|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | | | | |
|  | Dependent variable: | | | |
|  |  | | | |
|  | Precio por metro cuadrado | | | |
|  | Modelo General | Chilca | El Tambo | Huancayo |
|  | (1) | (2) | (3) | (4) |
|  | | | | |
| l\_vivienda\_m2 | 0.262\*\*\* (0.060) | 0.360\*\*\* (0.082) |  | 0.558\*\*\* (0.109) |
| alr\_calles\_pavimentadas | 0.259\*\* (0.112) | -0.263\* (0.158) | 0.535\*\*\* (0.178) | 0.709\*\*\* (0.224) |
| alr\_zonas\_verdes |  | 0.445\*\*\* (0.161) |  | -0.727\*\*\* (0.219) |
| alr\_parques\_recreativas |  | -0.440\*\*\* (0.159) |  |  |
| cal\_servicio\_agua |  |  | -0.222\*\* (0.098) | 0.388\*\*\* (0.106) |
| alr\_auxilio\_rap |  | 0.307\* (0.159) | -0.402\*\* (0.166) |  |
| cal\_servicio\_telefono | 0.201\*\*\* (0.048) | 0.264\*\*\* (0.074) |  | 0.261\*\*\* (0.074) |
| cal\_servicio\_seguridad |  | -0.253\*\* (0.102) | 0.194\*\* (0.082) |  |
| cal\_servicio\_electricidad | -0.224\*\*\* (0.070) | -0.344\*\*\* (0.110) |  | -0.414\*\*\* (0.154) |
| cal\_servicio\_internet | 0.111\*\* (0.047) |  |  |  |
| cal\_servicio\_basura | -0.095 (0.063) |  |  |  |
| sentimiento\_serguridad | 0.308\*\*\* (0.119) | 0.996\*\*\* (0.175) |  |  |
| as.factor(Distrito)El Tambo | -0.239\* (0.127) |  |  |  |
| as.factor(Distrito)Huancayo | 0.318\*\* (0.145) |  |  |  |
| servicio\_internet |  |  |  | 0.544\*\* (0.275) |
| servicio\_agua |  |  |  |  |
| vivienda\_banos |  |  |  | 0.238\*\* (0.097) |
| vivienda\_pisos |  | -0.145\*\* (0.070) | 0.211\*\*\* (0.066) | -0.181\* (0.101) |
| vivienda\_cuartos |  | 0.092\* (0.051) |  |  |
| vivienda\_m2 |  |  | 0.001\* (0.001) |  |
| Constant | 4.927\*\*\* (0.396) | 5.192\*\*\* (0.514) | 5.606\*\*\* (0.399) | 2.873\*\*\* (0.787) |
|  | | | | |
| Observations | 1,091 | 281 | 522 | 288 |
| R2 | 0.080 | 0.292 | 0.063 | 0.287 |
| Adjusted R2 | 0.073 | 0.263 | 0.052 | 0.264 |
| Residual Std. Error | 1.691 (df = 1081) | 1.151 (df = 269) | 1.819 (df = 515) | 1.592 (df = 278) |
| F Statistic | 10.511\*\*\* (df = 9; 1081) | 10.082\*\*\* (df = 11; 269) | 5.770\*\*\* (df = 6; 515) | 12.410\*\*\* (df = 9; 278) |
|  | | | | |
| Note: | P<0.1 (\*); p<0.05 (\*\*) ; p<0.01 (\*\*\*) | | | |