

Estimation Results

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This page documents price model and choice model estimation results for the block-level MAPC UrbanSim model. The location choice models drive the placement of new and relocating agents in the simulation. The price regression models estimate the variation of buildings' values. For each submodel, a table of estimated coefficients/significances are presented. Measures of fit and other model evaluation metrics accompany the coefficient tables.

Model acronyms are defined as:

- HLCM: Household location choice model
- ELCM: Employment location choice model
- RDPLCM: Residential development project location choice model
- REPM: Residential/Employment Price model for values and price

Household location choice model by Income, Age of Head, and Household Type

2HLCM1 Model

- Agent segment: 1
- Segment definition: (recent_mover == 1) & (household_type == 1)
- Segment description: income: -35,000, age: -35 , persons: 1
- Log likelihood ratio: 0.5296033046363722
- pseudo-R²: 0.4703966953636278

Estimated coefficients for 2Hlcm1:

	Coefficient	Std. Error	T-Score
st_block_groups_total_households	0.394425	0.0351686	11.2153
st_mean_income	-0.928303	0.0779589	-11.9076

	Coefficient	Std. Error	T-Score
PctSW_ISUSHW	0.907998	0.162646	5.58265
st_block_groups_mean_rent	-0.404079	0.0391771	-10.3141
st_block_groups_total_households	0.147401	0.0389734	3.78209
st_nodes_high_income_hh_1500m	-0.566116	0.0786118	-7.20141
st_pumas_density_residential_units	0.365362	0.0364799	10.0154
st_ratio_households_to_residential_units	1.94952	0.12314	15.8317
st_res_btype_mode4	0.907753	0.0357692	25.3781

2HLCM4 Model

- Agent segment: 4
- Segment definition: (recent_mover == 1) & (household_type == 4)
- Segment description: income: -35,000, age: 35-64 , persons: 1
- Log likelihood ratio: 0.6925600497273285
- pseudo-R²: 0.30743995027267146

Estimated coefficients for 2Hlcm4:

	Coefficient	Std. Error	T-Score
PctSW_ISUSHW	-0.743439	0.136306	-5.45417
st_block_groups_mean_rent	-0.0651531	0.0392165	-1.66137
st_mean_income	-1.42287	0.0822261	-17.3044
st_pumas_density_residential_units	-0.0643491	0.0349465	-1.84136
st_ratio_households_to_residential_units	2.64913	0.102991	25.7221
st_res_btype_mode4	0.494751	0.0364684	13.5666
st_tracts_density_jobs	0.100401	0.035599	2.82033

2HLCM5 Model

- Agent segment: 5
- Segment definition: (recent_mover == 1) & (household_type == 5)
- Segment description: income: -35,000, age: 35-64 , persons: 2+ , children: 0

	Coefficient	Std. Error	T-Score
st_pumas_density_residential_units	0.552475	0.0312159	17.6985
st_ratio_households_to_residential_units	2.95504	0.103479	28.5568
st_res_btype_mode4	0.564138	0.0464345	12.1491
st_tracts_density_jobs	0.257239	0.0211852	12.1424

2HLCM2 Model

- Agent segment: 2
- Segment definition: (recent_mover == 1) & (household_type == 2)
- Segment description: income: -35,000, age: -35 , persons: 0
- Log likelihood ratio: 0.5110973900136302
- pseudo-R²: 0.4889026099863698

Estimated coefficients for 2Hlcm2:

	Coefficient	Std. Error	T-Score
st_block_groups_total_households	0.433212	0.0357008	12.1345
st_mean_income	-0.949516	0.0889531	-10.6743
st_pumas_density_residential_units	0.627959	0.03859	16.2726
st_ratio_households_to_residential_units	2.78843	0.115116	24.2228
st_res_btype_mode4	0.611893	0.0484628	12.626
st_zones_total_jobs_7_dollars_travel_time	0.328345	0.0752425	4.36383

2HLCM3 Model

- Agent segment: 3
- Segment definition: (recent_mover == 1) & (household_type == 3)
- Segment description: income: -35,000, age: -35 , persons: 2+ , children: 1
- Log likelihood ratio: 0.666060993017088
- pseudo-R²: 0.333939006982912

