

# Pretty\_SFR

## Import Packages + Read in Data

```
# Split Data
SFR <- thesis_data %>%
  filter(PRPCD_DESC == "RESIDENTIAL IMPROVED", prop_type == "Single-family")

# Clean SFR Dataframe
test1 <- SFR %>%
  dplyr::select(-c(OWNER2, OWNER3, OWNERZIP,
    MKTVALYR1, MKTVALYR2,
    BLDGVAL1, BLDGVAL2,
    LANDVAL1, LANDVAL2,
    TOTALVAL1, TOTALVAL2,
    MS_GRADE, ES_GRADE,
    LEGAL_DESC, TAXCODE, PROP_CODE, LANDUSE, BEDROOMS, ACC_STATUS, NAME, COMMPLAN, SHARED, COAL),
  mutate(top_1 = SALEPRICE > quantile(SALEPRICE, .99),
    MKTVALYR3 = case_when(MKTVALYR3 != 2018 ~ 2017,
      TRUE ~ 2018),
    price_diff = SALEPRICE - LANDVAL3,
    price_ratio = SALEPRICE/LANDVAL3 * 100,
    vacant_dummy = PRPCD_DESC == "VACANT LAND",
    llc_flag = grepl("LLC", OWNER1),
    proud_flag = grepl("PROUD", OWNER1),
    trust_flag = grepl("TRUST", OWNER1) & !grepl("FAMILY", OWNER1) & !grepl("LIVING", OWNER1)) %>%
  mutate(arms_length = price_ratio > 20,
    na_if(yearbuilt, 0))

# switch the NAs in the constraints to 0s
to0 <- function(x){ifelse(is.na(x), 0, x)}

# Make a string of constraints and percent canopy names called "con_names"
clean <- SFR %>%
  dplyr::select(contains("con"), contains("pct")) %>%
  dplyr::select(-c("CONCRETE", "FIN SECOND", "PAVING/CONCRETE ONLY", "UNF SECOND", "conFldway", "pct_con"))
clean_names <- names(clean)
con_names <- paste(clean_names, collapse = " + ")

# removing observations
dat1 <- test1 %>% #25,266
  mutate_at(vars(clean_names), to0) %>%
  filter(top_1 == FALSE, #25,013, #253
    arms_length == TRUE, #24,495 #472
    vacant_dummy == FALSE, #24,495 #0
    proud_flag == FALSE, #24,480 #15
    llc_flag == FALSE, #24,128 #413
```

```
)
  trust_flag == FALSE #24,081 #52
```

```
## Note: Using an external vector in selections is ambiguous.
## i Use `all_of(clean_names)` instead of `clean_names` to silence this message.
## i See <https://tidyselect.r-lib.org/reference/faq-external-vector.html>.
## This message is displayed once per session.
```

```
#garage sqft
gar_sqft_sum <- dat1 %>%
  dplyr::select(matches("gar")) %>%
  rowSums()

# attic sqft
attic_sqft_sum <- dat1 %>%
  dplyr::select(matches("attic")) %>%
  rowSums()

# basement sqft
bsmt_sqft_sum <- dat1 %>%
  dplyr::select(matches("bsmt")) %>%
  dplyr::select(-c("BSMT PARKING", "BSMT GAR")) %>%
  rowSums()

dat1 %<>%
  mutate(garage_sqft = gar_sqft_sum,
         garage_dum = garage_sqft > 0,
         attic_sqft = attic_sqft_sum,
         attic_dum = attic_sqft > 0,
         bsmt_sqft = bsmt_sqft_sum,
         bsmt_dum = bsmt_sqft > 0,
         saledate = mdy(saledate),
         year_sold = year(saledate)) %>%
  filter(between(totalsqft, 1, 7500),
         yearbuilt > 1500)
```

## Exploration

```
# A Look at the Dataset-----

salma <- summary(dat1) # notes in thesis notebook

controls <- dat1 %>%
  dplyr::select(price_diff, pct_canopy_cov, taxlot_area, yearbuilt, totalsqft, dist_ugb, dist_cityhall,
               SALEPRICE)
nm <- names(controls)

# Correlation-----

correlation <- cor(controls, use = "pairwise.complete.obs")
#takes only obs for which both vars are not NA
```

```

# Scatterplots-----

for (i in seq_along(nm)) {
  print(names(controls[i]))
  print(ggplot(controls, aes_string(y = nm[length(nm)], x = nm[i])) +
    geom_point(alpha = 0.1) +
    geom_smooth())
}

ggplot(dat1, aes(y = SALEPRICE, x = TOTALVAL3)) +
  geom_point(alpha = 0.1)

ggplot(dat1, aes(y = log(SALEPRICE), x = taxlot_area)) +
  geom_point(alpha = 0.1)

# Outliers -- Box Plots-----

# best for discrete x

for (i in seq_along(nm)) {
  print(names(controls[i]))
  print(ggplot(controls, aes_string(y = nm[length(nm)], x = nm[i])) +
    geom_boxplot(alpha = 0.1))
}

# Distribution -- Density Plots-----

# Now to check the linearity of the variables it is a good practice to plot distribution graph and look

for (i in seq_along(nm)) {
  print(names(controls[i]))
  print(ggplot(controls, aes_string(x = nm[i])) +
    geom_histogram(bins = 50))
}

```

## Regressions

```

# LINEAR REGRESSION-----

# formula: only dummies, no percent except for percent canopy cover
sfr_lin = formula(paste0("SALEPRICE ~
                          CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbui

# reg
sfr_lin_mod <- lm(sfr_lin, dat1)
summary(sfr_lin_mod)

##
## Call:
## lm(formula = sfr_lin, data = dat1)
##

```

```

## Residuals:
##      Min       1Q   Median       3Q      Max
## -659207  -49654    1771   49929  648721
##
## Coefficients: (6 not defined because of singularities)
##
##              Estimate Std. Error
## (Intercept)    -5.488e+07  1.418e+06
## CN_score        -3.266e+02  1.058e+02
## percent_vacant   1.577e+02  3.277e+03
## dist_cityhall    -5.649e+00  4.095e-01
## dist_ugb         -1.235e+00  5.077e-01
## totalsqft        6.042e+01  1.339e+00
## yearbuilt        -4.210e+02  4.311e+01
## f_baths          6.134e+04  1.382e+03
## h_baths          4.399e+04  1.746e+03
## n_fireplaces     -5.666e+03  4.249e+03
## ADUdummy         -3.565e+04  7.083e+03
## pct_canopy_cov   -1.389e+04  4.830e+03
## taxlot_area      1.754e+00  1.230e-01
## garage_dumTRUE   1.264e+04  2.294e+03
## attic_dumTRUE    -5.226e+03  2.097e+03
## bsmt_dumTRUE     -8.739e+03  2.175e+03
## year_sold        2.788e+04  7.009e+02
## MapLabelArbor Lodge    -1.676e+04  2.202e+04
## MapLabelArdenwald-Johnson Creek -1.337e+05  2.500e+04
## MapLabelArgay Terrace  -1.944e+05  2.087e+04
## MapLabelArlington Heights -3.196e+04  3.007e+04
## MapLabelArnold Creek   -1.220e+05  1.946e+04
## MapLabelAshcreek      -1.599e+05  1.890e+04
## MapLabelBeaumont-Wilshire -1.055e+04  9.858e+03
## MapLabelBoise         -1.848e+04  3.079e+04
## MapLabelBrentwood-Darlington -1.643e+05  1.570e+04
## MapLabelBridlemile     -1.783e+05  2.528e+04
## MapLabelBrooklyn Action Corps -1.338e+05  1.854e+04
## MapLabelBuckman Community Association -5.134e+04  2.172e+04
## MapLabelCathedral Park   1.545e+04  2.852e+04
## MapLabelCentennial Community Association -1.661e+05  1.920e+04
## MapLabelCollins View    -1.605e+05  2.016e+04
## MapLabelConcordia       -3.793e+04  1.303e+04
## MapLabelCreston-Kenilworth -1.152e+05  1.572e+04
## MapLabelCrestwood       -1.804e+05  1.988e+04
## MapLabelCully Association of Neighbors -1.165e+05  1.225e+04
## MapLabelEast Columbia  -1.628e+05  2.684e+04
## MapLabelEastmoreland    7.211e+04  1.622e+04
## MapLabelEliot          -1.547e+05  4.740e+04
## MapLabelFar Southwest   -1.264e+05  2.058e+04
## MapLabelForest Park     -6.744e+04  2.800e+04
## MapLabelFoster-Powell   -1.174e+05  1.610e+04
## MapLabelGlenfair        -1.772e+05  2.499e+04
## MapLabelGoose Hollow Foothills League -8.679e+04  3.414e+04
## MapLabelGrant Park      4.908e+04  1.136e+04
## MapLabelHayden Island Neighborhood Network 5.063e+04  3.602e+04
## MapLabelHayhurst       -1.664e+05  1.892e+04
## MapLabelHazelwood      -1.622e+05  1.645e+04

