices and distances from site 367
3.2 Structural variables 368
3.2.1 Changing distance profiles of house age over time 369
3.2.2 Changing distance profiles of framing material over time 369
3.3 Census tract attributes 370
3.4 Other distances 370
4 COLLINEARITIES 372
4.1 Time patterns in average site distances in sample 372
4.2 Time trend in average lot sizes 372
4.3 Distance to site vs. structural variables 373
4.4 Distance to site vs. Census tract attributes 373
4.5 Distance to site vs. other distances 373
5 COMPLETE REGRESSION RESULTS – NO LOT SIZE INTERACTIONS 374
5.1 Just structural characteristics and year dummies 374
5.2 Including other distances 376
6 COMPLETE REGRESSION RESULTS – WITH LOT SIZE INTERACTIONS 377
6.1 Just structural characteristics and year dummies 377
6.2 Including other distances 380

Chapter 1 Criteria for exclusion from raw sample

Condominium units are retained in the Eagle Mine sample because of the shortage of dwellings within a radius of the Superfund site that could plausibly be directly affected by proximity to the site. Both single-family detached dwellings and condos are included in our sample of owner-occupied units. Given the high proportion of rental properties in the population of dwellings, this sample is systematically different from that for our other three Superfund examples. Observations are excluded from the Eagle Mine sample if:

- lot size is zero
- lot size is greater than 30000 square feet (e.g. 100 by 300 ft)
- less than 6 kilometers from the nearest portion of the Eagle Mine site (affects only nine dwellings (none condos); recorded selling prices for these nine houses vary widely, from 23,900 to 238,000).
- further than 13.5 kilometers from the site (excludes 86 dwellings, but property sales at these distances appear only in the time interval between 1984 and 1999)
- dwelling is older than 50 years (affects two outliers)
- a couple of obvious outliers that stand apart from the rest of the data: in 1978 with selling price lower than $8100; in 1999 with selling prices lower than $6000.

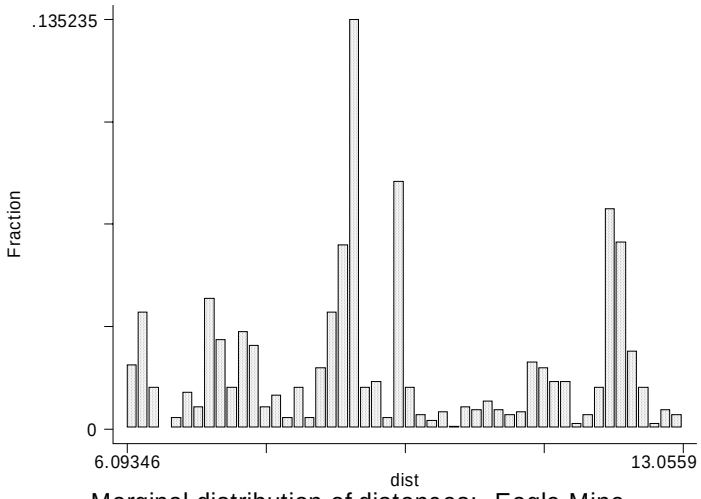
Chapter 2 Annual counts in sample

YEAR	Freq.	Percent	Cum.
76	31	2.85	2.85
77	12	1.10	3.96
78	17	1.56	5.52
79	27	2.48	8.00
80	39	3.59	11.59
81	28	2.58	14.17
82	13	1.20	15.36
83	15	1.38	16.74
84	13	1.20	17.94
85	16	1.47	19.41
86	25	2.30	21.71
87	26	2.39	24.10
88	50	4.60	28.70
89	50	4.60	33.30
90	55	5.06	38.36
91	62	5.70	44.07
92	62	5.70	49.77
93	68	6.26	56.03
94	86	7.91	63.94
95	51	4.69	68.63
96	59	5.43	74.06
97	76	6.99	81.05
98	79	7.27	88.32
99	127	11.68	100.00
Total	1087	100.00	

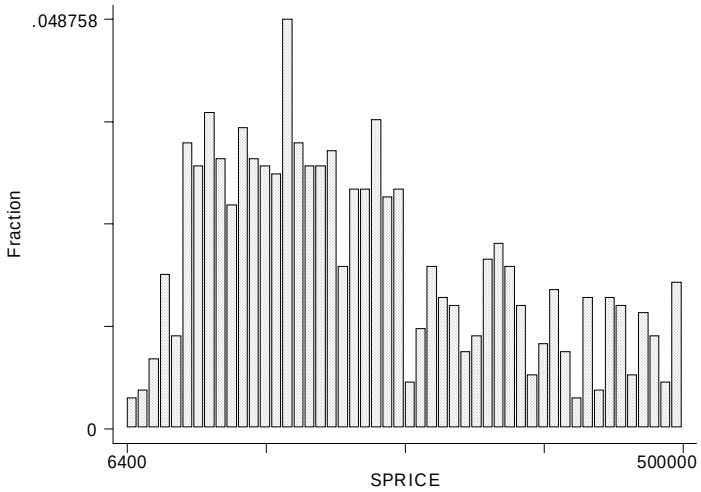
Chapter 3 Descriptive statistics

3.1 Housing prices and distances from site

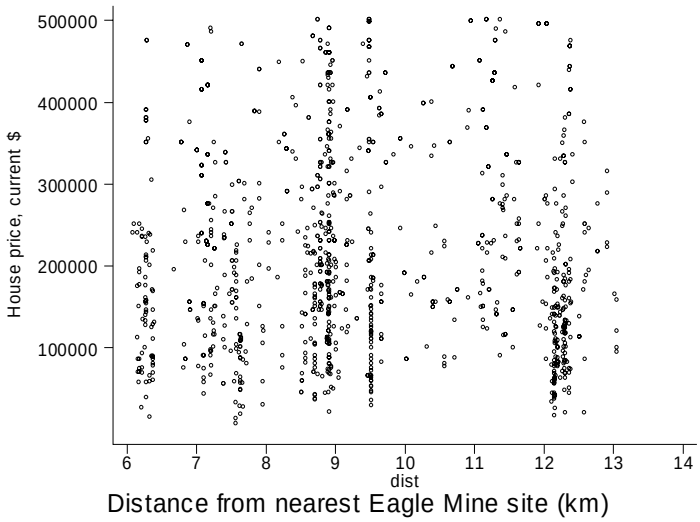
Variable	Obs	Mean	Std. Dev.	Min	Max
dist	1087	9.423684	1.929098	6.093462	13.05585
sprice	1087	215365.3	124034.4	6400	500000

