

```

Dataset = ../Dataset_MAIN/all_data_all_tracts.csv
Shapefile = ../Dataset_MAIN/Listings_shp/MAIN_CT_All/ALL_TRACTS_ALL_DATA.shp
Variable #1 :log_BART_dist
Variable #2 :coastal_tracts_dummy
Variable #3 :log_CBD_dist
Variable #4 :percent_bachelors_degree
Variable #5 :percent_unempl
Variable #6 :percent_foreign_born
Variable #7 :percent_bpl
Variable #8 :percent_white
Variable #9 :percent_african_american_or_black
Variable #10 :percent_hispanic
Variable #11 :percent_other_races
Variable #12 :log_MHI
Variable #13 :percent_airbnb_all_rentals
Variable #14 :School_district_quality
y = rent_aff_1
Method = Spatial Lag Model -- Maximum Likelihood

```

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

Data set          : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix    : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : rent_aff_1
Mean dependent var : 46.8731
S.D. dependent var : 13.9358
Pseudo R-squared   : 0.3669
Spatial Pseudo R-squared: 0.3582
Sigma-square ML    : 122.833
S.E of regression  : 11.083
Number of Observations: 976
Number of Variables : 16
Degrees of Freedom : 960
Log likelihood      : -3734.012
Akaike info criterion : 7500.024
Schwarz criterion   : 7578.160

```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	136.5968068	16.6549665	8.2015660	0.0000000
var_1	1.3282172	0.4052706	3.2773591	0.0010478
var_2	-6.2060156	2.4714765	-2.5110559	0.0120371
var_3	1.3913624	0.4750993	2.9285721	0.0034052
var_4	-0.1252927	0.0338679	-3.6994569	0.0002161
var_5	0.3970106	0.1840007	2.1576584	0.0309544
var_6	0.1812353	0.0533609	3.3964077	0.0006828
var_7	-0.0042755	0.0719522	-0.0594214	0.9526165
var_8	0.1006021	0.0493708	2.0376834	0.0415816
var_9	0.1738706	0.0678321	2.5632505	0.0103697
var_10	-0.0005558	0.0495829	-0.0112092	0.9910565
var_11	0.0246372	0.2320249	0.1061833	0.9154369
var_12	-10.3794369	1.4719662	-7.0514100	0.0000000
var_13	0.0523015	0.0217300	2.4068818	0.0160894
var_14	0.1880899	0.1024655	1.8356408	0.0664108
W_rent_aff_1	0.1240706	0.0396774	3.1269831	0.0017661

===== END OF REPORT =====

y = rent_aff_2

Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

Data set          : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix    : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : rent_aff_2
Mean dependent var : 23.1885
S.D. dependent var : 10.8025
Pseudo R-squared   : 0.3124
Spatial Pseudo R-squared: 0.3102
Sigma-square ML    : 80.162
S.E of regression  : 8.953
Number of Observations: 976
Number of Variables : 16
Degrees of Freedom  : 960
Log likelihood      : -3524.701
Akaike info criterion : 7081.402
Schwarz criterion   : 7159.538

```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	75.5462839	13.3956334	5.6396201	0.0000000
var_1	1.1958012	0.3274601	3.6517464	0.0002605
var_2	-4.3026629	1.9969989	-2.1545646	0.0311959
var_3	0.1964122	0.3839330	0.5115793	0.6089455
var_4	-0.0585784	0.0273458	-2.1421338	0.0321827
var_5	0.5776409	0.1486437	3.8860774	0.0001019
var_6	0.0785558	0.0431069	1.8223493	0.0684020
var_7	0.2115951	0.0581242	3.6403963	0.0002722
var_8	0.0398228	0.0398836	0.9984740	0.3180496
var_9	0.0267446	0.0547769	0.4882468	0.6253750
var_10	-0.0135140	0.0400541	-0.3373947	0.7358194
var_11	-0.2473160	0.1874454	-1.3194034	0.1870343
var_12	-5.8582750	1.1891121	-4.9265960	0.0000008
var_13	0.0431657	0.0175543	2.4589858	0.0139330
var_14	0.0465164	0.0827868	0.5618814	0.5741968
W_rent_aff_2	0.0658077	0.0418073	1.5740697	0.1154713