```

## MapLabelHealy Heights	-7.397e+03	4.050e+04
## MapLabelHillsdale	-1.412e+05	1.905e+04
## MapLabelHillside	-3.943e+04	2.810e+04
## MapLabelHollywood	3.777e+04	2.416e+04
## MapLabelHomestead	-2.133e+05	3.315e+04
## MapLabelHosford-Abernethy Neighborhood District Assn.	-2.634e+04	1.586e+04
## MapLabelHumboldt	-1.489e+04	2.190e+04
## MapLabelIrvington Community Association	2.725e+04	1.185e+04
## MapLabelKenton	-3.885e+04	2.472e+04
## MapLabelKerns	-2.876e+04	2.692e+04
## MapLabelKing	-8.181e+04	1.740e+04
## MapLabelLaurelhurst	4.035e+04	1.009e+04
## MapLabelLents	-1.639e+05	1.518e+04
## MapLabelLinnton	-1.812e+05	3.228e+04
## MapLabelMadison South	-1.197e+05	1.311e+04
## MapLabelMaplewood	-1.355e+05	1.979e+04
## MapLabelMarkham	-1.907e+05	1.946e+04
## MapLabelMarshall Park	-1.451e+05	2.106e+04
## MapLabelMC Unclaimed #13	-1.428e+05	9.326e+04
## MapLabelMill Park	-1.683e+05	1.722e+04
## MapLabelMontavilla	-9.357e+04	1.255e+04
## MapLabelMt. Scott-Arleta	-1.126e+05	1.602e+04
## MapLabelMt. Tabor	1.261e+04	1.358e+04
## MapLabelMultnomah	-1.445e+05	1.894e+04
## MapLabelNorth Tabor	-6.668e+04	1.442e+04
## MapLabelNorthwest District Association	7.639e+04	2.924e+04
## MapLabelNorthwest Heights	-4.392e+04	2.592e+04
## MapLabelOverlook	3.727e+03	2.274e+04
## MapLabelParkrose	-1.974e+05	2.131e+04
## MapLabelParkrose Heights Association of Neighbors	-1.934e+05	2.064e+04
## MapLabelPiedmont	-3.993e+04	2.165e+04
## MapLabelPleasant Valley	-1.509e+05	1.834e+04
## MapLabelPortsmouth	-3.694e+04	2.596e+04
## MapLabelPowellhurst-Gilbert	-1.613e+05	1.756e+04
## MapLabelReed	-6.923e+04	1.810e+04
## MapLabelRichmond	-2.771e+04	1.418e+04
## MapLabelRose City Park	-4.419e+04	9.576e+03
## MapLabelRoseway	-7.216e+04	1.216e+04
## MapLabelRussell	-1.724e+05	2.078e+04
## MapLabelSabin Community Association	-8.659e+03	1.080e+04
## MapLabelSellwood-Moreland Improvement League	-2.197e+04	1.541e+04
## MapLabelSouth Burlingame	-1.626e+05	2.025e+04
## MapLabelSouth Portland	-7.141e+04	2.218e+04
## MapLabelSouth Tabor	-7.214e+04	1.503e+04
## MapLabelSouthwest Hills Residential League	-5.751e+04	2.535e+04
## MapLabelSt. Johns	-2.569e+04	2.600e+04
## MapLabelSullivan's Gulch	-1.070e+05	2.314e+04
## MapLabelSumner Association of Neighbors	-1.870e+05	2.399e+04
## MapLabelSunderland Association of Neighbors	-1.420e+05	6.142e+04
## MapLabelSunnyside	-1.677e+04	1.598e+04
## MapLabelSylvan-Highlands	-1.484e+05	2.833e+04
## MapLabelUniversity Park	-1.635e+03	2.603e+04
## MapLabelVernon	-4.451e+03	1.918e+04
## MapLabelWest Portland Park	-1.794e+05	1.936e+04

## MapLabelWilkes Community Group	-1.801e+05	2.183e+04
## MapLabelWoodland Park	-1.869e+05	2.867e+04
## MapLabelWoodlawn	-4.536e+04	1.974e+04
## MapLabelWoodstock	-7.450e+04	1.627e+04
## HIGH_SCHCLEVELAND HS	-4.179e+04	1.493e+04
## HIGH_SCHDAVID DOUGLAS HS	-3.906e+04	9.155e+03
## HIGH_SCHFRANKLIN HS	-4.744e+04	1.354e+04
## HIGH_SCHGRANT HS	-1.107e+04	1.597e+04
## HIGH_SCHGRANT-JEFF	-7.740e+04	2.373e+04
## HIGH_SCHLINCOLN HS	7.010e+04	1.687e+04
## HIGH_SCHMADISON HS	-8.511e+04	1.477e+04
## HIGH_SCHMADISON-JEFF	-9.257e+04	1.762e+04
## HIGH_SCHPARKROSE HS	-2.820e+04	1.385e+04
## HIGH_SCHREYNOLDS HS	-1.431e+04	1.366e+04
## HIGH_SCHRIVERDALE HS	4.306e+05	7.139e+04
## HIGH_SCHROOS-JEFF	-1.223e+05	2.424e+04
## HIGH_SCHROOSEVELT CAMPUS	-1.343e+05	2.757e+04
## HIGH_SCHSUNSET HS	7.930e+04	3.313e+04
## HIGH_SCHWILSON HS	NA	NA
## conECSI	9.076e+04	1.000e+05
## conLUST	-4.625e+04	7.172e+04
## conHist	3.315e+04	6.568e+03
## conHistLdm	2.155e+04	3.067e+04
## conNatAm	NA	NA
## conAirHgt	1.743e+04	4.247e+03
## conHeliprt	NA	NA
## conNoise	-2.359e+03	9.408e+03
## conGW	4.677e+04	5.339e+04
## conLSHA	1.114e+04	4.037e+03
## conSLID0	-1.874e+04	5.978e+03
## conSlp25	1.047e+04	4.101e+03
## conInstit	NA	NA
## conPrvCom	2.754e+05	1.008e+05
## conPubOwn	-1.241e+04	4.084e+04
## conSewer	1.234e+04	1.301e+04
## conStorm	-3.228e+03	3.177e+03
## conTranCap	-6.411e+03	3.448e+03
## conTranInt	-1.031e+04	3.705e+03
## conTranSub	-9.918e+03	2.174e+03
## conWater	-7.123e+03	4.155e+03
## conView	NA	NA
## conCovrly	-2.129e+03	4.518e+03
## conPovrly	-2.643e+04	6.268e+03
## conWetland	-6.517e+04	2.420e+04
## conFld100	-1.304e+04	1.244e+04
## pct_conFld100	1.876e+04	1.952e+04
## pct_conPovrly	1.750e+04	1.012e+05
## pct_conCovrly	2.937e+04	8.734e+03
## pct_conWetland	NA	NA
##	t value Pr(> t )	
## (Intercept)	-38.708	< 2e-16 ***
## CN_score	-3.086	0.002033 **
## percent_vacant	0.048	0.961626
## dist_cityhall	-13.793	< 2e-16 ***

## dist_ugb	-2.432	0.015032	*
## totalsqft	45.128	< 2e-16	***
## yearbuilt	-9.765	< 2e-16	***
## f_baths	44.385	< 2e-16	***
## h_baths	25.193	< 2e-16	***
## n_fireplaces	-1.334	0.182331	
## ADUdummy	-5.033	4.89e-07	***
## pct_canopy_cov	-2.875	0.004046	**
## taxlot_area	14.260	< 2e-16	***
## garage_dumTRUE	5.511	3.62e-08	***
## attic_dumTRUE	-2.493	0.012690	*
## bsmt_dumTRUE	-4.018	5.90e-05	***
## year_sold	39.784	< 2e-16	***
## MapLabelArbor Lodge	-0.761	0.446371	
## MapLabelArdenwald-Johnson Creek	-5.350	8.91e-08	***
## MapLabelArgay Terrace	-9.312	< 2e-16	***
## MapLabelArlington Heights	-1.063	0.287940	
## MapLabelArnold Creek	-6.267	3.76e-10	***
## MapLabelAshcreek	-8.460	< 2e-16	***
## MapLabelBeaumont-Wilshire	-1.070	0.284693	
## MapLabelBoise	-0.600	0.548356	
## MapLabelBrentwood-Darlington	-10.463	< 2e-16	***
## MapLabelBridlemile	-7.055	1.80e-12	***
## MapLabelBrooklyn Action Corps	-7.214	5.67e-13	***
## MapLabelBuckman Community Association	-2.364	0.018101	*
## MapLabelCathedral Park	0.542	0.588163	
## MapLabelCentennial Community Association	-8.653	< 2e-16	***
## MapLabelCollins View	-7.962	1.80e-15	***
## MapLabelConcordia	-2.911	0.003612	**
## MapLabelCreston-Kenilworth	-7.330	2.41e-13	***
## MapLabelCrestwood	-9.071	< 2e-16	***
## MapLabelCully Association of Neighbors	-9.510	< 2e-16	***
## MapLabelEast Columbia	-6.067	1.34e-09	***
## MapLabelEastmoreland	4.445	8.85e-06	***
## MapLabelEliot	-3.264	0.001100	**
## MapLabelFar Southwest	-6.144	8.24e-10	***
## MapLabelForest Park	-2.409	0.016022	*
## MapLabelFoster-Powell	-7.290	3.25e-13	***
## MapLabelGlenfair	-7.092	1.37e-12	***
## MapLabelGoose Hollow Foothills League	-2.542	0.011035	*
## MapLabelGrant Park	4.322	1.56e-05	***
## MapLabelHayden Island Neighborhood Network	1.406	0.159845	
## MapLabelHayhurst	-8.795	< 2e-16	***
## MapLabelHazelwood	-9.860	< 2e-16	***
## MapLabelHealy Heights	-0.183	0.855083	
## MapLabelHillsdale	-7.412	1.31e-13	***
## MapLabelHillside	-1.403	0.160617	
## MapLabelHollywood	1.563	0.118049	
## MapLabelHomestead	-6.434	1.28e-10	***
## MapLabelHosford-Abernethy Neighborhood District Assn.	-1.662	0.096632	.
## MapLabelHumboldt	-0.680	0.496472	
## MapLabelIrvington Community Association	2.300	0.021482	*
## MapLabelKenton	-1.572	0.115974	
## MapLabelKerns	-1.068	0.285508	