Estimated coefficients for 2Hlcm3:

- Log likelihood ratio: 0.6627721644178177
- pseudo-R²: 0.3372278355821823

Estimated coefficients for 2Hlcm5:

	Coefficient	Std. Error	T-Score
st_density_residential_units	0.128779	0.0194187	6.63169
st_mean_income	-1.5111	0.0831237	-18.1789
st_nodes_high_income_hh_1500m	-0.421719	0.0592507	-7.11754
st_ratio_households_to_residential_units	2.43379	0.0817987	29.7535
st_res_btype_mode4	0.468584	0.037675	12.4375
st_tracts_density_jobs	0.00674761	0.0405226	0.166515

2HLCM6 Model

- Agent segment: 6
- Segment definition: (recent_mover == 1) & (household_type == 6)
- Segment description: income: -35,000, age: 35-64 , persons: 2+ , children: 1
- Log likelihood ratio: 0.664566468070141
- pseudo-R²: 0.33543353192985903

Estimated coefficients for 2Hlcm6:

	Coefficient	Std. Error	T-Score
PctSW_ISUSHW	0.419839	0.170828	2.45767
st_block_groups_mean_rent	-0.109139	0.042566	-2.564
st_block_groups_total_households	0.0480345	0.0382652	1.25531
st_mean_income	-1.34041	0.0861567	-15.5578
st_nodes_high_income_hh_1500m	-0.44001	0.0825565	-5.3298
st_pumas_density_residential_units	0.143729	0.0387714	3.7071
st_ratio_households_to_residential_units	2.73788	0.119186	22.9714
st_res_btype_mode4	0.519322	0.0391495	13.2651
st_tracts_density_jobs	-0.134906	0.0635708	-2.12214

2HLCM7 Model

- Agent segment: 7
- Segment definition: (recent_mover == 1) & (household_type == 7)
- Segment description: income: 35,000-100,000, age: -35 , persons: 1
- Log likelihood ratio: 0.659877547378658
- pseudo-R²: 0.340122452621342

Estimated coefficients for 2hlcM7:

	Coefficient	Std. Error	T-Score
st_block_groups_total_households	0.449176	0.0317138	14.1634
st_mean_income	-0.297503	0.0731082	-4.06935
st_nodes_post2010_du_1500m	0.186477	0.0315446	5.91152
st_pumas_density_residential_units	0.313466	0.0315039	9.95006
st_ratio_households_to_residential_units	2.38005	0.0803173	29.6331
st_res_btype_mode4	0.589132	0.0370323	15.9086
st_tracts_density_jobs	0.156599	0.0241264	6.49078

2HLCM8 Model

- Agent segment: 8
- Segment definition: (recent_mover == 1) & (household_type == 8)
- Segment description: income: 35,000-100,000, age: -35 , persons: 2+, children: 0
- Log likelihood ratio: 0.6661260963513765
- pseudo-R²: 0.33387390364862346

Estimated coefficients for 2hlcM8:

	Coefficient	Std. Error	T-Score
st_block_groups_total_households	0.291161	0.0355856	8.182
st_mean_income	-0.345787	0.0787306	-4.39203
st_pumas_density_residential_units	0.432552	0.0282731	15.299
st_ratio_households_to_residential_units	2.51144	0.0798291	31.4602

	Coefficient	Std. Error	T-Score
st_res_btype_mode4	0.465131	0.0319213	14.5712
st_tracts_density_jobs	0.0600326	0.0446309	1.34509

2HLCM11 Model

- Agent segment: 11
- Segment definition: (recent_mover == 1) & (household_type == 11)
- Segment description: income: 35,000-100,000, age: 35-65 , persons: 2+, children: 0
- Log likelihood ratio: 0.772964212382061
- pseudo-R²: 0.22703578761793897

Estimated coefficients for 2hlcM11:

	Coefficient	Std. Error	T-Score
st_mean_income	-0.762544	0.0749618	-10.1724
st_nodes_high_income_hh_1500m	-0.174838	0.0506817	-3.44972
st_ratio_households_to_residential_units	2.74258	0.0629292	43.582
st_res_btype_mode4	0.425724	0.0326749	13.0291
st_tracts_density_jobs	-0.204169	0.0768992	-2.65502

