Residuals of 2-Way FE Regression on Log Rent and Zip Quadratic Time Trends 0.0075 -0.0050 -Median Residual 0.0025 -Merger Beazer/Ellington - American Homes 4 Rent Colony American - Starwood Waypoint Starwood Waypoint – Invitation Homes 0.0000 --0.0025 **-**-0.0050 **-**2010 2012 2014 2016 2018 year