===== END OF REPORT =====

y = rent_aff_3

Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

Data set          : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix    : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : rent_aff_3
Mean dependent var : 16.3257
S.D. dependent var : 7.7469
Pseudo R-squared   : 0.3323
Spatial Pseudo R-squared: 0.2738
Sigma-square ML    : 40.095
S.E of regression  : 6.332
Number of Observations: 976
Number of Variables : 16
Degrees of Freedom  : 960
Log likelihood      : -3198.365
Akaike info criterion : 6428.730
Schwarz criterion   : 6506.865

```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	-5.5169373	9.4465140	-0.5840183	0.5592080
var_1	0.5775172	0.2319770	2.4895448	0.0127907
var_2	0.8692402	1.4115865	0.6157895	0.5380334
var_3	-3.4533970	0.2743797	-12.5861971	0.0000000
var_4	-0.0546287	0.0193354	-2.8253232	0.0047233
var_5	-0.0129979	0.1051350	-0.1236305	0.9016078
var_6	0.0810299	0.0304922	2.6573984	0.0078746
var_7	-0.0062391	0.0411083	-0.1517723	0.8793665
var_8	-0.0134604	0.0282087	-0.4771710	0.6332403
var_9	-0.1257508	0.0387778	-3.2428531	0.0011834
var_10	-0.0077998	0.0283275	-0.2753432	0.7830526
var_11	0.1120470	0.1326222	0.8448581	0.3981900
var_12	2.9359415	0.8410696	3.4907238	0.0004817
var_13	0.0112393	0.0124157	0.9052503	0.3653328
var_14	-0.0527874	0.0585880	-0.9009925	0.3675923
W_rent_aff_3	0.3458025	0.0361215	9.5733123	0.0000000

```

===== END OF REPORT =====

```

y = log_median_rent
 Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

-----
Data set           : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix     : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : log_median_rent
Number of Observations:
976
Mean dependent var : 7.3692
Number of Variables : 16
S.D. dependent var : 0.3234
Degrees of Freedom : 960
Pseudo R-squared : 0.2660
Spatial Pseudo R-squared: 0.2549
Sigma-square ML : 0.077
Log likelihood : -134.038
S.E of regression : 0.277
Akaike info criterion : 300.076
Schwarz criterion : 378.212
  
```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	3.8568227	0.5043472	7.6471580	0.0000000
var_1	0.0365475	0.0101311	3.6074526	0.0003092
var_2	-0.0328882	0.0617348	-0.5327345	0.5942174
var_3	0.0438395	0.0118757	3.6915319	0.0002229
var_4	0.0025558	0.0008461	3.0206533	0.0025223
var_5	0.0063034	0.0045970	1.3712123	0.1703088
var_6	0.0036695	0.0013337	2.7514339	0.0059335
var_7	-0.0023723	0.0017978	-1.3195393	0.1869889
var_8	-0.0017017	0.0012336	-1.3794848	0.1677453
var_9	-0.0041137	0.0016951	-2.4267858	0.0152332
var_10	-0.0039189	0.0012392	-3.1623758	0.0015649
var_11	0.0072133	0.0057965	1.2444261	0.2133428
var_12	0.1695903	0.0367731	4.6117987	0.0000040
var_13	0.0005348	0.0005429	0.9850649	0.3245922
var_14	0.0023757	0.0025607	0.9277368	0.3535441
W_log_median_rent	0.1610395	0.0410365	3.9242942	0.0000870

===== END OF REPORT =====

y = log_median_house_price
 Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