2HLCM12 Model

- Agent segment: 12
- Segment definition: (recent_mover == 1) & (household_type == 12)
- Segment description: income: 35,000-100,000, age: 35-65 , persons: 2+, children: 1
- Log likelihood ratio: 0.7578005956376918
- pseudo-R²: 0.24219940436230825

Estimated coefficients for 2hlcM12:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_value	-0.31578	0.0602546	-5.24076
st_mean_income	-0.503251	0.0881754	-5.70738
st_nodes_high_income_hh_1500m	-0.400757	0.0699619	-5.72821

	Coefficient	Std. Error	T-Score
st_res_btype_mode4	0.622897	0.0372802	16.7085

2HLCM9 Model

- Agent segment: 9
- Segment definition: (recent_mover == 1) & (household_type == 9)
- Segment description: income: 35,000-100,000, age: -35 , persons: 2+, children: 1
- Log likelihood ratio: 0.7589210164054502
- pseudo-R²: 0.24107898359454982

Estimated coefficients for 2hlcM9:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_value	-0.402856	0.0592501	-6.79925
st_mean_income	-0.58601	0.0923427	-6.34603
st_nodes_high_income_hh_1500m	-0.0821201	0.0642909	-1.27732
st_pumas_density_residential_units	-0.147455	0.0412228	-3.57702
st_ratio_households_to_residential_units	2.43983	0.0634766	38.4367
st_res_btype_mode4	0.484914	0.0346701	13.9865

2HLCM10 Model

- Agent segment: 10
- Segment definition: (recent_mover == 1) & (household_type == 10)
- Segment description: income: 35,000-100,000, age: 35-65 , persons: 1
- Log likelihood ratio: 0.7783463682573432
- pseudo-R²: 0.22165363174265684

Estimated coefficients for 2hlcM10:

	Coefficient	Std. Error	T-Score
st_mean_income	-0.656572	0.0686161	-9.56878
st_pumas_density_residential_units	-0.165873	0.0337213	-4.91893
st_ratio_households_to_residential_units	2.45449	0.0595651	41.2069

	Coefficient	Std. Error	T-Score
st_pumas_density_residential_units	0.168354	0.0398992	4.21948
st_ratio_households_to_residential_units	2.58931	0.0623558	41.5248
st_res_btype_mode4	0.490197	0.0357547	13.71
st_tracts_density_jobs	-0.430687	0.100466	-4.28689

2HLCM13 Model

- Agent segment: 13
- Segment definition: (recent_mover == 1) & (household_type == 13)
- Segment description: income: +100,000, age: -35 , persons: 1
- Log likelihood ratio: 0.5695042142309676
- pseudo-R²: 0.43049578576903236

Estimated coefficients for 2hlcM13:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.226696	0.0352428	6.43242
st_mean_income	0.594008	0.0444882	13.352
st_pumas_density_residential_units	1.01501	0.0374469	27.1053
st_ratio_households_to_residential_units	2.25908	0.0945502	23.8929
st_res_btype_mode4	0.503247	0.0341014	14.7574
st_zones_total_jobs_7_dollars_travel_time	0.504692	0.0912162	5.53292

2HLCM14 Model

- Agent segment: 14
- Segment definition: (recent_mover == 1) & (household_type == 14)
- Segment description: income: +100,000, age: -35 , persons: 2+, children: 0
- Log likelihood ratio: 0.6833052922530228
- pseudo-R²: 0.31669470774697717

Estimated coefficients for 2hlcM14:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.0894073	0.0469239	1.90537
st_block_groups_total_households	0.263839	0.0378386	6.97275
st_mean_income	0.1206	0.0665918	1.81104
st_nodes_high_income_hh_1500m	0.779462	0.0750381	10.3876
st_pumas_density_residential_units	0.31028	0.0409967	7.5684
st_ratio_households_to_residential_units	2.18585	0.0758277	28.8265
st_res_btype_mode4	0.400562	0.0331102	12.0978
st_tracts_density_jobs	0.0684875	0.0217424	3.14995

2HLCM15 Model

- Agent segment: 15
- Segment definition: (recent_mover == 1) & (household_type == 15)
- Segment description: income: +100,000, age: -35 , persons: 2+ , children: 1
- Log likelihood ratio: 0.8330747642416653
- pseudo-R²: 0.16692523575833473

