

Spatial Econometrics

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This session¹ is based on the following references, which are good follow-up's on the topic:

- Session III of Arribas-Bel (2014). Check the “Related readings” section on the session page for more in-depth discussions.
- Anselin (2007), freely available to download [pdf].
- The second part of this tutorial assumes you have reviewed Lecture 5 of Arribas-Bel (2016). [html]

This tutorial is part of Spatial Analysis Notes, a compilation hosted as a GitHub repository that you can access it in a few ways:

- As a download of a .zip file that contains all the materials.
- As an html website.
- As a pdf document
- As a GitHub repository.

Dependencies

The illustration below relies on the following libraries that you will need to have installed on your machine to be able to interactively follow along². Once installed, load them up with the following commands:

```
# Layout
library(tufte)
# For pretty table
library(knitr)
# Spatial Data management
library(rgdal)
# Pretty graphics
library(ggplot2)
# Pretty maps
library(ggmap)
# Various GIS utilities
library(GISTools)
# For all your interpolation needs
library(gstat)
# For data manipulation
library(plyr)
# Spatial regression
library(spdep)
```

¹ Points – Kernel Density Estimation and Spatial interpolation by Dani Arribas-Bel is licensed under a Creative Commons Attribution-NonCommercial-ShareAlike 4.0 International License.

² You can install package mypackage by running the command `install.packages("mypackage")` on the R prompt or through the Tools -> Install Packages... menu in RStudio.

Before we start any analysis, let us set the path to the directory where we are working. We can easily do that with `setwd()`. Please replace in the following line the path to the folder where you have placed this file -and where the `house_transactions` folder with the data lives.

```
setwd('/Users/dani/AAA/Documents/teaching/u-lvl/2016/envs453/code/GIT/kde_idw_r/')
#setwd('.')
```

Data

To explore ideas in spatial regression, we will be using house price data for the municipality of Liverpool. Our main dataset is provided by the Land Registry (as part of their Price Paid Data) but has been cleaned and re-packaged into a shapefile by Dani Arribas-Bel.

Let us load it up first of all:

```
hst <- readOGR(dsn = 'house_transactions', layer = 'liv_house_trans')

## OGR data source with driver: ESRI Shapefile
## Source: "house_transactions", layer: "liv_house_trans"
## with 6324 features
## It has 18 fields
```

The tabular component of the spatial frame contains the following variables:

```
names(hst)

## [1] "pcds"      "id"        "price"
## [4] "trans_date" "type"      "new"
## [7] "duration"  "paon"      "saon"
## [10] "street"    "locality"  "town"
## [13] "district"  "county"    "ppd_cat"
## [16] "status"    "lsoa11"    "LSOA11CD"
```

The meaning for most of the variables can be found in the original Land Registry documentation. The dataset contains transactions that took place during 2014:

```
# Format dates
dts <- as.Date(hst@data$trans_date)
# Set up summary table
tab <- summary(dts)[c('Min.', 'Max.')]
tab

##           Min.           Max.
## "2014-01-02" "2014-12-30"
```

Although the original Land Registry data contain some characteristics of the house, all of them are categorical: *is the house newly built? What type of property is it?* To bring in a richer picture and illustrate how continuous variables can also be included in a spatial setting, we will augment the original transaction data with Deprivation indices from the CDRC at the Lower Layer Super Output Area (LSOA) level.

Let us read the csv in:

```
imd <- read.csv('house_transactions/E08000012.csv')
```

The table contains not only the overall IMD score and rank, but some of the component scores, as well as the LSOA code:

```
names(imd)

## [1] "LSOA11CD" "imd_rank" "imd_score"
## [4] "income"    "employment" "education"
## [7] "health"    "crime"      "housing"
## [10] "living_env" "idaci"      "idaopi"
```

That bit of information, LSOA11CD, is crucial to be able to connect it to each house transaction. To “join” both tables, we can use the base command `merge`, which will assign values from `imd` into `hst` making sure that each house transaction get the IMD data for the LSOA where it is located:

```
db <- merge(hst, imd)
```

The resulting table, `db`, contains variables from both original tables:

```
names(db)

## [1] "LSOA11CD" "pcds"      "id"
## [4] "price"     "trans_date" "type"
## [7] "new"       "duration"   "paon"
## [10] "saon"      "street"     "locality"
## [13] "town"      "district"   "county"
## [16] "ppd_cat"   "status"     "lsoa11"
## [19] "imd_rank"  "imd_score"  "income"
## [22] "employment" "education"  "health"
## [25] "crime"     "housing"    "living_env"
## [28] "idaci"     "idaopi"
```

For some of our analysis, we will need the coarse postcode of each house, rather than the finely specified one in the original data. This means using the available one

```
head(db@data['pcds'])
```

```
##      pcds
## 62 L1 0AB
## 63 L1 0AB
## 64 L1 0AB
## 65 L1 0AB
## 66 L1 0AB
## 67 L1 0AB
```

to create a new column that only contains the first bit of the post-code (L1 in the examples above). The following lines of code will do that for us:

```
db$pc <- as.character(lapply(strsplit(as.character(db$pcds), split=" "),
```

Given there are 6,324 transactions in the dataset, a simple plot of the point coordinates implicitly draws the shape of the Liverpool municipality:

```
plot(db)
```



Figure 1: Spatial distribution of house transactions in Liverpool

Non-spatial regression, a refresh

Before we discuss how to explicitly include space into the linear regression framework, let us show how basic regression can be carried out in R, and how you can begin to interpret the results. By no means is this a formal and complete introduction to regression so, if that is what you are looking for, I suggest the first part of Gelman and Hill (2006), in particular chapters 3 and 4.