-----
Data set           : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix     : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : log_median_house_price
Observations:      976
Mean dependent var : 13.2495
S.D. dependent var : 0.5693
Pseudo R-squared   : 0.3056
Spatial Pseudo R-squared: 0.2973
Sigma-square ML    : 0.225
S.E of regression  : 0.474

Number of Variables : 16
Degrees of Freedom  : 960

Log likelihood      : -659.301
Akaike info criterion : 1350.603
Schwarz criterion   : 1428.738
  
```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	12.8705877	0.8850288	14.5425631	0.0000000
var_1	0.0972691	0.0173648	5.6015255	0.0000000
var_2	-0.2835589	0.1057575	-2.6812171	0.0073355
var_3	-0.1023251	0.0203564	-5.0266693	0.0000005
var_4	0.0078762	0.0014490	5.4357564	0.0000001
var_5	-0.0107608	0.0078722	-1.3669389	0.1716445
var_6	-0.0049042	0.0022835	-2.1476182	0.0317441
var_7	-0.0007711	0.0030784	-0.2504827	0.8022141
var_8	-0.0009049	0.0021122	-0.4284413	0.6683298
var_9	-0.0129768	0.0029035	-4.4694262	0.0000078
var_10	0.0029274	0.0021214	1.3799453	0.1676035
var_11	0.0137089	0.0099266	1.3810221	0.1672722
var_12	-0.1594834	0.0629656	-2.5328645	0.0113135
var_13	-0.0015503	0.0009297	-1.6674154	0.0954318
var_14	-0.0016819	0.0043842	-0.3836262	0.7012555
W_log_median_house_price	0.1685507	0.0398233	4.2324636	0.0000231

===== END OF REPORT =====

```

Dataset = ../Dataset_MAIN/all_data_all_tracts.csv
Shapefile = ../Dataset_MAIN/Listings_shp/MAIN_CT_All/ALL_TRACTS_ALL_DATA.shp
Variable #1 :log_BART_dist
Variable #2 :coastal_tracts_dummy
Variable #3 :log_CBD_dist
Variable #4 :percent_bachelors_degree
Variable #5 :percent_unempl
Variable #6 :percent_foreign_born
Variable #7 :percent_bpl
Variable #8 :percent_white
Variable #9 :percent_african_american_or_black
Variable #10 :percent_hispanic
Variable #11 :percent_other_races
Variable #12 :log_MHI
Variable #13 :percent_airbnb_active_rentals
Variable #14 :School_district_quality
y = rent_aff_1
Method = Spatial Lag Model -- Maximum Likelihood

```

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

Data set          : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix    : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : rent_aff_1
Mean dependent var : 46.8731
S.D. dependent var : 13.9358
Pseudo R-squared  : 0.3661
Spatial Pseudo R-squared: 0.3574
Sigma-square ML   : 122.976
S.E of regression : 11.089
Number of Observations: 976
Number of Variables : 16
Degrees of Freedom : 960
Log likelihood : -3734.576
Akaike info criterion : 7501.152
Schwarz criterion : 7579.287

```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	134.5068263	16.6195999	8.0932650	0.0000000
var_1	1.3172594	0.4055451	3.2481210	0.0011617
var_2	-6.2163487	2.4729511	-2.5137370	0.0119459
var_3	1.3206683	0.4707059	2.8057189	0.0050204
var_4	-0.1281578	0.0338306	-3.7882230	0.0001517
var_5	0.3932269	0.1843165	2.1334332	0.0328892
var_6	0.1809996	0.0533924	3.3899856	0.0006990
var_7	0.0004500	0.0720314	0.0062467	0.9950159
var_8	0.1006848	0.0493998	2.0381609	0.0415338
var_9	0.1734034	0.0678662	2.5550787	0.0106164
var_10	0.0001549	0.0496070	0.0031222	0.9975089
var_11	0.0214567	0.2321452	0.0924279	0.9263581
var_12	-10.1481350	1.4631268	-6.9359230	0.0000000
var_13	0.0385916	0.0178809	2.1582665	0.0309071
var_14	0.1934674	0.1025619	1.8863477	0.0592481
W_rent_aff_1	0.1238693	0.0396984	3.1202560	0.0018069