Estimated coefficients for 2hlcm15:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_value	0.105028	0.047788	2.1978
st_block_groups_mean_year_built	0.223619	0.0405447	5.51537
st_density_residential_units	0.125274	0.0197432	6.34518
st_mean_income	0.200685	0.0650109	3.08695
st_nodes_high_income_hh_1500m	0.195233	0.0609559	3.20286
st_ratio_households_to_residential_units	2.93559	0.0505811	58.0373
st_res_btype_mode4	0.276415	0.0324087	8.52903
st_tracts_density_jobs	-0.0716835	0.0423074	-1.69435

2HLCM16 Model

- Agent segment: 16

- Agent segment: 18
- Segment definition: (recent_mover == 1) & (household_type == 18)
- Segment description: income: 35,000-100,000, age: +65 , persons: 1
- Log likelihood ratio: 0.8316423797830624
- pseudo-R²: 0.16835762021693756

Estimated coefficients for 2hlcm18:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.198641	0.0354397	5.60506
st_mean_income	0.395249	0.0376309	10.5033
st_ratio_households_to_residential_units	3	0.0438835	68.3628
st_res_btype_mode4	0.158382	0.0371443	4.26396
st_tracts_density_households	-0.182251	0.0438418	-4.15702

2HLCM19 Model

- Agent segment: 19
- Segment definition: (recent_mover == 1) & (household_type == 19)
- Segment description: income: -35,000, age: +65 , household_type: any
- Log likelihood ratio: 0.6962972083564676
- pseudo-R²: 0.3037027916435324

Estimated coefficients for 2hlcm19:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.346297	0.0371074	9.33228
st_density_residential_units	0.187002	0.0120028	15.5799
st_mean_income	-1.07186	0.0717574	-14.9373
st_nodes_high_income_hh_1500m	-0.365514	0.0607305	-6.01862
st_ratio_households_to_residential_units	2.4801	0.0692532	35.8121
st_res_btype_mode4	0.424043	0.0343337	12.3506

2HLCM20 Model

- Segment definition: (recent_mover == 1) & (household_type == 16)
- Segment description: income: +100,000, age: 35-65 , persons: 1
- Log likelihood ratio: 0.7570625542775985
- pseudo-R²: 0.2429374457224015

Estimated coefficients for 2hlcm16:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.407829	0.037949	10.7468
st_density_residential_units	0.226632	0.0124237	18.242
st_mean_income	0.272065	0.0561857	4.84226
st_nodes_high_income_hh_1500m	0.404206	0.0581444	6.95176
st_ratio_households_to_residential_units	1.83079	0.0577102	31.7239
st_res_btype_mode4	0.433776	0.0322373	13.4557

2HLCM17 Model

- Agent segment: 17
- Segment definition: (recent_mover == 1) & (household_type == 17)
- Segment description: income: +100,000, age: 35-65 , persons: 2+ , children: 1
- Log likelihood ratio: 0.8381419886099023
- pseudo-R²: 0.1618580113900977

Estimated coefficients for 2hlcm17:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.132653	0.0308844	4.29513
st_density_residential_units	0.144291	0.0152481	9.46284
st_mean_income	0.187602	0.0543055	3.45457
st_ratio_households_to_residential_units	2.81473	0.0450304	62.5074
st_res_btype_mode4	0.243602	0.0321591	7.5749
st_tracts_density_jobs	0.0490511	0.0267499	1.83369

2HLCM18 Model

- Agent segment: 20
- Segment definition: (recent_mover == 1) & (household_type == 20)
- Segment description: income: 35,000-100,000, age: +65 , household_type: any
- Log likelihood ratio: 0.7809014937529616
- pseudo-R²: 0.21909850624703842

Estimated coefficients for 2hlcm20:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.502066	0.0404341	12.4169
st_density_residential_units	0.165721	0.027593	6.0059
st_mean_income	-0.496896	0.0652875	-7.6109
st_nodes_high_income_hh_1500m	-0.282916	0.0666442	-4.24517
st_ratio_households_to_residential_units	2.32494	0.0560118	41.508
st_res_btype_mode4	0.371741	0.0329431	11.2843
st_tracts_density_jobs	-0.652614	0.087574	-7.45215