The core idea of linear regression is to explain the variation in a given (*dependent*) variable as a linear function of a series of other (*explanatory*) variables. For example, in our case, we may want to express/explain the price of a house as a function of whether it is new and the degree of deprivation of the area where it is located. At the individual level, we can express this as:

$$P_i = \alpha + \beta_1 NEW_i + \beta_2 IMD_i + \epsilon_i$$

where P_i is the price of house i , NEW_i is a binary variable that takes one if the house is newly built or zero otherwise and IMD_i is the IMD score of the LSOA where i is located. The parameters β_1 , β_2 , and β_3 give us information about in which way and to what extent each variable is related to the price, and α , the constant term, is the average house price when all the other variables are zero. The term ϵ_i is usually referred to as “error” and captures elements that influence the price of a house but are not whether the house is new or the IMD

score of its area. We can also express this relation in matrix form, excluding subindices for i^3 .

Essentially, a regression can be seen as a multivariate extension of simple bivariate correlations. Indeed, one way to interpret the β_k coefficients in the equation above is as the degree of correlation between the explanatory variable k and the dependent variable, *keeping all the other explanatory variables constant*. When you calculate simple bivariate correlations, the coefficient of a variable is picking up the correlation between the variables, but it is also subsuming into it variation associated with other correlated variables –also called confounding factors⁴. Regression allows you to isolate the distinct effect that a single variable has on the dependent one, once we *control* for those other variables.

Practically speaking, running linear regressions in R is straightforward. For example, to fit the model specified in the equation above, we only need one line of code:

```
m1 <- lm('price ~ new + imd_score', db)
```

We use the command `lm`, for linear model, and specify the equation we want to fit using a string that relates the dependent variable (price) with a set of explanatory ones (new and price) by using a tilde `~` that is akin the `=` symbol in the mathematical equation. Since we are using names of variables that are stored in a table, we need to pass the table object (`db`) as well.

In order to inspect the results of the model, the quickest way is to call `summary`:

```
summary(m1)

##
## Call:
## lm(formula = "price ~ new + imd_score", data = db)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -184254  -59948  -29032   11430 26434741
##
## Coefficients:
##              Estimate Std. Error t value
## (Intercept)   235596     13326   17.679
## newY           4926     19104    0.258
## imd_score     -2416       308   -7.843
##              Pr(>|t|)
## (Intercept) < 2e-16 ***
## newY        0.797
```

³ In this case, the equation would look like

$$P = \alpha + \beta_1 NEW + \beta_2 IMD + \epsilon$$

and would be interpreted in terms of vectors and matrices instead of scalar values.

⁴ **EXAMPLE** Assume that new houses tend to be built more often in areas with low deprivation. If that is the case, then *NEW* and *IMD* will be correlated with each other (as well as with the price of a house, as we are hypothesizing in this case). If we calculate a simple correlation between *P* and *IMD*, the coefficient will represent the degree of association between both variables, but it will also include some of the association between *IMD* and *NEW*. That is, part of the obtained correlation coefficient will be due not to the fact that higher prices tend to be found in areas with low *IMD*, but to the fact that new houses tend to be more expensive. This is because (in this example) new houses tend to be built in areas with low deprivation and simple bivariate correlation cannot account for that.

```
## imd_score    5.12e-15 ***
## ---
## Signif. codes:
## 0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 509000 on 6321 degrees of freedom
## Multiple R-squared:  0.009712,    Adjusted R-squared:  0.009398
## F-statistic: 30.99 on 2 and 6321 DF,  p-value: 4.027e-14
```

A full detailed explanation of the output is beyond the scope of this note, so we will focus on the relevant bits for our main purpose. This is concentrated on the Coefficients section, which gives us the estimates for the β_k coefficients in our model. Or, in other words, the coefficients are the raw equivalent of the correlation coefficient between each explanatory variable and the dependent one, once the polluting effect of confounding factors has been accounted for⁵. Results are as expected for the most part: houses tend to be significantly more expensive in areas with lower deprivation (an average of GBP2,416 for every additional score); and a newly built house is on average GBP4,926 more expensive, although this association cannot be ruled out to be random (probably due to the small relative number of new houses).

⁵ Keep in mind that regression is no magic. We are only discounting the effect of other confounding factors that we include in the model, not of *all* potentially confounding factors.

Finally, before we jump into introducing space in our models, let us modify our equation slightly to make it more useful when it comes to interpreting it. Many house price models in the literature is estimated in log-linear terms:

$$\log P_i = \alpha + \beta_1 NEW_i + \beta_2 IMD_i + \epsilon_i$$

This allows to interpret the coefficients more directly: as the percentage change induced by a unit increase in the explanatory variable of the estimate. To fit such a model, we can specify the logarithm of a given variable directly in the formula.

```
m2 <- lm('log(price) ~ new + imd_score', db)
summary(m2)

##
## Call:
## lm(formula = "log(price) ~ new + imd_score", data = db)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -4.3172 -0.3231 -0.0149  0.3063  5.2769
##
## Coefficients:
```

```

##              Estimate Std. Error t value
## (Intercept) 12.2037784  0.0138634  880.28
## newY         0.2456446  0.0198740   12.36
## imd_score    -0.0169702  0.0003204  -52.96
##              Pr(>|t|)
## (Intercept)  <2e-16 ***
## newY          <2e-16 ***
## imd_score     <2e-16 ***
## ---
## Signif. codes:
##  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 0.5295 on 6321 degrees of freedom
## Multiple R-squared:  0.3101, Adjusted R-squared:  0.3099
## F-statistic: 1421 on 2 and 6321 DF,  p-value: < 2.2e-16

