

Dataset = Dataset\_MAIN/enhanced\_dataset.csv  
 Shapefile = Listings shp/MAIN\_CT\_with\_listings/MAIN\_tracts\_with\_listings.shp  
 y = rent\_aff\_1  
 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)  
 Method = Spatial Lag Model -- Maximum Likelihood

# REGRESSION

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

```

-----
Data set           :Dataset_MAIN/enhanced_dataset.csv
Weights matrix     :      unknown
Dependent Variable :   rent_aff_1
Mean dependent var :   47.0313
S.D. dependent var :   12.9149
Pseudo R-squared   :    0.4462
Spatial Pseudo R-squared:  0.4279
Sigma-square ML    :    92.236
S.E of regression  :    9.604

Number of Observations:    649
Number of Variables   :    15
Degrees of Freedom    :    634

Log likelihood        :  -2391.584
Akaike info criterion :  4813.168
Schwarz criterion     :  4880.300
  
```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	155.4841219	17.2638299	9.0063516	0.0000000
var_1	1.7197155	0.4387755	3.9193513	0.0000888
var_2	-4.8944575	3.1402691	-1.5586109	0.1190885
var_3	1.4674579	0.5098096	2.8784428	0.0039964
var_4	-0.0762488	0.0384487	-1.9831316	0.0473527
var_5	0.1919093	0.1975562	0.9714159	0.3313412
var_6	0.1244807	0.0655823	1.8980824	0.0576852
var_7	-0.0315418	0.0720730	-0.4376375	0.6616491
var_8	-0.1659463	0.0702788	-2.3612558	0.0182132
var_9	-0.0773285	0.0839379	-0.9212580	0.3569157
var_10	-0.1846606	0.0597881	-3.0885867	0.0020111
var_11	-0.5519220	0.2777349	-1.9872262	0.0468973
var_12	-10.5053877	1.4520235	-7.2349986	0.0000000
var_13	0.0447110	0.0200313	2.2320578	0.0256111
W_rent_aff_1	0.1988936	0.0453567	4.3851030	0.0000116

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

```

Dataset = Dataset_MAIN/enhanced_dataset.csv
Shapefile = Listings shp/MAIN_CT_with_listings/MAIN_tracts_with_listings.shp
y = rent_aff_2
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)
Method = Spatial Lag Model -- Maximum Likelihood

```

# REGRESSION

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

```

-----
Data set           :Dataset_MAIN/enhanced_dataset.csv
Weights matrix     :      unknown
Dependent Variable :   rent_aff_2
Mean dependent var :   23.8340
S.D. dependent var :   10.3729
Pseudo R-squared   :    0.3465
Spatial Pseudo R-squared:  0.3361
Sigma-square ML    :    70.206
S.E of regression  :    8.379
Number of Observations:      649
Number of Variables  :       15
Degrees of Freedom   :      634
Log likelihood       :  -2301.795
Akaike info criterion :  4633.591
Schwarz criterion    :  4700.722

```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	86.6106168	15.0231893	5.7651285	0.0000000
var_1	1.6544270	0.3826702	4.3233759	0.0000154
var_2	-1.9618244	2.7398368	-0.7160369	0.4739685
var_3	0.5248969	0.4449200	1.1797557	0.2380974
var_4	-0.0080750	0.0335234	-0.2408763	0.8096510
var_5	0.4885456	0.1723560	2.8345145	0.0045895
var_6	0.0727109	0.0572294	1.2705162	0.2039008
var_7	0.1949760	0.0628838	3.1005758	0.0019314
var_8	-0.1168310	0.0613221	-1.9052032	0.0567537
var_9	-0.1129010	0.0732338	-1.5416522	0.1231581
var_10	-0.1191025	0.0521692	-2.2830054	0.0224300
var_11	-0.6850516	0.2423216	-2.8270352	0.0046981
var_12	-6.2954112	1.2662530	-4.9716852	0.0000007
var_13	0.0363648	0.0174725	2.0812610	0.0374100
W_rent_aff_2	0.1441466	0.0491022	2.9356413	0.0033286