2HLCM21 Model

- Agent segment: 21
- Segment definition: (recent_mover == 1) & (household_type == 21)
- Segment description: income: +100,000, age: +65 , household_type: any
- Log likelihood ratio: 0.8090398898898495
- pseudo-R²: 0.19096011011015046

Estimated coefficients for 2hlcm21:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.601314	0.0372262	16.1529
st_density_residential_units	0.205358	0.0161482	12.7171
st_mean_income	0.362025	0.0429996	8.41927
st_nodes_high_income_hh_1500m	0.0304176	0.0593304	0.512681
st_ratio_households_to_residential_units	1.85415	0.0494927	37.4632

	Coefficient	Std. Error	T-Score
st_res_btype_mode4	0.338365	0.0328154	10.3112

Employment Location Choice Models

ELCM1 Model

- Agent segment: 1
- Segment definition: aggr_sector_id == 1
- Segment description: 23 Construction
- Log likelihood ratio: 0.782660746654347
- pseudo-R²: 0.21733925334565296

Estimated coefficients for elcm1:

	Coefficient	Std. Error	T-Score
st_block_groups_total_jobs	0.240298	0.0144409	16.6401
st_density_residential_units	-0.191689	0.0354656	-5.40493
st_prop_aggr_sector_id_1	0.66451	0.0133544	49.7597
st_res_btype_mode1	-0.115311	0.0378294	-3.04819
st_tracts_median_income	-0.162607	0.0437957	-3.71285
st_zones_total_jobs_7_dollars_travel_time	0.0828329	0.0388726	2.13088

ELCM2 Model

- Agent segment: 2
- Segment definition: aggr_sector_id == 2
- Segment description: 61 Educational Services, 62 Health Care and Social Assistance
- Log likelihood ratio: 0.5584531134873556
- pseudo-R²: 0.4415468865126444

Estimated coefficients for elcm2:

	Coefficient	Std. Error	T-Score
st_block_groups_median_year_built	0.183975	0.0385223	4.77581

Estimated coefficients for elcm4:

	Coefficient	Std. Error	T-Score
st_block_groups_median_year_built	0.216132	0.0440935	4.90166
st_in_prop_aggr_sector_id_4	0.658696	0.00655732	100.452
st_res_btype_mode1	-0.36014	0.0601677	-5.98561
st_tracts_density_households	0.294718	0.0406705	7.24648
st_tracts_mean_income	0.140982	0.0547494	2.57505
st_zones_total_jobs_7_dollars_travel_time	0.262442	0.0580572	4.52041

ELCM5 Model

- Agent segment: 5
- Segment definition: aggr_sector_id == 5
- Segment description: 51 Information
- Log likelihood ratio: 0.41930426565131945
- pseudo-R²: 0.5806957343486805

Estimated coefficients for elcm5:

	Coefficient	Std. Error	T-Score
st_block_groups_density_residential_units	-0.165847	0.0388044	-4.27393
st_block_groups_mean_year_built	0.329283	0.0432749	7.60911
st_in_prop_aggr_sector_id_5	0.587052	0.0069929	83.9498
st_pumas_total_jobs	0.353016	0.028648	12.3225
st_res_btype_mode1	-0.543747	0.0496985	-10.9409
st_zones_total_jobs_7_dollars_travel_time	0.569488	0.0515251	11.0526

ELCM6 Model

- Agent segment: 6
- Segment definition: aggr_sector_id == 6
- Segment description: 44-45 Retail Trade, 71 Arts, Entertainment, and Recreation, 72 Accommodation and Food Services
- Log likelihood ratio: 0.6228708001378972

	Coefficient	Std. Error	T-Score
st_prop_aggr_sector_id_2	1.04363	0.0122274	85.3518
st_pumas_total_jobs	0.231568	0.0304485	7.60523
st_res_btype_mode1	-0.425659	0.0438697	-9.7028
st_tracts_density_households	-0.0375313	0.0381489	-0.98381
st_tracts_mean_income	0.121129	0.0378145	3.20325
st_zones_total_jobs_7_dollars_travel_time	0.191188	0.0476752	4.01022