```

Looking at the results we can see a couple of differences with respect to the original specification. First, the estimates are substantially different numbers. This is because, although they consider the same variable, they look at it from different angles, and provide different interpretations. For example, the coefficient for the IMD, instead of being interpretable in terms of GBP, the unit of the dependent variable, it represents a percentage: a unit increase in the degree of deprivation is associated with a 0.2% decrease in the price of a house.⁶ Second, the variable *new* is significant in this case. This is probably related to the fact that, by taking logs, we are also making the dependent variable look more normal (Gaussian) and that allows the linear model to provide a better fit and, hence, more accurate estimates. In this case, a house being newly built, as compared to an old house, is overall 25% more expensive.

⁶ **EXERCISE** How does the type of a house affect the price at which it is sold, given whether it is new and the level of deprivation of the area where it is located? To answer this, fit a model as we have done but including additionally the variable *type*. In order to interpret the codes, check the reference at the Land Registry documentation.

Spatial regression: a (very) first dip

Spatial regression is about *explicitly* introducing space or geographical context into the statistical framework of a regression. Conceptually, we want to introduce space into our model whenever we think it plays an important role in the process we are interested in, or when space can act as a reasonable proxy for other factors we cannot but should include in our model. As an example of the former, we can imagine how houses at the seafront are probably more expensive than those in the second row, given their better views. To illustrate the latter, we can think of how the character of a neighborhood is important in determining the price of a house; however, it is very hard to identify and quantify “character” *per se*, although it might be

easier to get at its spatial variation, hence a case of space as a proxy.

Spatial regression is a large field of development in the econometrics and statistics literatures. In this brief introduction, we will consider two related but very different processes that give rise to spatial effects: spatial heterogeneity and spatial dependence. For more rigorous treatments of the topics introduced here, the reader is referred to Anselin (2003), Anselin and Rey (2014), and Gibbons, Overman, and Patacchini (2014).

Spatial heterogeneity

Spatial heterogeneity (SH) arises when we cannot safely assume the process we are studying operates under the same “rules” throughout the geography of interest. In other words, we can observe SH when there are effects on the outcome variable that are intrinsically linked to specific locations. A good example of this is the case of seafront houses above: we are trying to model the price of a house and, the fact some houses are located under certain conditions (i.e. by the sea), makes their price behave differently⁷.

This somewhat abstract concept of SH can be made operational in a model in several ways. We will explore the following two: spatial fixed-effects (FE); and spatial regimes, which is a generalization of FE.

⁷ **QUESTION** How would you incorporate this into a regression model that extends the log-log equation of the previous section?

Spatial FE

Let us consider the house price example from the previous section to introduce a more general illustration that relates to the second motivation for spatial effects (“space as a proxy”). Given we are only including two explanatory variables in the model, it is likely we are missing some important factors that play a role at determining the price at which a house is sold. Some of them, however, are likely to vary systematically over space (e.g. different neighborhood characteristics). If that is the case, we can control for those unobserved factors by using traditional dummy variables but basing their creation on a spatial rule. For example, let us include a binary variable for every two-digit postcode in Liverpool, indicating whether a given house is located within such area (1) or not (0). Mathematically, we are now fitting the following equation:

$$\log P_i = \alpha_r + \beta_1 NEW_i + \beta_2 IMD_i + \epsilon_i$$

where the main difference is that we are now allowing the constant term, α , to vary by postcode r , α_r .

Programmatically, this is straightforward to estimate:


```
# Include '-1' to eliminate the constant term and include a dummy for every area
```

```
m3 <- lm('log(price) ~ pc + new + imd_score - 1', db)
```

```
summary(m3)
```

```
##
```

```
## Call:
```

```
## lm(formula = "log(price) ~ pc + new + imd_score - 1", data = db)
```

```
##
```

```
## Residuals:
```

```
##      Min       1Q   Median       3Q      Max
## -4.2680 -0.2833 -0.0235  0.2599  5.6714
```

```
##
```

```
## Coefficients:
```

```
##              Estimate Std. Error t value
```

```
## pcL1         11.697166   0.032137  363.98
```

```
## pcL10        11.893524   0.076471  155.53
```

```
## pcL11        11.902319   0.043194  275.55
```

```
## pcL12        12.065776   0.029692  406.37
```

```
## pcL13        11.865523   0.034893  340.06
```

```
## pcL14        11.920922   0.044480  268.01
```

```
## pcL15        12.039916   0.028555  421.64
```

```
## pcL16        12.295535   0.034950  351.81
```

```
## pcL17        12.275339   0.027978  438.75
```

```
## pcL18        12.396475   0.024534  505.27
```

```
## pcL19        12.162630   0.029697  409.56
```

```
## pcL2         12.061443   0.100805  119.65
```

```
## pcL20        11.928142   0.226932   52.56
```

```
## pcL24        11.868363   0.045785  259.22
```

```
## pcL25        12.234462   0.028557  428.42
```

```
## pcL27        12.035241   0.092832  129.65
```

```
## pcL28        11.438267   0.206323   55.44
```

```
## pcL3         11.954453   0.029561  404.40
```

```
## pcL4         11.718609   0.039575  296.11
```

```
## pcL5         12.037267   0.055952  215.14
```

```
## pcL6         11.898506   0.042918  277.24
```

```
## pcL7         11.855374   0.044681  265.33
```

```
## pcL8         12.034093   0.039801  302.36
```

```
## pcL9         11.759056   0.033610  349.87
```

```
## newY          0.310829   0.020947   14.84
```

```
## imd_score    -0.012008   0.000517  -23.23
```

```
##              Pr(>|t|)
```

```
## pcL1          <2e-16 ***
```

```
## pcL10         <2e-16 ***
```

```
## pcL11         <2e-16 ***
```

```

## pcL12      <2e-16 ***
## pcL13      <2e-16 ***
## pcL14      <2e-16 ***
## pcL15      <2e-16 ***
## pcL16      <2e-16 ***
## pcL17      <2e-16 ***
## pcL18      <2e-16 ***
## pcL19      <2e-16 ***
## pcL2       <2e-16 ***
## pcL20      <2e-16 ***
## pcL24      <2e-16 ***
## pcL25      <2e-16 ***
## pcL27      <2e-16 ***
## pcL28      <2e-16 ***
## pcL3       <2e-16 ***
## pcL4       <2e-16 ***
## pcL5       <2e-16 ***
## pcL6       <2e-16 ***
## pcL7       <2e-16 ***
## pcL8       <2e-16 ***
## pcL9       <2e-16 ***
## newY       <2e-16 ***
## imd_score  <2e-16 ***
## ---
## Signif. codes:
##  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 0.5007 on 6298 degrees of freedom
## Multiple R-squared:  0.9981, Adjusted R-squared:  0.9981
## F-statistic: 1.305e+05 on 26 and 6298 DF,  p-value: < 2.2e-16