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

```

Dataset = Dataset_MAIN/enhanced_dataset.csv
Shapefile = Listings shp/MAIN_CT_with_listings/MAIN_tracts_with_listings.shp
y = rent_aff_3
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)
Method = Spatial Lag Model -- Maximum Likelihood

```

# REGRESSION

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

```

-----
Data set           :Dataset_MAIN/enhanced_dataset.csv
Weights matrix     :      unknown
Dependent Variable :   rent_aff_3
Mean dependent var :   16.3527
S.D. dependent var :    7.9280
Pseudo R-squared   :    0.3815
Spatial Pseudo R-squared: 0.3497
Sigma-square ML    :   38.835
S.E of regression  :    6.232
Number of Observations:      649
Number of Variables  :       15
Degrees of Freedom   :      634
Log likelihood       :  -2113.486
Akaike info criterion :  4256.972
Schwarz criterion    :  4324.104

```

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	-3.8398457	11.1766106	-0.3435608	0.7311766
var_1	-0.2944783	0.2844612	-1.0352144	0.3005688
var_2	6.0647513	2.0371677	2.9770506	0.0029104
var_3	-3.1830594	0.3331098	-9.5555846	0.0000000
var_4	-0.0360313	0.0249240	-1.4456450	0.1482768
var_5	-0.0065459	0.1282071	-0.0510572	0.9592800
var_6	0.1261553	0.0425735	2.9632353	0.0030442
var_7	-0.0589850	0.0467672	-1.2612466	0.2072200
var_8	-0.0096085	0.0455674	-0.2108633	0.8329939
var_9	-0.0621775	0.0544686	-1.1415275	0.2536505
var_10	0.0237308	0.0388136	0.6114034	0.5409325
var_11	0.1401401	0.1802295	0.7775649	0.4368256
var_12	2.6565138	0.9413776	2.8219428	0.0047734
var_13	0.0357642	0.0130038	2.7502829	0.0059544
W_rent_aff_3	0.2788593	0.0441102	6.3218833	0.0000000

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

Dataset = Dataset\_MAIN/enhanced\_dataset.csv  
 Shapefile = Listings shp/MAIN\_CT\_with\_listings/MAIN\_tracts\_with\_listings.shp  
 y = log\_median\_rent  
 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)  
 Method = Spatial Lag Model -- Maximum Likelihood

# REGRESSION

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

Data set	:Dataset_MAIN/enhanced_dataset.csv		
Weights matrix	: unknown		
Dependent Variable	:log_median_rent	Number of Observations:	
649			
Mean dependent var	: 7.3308	Number of Variables	: 15
S.D. dependent var	: 0.3264	Degrees of Freedom	: 634
Pseudo R-squared	: 0.3124		
Spatial Pseudo R-squared:	0.3075		
Sigma-square ML	: 0.073	Log likelihood	: -73.213
S.E of regression	: 0.270	Akaike info criterion	: 176.425
		Schwarz criterion	: 243.557

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	3.2799480	0.6039155	5.4311374	0.0000001
var_1	0.0492689	0.0123490	3.9896967	0.0000662
var_2	-0.0054066	0.0884231	-0.0611441	0.9512444
var_3	0.0208615	0.0143861	1.4501218	0.1470246
var_4	0.0021889	0.0010818	2.0233452	0.0430376
var_5	0.0186885	0.0055638	3.3589440	0.0007824
var_6	0.0039648	0.0018475	2.1460042	0.0318726
var_7	-0.0013469	0.0020300	-0.6634832	0.5070212
var_8	-0.0009754	0.0019778	-0.4931942	0.6218754
var_9	-0.0041920	0.0023648	-1.7726690	0.0762836
var_10	-0.0038531	0.0016838	-2.2882865	0.0221208
var_11	0.0050612	0.0078230	0.6469684	0.5176524
var_12	0.2450213	0.0408548	5.9973617	0.0000000
var_13	0.0004680	0.0005640	0.8297589	0.4066751
W_log_median_rent	0.1192678	0.0501993	2.3758863	0.0175069