ELCM3 Model

- Agent segment: 3
- Segment definition: aggr_sector_id == 3
- Segment description: 52 Finance and Insurance, 53 Real Estate Rental and Leasing
- Log likelihood ratio: 0.7243687136345293
- pseudo-R²: 0.27563128636547074

Estimated coefficients for elcm3:

	Coefficient	Std. Error	T-Score
st_prop_aggr_sector_id_3	0.587981	0.011145	52.7575
st_pumas_mean_income	0.191913	0.0358078	5.35952
st_res_btype_mode1	-0.443127	0.0430423	-10.2951
st_tracts_density_households	0.17078	0.0241508	7.07139
st_tracts_mean_year_built	0.38065	0.0345845	11.0064
st_zones_total_jobs_7_dollars_travel_time	0.500872	0.0450461	11.1191

ELCM4 Model

- Agent segment: 4
- Segment definition: aggr_sector_id == 4
- Segment description: 92 Public Administration
- Log likelihood ratio: 0.27364141588526747
- pseudo-R²: 0.7263585841147325

- pseudo-R²: 0.3771291998621028

Estimated coefficients for elcm6:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.378698	0.0356658	10.618
st_prop_aggr_sector_id_6	0.980002	0.013112	74.741
st_pumas_density_jobs	0.210144	0.0233292	9.00777
st_res_btype_mode1	-0.350579	0.0409878	-8.55324
st_zones_total_jobs_7_dollars_travel_time	0.111427	0.0421732	2.64212

ELCM7 Model

- Agent segment: 7
- Segment definition: aggr_sector_id == 7
- Segment description: 31-33 Manufacturing
- Log likelihood ratio: 0.440895131752665
- pseudo-R²: 0.559104868247335

Estimated coefficients for elcm7:

	Coefficient	Std. Error	T-Score
st_block_groups_density_residential_units	-1.02398	0.0586368	-17.4631
st_in_block_groups_density_jobs	0.841386	0.0327469	25.6936
st_prop_aggr_sector_id_7	0.620014	0.0073612	84.2273

ELCM8 Model

- Agent segment: 8
- Segment definition: aggr_sector_id == 8
- Segment description: 11 Agriculture, Forestry, Fishing and Hunting, 21 Mining, 81 Other Services (except Public Administration)
- Log likelihood ratio: 0.7247014511970391
- pseudo-R²: 0.2752985488029609

Estimated coefficients for elcm8:

	Coefficient	Std. Error	T-Score
st_prop_aggr_sector_id_8	0.661216	0.0108577	60.8984
st_res_btype_mode1	-0.128147	0.0376917	-3.39987
st_tracts_mean_income	-0.171525	0.038974	-4.401
st_zones_total_jobs_7_dollars_travel_time	0.157239	0.0386901	4.06406

ELCM9 Model

- Agent segment: 9
- Segment definition: aggr_sector_id == 9
- Segment description: 54 Professional, Scientific, and Technical Services, 55 Management of Companies and Enterprises, 56 Administrative and Support and Waste Management and Remediation Services
- Log likelihood ratio: 0.6449703043819192
- pseudo-R²: 0.35502969561808084

Estimated coefficients for elcm9:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.730096	0.0372211	19.6151
st_prop_aggr_sector_id_9	0.886101	0.0151002	58.6813
st_res_btype_mode1	-0.727074	0.0418303	-17.3815
st_tracts_density_households	0.210069	0.030442	6.90061
st_zones_total_jobs_7_dollars_travel_time	0.462267	0.0445225	10.3828

ELCM10 Model

- Agent segment: 10
- Segment definition: aggr_sector_id == 10
- Segment description: 22 Utilities, 42 Wholesale Trade, 48-49 Transportation and Warehousing
- Log likelihood ratio: 0.6088929467793324
- pseudo-R²: 0.39110705322066763

Estimated coefficients for elcm10:

	Coefficient	Std. Error	T-Score
PctSW_ISUSHW	0.446754	0.15839	2.82059
st_block_groups_mean_rent	0.139763	0.0364034	3.83928
st_block_groups_mean_year_built	0.832319	0.037363	22.2765
st_nodes_high_income_hh_1500m	1.03804	0.060519	17.1522
st_ratio_households_to_residential_units	1.91154	0.106272	17.9872
st_res_btype_mode2	0.23068	0.0162985	14.1535