```

Econometrically speaking, what the postcode FE we have introduced imply is that, instead of comparing all house prices across Liverpool as equal, we only derive variation from within each postcode⁸. Remember that the interpretation of a β_k coefficient is the effect of variable k , *given all the other explanatory variables included remain constant*. By including a single variable for each area, we are effectively forcing the model to compare as equal only house prices that share the same value for each variable; in other words, only houses located within the same area. Introducing FE affords you a higher degree of isolation of the effects of the variables you introduce in your model because you can control for unobserved effects that align spatially with the distribution of the FE you introduce (by postcode, in our case).

⁸ Additionally, estimating spatial FE in our particular example also gives you an indirect measure of area *desirability*: since they are simple dummies in a regression explaining the price of a house, their estimate tells us about how much people are willing to pay to live in a given area. However, this interpretation does not necessarily apply in other contexts where introducing spatial FEs does make sense. **EXERCISE** What is the most desired area to live in Liverpool?

Spatial regimes

At the core of estimating spatial FEs is the idea that, instead of assuming the dependent variable behaves uniformly over space, there are systematic effects following a geographical pattern that affect its behaviour. In other words, spatial FEs introduce econometrically the notion of spatial heterogeneity. They do this in the simplest possible form: by allowing the constant term to vary geographically. The other elements of the regression are left untouched and hence apply uniformly across space. The idea of spatial regimes (SRs) is to generalize the spatial FE approach to allow not only the constant term to vary but also any other explanatory variable. This implies that the equation we will be estimating is:

$$\log P_i = \alpha_r + \beta_{1r}NEW_i + \beta_{2r}IMD_i + \epsilon_i$$

where we are not only allowing the constant term to vary by regime (α_r), but also every other parameter (β_{kr}).

In R terms, this is more straightforward to estimate if new is expressed as 0 and 1, rather than as factors:

```
# Create a new variable 'newB' to store the binary form of 'new'
db@data$newB <- 1
db[db@data$new=='N', 'newB'] <- 0
```

Also, given we are going to allow *every* coefficient to vary by regime, we will need to explicitly set a constant term that we can allow to vary:

```
db$one <- 1
```

Then, the estimation leverages the capabilities in model description of R formulas:

```
# ':' notation implies interaction variables
m4 <- lm('log(price) ~ 0 +(one + newB + imd_score):(pc)', db)
summary(m4)

##
## Call:
## lm(formula = "log(price) ~ 0 +(one + newB + imd_score):(pc)",
##     data = db)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -4.2051 -0.2506 -0.0182  0.2198  5.3507
##
```

Coefficients: (8 not defined because of singularities)