## MapLabelKing	-4.701	2.62e-06	***
## MapLabelLaurelhurst	3.998	6.42e-05	***
## MapLabelLents	-10.803	< 2e-16	***
## MapLabelLinnton	-5.612	2.03e-08	***
## MapLabelMadison South	-9.128	< 2e-16	***
## MapLabelMaplewood	-6.846	7.86e-12	***
## MapLabelMarkham	-9.801	< 2e-16	***
## MapLabelMarshall Park	-6.891	5.74e-12	***
## MapLabelMC Unclaimed #13	-1.531	0.125792	
## MapLabelMill Park	-9.774	< 2e-16	***
## MapLabelMontavilla	-7.457	9.27e-14	***
## MapLabelMt. Scott-Arleta	-7.029	2.16e-12	***
## MapLabelMt. Tabor	0.929	0.353136	
## MapLabelMultnomah	-7.628	2.52e-14	***
## MapLabelNorth Tabor	-4.624	3.79e-06	***
## MapLabelNorthwest District Association	2.613	0.008988	**
## MapLabelNorthwest Heights	-1.694	0.090230	.
## MapLabelOverlook	0.164	0.869790	
## MapLabelParkrose	-9.260	< 2e-16	***
## MapLabelParkrose Heights Association of Neighbors	-9.373	< 2e-16	***
## MapLabelPiedmont	-1.845	0.065104	.
## MapLabelPleasant Valley	-8.230	< 2e-16	***
## MapLabelPortsmouth	-1.423	0.154791	
## MapLabelPowellhurst-Gilbert	-9.184	< 2e-16	***
## MapLabelReed	-3.825	0.000131	***
## MapLabelRichmond	-1.955	0.050656	.
## MapLabelRose City Park	-4.615	3.96e-06	***
## MapLabelRoseway	-5.935	3.00e-09	***
## MapLabelRussell	-8.292	< 2e-16	***
## MapLabelSabin Community Association	-0.802	0.422749	
## MapLabelSellwood-Moreland Improvement League	-1.426	0.153888	
## MapLabelSouth Burlingame	-8.027	1.07e-15	***
## MapLabelSouth Portland	-3.219	0.001287	**
## MapLabelSouth Tabor	-4.800	1.60e-06	***
## MapLabelSouthwest Hills Residential League	-2.268	0.023328	*
## MapLabelSt. Johns	-0.988	0.323243	
## MapLabelSullivan's Gulch	-4.623	3.81e-06	***
## MapLabelSumner Association of Neighbors	-7.796	6.79e-15	***
## MapLabelSunderland Association of Neighbors	-2.312	0.020766	*
## MapLabelSunnyside	-1.050	0.293901	
## MapLabelSylvan-Highlands	-5.239	1.63e-07	***
## MapLabelUniversity Park	-0.063	0.949933	
## MapLabelVernon	-0.232	0.816489	
## MapLabelWest Portland Park	-9.264	< 2e-16	***
## MapLabelWilkes Community Group	-8.251	< 2e-16	***
## MapLabelWoodland Park	-6.519	7.31e-11	***
## MapLabelWoodlawn	-2.298	0.021603	*
## MapLabelWoodstock	-4.578	4.73e-06	***
## HIGH_SCHCLEVELAND HS	-2.799	0.005126	**
## HIGH_SCHDAVID DOUGLAS HS	-4.267	1.99e-05	***
## HIGH_SCHFRANKLIN HS	-3.504	0.000460	***
## HIGH_SCHGRANT HS	-0.693	0.488442	
## HIGH_SCHGRANT-JEFF	-3.261	0.001112	**
## HIGH_SCHLINCOLN HS	4.155	3.27e-05	***



```

## HIGH_SCHMADISON HS -5.764 8.39e-09 ***
## HIGH_SCHMADISON-JEFF -5.252 1.52e-07 ***
## HIGH_SCHPARKROSE HS -2.036 0.041741 *
## HIGH_SCHREYNOLDS HS -1.048 0.294866
## HIGH_SCHRIVERDALE HS 6.031 1.66e-09 ***
## HIGH_SCHROOS-JEFF -5.046 4.56e-07 ***
## HIGH_SCHROOSEVELT CAMPUS -4.869 1.13e-06 ***
## HIGH_SCHSUNSET HS 2.394 0.016677 *
## HIGH_SCHWILSON HS NA NA
## conECISI 0.907 0.364208
## conLUST -0.645 0.519000
## conHist 5.048 4.52e-07 ***
## conHistLdm 0.703 0.482252
## conNatAm NA NA
## conAirHgt 4.104 4.08e-05 ***
## conHeliprt NA NA
## conNoise -0.251 0.802048
## conGW 0.876 0.381100
## conLSHA 2.759 0.005807 **
## conSLID0 -3.134 0.001725 **
## conSlp25 2.552 0.010710 *
## conInstit NA NA
## conPrvCom 2.733 0.006288 **
## conPubOwn -0.304 0.761312
## conSewer 0.948 0.342941
## conStorm -1.016 0.309687
## conTranCap -1.859 0.063019 .
## conTranInt -2.782 0.005413 **
## conTranSub -4.561 5.12e-06 ***
## conWater -1.714 0.086468 .
## conView NA NA
## conCovrly -0.471 0.637452
## conPovrly -4.217 2.48e-05 ***
## conWetland -2.693 0.007097 **
## conFld100 -1.049 0.294256
## pct_conFld100 0.961 0.336493
## pct_conPovrly 0.173 0.862766
## pct_conCovrly 3.363 0.000772 ***
## pct_conWetland NA NA
## ---
## Signif. codes: 0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 99780 on 16383 degrees of freedom
## (6539 observations deleted due to missingness)
## Multiple R-squared: 0.7585, Adjusted R-squared: 0.7563
## F-statistic: 357.3 on 144 and 16383 DF, p-value: < 2.2e-16

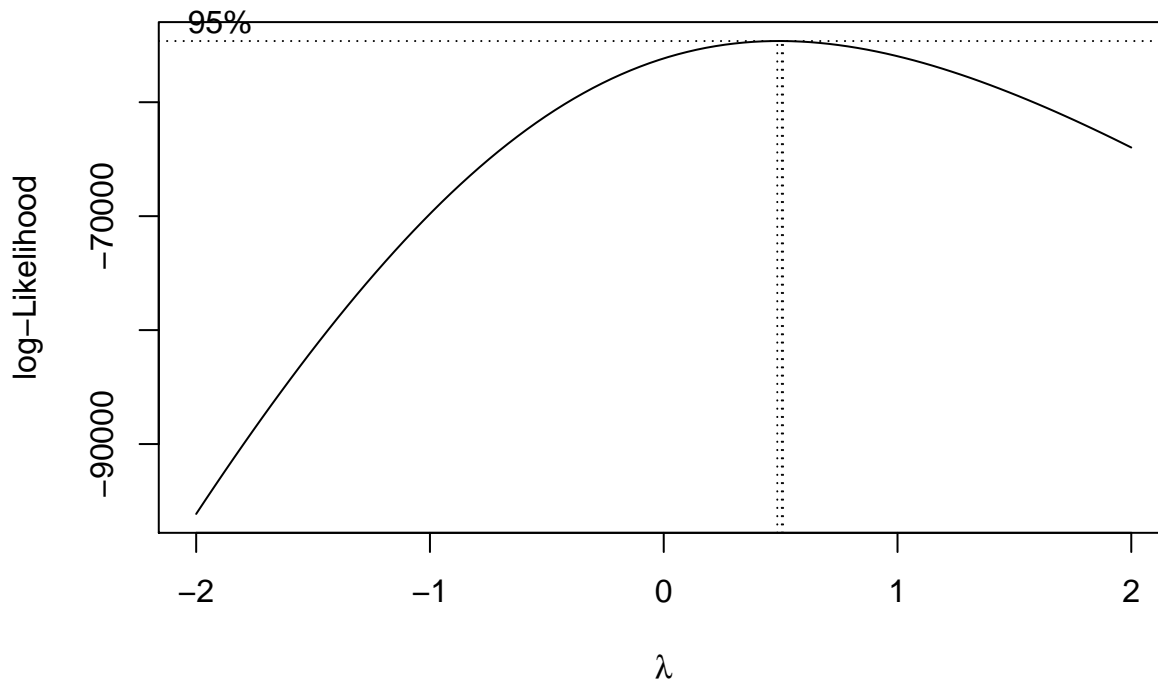
```

```
#plot(sfr_lin_mod)
```

```
# BOX-COX (LINEAR) REGRESSION-----
```

```
bc = boxcox(sfr_lin_mod, lambda = seq(-3, 3, 1))
```

```
## Warning: In lm.fit(x, y, offset = offset, singular.ok = singular.ok, ...) :
## extra argument 'lambda' will be disregarded
```



```
best_lam = bc$x[which(bc$y == max(bc$y))]
dat1 %<>%
  mutate(SALEPRICEbc = SALEPRICE^best_lam)

# pre-analysis formula
sfr_bc = formula(paste0("SALEPRICEbc ~
                        CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbui

# regression
sfr_mod_bc <- lm(sfr_bc, dat1)
summary(sfr_mod_bc)
```

```
##
## Call:
## lm(formula = sfr_bc, data = dat1)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -624.99  -35.17    4.82   41.47   366.67
##
## Coefficients: (6 not defined because of singularities)
##
##              Estimate Std. Error
## (Intercept)   -4.566e+04  1.073e+03
## CN_score       -2.691e-01  8.009e-02
## percent_vacant  1.228e+00  2.480e+00
## dist_cityhall  -4.254e-03  3.099e-04
## dist_ugb       -1.108e-03  3.841e-04
## totalsqft      4.242e-02  1.013e-03
```