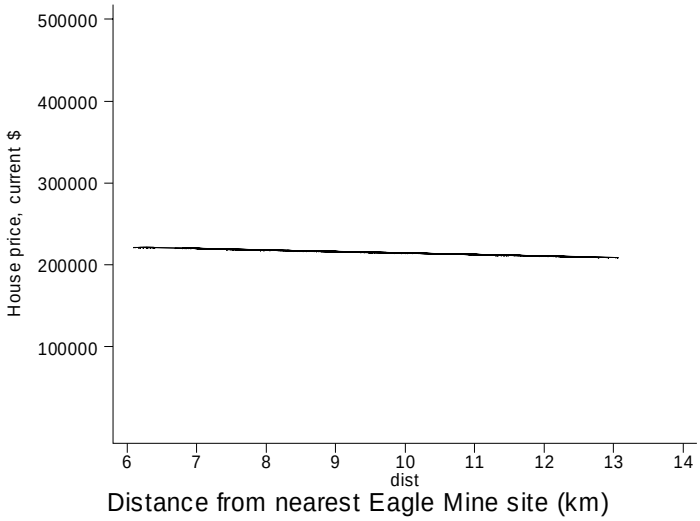


Marginal distribution of distances: Eagle Mine



Marginal distribution of house prices: Eagle Mine





3.2 Structural variables

Variable	Obs	Mean	Std. Dev.	Min	Max
sfd	1087	.3965041	.4893965	0	1
age	1087	13.43054	8.845643	0	36
age2	1087	258.5529	253.1993	0	1296
bedrms	1087	2.614535	.9988439	0	6
bthrms	1087	2.49494	1.044023	1	6
notwdframe	1087	.1269549	.3330757	0	1
heatelec	1087	.4912603	.5001537	0	1
constgood	1087	.2842686	.451273	0	1
constfair	1087	.2529899	.4349253	0	1
lotsize	1087	1	.9819864	.0310415	5.789237

The only structural characteristics that have exhibited different trends downstream from the Eagle mine site and nearer, as opposed to farther, from the site are the ages of dwellings and the proportion which are not wood frame structures.

3.2.1 Changing distance profiles of house age over time

In our sample, the age of houses at their last time of sale ranges only from zero to 36 years.

```
Regression with robust standard errors                Number of obs =    1087
                                                      F(  5,  1081) =  237.35
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.4137
                                                      Root MSE      =   6.789

------------------------------------------------------------------------------
             |               Robust
         age |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
  downstream |  -5.117111   .3821816   -13.39   0.000    -5.867013   -4.367209
       ldist |  -4.566435   1.019259    -4.48   0.000    -6.566385   -2.566484
       trend |  -.4063416   .3277674    -1.24   0.215    -1.049474    .2367908
 downstreamy |   -.019133   .0585814    -0.33   0.744    -.1340792    .0958132
      ldisty |   .5600853   .1471051     3.81   0.000     .2714415    .8487291
       _cons |   20.99599   2.268103     9.26   0.000      16.5456    25.44637
------------------------------------------------------------------------------
```

Controlling for distance from the Eagle Mine site, age at time of sale for houses downstream of the Eagle Mine site (as opposed to those located on Gore Creek) has not changed over time. However, at the beginning of the sample period, houses being sold closer to the mine site are older than houses being sold at a greater distance. By the end of the sample period, many more newer houses are being sold closer to the site. Over time, the housing stock closer to the site seems to be getting newer (on average) more quickly than the housing stock in the rest of the area.

3.2.2 Changing distance profiles of framing material over time

```
Regression with robust standard errors                Number of obs =    1087
                                                      F(  5,  1081) =   16.57
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0391
                                                      Root MSE      =  .32725

------------------------------------------------------------------------------
             |               Robust
  notwdframe |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
  downstream |  -.1360607   .0172675    -7.88   0.000    -.1699422   -.1021791
       ldist |  -.1804713   .0463737    -3.89   0.000    -.2714639   -.0894787
       trend |     -.0524   .0127841    -4.10   0.000    -.0774844   -.0273155
 downstreamy |   .0138754   .0028731     4.83   0.000     .0082379    .0195129
      ldisty |   .0199838    .005445     3.67   0.000     .0092997    .0306678
       _cons |   .5716354   .1107124     5.16   0.000     .3543998     .788871
------------------------------------------------------------------------------
```

At the beginning of the sample period, the proportion of non-wood-frame houses was lower downstream of the mine and declined with distance from the Eagle Mine site. Over time, there was a relative increase in the proportion of non-wood-frame houses downstream of the mine and

nearer the site . However, the low R-squared statistic on this model suggests that these results are not very robust. Non-wood-frame houses average only about 13% of the stock.

3.3 Census tract attributes

Census tract attributes are not employed in this analysis, since there are too few tracts in the affected area.

3.4 Other distances

Data were collected for the full set of other amenities/disamenities that have elsewhere been found to play some role in explaining housing prices. In the estimated models that we report, however, collinearity problems are so severe that we are forced to shorten the list of variables used. We eliminate variables first if the feature is located at such a great distance that it does not seem plausible that it should have any detectible effect on housing prices in this sample. This leads us to drop rivers, hospitals, and churches. Other variables are highly collinear due to the topology of the area. We are left with only the distance to the Vail ski area, the distance to Interstate 70, the distance to the nearest river, and the distance to the nearest recreational area (golf course or country club). Apparent distance effects relative to the Eagle Mine Superfund site will be unavoidably confounded with the effects of distance to the nearest cemetery, so we exclude the cemetery variable.

Distance variable	Description
d_summits	Distance from the nearest summit of land. Of course, there are many of these in Eagle County. Approximately 20 different named summits are within the Vail zip code, within which the Eagle Mine site is more or less centered.
d_rivers	Distance to the nearest river. Most houses in the sample lie close to the main branch of either the Eagle River, which flows north past the site and then west after its confluence with Gore Creek, which runs from east to west through Vail.
d_school	Distance from the nearest school. The Minturn Middle School is about 2.5 miles northwest along Eagle River from the mine site. Battle Mountain high school lies about 7.5 miles northwest of the site, near the confluence of Eagle River and Gore Creek. Lake Creek School lies further downstream on Eagle River, near the boundary of the Vail zip code area.
d_retail	Distance to the nearest retail center. Unlikely to be relevant for this sample of houses. The nearest shopping mall appears to be West Glenwood Mall, about 52 miles to the west of the site.
d_hospital	Distance to the nearest hospital. Unlikely to be relevant for this sample. Nearest hospital, Mercy Hospital, lies about 28 miles ENE of the site.
d_church	Distance from the nearest church. There appear to be no major churches anywhere with the Vail zip code area. The Saint Benedict Monastery lies about 38 miles southwest of the mine site.