##	Estimate	Std. Error	t value
## one:pcL1	11.983460	0.098675	121.444
## one:pcL10	11.911281	0.504210	23.624
## one:pcL11	11.774865	0.160864	73.198
## one:pcL12	12.157627	0.068165	178.356
## one:pcL13	11.821576	0.103946	113.728
## one:pcL14	11.821895	0.115040	102.763
## one:pcL15	12.317524	0.052051	236.645
## one:pcL16	12.761711	0.098709	129.287
## one:pcL17	12.240652	0.065074	188.103
## one:pcL18	12.695103	0.056510	224.654
## one:pcL19	12.489604	0.054177	230.533
## one:pcL2	12.164848	0.321558	37.831
## one:pcL20	11.069199	0.211083	52.440
## one:pcL24	10.876938	0.135326	80.376
## one:pcL25	12.427878	0.051147	242.982
## one:pcL27	11.022835	0.435730	25.297
## one:pcL28	11.300143	1.126387	10.032
## one:pcL3	11.977708	0.054781	218.647
## one:pcL4	11.653464	0.109113	106.802
## one:pcL5	11.544085	0.277000	41.675
## one:pcL6	11.574617	0.158022	73.247
## one:pcL7	11.617544	0.128402	90.478
## one:pcL8	11.586224	0.085036	136.251
## one:pcL9	11.837544	0.080452	147.139
## newB:pcL1	-0.298430	0.051078	-5.843
## newB:pcL10	NA	NA	NA
## newB:pcL11	0.672479	0.089894	7.481
## newB:pcL12	0.977903	0.114281	8.557
## newB:pcL13	-0.659910	0.473773	-1.393
## newB:pcL14	0.610482	0.132911	4.593
## newB:pcL15	0.744844	0.139732	5.331
## newB:pcL16	NA	NA	NA
## newB:pcL17	-0.094580	0.095188	-0.994
## newB:pcL18	-0.197115	0.122109	-1.614
## newB:pcL19	0.393901	0.089607	4.396
## newB:pcL2	NA	NA	NA
## newB:pcL20	NA	NA	NA
## newB:pcL24	0.735316	0.072739	10.109
## newB:pcL25	0.196018	0.144527	1.356
## newB:pcL27	0.356678	0.189946	1.878
## newB:pcL28	NA	NA	NA
## newB:pcL3	-0.261461	0.055228	-4.734

```

## newB:pcL4      1.087380  0.079152 13.738
## newB:pcL5      0.519945  0.094850  5.482
## newB:pcL6      0.695856  0.062461 11.141
## newB:pcL7      NA      NA      NA
## newB:pcL8      0.334517  0.059368  5.635
## newB:pcL9      NA      NA      NA
## imd_score:pcL1 -0.010489  0.003383 -3.101
## imd_score:pcL10 -0.012413  0.011381 -1.091
## imd_score:pcL11 -0.010637  0.003005 -3.540
## imd_score:pcL12 -0.017296  0.002625 -6.588
## imd_score:pcL13 -0.011004  0.002185 -5.036
## imd_score:pcL14 -0.010432  0.002469 -4.225
## imd_score:pcL15 -0.020737  0.001413 -14.681
## imd_score:pcL16 -0.050522  0.007703 -6.559
## imd_score:pcL17 -0.009763  0.002214 -4.410
## imd_score:pcL18 -0.032289  0.003799 -8.499
## imd_score:pcL19 -0.024629  0.001860 -13.242
## imd_score:pcL2 -0.016601  0.013654 -1.216
## imd_score:pcL20 NA      NA      NA
## imd_score:pcL24 0.004090  0.002391  1.711
## imd_score:pcL25 -0.020461  0.001981 -10.327
## imd_score:pcL27 0.006626  0.007561  0.876
## imd_score:pcL28 -0.009473  0.020367 -0.465
## imd_score:pcL3 -0.006935  0.001747 -3.970
## imd_score:pcL4 -0.012032  0.001731 -6.952
## imd_score:pcL5 -0.006051  0.004009 -1.509
## imd_score:pcL6 -0.008324  0.002367 -3.517
## imd_score:pcL7 -0.007517  0.002342 -3.209
## imd_score:pcL8 -0.004064  0.001561 -2.603
## imd_score:pcL9 -0.014124  0.002052 -6.882
## Pr(>|t|)
## one:pcL1      < 2e-16 ***
## one:pcL10     < 2e-16 ***
## one:pcL11     < 2e-16 ***
## one:pcL12     < 2e-16 ***
## one:pcL13     < 2e-16 ***
## one:pcL14     < 2e-16 ***
## one:pcL15     < 2e-16 ***
## one:pcL16     < 2e-16 ***
## one:pcL17     < 2e-16 ***
## one:pcL18     < 2e-16 ***
## one:pcL19     < 2e-16 ***
## one:pcL2      < 2e-16 ***
## one:pcL20     < 2e-16 ***

```

```

## one:pcL24      < 2e-16 ***
## one:pcL25      < 2e-16 ***
## one:pcL27      < 2e-16 ***
## one:pcL28      < 2e-16 ***
## one:pcL3       < 2e-16 ***
## one:pcL4       < 2e-16 ***
## one:pcL5       < 2e-16 ***
## one:pcL6       < 2e-16 ***
## one:pcL7       < 2e-16 ***
## one:pcL8       < 2e-16 ***
## one:pcL9       < 2e-16 ***
## newB:pcL1      5.40e-09 ***
## newB:pcL10     NA
## newB:pcL11     8.40e-14 ***
## newB:pcL12     < 2e-16 ***
## newB:pcL13     0.163705
## newB:pcL14     4.45e-06 ***
## newB:pcL15     1.01e-07 ***
## newB:pcL16     NA
## newB:pcL17     0.320449
## newB:pcL18     0.106521
## newB:pcL19     1.12e-05 ***
## newB:pcL2      NA
## newB:pcL20     NA
## newB:pcL24     < 2e-16 ***
## newB:pcL25     0.175063
## newB:pcL27     0.060457 .
## newB:pcL28     NA
## newB:pcL3      2.25e-06 ***
## newB:pcL4      < 2e-16 ***
## newB:pcL5      4.38e-08 ***
## newB:pcL6      < 2e-16 ***
## newB:pcL7      NA
## newB:pcL8      1.83e-08 ***
## newB:pcL9      NA
## imd_score:pcL1 0.001938 **
## imd_score:pcL10 0.275485
## imd_score:pcL11 0.000404 ***
## imd_score:pcL12 4.81e-11 ***
## imd_score:pcL13 4.89e-07 ***
## imd_score:pcL14 2.42e-05 ***
## imd_score:pcL15 < 2e-16 ***
## imd_score:pcL16 5.85e-11 ***
## imd_score:pcL17 1.05e-05 ***