RDPLCM3 Model

- Agent segment: 3
- Segment definition: (year_built > 2000) & (building_type_id == 3)
- Segment description: Own Multifamily
- Log likelihood ratio: 0.8150782666356472
- pseudo-R²: 0.1849217333643528

Estimated coefficients for rdplcm3:

	Coefficient	Std. Error	T-Score
st_nodes_post2010_du_800m	0.248404	0.022933	10.8317
st_pumas_density_households	0.0852414	0.0381966	2.23165
st_ratio_households_to_residential_units	2.02874	0.0455039	44.584
st_res_btype_mode3	0.201019	0.0146593	13.7128
st_tracts_mean_income	-0.533077	0.0441784	-12.0665

RDPLCM4 Model

- Agent segment: 4
- Segment definition: (year_built > 2000) & (building_type_id == 4)
- Segment description: Rent Multifamily
- Log likelihood ratio: 0.5948316369913816
- pseudo-R²: 0.40516836300861836

Estimated coefficients for rdplcm4:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_year_built	0.35702	0.0369937	9.65085
st_prop_aggr_sector_id_10	0.652183	0.0079139	82.4098
st_res_btype_mode1	-0.394292	0.037618	-10.4815
st_zones_total_jobs_7_dollars_travel_time	0.207196	0.0404703	5.1197

Residential Development Project Location Choice Model

RDPLCM1 Model

- Agent segment: 1
- Segment definition: (year_built > 2000) & (building_type_id == 1)
- Segment description: Own Single-family
- Log likelihood ratio: 0.7873985044398879
- pseudo-R²: 0.2126014955601121

Estimated coefficients for rdplcm1:

	Coefficient	Std. Error	T-Score
st_mean_year_built	0.762707	0.043089	17.7007
st_ratio_households_to_residential_units	2.99185	0.0596047	50.1949
st_res_btype_mode1	0.293286	0.0497451	5.89578
st_tracts_mean_income	0.104993	0.0379542	2.76632

RDPLCM2 Model

- Agent segment: 2
- Segment definition: (year_built > 2000) & (building_type_id == 2)
- Segment description: Rent Single-family
- Log likelihood ratio: 0.7342200796194963
- pseudo-R²: 0.2657799203805037

Estimated coefficients for rdplcm2:

	Coefficient	Std. Error	T-Score
st_block_groups_mean_rent	0.379454	0.0333571	11.3755
st_ratio_households_to_residential_units	1.947	0.0723436	26.9133
st_res_btype_mode4	1.0819	0.0313199	34.5435
st_tracts_median_year_built	0.968578	0.0352225	27.4988
st_zones_total_jobs_7_dollars_travel_time	0.310421	0.0510631	6.07916

Residential/Employment Real Estate Price Models for values and prices

REPM_RENT1 Model

- Agent segment: 1
- Segment description: Regression for values
- R²: 0.10569465673756018

Estimated coefficients for repm_rent1:

	Coefficient	Std. Error	T-Score
Intercept	-3.46945e-17	0.00395452	-8.77336e-15
st_counties_density_jobs	0.0668551	0.00458748	14.5734
st_pumas_ratio_households_to_residential_units	-0.00758194	0.00441492	-1.71735
st_res_btype_mode3	0.00755226	0.00395632	1.90891
st_tracts_mean_income	0.295405	0.00422742	69.8784
st_zones_total_jobs_15_minutes_travel_time	0.145496	0.00437894	33.2264

REPM_VALUE1 Model

- Agent segment: 1
- Segment description: Regression for values
- R²: 0.6292386385621229

Estimated coefficients for repm_value1:

	Coefficient	Std. Error	T-Score
Intercept	0	0.00254621	0

	Coefficient	Std. Error	T-Score
st_pumas_ratio_households_to_residential_units	-0.176551	0.00264951	-66.6352
st_res_btype_mode1	-0.0608487	0.00266199	-22.8583
st_tracts_mean_income	0.807996	0.00266609	303.064
st_zones_total_households_15_minutes_travel_time	0.138758	0.00261654	53.0309

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