|  |  |  |  |
| --- | --- | --- | --- |
|  | OLS |  | |
| Premium Increase | -0.043780115 \*\*\* |  | |
|  | (0.007878957) |  | |
| Year Built | 0.003171689\*\*\* |  | |
|  | (0.001099258) |  | |
| Pool | 0.220725421\*\*\* |  | |
|  | (0.016750766) |  | |
| Miles to beach | -0.029361867\*\*\* |  | |
|  | (0.001763863) |  | |
| Miles to nearest golf course | 0.029839744\*\*\* |  | |
|  | (0.007255705) |  | |
| Total square feet | 0.000395534\*\*\* |  | |
|  | (0.000007208) |  | |
| Acres | -0.092981315\*\*\* |  | |
|  | (0.012038249) |  | |
| No. of Stories | -0.050565747\*\*\* |  | |
|  | (0.016922711) |  | |
| Tax Rate | -0.000067464 |  | |
|  | (0.000076422) |  | |
|  | *Municipality Controls, Reference is Naples* | |  |
| Chokoloskee | -0.273935585 |  | |
|  | (0.448793888) |  | |
| Everglades City | -0.707173626 |  | |
|  | (0.443784195) |  | |
| Goodland | 0.666449892 |  | |
|  | (0.426823309) |  | |
| Immokalee | -0.564800292\*\*\* |  | |
|  | (0.077884250) |  | |
| Marco Island | 0.126269774\*\*\* |  | |
|  | (0.040344726) |  | |
| Constant | 6.313775268\*\*\* |  | |
|  | (2.213658780) |  | |
| N | 4050 |  | |
| R-Squared | 0.6809 |  | |
| Adj. R-Squared | 0.6798 |  | |
|  | \*\*p<0.05, \*\*\*p<0.01 |  | |
|  | Y=ln(sale price) |  | |

Impact of Property Characteristics on Home Sale Price, Collier County, FL, 4/1/2020-Present