```

```
## imd_score:pcL18 < 2e-16 ***
## imd_score:pcL19 < 2e-16 ***
## imd_score:pcL2  0.224084
## imd_score:pcL20      NA
## imd_score:pcL24 0.087139 .
## imd_score:pcL25 < 2e-16 ***
## imd_score:pcL27 0.380911
## imd_score:pcL28 0.641850
## imd_score:pcL3  7.28e-05 ***
## imd_score:pcL4  3.96e-12 ***
## imd_score:pcL5  0.131280
## imd_score:pcL6  0.000440 ***
## imd_score:pcL7  0.001337 **
## imd_score:pcL8  0.009255 **
## imd_score:pcL9  6.47e-12 ***
## ---
## Signif. codes:
##  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 0.472 on 6260 degrees of freedom
## Multiple R-squared:  0.9984, Adjusted R-squared:  0.9983
## F-statistic: 5.966e+04 on 64 and 6260 DF, p-value: < 2.2e-16
```

As we can see, there are a few NA values (e.g. pcL10). This has to do with the fact that there are not that many new houses, so some of the buckets in which the regimes split the data to estimate each parameter are empty. This can be readily seen by obtaining a quick cross tabulation of pc and new:

```
table(db$pc, db$new)
```

```
##
##      N   Y
## L1  161 189
## L10  47   0
## L11 192  34
## L12 326  18
## L13 387   1
## L14 144  19
## L15 466  12
## L16 212   0
## L17 398  27
## L18 439  16
## L19 329  32
## L2   25   0
```

```
## L20 5 0
## L24 97 84
## L25 357 11
## L27 22 10
## L28 6 0
## L3 272 101
## L4 437 41
## L5 97 46
## L6 319 78
## L7 201 0
## L8 227 110
## L9 329 0
```

To illustrate a correct regime estimation, we can focus only on `imd_score`⁹:

```
# ':' notation implies interaction variables
m5 <- lm('log(price) ~ 0 + (one + imd_score):pc', db)
summary(m5)

##
## Call:
## lm(formula = "log(price) ~ 0 + (one + imd_score):pc", data = db)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -4.4952 -0.2779 -0.0221  0.2477  5.4973
##
## Coefficients: (1 not defined because of singularities)
##              Estimate Std. Error
## one:pcL1      11.8965065  0.1030279
## one:pcL10     11.9112807  0.5325447
## one:pcL11     11.6203268  0.1684973
## one:pcL12     12.2106579  0.0716973
## one:pcL13     11.8099973  0.1094358
## one:pcL14     12.1229804  0.0998496
## one:pcL15     12.3753226  0.0537697
## one:pcL16     12.7617106  0.1042555
## one:pcL17     12.2248054  0.0666348
## one:pcL18     12.7033951  0.0594382
## one:pcL19     12.4767606  0.0571384
## one:pcL2      12.1648479  0.3396283
## one:pcL20     11.0691989  0.2229447
## one:pcL24     11.5214275  0.1260747
## one:pcL25     12.4351502  0.0537240
```

⁹ Note this still returns a NA for the IMD estimate in L20. This is most likely due to the little amount of houses (five) sold in that area. The regression nevertheless serves the illustration


```

## one:pcL27      11.3770205  0.4148632
## one:pcL28      11.3001428  1.1896847
## one:pcL3       11.8873513  0.0542344
## one:pcL4       11.4097020  0.1137109
## one:pcL5       10.9973874  0.2729459
## one:pcL6       11.1816689  0.1626918
## one:pcL7       11.6175445  0.1356173
## one:pcL8       11.5086161  0.0886286
## one:pcL9       11.8375435  0.0849726
## imd_score:pcL1 -0.0131286  0.0035407
## imd_score:pcL10 -0.0124128  0.0120210
## imd_score:pcL11 -0.0058373  0.0031009
## imd_score:pcL12 -0.0173734  0.0027727
## imd_score:pcL13 -0.0107902  0.0023022
## imd_score:pcL14 -0.0160870  0.0022604
## imd_score:pcL15 -0.0219205  0.0014734
## imd_score:pcL16 -0.0505217  0.0081354
## imd_score:pcL17 -0.0093980  0.0023061
## imd_score:pcL18 -0.0333885  0.0039476
## imd_score:pcL19 -0.0228257  0.0019160
## imd_score:pcL2 -0.0166013  0.0144213
## imd_score:pcL20      NA      NA
## imd_score:pcL24 -0.0020546  0.0024420
## imd_score:pcL25 -0.0205241  0.0020921
## imd_score:pcL27  0.0020943  0.0075687
## imd_score:pcL28 -0.0094733  0.0215112
## imd_score:pcL3  -0.0061811  0.0018374
## imd_score:pcL4  -0.0066455  0.0017803
## imd_score:pcL5   0.0039338  0.0037726
## imd_score:pcL6  -0.0004620  0.0023860
## imd_score:pcL7  -0.0075165  0.0024737
## imd_score:pcL8  -0.0006921  0.0015228
## imd_score:pcL9  -0.0141241  0.0021676
##
##          t value Pr(>|t|)
## one:pcL1      115.469 < 2e-16 ***
## one:pcL10      22.367 < 2e-16 ***
## one:pcL11      68.964 < 2e-16 ***
## one:pcL12     170.309 < 2e-16 ***
## one:pcL13     107.917 < 2e-16 ***
## one:pcL14     121.412 < 2e-16 ***
## one:pcL15     230.154 < 2e-16 ***
## one:pcL16     122.408 < 2e-16 ***
## one:pcL17     183.460 < 2e-16 ***
## one:pcL18     213.724 < 2e-16 ***