d_cemetery	Distance to the nearest cemetery. The River View cemetery lies about 3.5 miles downstream (NNW) of the mine site. The Gold Park Cemetery is about 9 miles SSW of the site, and is unlikely to be relevant to explaining housing prices in our sample.
d_railroad	Railroads in the sample area follow the route of the Eagle River. The line appears to belong to the Chicago and Northwestern Railway Company (CNW), although ownership of a number of segments of lines just outside our sample area is not recorded in the GIS dataset.
d_i70	Distance from Interstate 70, [an east-west] freeway that runs through the northern third of the Vail zip code area. The coefficient on this variable is a proximity effect in addition to proximity from the nearest main roads, d_cords.
d_cords	Distance from the closest main roads. This includes I70 if it happens to be the nearest main road. The only other major roads are US Highway 6, which runs alongside I70 to the west of the confluence of the Eagle River and Gore Creek were it flow in from the direction of the Vail settlement, and US Highway 24, which runs alongside the Eagle River to its junction with I70 and US6 near the confluence of the Eagle River and Gore Creek.
d_mjwater	Distance from the nearest body of water. Four significant reservoirs are located within a radius of 18-25 miles of the mine site, but none of these is likely to have any bearing on housing prices in our sample.
d_airport	Distance from the nearest airport. Three airports lie between 29 and 24 miles of the mine site, but there is unlikely to be much of a discernible effect of proximity to these airports on housing prices in our sample.
d_recareas	Distance to the nearest Golf Club. There are three golf clubs in the Vail zip code area. All three lie in close proximity to I70. One is centered in the Vail census tract, one is slightly west of the confluence of the two rivers and the junction of US24 with the I70 freeway. The third is near the western boundary of the Vail zip code area, close to the Lake Creek School.
d_locale	Distance to different miscellaneous points of interest, such as campgrounds, ranger stations, etc. Nearest entities in this class are likely to be highly heterogeneous, so distances will not be expected to have common systematic effect on housing prices.

Variable	Obs	Mean	Std. Dev.	Min	Max
d_vail_ski	1087	5.705559	2.587591	2.77675	13.07698
d_recareas	1087	3.903944	1.7492	.5051883	6.655576
d_railroad	1087	5.778521	3.894213	.1738037	12.40084
d_rivers	1087	.1833048	.1727289	.0009171	.8601518

Chapter 4 Collinearities

4.1 Time patterns in average site distances in sample

```
Regression with robust standard errors                Number of obs =    1087
                                                      F( 23,  1063) =    3.28
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0473
                                                      Root MSE      =  .20432

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year77 |   .0087313   .0415166     0.21   0.833    -.0727326    .0901952
      year78 |   -.015558   .0588126    -0.26   0.791    -.1309601    .0998441
      year79 |   .0266883    .029099     0.92   0.359    -.0304097    .0837864
      year80 |   .1051202   .0352026     2.99   0.003     .0360458    .1741946
      year81 |   .2294165   .0348561     6.58   0.000      .161022     .297811
      year82 |   .0497185   .0516654     0.96   0.336    -.0516593    .1510963
      year83 |   .0579519   .0535447     1.08   0.279    -.0471133    .1630172
      year84 |   .1120218   .0436912     2.56   0.010     .0262911    .1977526
      year85 |   .0665697   .0479459     1.39   0.165    -.0275096     .160649
      year86 |   .0461149   .0423219     1.09   0.276    -.0369289    .1291588
      year87 |   .0490009   .0495231     0.99   0.323    -.0481734    .1461751
      year88 |   .0749078   .0334853     2.24   0.025      .009203    .1406127
      year89 |   .0752998   .0337427     2.23   0.026       .00909    .1415096
      year90 |   .1068947   .0315633     3.39   0.001     .0449613    .1688281
      year91 |   .0040524    .031803     0.13   0.899    -.0583513    .0664562
      year92 |    .067759   .0340214     1.99   0.047     .0010023    .1345156
      year93 |   .0525805   .0306113     1.72   0.086     -.007485     .112646
      year94 |   .0647503   .0294466     2.20   0.028     .0069703    .1225303
      year95 |   .1068004   .0321517     3.32   0.001     .0437124    .1698884
      year96 |   -.000675   .0356166    -0.02   0.985    -.0705618    .0692118
      year97 |   .0109184   .0318955     0.34   0.732    -.0516669    .0735036
      year98 |   .0125766   .0324308     0.39   0.698     -.051059    .0762122
      year99 |   .0590857   .0263802     2.24   0.025     .0073226    .1108489
       _cons |   2.167601   .0184332   117.59   0.000     2.131431     2.20377
------------------------------------------------------------------------------
```

4.2 Time trend in average lot sizes

```
Regression with robust standard errors                Number of obs =    1087
                                                      F( 23,  1063) =    3.88
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0711
                                                      Root MSE      =  .95661

------------------------------------------------------------------------------
             |               Robust
     lotsize |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
      year77 |    .317916     .26954     1.18   0.238    -.2109749     .846807
      year78 |   .5209934   .3025645     1.72   0.085     -.072698    1.114685
      year79 |   .1706109   .2103721     0.81   0.418    -.2421808    .5834025
      year80 |   .0681403   .1365142     0.50   0.618    -.1997275    .3360081
      year81 |   .1000136   .1497379     0.67   0.504    -.1938018     .393829
```

```
      year82 |   .7517196   .2941222     2.56   0.011     .1745935    1.328846
      year83 |    .579502   .3099456     1.87   0.062    -.0286727    1.187677
      year84 |   .3066324   .2881732     1.06   0.288    -.2588205    .8720853
      year85 |   .3028399   .1810967     1.67   0.095    -.0525076    .6581874
      year86 |   1.035695   .2723908     3.80   0.000     .5012108     1.57018
      year87 |   1.139514   .2989708     3.81   0.000     .5528745    1.726154
      year88 |   .6649398   .2087596     3.19   0.001     .2553121    1.074568
      year89 |   .3791137   .1513063     2.51   0.012     .0822207    .6760067
      year90 |   .5685317   .1654391     3.44   0.001     .2439074    .8931559
      year91 |   .4324467   .1755239     2.46   0.014     .0880341    .7768593
      year92 |   .8707075   .1940101     4.49   0.000     .4900212    1.251394
      year93 |   .6066884   .1750321     3.47   0.001     .2632407    .9501362
      year94 |    .719057   .1609307     4.47   0.000      .403279    1.034835
      year95 |    .300751   .1672993     1.80   0.073    -.0275235    .6290254
      year96 |   .3009981   .1558229     1.93   0.054    -.0047573    .6067535
      year97 |   .3050314   .1440659     2.12   0.034     .0223456    .5877173
      year98 |   .5701365   .1665174     3.42   0.001     .2433964    .8968766
      year99 |   .2245463   .1223279     1.84   0.067    -.0154853    .4645778
       _cons |   .5374871   .1111585     4.84   0.000     .3193721    .7556022
------------------------------------------------------------------------------
```