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

Dataset = Dataset\_MAIN/enhanced\_dataset.csv  
 Shapefile = Listings shp/MAIN\_CT\_with\_listings/MAIN\_tracts\_with\_listings.shp  
 y = rent\_aff\_1  
 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)  
 Method = Spatial Lag Model -- Maximum Likelihood

# REGRESSION

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

Data set	:Dataset_MAIN/enhanced_dataset.csv		
Weights matrix	: unknown		
Dependent Variable	: rent_aff_1	Number of Observations:	649
Mean dependent var	: 47.0313	Number of Variables	: 15
S.D. dependent var	: 12.9149	Degrees of Freedom	: 634
Pseudo R-squared	: 0.4452		
Spatial Pseudo R-squared:	0.4268		
Sigma-square ML	: 92.407	Log likelihood	: -2392.172
S.E of regression	: 9.613	Akaike info criterion	: 4814.344
		Schwarz criterion	: 4881.476

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	153.1807738	17.1904175	8.9108234	0.0000000
var_1	1.7057300	0.4391874	3.8838318	0.0001028
var_2	-4.9342320	3.1428473	-1.5699878	0.1164179
var_3	1.3930173	0.5060350	2.7528080	0.0059087
var_4	-0.0793961	0.0384093	-2.0671067	0.0387241
var_5	0.1871827	0.1979722	0.9454999	0.3444037
var_6	0.1218596	0.0656224	1.8569812	0.0633138
var_7	-0.0258310	0.0721919	-0.3578110	0.7204848
var_8	-0.1674264	0.0703398	-2.3802498	0.0173009
var_9	-0.0799218	0.0839903	-0.9515595	0.3413204
var_10	-0.1835683	0.0598372	-3.0677940	0.0021565
var_11	-0.5586214	0.2779894	-2.0095063	0.0444835
var_12	-10.2328641	1.4364862	-7.1235381	0.0000000
var_13	0.0322893	0.0165748	1.9480951	0.0514036
W_rent_aff_1	0.1983908	0.0453830	4.3714821	0.0000123

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

Dataset = Dataset\_MAIN/enhanced\_dataset.csv  
 Shapefile = Listings shp/MAIN\_CT\_with\_listings/MAIN\_tracts\_with\_listings.shp  
 y = rent\_aff\_2  
 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)  
 Method = Spatial Lag Model -- Maximum Likelihood

# REGRESSION

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

Data set	:Dataset_MAIN/enhanced_dataset.csv		
Weights matrix	: unknown		
Dependent Variable	: rent_aff_2	Number of Observations:	649
Mean dependent var	: 23.8340	Number of Variables	15
S.D. dependent var	: 10.3729	Degrees of Freedom	634
Pseudo R-squared	: 0.3456		
Spatial Pseudo R-squared:	0.3350		
Sigma-square ML	: 70.303	Log likelihood	: -2302.240
S.E of regression	: 8.385	Akaike info criterion	: 4634.481
		Schwarz criterion	: 4701.612

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	84.7604497	14.9530711	5.6684309	0.0000000
var_1	1.6428702	0.3829286	4.2902783	0.0000178
var_2	-1.9920466	2.7414143	-0.7266492	0.4674409
var_3	0.4670824	0.4415228	1.0578897	0.2901057
var_4	-0.0105707	0.0334824	-0.3157085	0.7522238
var_5	0.4841431	0.1726762	2.8037620	0.0050510
var_6	0.0706454	0.0572514	1.2339515	0.2172210
var_7	0.1997228	0.0629717	3.1716293	0.0015159
var_8	-0.1179891	0.0613608	-1.9228750	0.0544957
var_9	-0.1149319	0.0732618	-1.5687843	0.1166982
var_10	-0.1182168	0.0521992	-2.2647251	0.0235296
var_11	-0.6906638	0.2424815	-2.8483155	0.0043951
var_12	-6.0801328	1.2524744	-4.8544965	0.0000012
var_13	0.0267956	0.0144542	1.8538361	0.0637626
W_rent_aff_2	0.1441900	0.0491089	2.9361286	0.0033234