```

```

## one:pcL19      218.360 < 2e-16 ***
## one:pcL2       35.818 < 2e-16 ***
## one:pcL20      49.650 < 2e-16 ***
## one:pcL24      91.386 < 2e-16 ***
## one:pcL25     231.464 < 2e-16 ***
## one:pcL27      27.424 < 2e-16 ***
## one:pcL28       9.498 < 2e-16 ***
## one:pcL3      219.185 < 2e-16 ***
## one:pcL4     100.340 < 2e-16 ***
## one:pcL5       40.291 < 2e-16 ***
## one:pcL6       68.729 < 2e-16 ***
## one:pcL7       85.664 < 2e-16 ***
## one:pcL8     129.852 < 2e-16 ***
## one:pcL9     139.310 < 2e-16 ***
## imd_score:pcL1  -3.708 0.000211 ***
## imd_score:pcL10 -1.033 0.301837
## imd_score:pcL11 -1.882 0.059824 .
## imd_score:pcL12 -6.266 3.95e-10 ***
## imd_score:pcL13 -4.687 2.83e-06 ***
## imd_score:pcL14 -7.117 1.23e-12 ***
## imd_score:pcL15 -14.878 < 2e-16 ***
## imd_score:pcL16 -6.210 5.63e-10 ***
## imd_score:pcL17 -4.075 4.65e-05 ***
## imd_score:pcL18 -8.458 < 2e-16 ***
## imd_score:pcL19 -11.913 < 2e-16 ***
## imd_score:pcL2  -1.151 0.249707
## imd_score:pcL20    NA      NA
## imd_score:pcL24  -0.841 0.400163
## imd_score:pcL25  -9.810 < 2e-16 ***
## imd_score:pcL27   0.277 0.782014
## imd_score:pcL28  -0.440 0.659671
## imd_score:pcL3   -3.364 0.000773 ***
## imd_score:pcL4   -3.733 0.000191 ***
## imd_score:pcL5    1.043 0.297115
## imd_score:pcL6   -0.194 0.846480
## imd_score:pcL7   -3.039 0.002387 **
## imd_score:pcL8   -0.455 0.649469
## imd_score:pcL9   -6.516 7.79e-11 ***
## ---
## Signif. codes:
## 0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 0.4985 on 6277 degrees of freedom
## Multiple R-squared: 0.9982, Adjusted R-squared: 0.9982

```

F-statistic: 7.282e+04 on 47 and 6277 DF, p-value: < 2.2e-16

This allows us to get a separate constant term and estimate of the impact of IMD on the price of a house *for every postcode*¹⁰.

Spatial dependence

As we have just discussed, SH is about effects of phenomena that are *explicitly linked* to geography and that hence cause spatial variation and clustering of values. This encompasses many of the kinds of spatial effects we may be interested in when we fit linear regressions. However, in other cases, our interest is on the effect of the *spatial configuration* of the observations, and the extent to which that has an effect on the outcome we are considering. For example, we might think that the price of a house not only depends on the level of deprivation where the house is located, but also whether it is close to other highly deprived areas. This kind of spatial effect is fundamentally different from SH in that it is not related to inherent characteristics of the geography but relates to the characteristics of the observations in our dataset and, specially, to their spatial arrangement. We call this phenomenon by which the values of observations are related to each other through distance *spatial dependence* (Anselin 1988).

Spatial Weights

There are several ways to introduce spatial dependence in an econometric framework, with varying degrees of econometric sophistication (see Anselin 2003 for a good overview). Common to all of them however is the way space is formally encapsulated: through *spatial weights matrices* (W)¹¹. These are $N \times N$ matrices with zero diagonals and every w_{ij} cell with a value that represents the degree of spatial connectivity/interaction between observations i and j . If they are not connected at all, $w_{ij} = 0$, otherwise $w_{ij} > 0$ and we call i and j neighbors. The exact value in the latter case depends on the criterium we use to define neighborhood relations. These matrices also tend to be row-standardized so the sum of each row equals to one.

A related concept to spatial weight matrices is that of *spatial lag*. This is an operator that multiplies a given variable y by a spatial weight matrix:

$$y_{lag} = Wy$$

If W is row-standardized, y_{lag} is effectively the average value of y in the neighborhood of each observation. The individual notation may help clarify this:

¹⁰ **PRO EXERCISE** How does the effect of IMD vary over space? You can answer this by looking at the coefficients of `imd_score` over postcodes, but it would be much clearer if you could create a choropleth of the house locations where each dot is colored based on the value of the `imd_score` estimated for that postcode.

¹¹ If you need to refresh your knowledge on spatial weight matrices, check Lecture 5 of Arribas-Bel (2016)

$$y_{lag-i} = \sum_j w_{ij} y_j$$

where y_{lag-i} is the spatial lag of variable y at location i , and j sums over the entire dataset. If W is row-standardized, y_{lag-i} becomes an average of y weighted by the spatial criterion defined in W .