4.3 Distance to site vs. structural variables

```
Regression with robust standard errors                Number of obs =    1087
                                                      F( 10,  1076) =    7.97
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.0627
                                                      Root MSE      =  .20143

------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
         sfd |    .062327   .0183986     3.39   0.001     .0262258    .0984282
         age |  -.0038515   .0022568    -1.71   0.088    -.0082798    .0005768
        age2 |   .0000434   .0000825     0.53   0.599    -.0001186    .0002053
      bedrms |  -.0413248   .0100509    -4.11   0.000    -.0610463   -.0216032
      bthrms |   .0078928   .0099483     0.79   0.428    -.0116275     .027413
  notwdframe |  -.0371402   .0141457    -2.63   0.009    -.0648965    -.009384
    heatelec |   .0600777   .0135586     4.43   0.000     .0334733     .086682
   constgood |   .0326282   .0148927     2.19   0.029     .0034061    .0618503
   constfair |   .0336852   .0180831     1.86   0.063    -.0017969    .0691672
     lotsize |   .0135193   .0104568     1.29   0.196    -.0069988    .0340373
       _cons |   2.270167   .0307442    73.84   0.000     2.209841    2.330492
------------------------------------------------------------------------------
```

4.4 Distance to site vs. Census tract attributes

There are no census tract characteristics for this data set (insufficient numbers of tracts).

4.5 Distance to site vs. other distances

```
Regression with robust standard errors                Number of obs =    1087
                                                      F(  4,  1082) = 1990.96
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.7795
                                                      Root MSE      =  .09743
```

```
------------------------------------------------------------------------------
             |               Robust
       ldist |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
 ld_vail_ski |   .4150413    .008783    47.25   0.000     .3978076     .432275
 ld_recareas |  -.0741603   .0052133   -14.23   0.000    -.0843896   -.0639309
 ld_railroad |   .1467133   .0033063    44.37   0.000     .1402259    .1532007
   ld_rivers |   .0014111   .0028557     0.49   0.621    -.0041923    .0070145
       _cons |   1.433252   .0173283    82.71   0.000     1.399251    1.467253
------------------------------------------------------------------------------
```

Chapter 5 Complete regression results – No lot size interactions

5.1 Just structural characteristics and year dummies

Note that the time-differentiated "downstream" dummy variable (downstrX) and and time-differentiated log(dist) variables (ldisX) and the interactions between the downstream dummies and the log(dist) variables (downldistX) are summed across subsets of years. There was insufficient data on sales in many individual years to permit a full complement of 23 distinct yearlyy coefficients. The labeling of the combined years corresponds to the last year in the interval..

```
Regression with robust standard errors                Number of obs =    1087
                                                      F( 56,  1029) =       .
                                                      Prob > F      =       .
                                                      R-squared     =  0.6846
                                                      Root MSE      =  .38696

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
         sfd |    .087723   .0339329     2.59   0.010     .0211374    .1543086
         age |   -.002086   .0057189    -0.36   0.715     -.013308    .0091361
        age2 |   .0000844   .0002022     0.42   0.676    -.0003123    .0004812
      bedrms |   .0911766   .0198941     4.58   0.000     .0521388    .1302143
      bthrms |   .2452747   .0204907    11.97   0.000     .2050665     .285483
  notwdframe |   .2857618   .0503166     5.68   0.000     .1870269    .3844967
    heatelec |  -.1120886   .0299623    -3.74   0.000    -.1708828   -.0532944
   constgood |   .2404679   .0377774     6.37   0.000     .1663384    .3145973
   constfair |  -.2633383   .0327453    -8.04   0.000    -.3275934   -.1990831
     lotsize |  -.0180865   .0218644    -0.83   0.408    -.0609904    .0248174

   downstr79 |   -14.6678   2.620287    -5.60   0.000    -19.80951   -9.526082
   downstr82 |  -2.451152   1.868129    -1.31   0.190    -6.116929    1.214625
   downstr85 |   2.915498   1.881971     1.55   0.122    -.7774421    6.608437
   downstr88 |  -4.156908   1.869033    -2.22   0.026    -7.824459   -.4893577
   downstr91 |   1.102785   1.418707     0.78   0.437    -1.681104    3.886674
   downstr94 |    1.29416   .8353652     1.55   0.122    -.3450539    2.933374
   downstr97 |  -1.838408   1.394555    -1.32   0.188    -4.574904     .898088
   downstr99 |  -1.447165    .945762    -1.53   0.126    -3.303008    .4086768

      ldis79 |  -.1810061   .3159642    -0.57   0.567    -.8010139    .4390017
      ldis82 |  -.3655425    .271496    -1.35   0.178    -.8982916    .1672065
      ldis85 |  -.0074668   .3969009    -0.02   0.985    -.7862942    .7713607
```

```
      ldis88 |  -.1457056   .2072288    -0.70   0.482    -.5523449    .2609338
      ldis91 |   .1181851   .1689896     0.70   0.484    -.2134185    .4497887
      ldis94 |   .4585914   .1722099     2.66   0.008     .1206687    .7965142
      ldis97 |   .0562526   .0913914     0.62   0.538    -.1230821    .2355873
      ldis99 |   .1029265   .0861261     1.20   0.232    -.0660765    .2719294

 downldist79 |   6.480981   1.164892     5.56   0.000     4.195145    8.766816
 downldist82 |   .9652991   .7914221     1.22   0.223    -.5876864    2.518285
 downldist85 |  -1.419509   .8196063    -1.73   0.084      -3.0278    .1887814
 downldist88 |   1.715968   .8129617     2.11   0.035     .1207159     3.31122
 downldist91 |  -.5503184   .6185063    -0.89   0.374    -1.763996    .6633592
 downldist94 |  -.7252007   .3532018    -2.05   0.040    -1.418279   -.0321227
 downldist97 |   .6997834   .6091435     1.15   0.251    -.4955218    1.895089
 downldist99 |   .5511937   .4160078     1.32   0.185    -.2651268    1.367514

      year77 |   .0099876   .1170336     0.09   0.932     -.219664    .2396393
      year78 |  -.4767802    .178538    -2.67   0.008    -.8271203   -.1264402
      year79 |   .5140408   .1410527     3.64   0.000      .237257    .7908246
      year80 |   1.085522   .9378863     1.16   0.247    -.7548665     2.92591
      year81 |   1.106994    .946807     1.17   0.243    -.7508984    2.964887
      year82 |   1.082301   .9894484     1.09   0.274    -.8592656    3.023868
      year83 |   .3706013   1.163475     0.32   0.750    -1.912454    2.653657
      year84 |   .5330833   1.135127     0.47   0.639    -1.694344    2.760511
      year85 |    .405868   1.105695     0.37   0.714    -1.763806    2.575542
      year86 |   .5661312    .831686     0.68   0.496    -1.065863    2.198125
      year87 |   .4394625   .8371651     0.52   0.600    -1.203283    2.082208
      year88 |    .323816     .82593     0.39   0.695    -1.296883    1.944515
      year89 |   .0047135   .7938476     0.01   0.995    -1.553031    1.562458
      year90 |  -.0944347   .7852646    -0.12   0.904    -1.635338    1.446468
      year91 |  -.0058193   .7881901    -0.01   0.994    -1.552463    1.540824
      year92 |  -.6572875   .7956385    -0.83   0.409    -2.218547    .9039717
      year93 |  -.6032885   .7900044    -0.76   0.445    -2.153492    .9469151
      year94 |  -.4135891   .7940377    -0.52   0.603    -1.971707    1.144529
      year95 |   .6792759   .7207184     0.94   0.346    -.7349697    2.093521
      year96 |   .6282686    .718934     0.87   0.382    -.7824756    2.039013
      year97 |   .6077811   .7197148     0.84   0.399    -.8044952    2.020057
      year98 |   .5657678    .719305     0.79   0.432    -.8457043     1.97724
      year99 |   .7156931   .7223124     0.99   0.322    -.7016803    2.133067
       _cons |   10.83916   .7015253    15.45   0.000     9.462572    12.21574
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on DOWNSTR simultaneously zero	0.0000	
All year-specific slope on DOWNSTR the same	0.0000	
All year-specific slopes on LDIST simultaneously zero	0.1463	NO
All year-specific slope on LDIST the same	0.1995	NO
All year-specific slopes on DOWNSTR*LDIST sim. zero	0.0000	
All year-specific slope on DOWNSTR*LDIST the same	0.0000	

5.2 Including other distances