## yearbuilt	-2.229e-01	3.262e-02
## f_baths	4.548e+01	1.046e+00
## h_baths	3.212e+01	1.321e+00
## n_fireplaces	-3.118e+00	3.215e+00
## ADUdummy	-2.648e+01	5.360e+00
## pct_canopy_cov	-9.646e+00	3.655e+00
## taxlot_area	1.161e-03	9.308e-05
## garage_dumTRUE	1.100e+01	1.736e+00
## attic_dumTRUE	-7.605e-02	1.586e+00
## bsmt_dumTRUE	-5.838e-01	1.646e+00
## year_sold	2.325e+01	5.304e-01
## MapLabelArbor Lodge	-4.298e+00	1.666e+01
## MapLabelArdenwald-Johnson Creek	-9.670e+01	1.891e+01
## MapLabelArgay Terrace	-1.539e+02	1.579e+01
## MapLabelArlington Heights	-5.429e+01	2.276e+01
## MapLabelArnold Creek	-1.009e+02	1.472e+01
## MapLabelAshcreek	-1.268e+02	1.430e+01
## MapLabelBeaumont-Wilshire	-8.994e+00	7.459e+00
## MapLabelBoise	6.177e+00	2.330e+01
## MapLabelBrentwood-Darlington	-1.291e+02	1.188e+01
## MapLabelBridlemile	-1.391e+02	1.913e+01
## MapLabelBrooklyn Action Corps	-9.097e+01	1.403e+01
## MapLabelBuckman Community Association	-3.049e+01	1.643e+01
## MapLabelCathedral Park	2.263e+01	2.158e+01
## MapLabelCentennial Community Association	-1.521e+02	1.453e+01
## MapLabelCollins View	-1.281e+02	1.526e+01
## MapLabelConcordia	-2.588e+01	9.860e+00
## MapLabelCreston-Kenilworth	-8.197e+01	1.189e+01
## MapLabelCrestwood	-1.441e+02	1.504e+01
## MapLabelCully Association of Neighbors	-8.770e+01	9.271e+00
## MapLabelEast Columbia	-1.267e+02	2.031e+01
## MapLabelEastmoreland	5.055e+01	1.228e+01
## MapLabelEliot	-9.494e+01	3.586e+01
## MapLabelFar Southwest	-9.995e+01	1.557e+01
## MapLabelForest Park	-7.103e+01	2.119e+01
## MapLabelFoster-Powell	-8.539e+01	1.218e+01
## MapLabelGlenfair	-1.511e+02	1.891e+01
## MapLabelGoose Hollow Foothills League	-9.009e+01	2.584e+01
## MapLabelGrant Park	3.418e+01	8.593e+00
## MapLabelHayden Island Neighborhood Network	4.854e+01	2.726e+01
## MapLabelHayhurst	-1.312e+02	1.432e+01
## MapLabelHazelwood	-1.344e+02	1.244e+01
## MapLabelHealy Heights	-4.531e+01	3.064e+01
## MapLabelHillsdale	-1.164e+02	1.442e+01
## MapLabelHillside	-6.281e+01	2.126e+01
## MapLabelHollywood	3.287e+01	1.828e+01
## MapLabelHomestead	-1.684e+02	2.508e+01
## MapLabelHosford-Abernethy Neighborhood District Assn.	-1.747e+01	1.200e+01
## MapLabelHumboldt	-3.869e+00	1.657e+01
## MapLabelIrvington Community Association	1.199e+01	8.965e+00
## MapLabelKenton	-2.079e+01	1.870e+01
## MapLabelKerns	-1.819e+01	2.037e+01
## MapLabelKing	-5.333e+01	1.317e+01
## MapLabelLaurelhurst	3.027e+01	7.637e+00

## MapLabelLents	-1.368e+02	1.148e+01
## MapLabelLinnton	-1.381e+02	2.443e+01
## MapLabelMadison South	-9.536e+01	9.920e+00
## MapLabelMaplewood	-1.062e+02	1.498e+01
## MapLabelMarkham	-1.496e+02	1.472e+01
## MapLabelMarshall Park	-1.153e+02	1.594e+01
## MapLabelMC Unclaimed #13	-1.250e+02	7.056e+01
## MapLabelMill Park	-1.432e+02	1.303e+01
## MapLabelMontavilla	-7.137e+01	9.494e+00
## MapLabelMt. Scott-Arleta	-8.079e+01	1.212e+01
## MapLabelMt. Tabor	1.464e+01	1.028e+01
## MapLabelMultnomah	-1.152e+02	1.433e+01
## MapLabelNorth Tabor	-4.313e+01	1.091e+01
## MapLabelNorthwest District Association	1.629e+01	2.212e+01
## MapLabelNorthwest Heights	-5.587e+01	1.962e+01
## MapLabelOverlook	1.027e+01	1.721e+01
## MapLabelParkrose	-1.666e+02	1.613e+01
## MapLabelParkrose Heights Association of Neighbors	-1.620e+02	1.562e+01
## MapLabelPiedmont	-2.270e+01	1.638e+01
## MapLabelPleasant Valley	-1.179e+02	1.387e+01
## MapLabelPortsmouth	-2.119e+01	1.964e+01
## MapLabelPowellhurst-Gilbert	-1.402e+02	1.329e+01
## MapLabelReed	-4.096e+01	1.370e+01
## MapLabelRichmond	-1.319e+01	1.073e+01
## MapLabelRose City Park	-2.292e+01	7.246e+00
## MapLabelRoseway	-4.998e+01	9.200e+00
## MapLabelRussell	-1.426e+02	1.573e+01
## MapLabelSabin Community Association	-5.684e+00	8.173e+00
## MapLabelSellwood-Moreland Improvement League	-1.022e+01	1.166e+01
## MapLabelSouth Burlingame	-1.297e+02	1.533e+01
## MapLabelSouth Portland	-6.655e+01	1.679e+01
## MapLabelSouth Tabor	-4.492e+01	1.137e+01
## MapLabelSouthwest Hills Residential League	-7.143e+01	1.918e+01
## MapLabelSt. Johns	-1.581e+01	1.967e+01
## MapLabelSullivan's Gulch	-6.369e+01	1.751e+01
## MapLabelSumner Association of Neighbors	-1.596e+02	1.815e+01
## MapLabelSunderland Association of Neighbors	-1.316e+02	4.647e+01
## MapLabelSunnyside	-2.681e+00	1.209e+01
## MapLabelSylvan-Highlands	-1.219e+02	2.144e+01
## MapLabelUniversity Park	1.116e+01	1.970e+01
## MapLabelVernon	-8.856e-01	1.451e+01
## MapLabelWest Portland Park	-1.437e+02	1.465e+01
## MapLabelWilkes Community Group	-1.454e+02	1.652e+01
## MapLabelWoodland Park	-1.639e+02	2.169e+01
## MapLabelWoodlawn	-2.810e+01	1.494e+01
## MapLabelWoodstock	-4.820e+01	1.231e+01
## HIGH_SCHCLEVELAND HS	-4.322e+01	1.130e+01
## HIGH_SCHDAVID DOUGLAS HS	-3.667e+01	6.927e+00
## HIGH_SCHFRANKLIN HS	-4.724e+01	1.024e+01
## HIGH_SCHGRANT HS	-2.323e+01	1.209e+01
## HIGH_SCHGRANT-JEFF	-7.567e+01	1.796e+01
## HIGH_SCHLINCOLN HS	4.389e+01	1.277e+01
## HIGH_SCHMADISON HS	-7.691e+01	1.117e+01
## HIGH_SCHMADISON-JEFF	-7.745e+01	1.334e+01

## HIGH_SCHPARKROSE HS	-2.617e+01	1.048e+01
## HIGH_SCHREYNOLDS HS	-1.650e+01	1.034e+01
## HIGH_SCHRIVERDALE HS	2.483e+02	5.402e+01
## HIGH_SCHROOS-JEFF	-1.053e+02	1.834e+01
## HIGH_SCHROOSEVELT CAMPUS	-1.195e+02	2.086e+01
## HIGH_SCHSUNSET HS	4.709e+01	2.507e+01
## HIGH_SCHWILSON HS	NA	NA
## conECSI	6.525e+01	7.569e+01
## conLUST	-2.702e+01	5.427e+01
## conHist	2.327e+01	4.970e+00
## conHistLdm	3.145e+00	2.321e+01
## conNatAm	NA	NA
## conAirHgt	1.334e+01	3.213e+00
## conHeliprt	NA	NA
## conNoise	-2.288e+00	7.119e+00
## conGW	4.154e+01	4.040e+01
## conLSHA	1.112e+01	3.055e+00
## conSLID0	-1.043e+01	4.524e+00
## conSlp25	4.974e+00	3.103e+00
## conInstit	NA	NA
## conPrvCom	1.338e+02	7.626e+01
## conPubOwn	-2.648e+01	3.090e+01
## conSewer	1.059e+01	9.847e+00
## conStorm	-7.636e-01	2.404e+00
## conTranCap	-5.001e+00	2.609e+00
## conTranInt	-9.466e+00	2.803e+00
## conTranSub	-7.727e+00	1.645e+00
## conWater	-8.233e+00	3.144e+00
## conView	NA	NA
## conCovrly	3.324e-01	3.419e+00
## conPovrly	-1.478e+01	4.743e+00
## conWetland	-4.194e+01	1.831e+01
## conFld100	-8.352e+00	9.410e+00
## pct_conFld100	1.099e+01	1.477e+01
## pct_conPovrly	1.395e+01	7.659e+01
## pct_conCovrly	2.685e+01	6.609e+00
## pct_conWetland	NA	NA
##	t value	Pr(> t )
## (Intercept)	-42.567	< 2e-16 ***
## CN_score	-3.360	0.000780 ***
## percent_vacant	0.495	0.620417
## dist_cityhall	-13.728	< 2e-16 ***
## dist_ugb	-2.885	0.003921 **
## totalsqft	41.873	< 2e-16 ***
## yearbuilt	-6.834	8.57e-12 ***
## f_baths	43.493	< 2e-16 ***
## h_baths	24.312	< 2e-16 ***
## n_fireplaces	-0.970	0.332192
## ADUdummy	-4.940	7.87e-07 ***
## pct_canopy_cov	-2.639	0.008315 **
## taxlot_area	12.473	< 2e-16 ***
## garage_dumTRUE	6.335	2.43e-10 ***
## attic_dumTRUE	-0.048	0.961767
## bsmt_dumTRUE	-0.355	0.722821

