We would like to submit the paper, "The Negative Effect of Traffic Noise on House Prices: A Landscape Hedonic Analysis” for publication in the *Journal of Regional Science*. Parts of the work were supported by funding from the Henry Luce Foundation, but we believe there to be no conflicts of interest.

In this paper we estimate the hedonic relationship between housing prices and traffic noise for the St. Paul, Minnesota, urban area. Our spatially explicit traffic noise calculations incorporate the complex interplay of the landscape composition and the built environment to yield detailed results never before used in hedonic analysis in the United States. The high spatial resolution of our data allows us to test the hypothesis of spatial stationarity in the hedonic function and implicit price of traffic noise exposure using Locally Weighted Regression techniques. We also examine the temporal stability of the hedonic function and find that the negative effect of traffic noise is greater after the economic recession of 2008-09.

Thanks in advance for considering the paper, and we look forward to hearing from you.

Best,

Aaron Swoboda