```
Regression with robust standard errors                Number of obs =    1087
                                                      F( 61,  1025) =   79.20
                                                      Prob > F      =  0.0000
                                                      R-squared     =  0.7234
                                                      Root MSE      =  .36307

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
         sfd |   .1599711   .0318435     5.02   0.000     .0974852    .2224571
         age |   .0008054   .0056284     0.14   0.886    -.0102392    .0118499
        age2 |  -.0001994     .00019    -1.05   0.294    -.0005723    .0001735
      bedrms |   .1099823   .0192905     5.70   0.000     .0721288    .1478357
      bthrms |   .2132256   .0205788    10.36   0.000     .1728441    .2536071
  notwdframe |   .1667254   .0463674     3.60   0.000     .0757395    .2577113
    heatelec |  -.1032714   .0288212    -3.58   0.000    -.1598267   -.0467161
   constgood |   .1519202   .0363367     4.18   0.000     .0806173    .2232231
   constfair |   -.181157    .032681    -5.54   0.000    -.2452864   -.1170276
     lotsize |  -.0097934   .0245693    -0.40   0.690    -.0580053    .0384184

   downstr79 |  -11.77349   2.833724    -4.15   0.000    -17.33405   -6.212924
   downstr82 |  -1.828606   1.903158    -0.96   0.337    -5.563136    1.905924
   downstr85 |   3.119721   2.065909     1.51   0.131    -.9341736    7.173616
   downstr88 |  -5.236217   1.966144    -2.66   0.008    -9.094345   -1.378089
   downstr91 |  -.1198468   1.887133    -0.06   0.949    -3.822931    3.583238
   downstr94 |  -.0094171   1.036293    -0.01   0.993    -2.042916    2.024082
   downstr97 |  -2.291988   1.216899    -1.88   0.060    -4.679886      .09591
   downstr99 |  -2.639503   1.067854    -2.47   0.014    -4.734933   -.5440732

      ldis79 |  -.3848692   .4002505    -0.96   0.336    -1.170273    .4005347
      ldis82 |  -.4108056   .2797502    -1.47   0.142    -.9597541    .1381428
      ldis85 |   .1480834   .4044314     0.37   0.714    -.6455246    .9416914
      ldis88 |  -.2160061   .2328473    -0.93   0.354    -.6729179    .2409058
      ldis91 |   .0026152   .2214624     0.01   0.991    -.4319563    .4371867
      ldis94 |   .3132996   .2093543     1.50   0.135    -.0975124    .7241117
      ldis97 |   -.181086   .1707862    -1.06   0.289    -.5162165    .1540444
      ldis99 |  -.0486977    .178804    -0.27   0.785    -.3995614     .302166

 downldist79 |   5.701665   1.246576     4.57   0.000     3.255534    8.147797
 downldist82 |   1.171806   .7981178     1.47   0.142     -.394325    2.737938
 downldist85 |  -1.083623   .8962712    -1.21   0.227    -2.842359     .675113
 downldist88 |   2.598629   .8641985     3.01   0.003     .9028285    4.294429
 downldist91 |   .4107277   .8277091     0.50   0.620     -1.21347    2.034926
 downldist94 |   .2592562    .444089     0.58   0.559    -.6121712    1.130684
 downldist97 |   1.326131   .5286867     2.51   0.012     .2886987    2.363563
 downldist99 |   1.488794   .4788069     3.11   0.002     .5492399    2.428347

  ld_vail_ski |  -.6410497    .093648    -6.85   0.000    -.8248134   -.4572861
  ld_recareas |  -.0649664   .0316718    -2.05   0.040    -.1271153   -.0028175
  ld_railroad |   .2146156    .046235     4.64   0.000     .1238895    .3053418
    ld_rivers |  -.0287666   .0112226    -2.56   0.011    -.0507886   -.0067447

      year77 |    .083184   .1034472     0.80   0.422    -.1198085    .2861766
      year78 |   -.313459   .1864471    -1.68   0.093    -.6793205    .0524026
      year79 |   .5574546   .1449649     3.85   0.000     .2729927    .8419166
```