## year_sold	43.835	< 2e-16	***
## MapLabelArbor Lodge	-0.258	0.796401	
## MapLabelArdenwald-Johnson Creek	-5.113	3.21e-07	***
## MapLabelArgay Terrace	-9.744	< 2e-16	***
## MapLabelArlington Heights	-2.386	0.017058	*
## MapLabelArnold Creek	-6.851	7.57e-12	***
## MapLabelAshcreek	-8.870	< 2e-16	***
## MapLabelBeaumont-Wilshire	-1.206	0.227931	
## MapLabelBoise	0.265	0.790918	
## MapLabelBrentwood-Darlington	-10.866	< 2e-16	***
## MapLabelBridlemile	-7.273	3.67e-13	***
## MapLabelBrooklyn Action Corps	-6.484	9.19e-11	***
## MapLabelBuckman Community Association	-1.855	0.063592	.
## MapLabelCathedral Park	1.048	0.294444	
## MapLabelCentennial Community Association	-10.467	< 2e-16	***
## MapLabelCollins View	-8.393	< 2e-16	***
## MapLabelConcordia	-2.624	0.008686	**
## MapLabelCreston-Kenilworth	-6.894	5.64e-12	***
## MapLabelCrestwood	-9.579	< 2e-16	***
## MapLabelCully Association of Neighbors	-9.459	< 2e-16	***
## MapLabelEast Columbia	-6.238	4.56e-10	***
## MapLabelEastmoreland	4.118	3.84e-05	***
## MapLabelEliot	-2.647	0.008125	**
## MapLabelFar Southwest	-6.418	1.41e-10	***
## MapLabelForest Park	-3.353	0.000803	***
## MapLabelFoster-Powell	-7.010	2.48e-12	***
## MapLabelGlenfair	-7.992	1.41e-15	***
## MapLabelGoose Hollow Foothills League	-3.487	0.000490	***
## MapLabelGrant Park	3.978	6.99e-05	***
## MapLabelHayden Island Neighborhood Network	1.781	0.074913	.
## MapLabelHayhurst	-9.165	< 2e-16	***
## MapLabelHazelwood	-10.799	< 2e-16	***
## MapLabelHealy Heights	-1.479	0.139258	
## MapLabelHillsdale	-8.072	7.40e-16	***
## MapLabelHillside	-2.954	0.003143	**
## MapLabelHollywood	1.797	0.072292	.
## MapLabelHomestead	-6.716	1.93e-11	***
## MapLabelHosford-Abernethy Neighborhood District Assn.	-1.456	0.145488	
## MapLabelHumboldt	-0.233	0.815415	
## MapLabelIrvington Community Association	1.337	0.181250	
## MapLabelKenton	-1.112	0.266290	
## MapLabelKerns	-0.893	0.371984	
## MapLabelKing	-4.050	5.15e-05	***
## MapLabelLaurelhurst	3.964	7.40e-05	***
## MapLabelLents	-11.917	< 2e-16	***
## MapLabelLinnton	-5.653	1.60e-08	***
## MapLabelMadison South	-9.613	< 2e-16	***
## MapLabelMaplewood	-7.089	1.41e-12	***
## MapLabelMarkham	-10.160	< 2e-16	***
## MapLabelMarshall Park	-7.236	4.81e-13	***
## MapLabelMC Unclaimed #13	-1.771	0.076616	.
## MapLabelMill Park	-10.989	< 2e-16	***
## MapLabelMontavilla	-7.518	5.86e-14	***
## MapLabelMt. Scott-Arleta	-6.663	2.77e-11	***

## MapLabelMt. Tabor	1.425	0.154279	
## MapLabelMultnomah	-8.041	9.51e-16	***
## MapLabelNorth Tabor	-3.953	7.75e-05	***
## MapLabelNorthwest District Association	0.736	0.461503	
## MapLabelNorthwest Heights	-2.848	0.004402	**
## MapLabelOverlook	0.597	0.550764	
## MapLabelParkrose	-10.332	< 2e-16	***
## MapLabelParkrose Heights Association of Neighbors	-10.372	< 2e-16	***
## MapLabelPiedmont	-1.386	0.165773	
## MapLabelPleasant Valley	-8.496	< 2e-16	***
## MapLabelPortsmouth	-1.079	0.280669	
## MapLabelPowellhurst-Gilbert	-10.549	< 2e-16	***
## MapLabelReed	-2.991	0.002789	**
## MapLabelRichmond	-1.229	0.218928	
## MapLabelRose City Park	-3.163	0.001566	**
## MapLabelRoseway	-5.433	5.62e-08	***
## MapLabelRussell	-9.067	< 2e-16	***
## MapLabelSabin Community Association	-0.695	0.486762	
## MapLabelSellwood-Moreland Improvement League	-0.877	0.380585	
## MapLabelSouth Burlingame	-8.461	< 2e-16	***
## MapLabelSouth Portland	-3.965	7.38e-05	***
## MapLabelSouth Tabor	-3.950	7.84e-05	***
## MapLabelSouthwest Hills Residential League	-3.723	0.000197	***
## MapLabelSt. Johns	-0.803	0.421703	
## MapLabelSullivan's Gulch	-3.637	0.000277	***
## MapLabelSumner Association of Neighbors	-8.791	< 2e-16	***
## MapLabelSunderland Association of Neighbors	-2.833	0.004620	**
## MapLabelSunnyside	-0.222	0.824520	
## MapLabelSylvan-Highlands	-5.687	1.31e-08	***
## MapLabelUniversity Park	0.566	0.571190	
## MapLabelVernon	-0.061	0.951340	
## MapLabelWest Portland Park	-9.809	< 2e-16	***
## MapLabelWilkes Community Group	-8.803	< 2e-16	***
## MapLabelWoodland Park	-7.555	4.41e-14	***
## MapLabelWoodlawn	-1.881	0.059983	.
## MapLabelWoodstock	-3.914	9.11e-05	***
## HIGH_SCHCLEVELAND HS	-3.826	0.000131	***
## HIGH_SCHDAVID DOUGLAS HS	-5.293	1.22e-07	***
## HIGH_SCHFRANKLIN HS	-4.611	4.04e-06	***
## HIGH_SCHGRANT HS	-1.922	0.054653	.
## HIGH_SCHGRANT-JEFF	-4.214	2.53e-05	***
## HIGH_SCHLINCOLN HS	3.438	0.000588	***
## HIGH_SCHMADISON HS	-6.883	6.06e-12	***
## HIGH_SCHMADISON-JEFF	-5.808	6.44e-09	***
## HIGH_SCHPARKROSE HS	-2.497	0.012526	*
## HIGH_SCHREYNOLDS HS	-1.597	0.110375	
## HIGH_SCHRIVERDALE HS	4.596	4.35e-06	***
## HIGH_SCHROOS-JEFF	-5.740	9.65e-09	***
## HIGH_SCHROOSEVELT CAMPUS	-5.730	1.02e-08	***
## HIGH_SCHSUNSET HS	1.879	0.060323	.
## HIGH_SCHWILSON HS	NA	NA	
## conEC SI	0.862	0.388673	
## conLUST	-0.498	0.618569	
## conHist	4.683	2.86e-06	***

```
## conHistLdm          0.136 0.892202
## conNatAm            NA      NA
## conAirHgt          4.152 3.31e-05 ***
## conHeliprt         NA      NA
## conNoise           -0.321 0.747945
## conGW              1.028 0.303921
## conLSHA            3.639 0.000275 ***
## conSLID0           -2.306 0.021148 *
## conSlp25           1.603 0.109022
## conInstit          NA      NA
## conPrvCom           1.755 0.079284 .
## conPubOwn          -0.857 0.391572
## conSewer           1.076 0.282024
## conStorm           -0.318 0.750782
## conTranCap         -1.917 0.055291 .
## conTranInt         -3.377 0.000735 ***
## conTranSub         -4.696 2.67e-06 ***
## conWater           -2.619 0.008838 **
## conView            NA      NA
## conCovrly          0.097 0.922544
## conPovrly          -3.117 0.001829 **
## conWetland         -2.290 0.022026 *
## conFld100          -0.888 0.374807
## pct_conFld100       0.744 0.456608
## pct_conPovrly       0.182 0.855426
## pct_conCovrly       4.063 4.87e-05 ***
## pct_conWetland      NA      NA
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 75.5 on 16383 degrees of freedom
## (6539 observations deleted due to missingness)
## Multiple R-squared:  0.7555, Adjusted R-squared:  0.7533
## F-statistic: 351.5 on 144 and 16383 DF, p-value: < 2.2e-16
```

```
#plot(sfr_mod_bc)
```

```
# SEMI-LOG REGRESSION-----
```

```
dat1 %<>%
```

```
  mutate(SALEPRICElog = log(SALEPRICE))
```

```
#pre-analysis formula
```

```
sfr_log = formula(paste0("SALEPRICElog ~
                          CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbuil
```

```
# regression
```

```
sfr_mod_log <- lm(sfr_log, dat1)
```

```
summary(sfr_mod_log)
```

```
##
```

```
## Call:
```



```
## lm(formula = sfr_log, data = dat1)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -2.47705 -0.08731  0.02666  0.12546  0.77759
##
## Coefficients: (6 not defined because of singularities)
##                                     Estimate Std. Error
## (Intercept)                    -1.254e+02  3.319e+00
## CN_score                       -7.969e-04  2.478e-04
## percent_vacant                   5.863e-03  7.671e-03
## dist_cityhall                   -1.137e-05  9.586e-07
## dist_ugb                        -3.702e-06  1.188e-06
## totalsqft                       1.048e-04  3.134e-06
## yearbuilt                      -3.543e-04  1.009e-04
## f_baths                         1.212e-01  3.235e-03
## h_baths                         8.450e-02  4.087e-03
## n_fireplaces                   -5.609e-03  9.945e-03
## ADUdummy                       -7.559e-02  1.658e-02
## pct_canopy_cov                 -2.555e-02  1.131e-02
## taxlot_area                     2.747e-06  2.879e-07
## garage_dumTRUE                  3.539e-02  5.370e-03
## attic_dumTRUE                   9.272e-03  4.908e-03
## bsmt_dumTRUE                   1.465e-02  5.092e-03
## year_sold                      6.908e-02  1.641e-03
## MapLabelArbor Lodge            1.928e-02  5.153e-02
## MapLabelArdenwald-Johnson Creek -2.367e-01  5.851e-02
## MapLabelArgay Terrace          -4.322e-01  4.886e-02
## MapLabelArlington Heights     -2.307e-01  7.040e-02
## MapLabelArnold Creek          -3.060e-01  4.555e-02
## MapLabelAshcreek              -3.585e-01  4.424e-02
## MapLabelBeaumont-Wilshire     -2.664e-02  2.308e-02
## MapLabelBoise                  7.900e-02  7.207e-02
## MapLabelBrentwood-Darlington  -3.523e-01  3.675e-02
## MapLabelBridlemile            -3.940e-01  5.918e-02
## MapLabelBrooklyn Action Corps -2.110e-01  4.340e-02
## MapLabelBuckman Community Association -5.669e-02  5.084e-02
## MapLabelCathedral Park        1.017e-01  6.676e-02
## MapLabelCentennial Community Association -4.867e-01  4.494e-02
## MapLabelCollins View          -3.639e-01  4.720e-02
## MapLabelConcordia             -6.237e-02  3.050e-02
## MapLabelCreston-Kenilworth    -2.048e-01  3.679e-02
## MapLabelCrestwood             -4.126e-01  4.654e-02
## MapLabelCully Association of Neighbors -2.338e-01  2.868e-02
## MapLabelEast Columbia        -3.530e-01  6.282e-02
## MapLabelEastmoreland          1.275e-01  3.797e-02
## MapLabelEliot                 -1.893e-01  1.109e-01
## MapLabelFar Southwest         -2.809e-01  4.817e-02
## MapLabelForest Park           -2.562e-01  6.554e-02
## MapLabelFoster-Powell         -2.124e-01  3.769e-02
## MapLabelGlenfair              -4.528e-01  5.849e-02
## MapLabelGoose Hollow Foothills League -3.089e-01  7.992e-02
## MapLabelGrant Park            8.785e-02  2.658e-02
## MapLabelHayden Island Neighborhood Network 1.546e-01  8.431e-02
```