Given that spatial weights matrices are not the focus of this tutorial, we will stick to a very simple case. Since we are dealing with points, we will use K -nn weights, which take the k nearest neighbors of each observation as neighbors and assign a value of one, assigning everyone else a zero. We will use $k = 150$ to get a good degree of variation and sensible results. If your computer struggles to compute the following lines of code, you can replace 50 by a lower number. Technically speaking is the same thing, but the probability that you will pick up only houses in the same LSOA (and hence with exactly the same IMD score) will be higher.

```
# Because some rows are different units on the same house, slightly
# jitter the locations to break ties
xy.jit <- jitter(db@coords)
# Create knn list of each house
hnn <- knearneigh(xy.jit, k=50)
# Create nb object
hnb <- knn2nb(hnn)
# Create spatial weights matrix (note it row-standardizes by default)
hknn <- nb2listw(hnb)
```

We can inspect the weights created by simply typing the name of the object:

```
hknn

## Characteristics of weights list object:
## Neighbour list object:
## Number of regions: 6324
## Number of nonzero links: 316200
## Percentage nonzero weights: 0.7906388
## Average number of links: 50
## Non-symmetric neighbours list
##
## Weights style: W
## Weights constants summary:
##      n      nn  S0      S1      S2
## W 6324 39992976 6324 230.4368 25813.24
```

Exogenous spatial effects

Let us come back to the house price example we have been working with. So far, we have hypothesized that the price of a house sold in Liverpool can be explained using information about whether it is newly built, the level of deprivation of the area where it is located, and its postcode. However, it is also reasonable to think that prospective house owners care about the larger area around a house, not only about its immediate surroundings, and would be willing to pay more for a house that was close to nicer areas, everything else being equal. How could we test this idea?

The most straightforward way to introduce spatial dependence in a regression is by considering not only a given explanatory variable, but also its spatial lag. In our example case, in addition to including the level of deprivation in the area of the house, we will include its spatial lag. In other words, we will be saying that it is not only the level of deprivation of the area where a house is located but also that of the surrounding locations that helps explain the final price at which a house is sold. Mathematically, this implies estimating the following model:

$$\log P_i = \alpha + \beta_1 NEW_i + \beta_2 IMD_i + \beta_3 IMD_{lag-i} + \epsilon_i$$

Let us first compute the spatial lag of `imd_score`:

```
db@data$w_imd_score <- lag.listw(hknn, db@data$imd_score)
```

And then we can include it in our previous specification. Note that we apply the log to the lag, not the reverse:

```
# ':' notation implies interaction variables
m6 <- lm('log(price) ~ new + imd_score + w_imd_score', db)
summary(m6)

##
## Call:
## lm(formula = "log(price) ~ new + imd_score + w_imd_score", data = db)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -4.2905 -0.3016 -0.0153  0.2828  5.2631
##
## Coefficients:
##              Estimate Std. Error t value
## (Intercept) 12.2812543  0.0145294 845.271
## newY         0.2475386  0.0195189 12.682
## imd_score    -0.0042294  0.0008914 -4.745
```

```
## w_imd_score -0.0147941  0.0009684 -15.276
##              Pr(>|t|)
## (Intercept)  < 2e-16 ***
## newY         < 2e-16 ***
## imd_score    2.14e-06 ***
## w_imd_score  < 2e-16 ***
## ---
## Signif. codes:
##  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 0.5201 on 6320 degrees of freedom
## Multiple R-squared:  0.3347, Adjusted R-squared:  0.3344
## F-statistic: 1060 on 3 and 6320 DF,  p-value: < 2.2e-16
```

As we can see, the lag is not only significant and negative (as expected), but its effect seems to be even larger than that of the house itself. Taken literally, this would imply that prospective owners value more the area of the surrounding houses than that of the actual house they buy. However, it is important to remember how these variables have been constructed and what they really represent. Because the IMD score is not exactly calculated at the house level, but at the area level, many of the surrounding houses will share that so, to some extent, the IMD of neighboring houses is that of the house itself¹². This is likely to be affecting the final parameter, and it is a reminder and an illustration that we cannot take model results as universal truth but we need to use them as tools to inform analysis, couple with theory and what we know about the particular question of analysis. Nevertheless, the example does illustrate how to introduce spatial dependence in a regression framework in a fairly straight forward way.

A note on more advanced spatial regression

Introducing a spatial lag of an explanatory variable, as we have just seen, is the most straightforward way of incorporating the notion of spatial dependence in a linear regression framework. It does not require additional changes, it can be estimated with OLS, and the interpretation is rather similar to interpreting non-spatial variables. The field of spatial econometrics however is a much broader one and has produced over the last decades many techniques to deal with spatial effects and spatial dependence in different ways. Although this might be an over simplification, one can say that most of such efforts for the case of a single cross-section are focused on two main variations: the spatial lag and the spatial error model. Both are similar to the case we have seen in that they are based on the introduction of a spatial

¹² **EXERCISE** How do results change if you modify the number of neighbors included to compute the K-nn spatial weight matrix? Replace the original k used and re-run the regressions. Try to interpret the results and the (potential) differences with the original ones.

lag, but they differ in the component of the model they modify and affect.

The spatial lag model introduces a spatial lag of the *dependent* variable. In the example we have covered, this would translate into:

$$\log P_i = \alpha + \rho \log P_{lag-i} + \beta_1 NEW_i + \beta_2 IMD_i + \epsilon_i$$

Although it might not seem very different from the previous equation, this model violates the exogeneity assumption, crucial for OLS to work.

Equally, the spatial error model includes a spatial lag in the *error* term of the equation:

$$\log P_i = \alpha + \beta_{1r} NEW_i + \beta_{2r} IMD_i + u_i$$

$$u_i = u_{lag-i} + \epsilon_i$$

Again, although similar, one can show this specification violates the assumptions about the error term in a classical OLS model.

Both the spatial lag and error model violate some of the assumptions on which OLS relies and thus render the technique unusable. Much of the efforts have thus focused on coming up with alternative methodologies that allow unbiased, robust, and efficient estimation of such models. A survey of those is beyond the scope of this note, but the interested reader is referred to Anselin (1988), Anselin (2003), and Anselin and Rey (2014) for further reference.

Predicting house prices

- Show how to obtain a prediction for a given house
- Compare the estimate with that of interpolation?

To Do

- Extract new house price dataset for a different month

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