```
      year80 |   .9247319   .9558066     0.97   0.334    -.9508294    2.800293
      year81 |   .9375631   .9601498     0.98   0.329    -.9465207    2.821647
      year82 |   .9351966   .9796211     0.95   0.340    -.9870954    2.857489
      year83 |  -.2396555   1.155135    -0.21   0.836    -2.506355    2.027044
      year84 |  -.0543507   1.133581    -0.05   0.962    -2.278755    2.170054
      year85 |  -.2392129   1.102717    -0.22   0.828    -2.403053    1.924627
      year86 |   .4137892   .8975717     0.46   0.645    -1.347499    2.175077
      year87 |    .378063   .8990918     0.42   0.674    -1.386208    2.142334
      year88 |   .2666087   .8914042     0.30   0.765    -1.482577    2.015794
      year89 |  -.0249318   .8844667    -0.03   0.978    -1.760504     1.71064
      year90 |  -.0754031   .8765698    -0.09   0.931    -1.795479    1.644673
      year91 |   .0135561   .8810495     0.02   0.988    -1.715311    1.742423
      year92 |  -.5351233   .8854444    -0.60   0.546    -2.272614    1.202367
      year93 |   -.495669    .881808    -0.56   0.574    -2.226024    1.234686
      year94 |  -.2744524   .8845783    -0.31   0.756    -2.010244    1.461339
      year95 |   .9902915   .8329522     1.19   0.235    -.6441949    2.624778
      year96 |   .9723515   .8320823     1.17   0.243    -.6604279    2.605131
      year97 |   .9900778   .8321521     1.19   0.234    -.6428384    2.622994
      year98 |    .775383   .8417312     0.92   0.357    -.8763302    2.427096
      year99 |   .8966721   .8443634     1.06   0.289    -.7602061     2.55355
       _cons |   11.72799   .8490379    13.81   0.000     10.06194    13.39404
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All year-specific slopes on DOWNSTR simultaneously zero	0.0000	
All year-specific slope on DOWNSTR the same	0.0001	
All year-specific slopes on LDIST simultaneously zero	0.1176	NO
All year-specific slope on LDIST the same	0.0796	NO
All year-specific slopes on DOWNSTR*LDIST sim. zero	0.0000	
All year-specific slope on DOWNSTR*LDIST the same	0.0000	
All other distance effects simultaneously zero	0.0000	

Chapter 6 Complete regression results – With lot size interactions

6.1 Just structural characteristics and year dummies

```
Regression with robust standard errors                Number of obs =    1087
                                                      F( 75,  1007) =       .
                                                      Prob > F      =       .
                                                      R-squared     =  0.7016
                                                      Root MSE      =  .38044

------------------------------------------------------------------------------
```

lsprice	Coef.	Robust Std. Err.	t	P>|t|	[95% Conf.	Interval]
sfd	.09481	.0366988	2.58	0.010	.0227952	.1668249
age	-.0052194	.0056616	-0.92	0.357	-.0163292	.0058904
age2	.0002038	.0001956	1.04	0.298	-.00018	.0005876
bedrms	.0974357	.0205704	4.74	0.000	.05707	.1378014
bthrms	.2481431	.0214184	11.59	0.000	.2061133	.2901729
notwdframe	.2826543	.0513306	5.51	0.000	.1819271	.3833815
heatelec	-.0905038	.0301272	-3.00	0.003	-.149623	-.0313846
constgood	.2263442	.0388267	5.83	0.000	.1501537	.3025347
constfair	-.249796	.0336365	-7.43	0.000	-.3158016	-.1837903
lotsize	-.393424	.1442812	-2.73	0.007	-.6765503	-.1102977
downstr79	(dropped)					
downstr82	2.287372	5.82413	0.39	0.695	-9.141448	13.71619
downstr85	(dropped)					
downstr88	-18.89541	4.085463	-4.63	0.000	-26.9124	-10.87841
downstr91	-12.71746	6.138887	-2.07	0.039	-24.76393	-.6709796
downstr94	.4410203	1.091111	0.40	0.686	-1.700092	2.582133
downstr97	-1.990148	2.211002	-0.90	0.368	-6.328848	2.348552
downstr99	-.4148739	2.494239	-0.17	0.868	-5.309375	4.479628
ldis79	-.4815353	.3347324	-1.44	0.151	-1.138388	.1753176
ldis82	-.5486539	.2764137	-1.98	0.047	-1.091067	-.0062411
ldis85	-.2097912	.4207702	-0.50	0.618	-1.035478	.6158955
ldis88	-.2724983	.2510048	-1.09	0.278	-.7650507	.2200542
ldis91	.0572806	.2043295	0.28	0.779	-.3436798	.4582411
ldis94	.1751047	.1931204	0.91	0.365	-.2038597	.5540692
ldis97	-.1006801	.1123568	-0.90	0.370	-.3211604	.1198002
ldis99	-.0717088	.0989604	-0.72	0.469	-.2659009	.1224833
downldist79	-.0771005	.070679	-1.09	0.276	-.2157954	.0615945
downldist82	-1.025939	2.485015	-0.41	0.680	-5.90234	3.850462
downldist85	-3.621995	2.672941	-1.36	0.176	-8.867168	1.623177
downldist88	8.234722	1.802516	4.57	0.000	4.697605	11.77184
downldist91	5.444944	2.684317	2.03	0.043	.1774492	10.71244
downldist94	-.3262005	.4817548	-0.68	0.498	-1.271559	.6191578
downldist97	.7794228	.981966	0.79	0.428	-1.147511	2.706357
downldist99	.2232517	1.109803	0.20	0.841	-1.95454	2.401043
vdownstr79	-12.19815	1.884776	-6.47	0.000	-15.89669	-8.499616
vdownstr82	-6.050183	4.832214	-1.25	0.211	-15.53254	3.432179
vdownstr85	76.88201	57.30682	1.34	0.180	-35.57244	189.3365
vdownstr88	8.256142	1.746708	4.73	0.000	4.828538	11.68375
vdownstr91	11.66796	5.202168	2.24	0.025	1.459632	21.87629
vdownstr94	.5363646	.5179867	1.04	0.301	-.4800922	1.552822
vdownstr97	.180645	1.603732	0.11	0.910	-2.966395	3.327685
vdownstr99	-1.015499	1.698739	-0.60	0.550	-4.348972	2.317975
vldis79	.2339744	.0744094	3.14	0.002	.0879591	.3799897
vldis82	.1678196	.0753361	2.23	0.026	.0199859	.3156533
vldis85	.1752435	.0796416	2.20	0.028	.018961	.331526
vldis88	.1229781	.0667584	1.84	0.066	-.0080234	.2539795
vldis91	.1166426	.0689074	1.69	0.091	-.018576	.2518613
vldis94	.1832858	.0629655	2.91	0.004	.0597272	.3068443
vldis97	.1694537	.0709502	2.39	0.017	.0302266	.3086808
vldis99	.1968427	.0673798	2.92	0.004	.0646219	.3290635
vdownldist79	5.32478	.8233748	6.47	0.000	3.709053	6.940507
vdownldist82	2.527925	2.04445	1.24	0.217	-1.483945	6.539795

```
vdownldist85 |  -31.07023   23.12852    -1.34   0.179    -76.45585    14.31538
vdownldist88 |  -3.718982   .8020938    -4.64   0.000    -5.292949   -2.145015
vdownldist91 |  -5.038796   2.253747    -2.24   0.026    -9.461376   -.6162172
vdownldist94 |  -.2542936   .2341911    -1.09   0.278     -.713852    .2052648
vdownldist97 |  -.0886993   .7097366    -0.12   0.901    -1.481431    1.304033
vdownldist99 |   .3232028    .768681     0.42   0.674    -1.185197    1.831603

      year77 |  -.0279239   .1078797    -0.26   0.796    -.2396186    .1837709
      year78 |   -.555888   .1803076    -3.08   0.002    -.9097096   -.2020664
      year79 |   .4840608   .1432401     3.38   0.001     .2029776     .765144
      year80 |    .922831   .9737513     0.95   0.344    -.9879832    2.833645
      year81 |   .9341329    .979137     0.95   0.340    -.9872497    2.855515
      year82 |   .8939822   1.050655     0.85   0.395    -1.167742    2.955706
      year83 |   .2306941   1.177666     0.20   0.845    -2.080266    2.541654
      year84 |   .4085505   1.163137     0.35   0.725      -1.8739    2.691001
      year85 |   .2530232   1.132406     0.22   0.823    -1.969122    2.475168
      year86 |   .4008101   .8529452     0.47   0.639    -1.272944    2.074564
      year87 |   .3222346   .8573298     0.38   0.707    -1.360123    2.004592
      year88 |   .1157686   .8485191     0.14   0.892    -1.549299    1.780837
      year89 |  -.3423158   .8283121    -0.41   0.679    -1.967731      1.2831
      year90 |  -.4179741   .8192932    -0.51   0.610    -2.025692    1.189743
      year91 |  -.3361387   .8230389    -0.41   0.683    -1.951206    1.278929
      year92 |   -.661575   .8281353    -0.80   0.425    -2.286643    .9634934
      year93 |  -.5863717   .8227413    -0.71   0.476    -2.200856    1.028112
      year94 |  -.4200524   .8256306    -0.51   0.611    -2.040206    1.200101
      year95 |   .4363901   .7452147     0.59   0.558    -1.025962    1.898742
      year96 |   .3972187   .7441496     0.53   0.594    -1.063043     1.85748
      year97 |   .3655801   .7450614     0.49   0.624    -1.096471    1.827631
      year98 |   .3212503   .7389294     0.43   0.664    -1.128768    1.771268
      year99 |   .4601599   .7408714     0.62   0.535    -.9936688    1.913989
       _cons |     11.399   .7401734    15.40   0.000     9.946539    12.85146
------------------------------------------------------------------------------
```

Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific slopes on DOWNSTR simultaneously zero	0.0002	
All lotsize-independent year-specific slope on DOWNSTR the same	0.0002	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.3611	
All lotsize-independent year-specific slope on LDIST the same	0.3490	
All lotsize-independent year-specific slopes on DOWNSTR*LDIST simultaneously zero	0.0003	
All lotsize-independent year-specific slope on DOWNSTR*LDIST the same	0.0002	
All lotsize-dependent year-specific slopes on DOWNSTR	0.0000	

simultaneously zero	
All lotsize-dependent year-specific slope on DOWNSTR the same	0.0000
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0003
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.0016
All lotsize-dependent year-specific slopes on DOWNSTR*LDIST simultaneously zero (on vX ldist variables)	0.0000
All lotsize-dependent year-specific slope on DOWNSTR*LDIST the same (on vX ldist variables)	0.0000

6.2 Including other distances

```
Regression with robust standard errors                Number of obs =    1087
                                                      F( 83,   999) =       .
                                                      Prob > F      =       .
                                                      R-squared     =  0.7475
                                                      Root MSE      =  .35141

------------------------------------------------------------------------------
             |               Robust
     lsprice |      Coef.   Std. Err.      t    P>|t|     [95% Conf. Interval]
-------------+----------------------------------------------------------------
         sfd |   .1561376   .0342351     4.56   0.000     .0889566    .2233187
         age |  -.0016907   .0056049    -0.30   0.763    -.0126893    .0093079
        age2 |  -.0001244   .0001868    -0.67   0.506     -.000491    .0002422
      bedrms |    .116823   .0197209     5.92   0.000     .0781239    .1555222
      bthrms |   .2148243   .0210301    10.22   0.000      .173556    .2560926
  notwdframe |    .134415   .0481922     2.79   0.005     .0398454    .2289845
    heatelec |  -.0824512   .0286962    -2.87   0.004    -.1387629   -.0261394
   constgood |   .1145337   .0359167     3.19   0.001     .0440529    .1850144
   constfair |  -.1638627   .0328503    -4.99   0.000    -.2283261   -.0993992
     lotsize |  -.5241875   .5693386    -0.92   0.357    -1.641424    .5930491

   downstr79 |  (dropped)
   downstr82 |   4.150832    4.76774     0.87   0.384    -5.205102    13.50677
   downstr85 |  (dropped)
   downstr88 |  -19.77913   4.022621    -4.92   0.000    -27.67289   -11.88538
   downstr91 |  -18.88275   6.878922    -2.75   0.006    -32.38154   -5.383952
   downstr94 |  -1.161994   1.940248    -0.60   0.549    -4.969424    2.645436
   downstr97 |  -2.807719   2.226972    -1.26   0.208    -7.177799    1.562361
   downstr99 |  -4.892306    3.04658    -1.61   0.109    -10.87074    1.086125

      ldis79 |  -.6136583   .4881272    -1.26   0.209    -1.571531    .3442139
      ldis82 |  -.4277661   .4383145    -0.98   0.329    -1.287889    .4323565
      ldis85 |   .0235832   .5397856     0.04   0.965     -1.03566    1.082827
      ldis88 |  -.3167741   .3957669    -0.80   0.424    -1.093404    .4598557
      ldis91 |   .0119798   .3772201     0.03   0.975    -.7282548    .7522144
      ldis94 |   .1284788   .3748758     0.34   0.732    -.6071555    .8641132
      ldis97 |  -.2289993   .3460179    -0.66   0.508    -.9080045    .4500059
      ldis99 |  -.1487755   .3472802    -0.43   0.668    -.8302578    .5327069
```