## MapLabelHayhurst	-3.701e-01	4.429e-02
## MapLabelHazelwood	-3.955e-01	3.850e-02
## MapLabelHealy Heights	-2.247e-01	9.479e-02
## MapLabelHillsdale	-3.441e-01	4.460e-02
## MapLabelHillside	-2.596e-01	6.578e-02
## MapLabelHollywood	1.023e-01	5.656e-02
## MapLabelHomestead	-4.850e-01	7.759e-02
## MapLabelHosford-Abernethy Neighborhood District Assn.	-3.771e-02	3.711e-02
## MapLabelHumboldt	7.268e-03	5.126e-02
## MapLabelIrvington Community Association	1.201e-02	2.773e-02
## MapLabelKenton	-1.995e-02	5.785e-02
## MapLabelKerns	-3.930e-02	6.302e-02
## MapLabelKing	-1.212e-01	4.074e-02
## MapLabelLaurelhurst	8.312e-02	2.362e-02
## MapLabelLents	-4.031e-01	3.552e-02
## MapLabelLinnton	-3.802e-01	7.556e-02
## MapLabelMadison South	-2.670e-01	3.069e-02
## MapLabelMaplewood	-2.975e-01	4.633e-02
## MapLabelMarkham	-4.153e-01	4.554e-02
## MapLabelMarshall Park	-3.280e-01	4.930e-02
## MapLabelMC Unclaimed #13	-3.750e-01	2.183e-01
## MapLabelMill Park	-4.330e-01	4.030e-02
## MapLabelMontavilla	-1.914e-01	2.937e-02
## MapLabelMt. Scott-Arleta	-1.934e-01	3.751e-02
## MapLabelMt. Tabor	5.752e-02	3.179e-02
## MapLabelMultnomah	-3.284e-01	4.433e-02
## MapLabelNorth Tabor	-9.117e-02	3.375e-02
## MapLabelNorthwest District Association	-6.776e-02	6.843e-02
## MapLabelNorthwest Heights	-2.226e-01	6.068e-02
## MapLabelOverlook	4.996e-02	5.322e-02
## MapLabelParkrose	-4.941e-01	4.989e-02
## MapLabelParkrose Heights Association of Neighbors	-4.791e-01	4.831e-02
## MapLabelPiedmont	-3.428e-02	5.067e-02
## MapLabelPleasant Valley	-3.270e-01	4.292e-02
## MapLabelPortsmouth	-2.372e-02	6.076e-02
## MapLabelPowellhurst-Gilbert	-4.329e-01	4.111e-02
## MapLabelReed	-7.192e-02	4.237e-02
## MapLabelRichmond	-1.109e-02	3.319e-02
## MapLabelRose City Park	-3.172e-02	2.242e-02
## MapLabelRoseway	-1.188e-01	2.846e-02
## MapLabelRussell	-4.165e-01	4.865e-02
## MapLabelSabin Community Association	-1.248e-02	2.528e-02
## MapLabelSellwood-Moreland Improvement League	-5.515e-03	3.606e-02
## MapLabelSouth Burlingame	-3.698e-01	4.741e-02
## MapLabelSouth Portland	-2.151e-01	5.192e-02
## MapLabelSouth Tabor	-8.281e-02	3.518e-02
## MapLabelSouthwest Hills Residential League	-2.696e-01	5.935e-02
## MapLabelSt. Johns	-1.955e-02	6.086e-02
## MapLabelSullivan's Gulch	-1.238e-01	5.417e-02
## MapLabelSumner Association of Neighbors	-4.798e-01	5.615e-02
## MapLabelSunderland Association of Neighbors	-4.204e-01	1.438e-01
## MapLabelSunnyside	2.491e-02	3.741e-02
## MapLabelSylvan-Highlands	-3.618e-01	6.631e-02
## MapLabelUniversity Park	7.573e-02	6.094e-02

## MapLabelVernon	5.002e-03	4.489e-02
## MapLabelWest Portland Park	-4.070e-01	4.533e-02
## MapLabelWilkes Community Group	-4.148e-01	5.110e-02
## MapLabelWoodland Park	-5.002e-01	6.711e-02
## MapLabelWoodlawn	-5.467e-02	4.621e-02
## MapLabelWoodstock	-9.898e-02	3.809e-02
## HIGH_SCHCLEVELAND HS	-1.545e-01	3.494e-02
## HIGH_SCHDAVID DOUGLAS HS	-1.178e-01	2.143e-02
## HIGH_SCHFRANKLIN HS	-1.647e-01	3.169e-02
## HIGH_SCHGRANT HS	-1.083e-01	3.739e-02
## HIGH_SCHGRANT-JEFF	-2.626e-01	5.555e-02
## HIGH_SCHLINCOLN HS	9.654e-02	3.949e-02
## HIGH_SCHMADISON HS	-2.472e-01	3.457e-02
## HIGH_SCHMADISON-JEFF	-2.337e-01	4.125e-02
## HIGH_SCHPARKROSE HS	-8.796e-02	3.241e-02
## HIGH_SCHREYNOLDS HS	-6.328e-02	3.198e-02
## HIGH_SCHRIVERDALE HS	4.861e-01	1.671e-01
## HIGH_SCHROOS-JEFF	-3.278e-01	5.675e-02
## HIGH_SCHROOSEVELT CAMPUS	-3.835e-01	6.454e-02
## HIGH_SCHSUNSET HS	9.837e-02	7.754e-02
## HIGH_SCHWILSON HS	NA	NA
## conEC SI	1.680e-01	2.341e-01
## conLUST	-6.043e-02	1.679e-01
## conHist	5.722e-02	1.537e-02
## conHistLdm	-2.440e-02	7.180e-02
## conNatAm	NA	NA
## conAirHgt	3.794e-02	9.940e-03
## conHeliprt	NA	NA
## conNoise	-7.907e-03	2.202e-02
## conGW	1.316e-01	1.250e-01
## conLSHA	3.781e-02	9.450e-03
## conSLID0	-1.985e-02	1.399e-02
## conSlp25	4.516e-03	9.600e-03
## conInstit	NA	NA
## conPrvCom	1.934e-01	2.359e-01
## conPubOwn	-1.205e-01	9.560e-02
## conSewer	2.967e-02	3.046e-02
## conStorm	1.916e-03	7.437e-03
## conTranCap	-1.228e-02	8.071e-03
## conTranInt	-3.018e-02	8.672e-03
## conTranSub	-2.291e-02	5.090e-03
## conWater	-3.010e-02	9.726e-03
## conView	NA	NA
## conCovrly	7.756e-03	1.058e-02
## conPovrly	-2.697e-02	1.467e-02
## conWetland	-9.292e-02	5.666e-02
## conFld100	-1.682e-02	2.911e-02
## pct_conFld100	1.601e-02	4.568e-02
## pct_conPovrly	3.941e-02	2.369e-01
## pct_conCovrly	8.464e-02	2.044e-02
## pct_conWetland	NA	NA
##	t value	Pr(> t )
## (Intercept)	-37.790	< 2e-16 ***
## CN_score	-3.217	0.001300 **