===== END OF REPORT =====

y = rent_aff_2

Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

Data set          : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix    : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : rent_aff_2
Mean dependent var : 23.1885
S.D. dependent var : 10.8025
Pseudo R-squared  : 0.3117
Spatial Pseudo R-squared: 0.3095
Sigma-square ML   : 80.241
S.E of regression : 8.958
Number of Observations: 976
Number of Variables : 16
Degrees of Freedom : 960
Log likelihood : -3525.174
Akaike info criterion : 7082.349
Schwarz criterion : 7160.484

```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	73.8489376	13.3645049	5.5257519	0.0000000
var_1	1.1866339	0.3276517	3.6216316	0.0002928
var_2	-4.3089111	1.9980204	-2.1565901	0.0310376
var_3	0.1437097	0.3803564	0.3778289	0.7055577
var_4	-0.0608966	0.0273135	-2.2295450	0.0257777
var_5	0.5738683	0.1488854	3.8544294	0.0001160
var_6	0.0784184	0.0431285	1.8182486	0.0690261
var_7	0.2156049	0.0581826	3.7056622	0.0002108
var_8	0.0398636	0.0399034	0.9990027	0.3177934
var_9	0.0263699	0.0548001	0.4812013	0.6303734
var_10	-0.0129621	0.0400702	-0.3234847	0.7463282
var_11	-0.2497826	0.1875262	-1.3319882	0.1828641
var_12	-5.6729196	1.1818587	-4.7999981	0.0000016
var_13	0.0325932	0.0144431	2.2566720	0.0240286
var_14	0.0510474	0.0828569	0.6160906	0.5378347
W_rent_aff_2	0.0653906	0.0418284	1.5633062	0.1179806

```

===== END OF REPORT =====

```

y = rent_aff_3
 Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

Data set          : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix    : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : rent_aff_3
Mean dependent var : 16.3257
S.D. dependent var : 7.7469
Pseudo R-squared  : 0.3318
Spatial Pseudo R-squared: 0.2735
Sigma-square ML   : 40.125
S.E of regression : 6.334

Number of Observations: 976
Number of Variables   : 16
Degrees of Freedom    : 960

Log likelihood       : -3198.711
Akaike info criterion : 6429.421
Schwarz criterion    : 6507.557
  
```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	-6.1274638	9.4223702	-0.6503102	0.5154918
var_1	0.5767262	0.2320845	2.4849832	0.0129558
var_2	0.8563209	1.4121152	0.6064101	0.5442424
var_3	-3.5044646	0.2717758	-12.8946890	0.0000000
var_4	-0.0555753	0.0193102	-2.8780249	0.0040017
var_5	-0.0101095	0.1052936	-0.0960129	0.9235103
var_6	0.0806605	0.0305042	2.6442388	0.0081875
var_7	-0.0058162	0.0411450	-0.1413578	0.8875873
var_8	-0.0132021	0.0282203	-0.4678225	0.6399115
var_9	-0.1257712	0.0387947	-3.2419711	0.0011871
var_10	-0.0073833	0.0283358	-0.2605648	0.7944282
var_11	0.1101610	0.1326610	0.8303946	0.4063157
var_12	3.0202690	0.8357948	3.6136489	0.0003019
var_13	0.0036549	0.0102137	0.3578458	0.7204587
var_14	-0.0523458	0.0586310	-0.8927997	0.3719644
W_rent_aff_3	0.3455230	0.0361340	9.5622693	0.0000000

