Residuals of 2-Way FE Regression on Log Rent and Zip Quadratic Time Trends -0.014 **-**-0.016 **-**Median Residual Merger Beazer/Ellington – American Homes 4 Rent Colony American - Starwood Waypoint Starwood Waypoint - Invitation Homes -0.020 **-**2012 2016 2014 2010 2018 year