## percent_vacant	0.764	0.444712	
## dist_cityhall	-11.861	< 2e-16	***
## dist_ugb	-3.116	0.001838	**
## totalsqft	33.450	< 2e-16	***
## yearbuilt	-3.511	0.000448	***
## f_baths	37.481	< 2e-16	***
## h_baths	20.677	< 2e-16	***
## n_fireplaces	-0.564	0.572729	
## ADUdummy	-4.559	5.18e-06	***
## pct_canopy_cov	-2.260	0.023817	*
## taxlot_area	9.539	< 2e-16	***
## garage_dumTRUE	6.591	4.51e-11	***
## attic_dumTRUE	1.889	0.058877	.
## bsmt_dumTRUE	2.878	0.004011	**
## year_sold	42.105	< 2e-16	***
## MapLabelArbor Lodge	0.374	0.708267	
## MapLabelArdenwald-Johnson Creek	-4.045	5.25e-05	***
## MapLabelArgay Terrace	-8.847	< 2e-16	***
## MapLabelArlington Heights	-3.277	0.001050	**
## MapLabelArnold Creek	-6.718	1.90e-11	***
## MapLabelAshcreek	-8.104	5.67e-16	***
## MapLabelBeaumont-Wilshire	-1.155	0.248249	
## MapLabelBoise	1.096	0.273073	
## MapLabelBrentwood-Darlington	-9.587	< 2e-16	***
## MapLabelBridlemile	-6.658	2.86e-11	***
## MapLabelBrooklyn Action Corps	-4.863	1.17e-06	***
## MapLabelBuckman Community Association	-1.115	0.264827	
## MapLabelCathedral Park	1.523	0.127804	
## MapLabelCentennial Community Association	-10.829	< 2e-16	***
## MapLabelCollins View	-7.710	1.33e-14	***
## MapLabelConcordia	-2.045	0.040901	*
## MapLabelCreston-Kenilworth	-5.567	2.63e-08	***
## MapLabelCrestwood	-8.866	< 2e-16	***
## MapLabelCully Association of Neighbors	-8.152	3.84e-16	***
## MapLabelEast Columbia	-5.620	1.94e-08	***
## MapLabelEastmoreland	3.357	0.000789	***
## MapLabelEliot	-1.706	0.088004	.
## MapLabelFar Southwest	-5.832	5.57e-09	***
## MapLabelForest Park	-3.910	9.28e-05	***
## MapLabelFoster-Powell	-5.635	1.78e-08	***
## MapLabelGlenfair	-7.742	1.04e-14	***
## MapLabelGoose Hollow Foothills League	-3.865	0.000112	***
## MapLabelGrant Park	3.305	0.000952	***
## MapLabelHayden Island Neighborhood Network	1.833	0.066750	.
## MapLabelHayhurst	-8.356	< 2e-16	***
## MapLabelHazelwood	-10.275	< 2e-16	***
## MapLabelHealy Heights	-2.371	0.017763	*
## MapLabelHillsdale	-7.717	1.26e-14	***
## MapLabelHillside	-3.946	7.97e-05	***
## MapLabelHollywood	1.808	0.070549	.
## MapLabelHomestead	-6.250	4.20e-10	***
## MapLabelHosford-Abernethy Neighborhood District Assn.	-1.016	0.309666	
## MapLabelHumboldt	0.142	0.887255	
## MapLabelIrvington Community Association	0.433	0.664941	

## MapLabelKenton	-0.345	0.730165	
## MapLabelKerns	-0.624	0.532911	
## MapLabelKing	-2.975	0.002932	**
## MapLabelLaurelhurst	3.519	0.000435	***
## MapLabelLents	-11.348	< 2e-16	***
## MapLabelLinnnton	-5.031	4.92e-07	***
## MapLabelMadison South	-8.701	< 2e-16	***
## MapLabelMaplewood	-6.420	1.40e-10	***
## MapLabelMarkham	-9.119	< 2e-16	***
## MapLabelMarshall Park	-6.654	2.95e-11	***
## MapLabelMC Unclaimed #13	-1.718	0.085819	.
## MapLabelMill Park	-10.744	< 2e-16	***
## MapLabelMontavilla	-6.517	7.37e-11	***
## MapLabelMt. Scott-Arleta	-5.157	2.54e-07	***
## MapLabelMt. Tabor	1.809	0.070437	.
## MapLabelMultnomah	-7.408	1.35e-13	***
## MapLabelNorth Tabor	-2.701	0.006917	**
## MapLabelNorthwest District Association	-0.990	0.322109	
## MapLabelNorthwest Heights	-3.668	0.000246	***
## MapLabelOverlook	0.939	0.347933	
## MapLabelParkrose	-9.904	< 2e-16	***
## MapLabelParkrose Heights Association of Neighbors	-9.917	< 2e-16	***
## MapLabelPiedmont	-0.677	0.498702	
## MapLabelPleasant Valley	-7.620	2.67e-14	***
## MapLabelPortsmouth	-0.390	0.696292	
## MapLabelPowellhurst-Gilbert	-10.531	< 2e-16	***
## MapLabelReed	-1.697	0.089629	.
## MapLabelRichmond	-0.334	0.738253	
## MapLabelRose City Park	-1.415	0.157018	
## MapLabelRoseway	-4.175	3.00e-05	***
## MapLabelRussell	-8.562	< 2e-16	***
## MapLabelSabin Community Association	-0.493	0.621675	
## MapLabelSellwood-Moreland Improvement League	-0.153	0.878461	
## MapLabelSouth Burlingame	-7.801	6.52e-15	***
## MapLabelSouth Portland	-4.142	3.46e-05	***
## MapLabelSouth Tabor	-2.354	0.018579	*
## MapLabelSouthwest Hills Residential League	-4.543	5.58e-06	***
## MapLabelSt. Johns	-0.321	0.748051	
## MapLabelSullivan's Gulch	-2.284	0.022360	*
## MapLabelSumner Association of Neighbors	-8.545	< 2e-16	***
## MapLabelSunderland Association of Neighbors	-2.924	0.003458	**
## MapLabelSunnyside	0.666	0.505551	
## MapLabelSylvan-Highlands	-5.456	4.95e-08	***
## MapLabelUniversity Park	1.243	0.213982	
## MapLabelVernon	0.111	0.911271	
## MapLabelWest Portland Park	-8.978	< 2e-16	***
## MapLabelWilkes Community Group	-8.118	5.09e-16	***
## MapLabelWoodland Park	-7.453	9.55e-14	***
## MapLabelWoodlawn	-1.183	0.236817	
## MapLabelWoodstock	-2.598	0.009375	**
## HIGH_SCHCLEVELAND HS	-4.422	9.83e-06	***
## HIGH_SCHDAVID DOUGLAS HS	-5.498	3.90e-08	***
## HIGH_SCHFRANKLIN HS	-5.197	2.05e-07	***
## HIGH_SCHGRANT HS	-2.896	0.003781	**

```

## HIGH_SCHGRANT-JEFF -4.728 2.29e-06 ***
## HIGH_SCHLINCOLN HS 2.444 0.014521 *
## HIGH_SCHMADISON HS -7.152 8.93e-13 ***
## HIGH_SCHMADISON-JEFF -5.665 1.49e-08 ***
## HIGH_SCHPARKROSE HS -2.714 0.006659 **
## HIGH_SCHREYNOLDS HS -1.979 0.047846 *
## HIGH_SCHRIVERDALE HS 2.909 0.003632 **
## HIGH_SCHROOS-JEFF -5.777 7.76e-09 ***
## HIGH_SCHROOSEVELT CAMPUS -5.942 2.87e-09 ***
## HIGH_SCHSUNSET HS 1.269 0.204578
## HIGH_SCHWILSON HS NA NA
## conECSI 0.717 0.473121
## conLUST -0.360 0.718850
## conHist 3.722 0.000198 ***
## conHistLdm -0.340 0.734035
## conNatAm NA NA
## conAirHgt 3.817 0.000135 ***
## conHeliprt NA NA
## conNoise -0.359 0.719566
## conGW 1.053 0.292436
## conLSHA 4.001 6.35e-05 ***
## conSLID0 -1.419 0.156052
## conSlp25 0.470 0.638051
## conInstit NA NA
## conPrvCom 0.820 0.412395
## conPubOwn -1.260 0.207535
## conSewer 0.974 0.330117
## conStorm 0.258 0.796662
## conTranCap -1.522 0.128105
## conTranInt -3.480 0.000502 ***
## conTranSub -4.501 6.83e-06 ***
## conWater -3.095 0.001970 **
## conView NA NA
## conCovrly 0.733 0.463346
## conPovrly -1.839 0.065994 .
## conWetland -1.640 0.100997
## conFld100 -0.578 0.563443
## pct_conFld100 0.351 0.725928
## pct_conPovrly 0.166 0.867889
## pct_conCovrly 4.140 3.49e-05 ***
## pct_conWetland NA NA
## ---
## Signif. codes: 0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 0.2336 on 16383 degrees of freedom
## (6539 observations deleted due to missingness)
## Multiple R-squared: 0.7007, Adjusted R-squared: 0.698
## F-statistic: 266.3 on 144 and 16383 DF, p-value: < 2.2e-16