downldist79	.6424392	.1175245	5.47	0.000	.4118161	.8730623
downldist82	-1.229116	2.036985	-0.60	0.546	-5.226376	2.768145
downldist85	-4.558664	2.4115	-1.89	0.059	-9.290849	.1735218
downldist88	9.119049	1.776809	5.13	0.000	5.632342	12.60576
downldist91	8.620668	2.991758	2.88	0.004	2.749818	14.49152
downldist94	.8690293	.8645906	1.01	0.315	-.8275927	2.565651
downldist97	1.664035	.9699183	1.72	0.087	-.2392759	3.567346
downldist99	2.645432	1.358699	1.95	0.052	-.0208	5.311664
vdownstr79	-12.69702	2.128615	-5.96	0.000	-16.87409	-8.519948
vdownstr82	-7.860077	3.915284	-2.01	0.045	-15.5432	-.1769526
vdownstr85	108.1734	52.02991	2.08	0.038	6.072946	210.2739
vdownstr88	8.154826	2.126575	3.83	0.000	3.98176	12.32789
vdownstr91	15.51394	6.106109	2.54	0.011	3.531668	27.49621
vdownstr94	.7983145	1.444248	0.55	0.581	-2.035792	3.632421
vdownstr97	.0597452	1.573182	0.04	0.970	-3.027376	3.146866
vdownstr99	1.370786	2.341305	0.59	0.558	-3.223655	5.965226
vldis79	.1342792	.4226906	0.32	0.751	-.6951841	.9637425
vldis82	.0713173	.4173672	0.17	0.864	-.7476997	.8903343
vldis85	.088456	.425911	0.21	0.836	-.7473267	.9242388
vldis88	.0196382	.4218423	0.05	0.963	-.8081605	.8474369
vldis91	.0110167	.4251677	0.03	0.979	-.8233076	.845341
vldis94	.0669103	.4199073	0.16	0.873	-.7570911	.8909118
vldis97	.061494	.422089	0.15	0.884	-.7667888	.8897767
vldis99	.0676226	.4217778	0.16	0.873	-.7600494	.8952946
vdownldist79	5.310019	.9562161	5.55	0.000	3.433597	7.186442
vdownldist82	3.147268	1.649982	1.91	0.057	-.090561	6.385097
vdownldist85	-43.82669	21.01229	-2.09	0.037	-85.05998	-2.593399
vdownldist88	-3.771125	.9906189	-3.81	0.000	-5.715057	-1.827192
vdownldist91	-6.798681	2.638362	-2.58	0.010	-11.97605	-1.621313
vdownldist94	-.4721381	.6994937	-0.67	0.500	-1.844784	.9005073
vdownldist97	-.1531307	.7049515	-0.22	0.828	-1.536486	1.230225
vdownldist99	-.7944184	1.097581	-0.72	0.469	-2.948247	1.35941
ld_vail_ski	-.8855005	.1257912	-7.04	0.000	-1.132346	-.6386553
ld_recareas	-.1447152	.0632044	-2.29	0.022	-.2687437	-.0206866
ld_railroad	.2314952	.0887395	2.61	0.009	.0573581	.4056324
ld_rivers	-.0528532	.0147172	-3.59	0.000	-.0817333	-.0239731
vld_vail_ski	.2696188	.1472277	1.83	0.067	-.0192923	.5585298
vld_recareas	.0580336	.0311546	1.86	0.063	-.0031023	.1191695
vld_railroad	-.0256867	.1088857	-0.24	0.814	-.2393576	.1879843
vld_rivers	.0267628	.016317	1.64	0.101	-.0052566	.0587823
year77	.0879751	.0902128	0.98	0.330	-.0890533	.2650034
year78	-.3021502	.1947759	-1.55	0.121	-.684367	.0800667
year79	.5380431	.1521684	3.54	0.000	.2394368	.8366495
year80	.6160871	.9896216	0.62	0.534	-1.325888	2.558063
year81	.6049962	.9944454	0.61	0.543	-1.346445	2.556438
year82	.5508142	1.030322	0.53	0.593	-1.47103	2.572659
year83	-.40708	1.156329	-0.35	0.725	-2.676193	1.862033
year84	-.1249217	1.154315	-0.11	0.914	-2.390082	2.140238
year85	-.3689251	1.112378	-0.33	0.740	-2.551791	1.813941
year86	.3645976	.8911179	0.41	0.683	-1.38408	2.113275
year87	.3830043	.8937187	0.43	0.668	-1.370777	2.136785
year88	.2085509	.8858359	0.24	0.814	-1.529761	1.946863
year89	-.300348	.8858321	-0.34	0.735	-2.038653	1.437957
year90	-.3361528	.8783079	-0.38	0.702	-2.059693	1.387387
year91	-.2379597	.8819083	-0.27	0.787	-1.968565	1.492645
year92	-.4955765	.8883239	-0.56	0.577	-2.238771	1.247618

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      year93 |  -.4383989   .8846305    -0.50   0.620    -2.174346    1.297548
      year94 |  -.2521909   .8871148    -0.28   0.776    -1.993013    1.488631
      year95 |   .7265304   .8293872     0.88   0.381    -.9010104    2.354071
      year96 |   .7370473   .8285022     0.89   0.374    -.8887569    2.362851
      year97 |   .7486399   .8289987     0.90   0.367    -.8781386    2.375418
      year98 |   .6435452   .8349206     0.77   0.441    -.9948541    2.281945
      year99 |    .760182     .83654     0.91   0.364    -.8813951    2.401759
       _cons |   12.45681   .9428994    13.21   0.000     10.60652     14.3071
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Hypothesis	P-value of F-test	Reject?
All structural attribute slopes simultaneously zero	0.0000	
All lotsize-independent year-specific slopes on DOWNSTR simultaneously zero	0.0000	
All lotsize-independent year-specific slope on DOWNSTR the same	0.0000	
All lotsize-independent year-specific slopes on LDIST simultaneously zero	0.3585	
All lotsize-independent year-specific slope on LDIST the same	0.2775	
All lotsize-independent year-specific slopes on DOWNSTR*LDIST simultaneously zero	0.0000	
All lotsize-independent year-specific slope on DOWNSTR*LDIST the same	0.0000	
All lotsize-independent other distance effects simultaneously zero	0.0000	
All lotsize-dependent year-specific slopes on DOWNSTR simultaneously zero	0.0000	
All lotsize-dependent year-specific slope on DOWNSTR the same	0.0000	
All lotsize-dependent year-specific slopes on LDIST simultaneously zero (on vX ldist variables)	0.0068	
All lotsize-dependent year-specific slope on LDIST the same (on vX ldist variables)	0.0041	
All lotsize-dependent year-specific slopes on DOWNSTR*LDIST simultaneously zero (on vX ldist variables)	0.0000	
All lotsize-dependent year-specific slope on DOWNSTR*LDIST the same (on vX ldist variables)	0.0000	
All lotsize-dependent other distance effects simultaneously zero (on vX “other distance” variables)	0.0012	