===== END OF REPORT =====

y = log_median_rent
 Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

 SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

Data set : ../Dataset_MAIN/all_data_all_tracts.csv
 Weights matrix : ALL_TRACTS_ALL_DATA.shp
 Dependent Variable : log_median_rent
 Number of Observations: 976
 Mean dependent var : 7.3692
 Number of Variables : 16
 S.D. dependent var : 0.3234
 Degrees of Freedom : 960
 Pseudo R-squared : 0.2654
 Spatial Pseudo R-squared: 0.2542
 Sigma-square ML : 0.077
 Log likelihood : -134.455
 S.E of regression : 0.277
 Akaike info criterion : 300.911
 Schwarz criterion : 379.046

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	3.8252053	0.5036248	7.5953468	0.0000000
var_1	0.0365010	0.0101362	3.6010704	0.0003169
var_2	-0.0334967	0.0617606	-0.5423629	0.5875685
var_3	0.0413491	0.0117635	3.5150318	0.0004397
var_4	0.0025102	0.0008451	2.9703428	0.0029747
var_5	0.0064471	0.0046041	1.4002909	0.1614262
var_6	0.0036500	0.0013343	2.7356085	0.0062265
var_7	-0.0023538	0.0017995	-1.3080590	0.1908533
var_8	-0.0016892	0.0012341	-1.3687703	0.1710711
var_9	-0.0041130	0.0016959	-2.4252445	0.0152981
var_10	-0.0038985	0.0012397	-3.1448301	0.0016618
var_11	0.0071209	0.0057984	1.2280828	0.2194159
var_12	0.1736397	0.0365451	4.7513848	0.0000020
var_13	0.0001644	0.0004466	0.3681127	0.7127892
var_14	0.0023960	0.0025626	0.9349883	0.3497943
W_log_median_rent	0.1613684	0.0410318	3.9327691	0.0000840

===== END OF REPORT =====

y = log_median_house_price
 Method = Spatial Lag Model -- Maximum Likelihood

REGRESSION

SUMMARY OF OUTPUT: MAXIMUM LIKELIHOOD SPATIAL LAG (METHOD = FULL)

```

-----
Data set           : ../Dataset_MAIN/all_data_all_tracts.csv
Weights matrix     : ALL_TRACTS_ALL_DATA.shp
Dependent Variable : log_median_house_price
Observations:      976
Mean dependent var : 13.2495
S.D. dependent var : 0.5693
Pseudo R-squared   : 0.3041
Spatial Pseudo R-squared: 0.2959
Sigma-square ML    : 0.225
S.E of regression  : 0.475

Number of Variables : 16
Degrees of Freedom  : 960

Log likelihood      : -660.345
Akaike info criterion : 1352.689
Schwarz criterion   : 1430.825
  
```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	12.9440967	0.8838878	14.6445023	0.0000000
var_1	0.0974293	0.0173846	5.6043427	0.0000000
var_2	-0.2820208	0.1058683	-2.6638841	0.0077244
var_3	-0.0963352	0.0201747	-4.7750500	0.0000018
var_4	0.0079949	0.0014481	5.5210218	0.0000000
var_5	-0.0110532	0.0078894	-1.4010176	0.1612088
var_6	-0.0048621	0.0022860	-2.1269425	0.0334249
var_7	-0.0008461	0.0030832	-0.2744066	0.7837722
var_8	-0.0009339	0.0021145	-0.4416937	0.6587108
var_9	-0.0129721	0.0029063	-4.4633638	0.0000081
var_10	0.0028778	0.0021235	1.3552443	0.1753397
var_11	0.0139390	0.0099363	1.4028366	0.1606656
var_12	-0.1700554	0.0626157	-2.7158601	0.0066104
var_13	-0.0006360	0.0007653	-0.8309699	0.4059906
var_14	-0.0017665	0.0043904	-0.4023535	0.6874239
W_log_median_house_price	0.1690090	0.0398421	4.2419664	0.0000222

===== END OF REPORT =====