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

Dataset = Dataset\_MAIN/enhanced\_dataset.csv  
 Shapefile = Listings shp/MAIN\_CT\_with\_listings/MAIN\_tracts\_with\_listings.shp  
 y = rent\_aff\_3  
 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)  
 Method = Spatial Lag Model -- Maximum Likelihood

# REGRESSION

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

Data set	:Dataset_MAIN/enhanced_dataset.csv		
Weights matrix	: unknown		
Dependent Variable	: rent_aff_3	Number of Observations:	649
Mean dependent var	: 16.3527	Number of Variables	: 15
S.D. dependent var	: 7.9280	Degrees of Freedom	: 634
Pseudo R-squared	: 0.3797		
Spatial Pseudo R-squared:	0.3486		
Sigma-square ML	: 38.944	Log likelihood	: -2114.308
S.E of regression	: 6.240	Akaike info criterion	: 4258.615
		Schwarz criterion	: 4325.747

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	-5.6834667	11.1318876	-0.5105573	0.6096611
var_1	-0.3053812	0.2848445	-1.0720979	0.2836761
var_2	6.0367576	2.0398333	2.9594367	0.0030820
var_3	-3.2425877	0.3308210	-9.8016391	0.0000000
var_4	-0.0385592	0.0249124	-1.5477929	0.1216722
var_5	-0.0110725	0.1285514	-0.0861330	0.9313607
var_6	0.1242345	0.0426145	2.9153066	0.0035534
var_7	-0.0543436	0.0468657	-1.1595604	0.2462278
var_8	-0.0108507	0.0456285	-0.2378042	0.8120330
var_9	-0.0643365	0.0545283	-1.1798741	0.2380503
var_10	0.0244776	0.0388627	0.6298485	0.5287937
var_11	0.1344852	0.1804766	0.7451666	0.4561710
var_12	2.8758029	0.9318461	3.0861349	0.0020278
var_13	0.0262073	0.0107710	2.4331227	0.0149692
W_rent_aff_3	0.2767378	0.0442431	6.2549423	0.0000000

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

Dataset = Dataset\_MAIN/enhanced\_dataset.csv  
 Shapefile = Listings shp/MAIN\_CT\_with\_listings/MAIN\_tracts\_with\_listings.shp  
 y = log\_median\_rent  
 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)  
 Method = Spatial Lag Model -- Maximum Likelihood

# REGRESSION

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

-----  
 Data set :Dataset\_MAIN/enhanced\_dataset.csv  
 Weights matrix : unknown  
 Dependent Variable :log\_median\_rent Number of Observations:  
 649  
 Mean dependent var : 7.3308 Number of Variables : 15  
 S.D. dependent var : 0.3264 Degrees of Freedom : 634  
 Pseudo R-squared : 0.3118  
 Spatial Pseudo R-squared: 0.3067  
 Sigma-square ML : 0.073 Log likelihood : -73.507  
 S.E of regression : 0.271 Akaike info criterion : 177.014  
 Schwarz criterion : 244.145

Variable	Coefficient	Std.Error	z-Statistic	Probability
CONSTANT	3.2311559	0.6014434	5.3723354	0.0000001
var_1	0.0491366	0.0123536	3.9775009	0.0000696
var_2	-0.0066450	0.0884556	-0.0751221	0.9401175
var_3	0.0190998	0.0142709	1.3383726	0.1807750
var_4	0.0021348	0.0010803	1.9761245	0.0481407
var_5	0.0187999	0.0055727	3.3735613	0.0007420
var_6	0.0039242	0.0018476	2.1239116	0.0336775
var_7	-0.0013191	0.0020323	-0.6490699	0.5162932
var_8	-0.0009935	0.0019785	-0.5021375	0.6155708
var_9	-0.0042378	0.0023651	-1.7917817	0.0731679
var_10	-0.0038334	0.0016844	-2.2757890	0.0228586
var_11	0.0050058	0.0078263	0.6396215	0.5224187
var_12	0.2501601	0.0404033	6.1915808	0.0000000
var_13	0.0001471	0.0004664	0.3153678	0.7524824
W_log_median_rent	0.1203345	0.0501847	2.3978319	0.0164924

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