```

```
#plot(sfr_mod_log)
```

```

#-----
stargazer(sfr_lin_mod, sfr_mod_log, sfr_mod_bc, type="html", out="models.htm")

```

	SALEPRICE	SALEPRICElog	SALEPRICEbc
(1)	(2)	(3)	
	(105.848)	(0.0002)	(0.080)
	percent_vacant	157.677	0.006
	(3,277.157)	(0.008)	(2.480)
	dist_cityhall	-5.649	-0.00001
	(0.410)	(0.00000)	(0.0003)
	dist_ugb	-1.235	-0.00000
	(0.508)	(0.00000)	(0.0004)
	totalsqft	60.417	0.0001
	(1.339)	(0.00000)	(0.001)
	yearbuilt	-420.980	-0.0004
	(43.113)	(0.0001)	(0.033)
	f_baths	61,341.740	0.121
	(1,382.026)	(0.003)	(1.046)
	h_baths	43,986.550	0.085
	(1,746.002)	(0.004)	(1.321)
	n_fireplaces	-5,666.343	-0.006
	(4,248.693)	(0.010)	(3.215)
	ADUdummy	-35,647.480	-0.076
	(7,083.089)	(0.017)	(5.360)
	pct_canopy_cov	-13,885.650	-0.026
	(4,829.851)	(0.011)	(3.655)
	taxlot_area	1.754	0.00000
	(0.123)	(0.00000)	(0.0001)
	garage_dum	12,643.760	0.035
	(2,294.286)	(0.005)	(1.736)
	attic_dum	-5,226.094	0.009
	(2,096.614)	(0.005)	(1.586)
	bsmt_dum	-8,739.469	0.015
	(2,175.229)	(0.005)	(1.646)
	year_sold	27,884.330	0.069
	(700.898)	(0.002)	(0.530)
	MapLabelArbor Lodge	-16,764.570	0.019





[illegible]



	(18,939.960)	(0.044)	(14.331)
MapLabelNorth Tabor	-66,678.040 <sup>***</sup>	-0.091	
	(14,419.540)	(0.034)	(10.911)
MapLabelNorthwest District Association	76,386.840 <sup>***</sup>		
	(29,235.280)	(0.068)	(22.122)
MapLabelNorthwest Heights	-43,922.410 <sup>*</sup>	-0.	
	(25,923.850)	(0.061)	(19.616)
MapLabelOverlook	3,727.348	0.050	10.265
	(22,737.700)	(0.053)	(17.205)
MapLabelParkrose	-197,363.800 <sup>***</sup>	-0.494 <sup>s</sup>	
	(21,313.920)	(0.050)	(16.128)
MapLabelParkrose Heights Association of Neighbors	-193,427.1		
	(20,637.080)	(0.048)	(15.616)
MapLabelPiedmont	-39,930.780 <sup>*</sup>	-0.034	
	(21,646.600)	(0.051)	(16.379)
MapLabelPleasant Valley	-150,908.000 <sup>***</sup>		
	(18,335.800)	(0.043)	(13.874)
MapLabelPortsmouth	-36,937.430	-0.024	-21.19
	(25,959.660)	(0.061)	(19.643)
MapLabelPowellhurst-Gilbert	-161,288.600 <sup>***</sup>		
	(17,561.050)	(0.041)	(13.288)
MapLabelReed	-69,227.730 <sup>***</sup>	-0.072 <sup>*s</sup>	
	(18,100.240)	(0.042)	(13.696)
MapLabelRichmond	-27,709.840 <sup>*</sup>	-0.011	
	(14,177.290)	(0.033)	(10.728)
MapLabelRose City Park	-44,193.890 <sup>***</sup>	-0.	
	(9,576.258)	(0.022)	(7.246)
MapLabelRoseway	-72,156.590 <sup>***</sup>	-0.119 <sup>sup</sup>	
	(12,158.150)	(0.028)	(9.200)
MapLabelRussell	-172,350.900 <sup>***</sup>	-0.417 <sup>sup</sup>	
	(20,784.890)	(0.049)	(15.727)
MapLabelSabin Community Association	-8,658.893	-0.01	
	(10,800.920)	(0.025)	(8.173)
MapLabelSellwood-Moreland Improvement League	-21,968.870		
	(15,405.950)	(0.036)	(11.657)
MapLabelSouth Burlingame	-162,577.200 <sup>***</sup>		



	</td><td>(9,155.129)</td><td>(0.021)</td><td>(6.927)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHFRANKLIN HS</td><td>-47,439.140<sup>***</sup></td><td>-0.165</td></tr>
	</td><td>(13,538.480)</td><td>(0.032)</td><td>(10.244)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHGRANT HS</td><td>-11,066.460</td><td>-0.108<sup>***</sup></td><td></td></tr>
	</td><td>(15,973.430)</td><td>(0.037)</td><td>(12.087)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHGRANT-JEFF</td><td>-77,399.460<sup>***</sup></td><td>-0.263</td></tr>
	</td><td>(23,734.010)</td><td>(0.056)</td><td>(17.959)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHLINCOLN HS</td><td>70,099.570<sup>***</sup></td><td>0.097<sup>***</sup></td><td></tr>
	</td><td>(16,872.100)</td><td>(0.039)</td><td>(12.767)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHMADISON HS</td><td>-85,109.550<sup>***</sup></td><td>-0.247</td></tr>
	</td><td>(14,766.960)</td><td>(0.035)</td><td>(11.174)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHMADISON-JEFF</td><td>-92,568.480<sup>***</sup></td><td>-0.23</td></tr>
	</td><td>(17,624.680)</td><td>(0.041)</td><td>(13.336)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHPARKROSE HS</td><td>-28,197.190<sup>***</sup></td><td>-0.088</td></tr>
	</td><td>(13,847.610)</td><td>(0.032)</td><td>(10.478)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHREYNOLDS HS</td><td>-14,310.990</td><td>-0.063<sup>***</sup></td><td></tr>
	</td><td>(13,661.520)</td><td>(0.032)</td><td>(10.337)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHRIVERDALE HS</td><td>430,576.900<sup>***</sup></td><td>0.486</td></tr>
	</td><td>(71,394.230)</td><td>(0.167)</td><td>(54.022)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHROOS-JEFF</td><td>-122,332.300<sup>***</sup></td><td>-0.328</td></tr>
	</td><td>(24,242.500)</td><td>(0.057)</td><td>(18.344)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHROOSEVELT CAMPUS</td><td>-134,262.100<sup>***</sup></td><td></td></tr>
	</td><td>(27,572.830)</td><td>(0.065)</td><td>(20.864)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHSUNSET HS</td><td>79,304.380<sup>***</sup></td><td>0.098</td></tr>
	</td><td>(33,126.240)</td><td>(0.078)</td><td>(25.066)</td></tr>
	</td><td></td><td></td><td></td></tr>
	HIGH_SCHWILSON HS</td><td></td><td></td><td></td></tr>
	</td><td></td><td></td><td></td></tr>
	</td><td></td><td></td><td></td></tr>
	conECSI</td><td>90,763.870</td><td>0.168</td><td>65.246</td></tr>
	</td><td>(100,026.100)</td><td>(0.234)</td><td>(75.687)</td></tr>
	</td><td></td><td></td><td></td></tr>
	conLUST</td><td>-46,249.190</td><td>-0.060</td><td>-27.018</td></tr>
	</td><td>(71,715.060)</td><td>(0.168)</td><td>(54.265)</td></tr>
	</td><td></td><td></td><td></td></tr>
	conHist</td><td>33,150.380<sup>***</sup></td><td>0.057<sup>***</sup></td><td></tr>
	</td><td>(6,567.587)</td><td>(0.015)</td><td>(4.970)</td></tr>
	</td><td></td><td></td><td></td></tr>
	conHistLdm</td><td>21,554.860</td><td>-0.024</td><td>3.145</td></tr>
	</td><td>(30,674.280)</td><td>(0.072)</td><td>(23.211)</td></tr>
	</td><td></td><td></td><td></td></tr>
	conNatAm</td><td></td><td></td><td></td></tr>

[illegible]

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## <tr><td style="text-align:left"></td><td>(4,517.954)</td><td>(0.011)</td><td>(3.419)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conPovrly</td><td>-26,434.520<sup>***</sup></td><td>-0.027<sup>*</sup></td><td></td></tr>
## <tr><td style="text-align:left"></td><td>(6,267.871)</td><td>(0.015)</td><td>(4.743)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conWetland</td><td>-65,171.270<sup>***</sup></td><td>-0.093</td><td></td></tr>
## <tr><td style="text-align:left"></td><td>(24,204.060)</td><td>(0.057)</td><td>(18.315)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conFld100</td><td>-13,044.220</td><td>-0.017</td><td>-8.352</td></tr>
## <tr><td style="text-align:left"></td><td>(12,436.520)</td><td>(0.029)</td><td>(9.410)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conFld100</td><td>18,758.170</td><td>0.016</td><td>10.994</td></tr>
## <tr><td style="text-align:left"></td><td>(19,516.460)</td><td>(0.046)</td><td>(14.768)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conPovrly</td><td>17,495.980</td><td>0.039</td><td>13.954</td></tr>
## <tr><td style="text-align:left"></td><td>(101,216.100)</td><td>(0.237)</td><td>(76.588)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conCovrly</td><td>29,374.960<sup>***</sup></td><td>0.085<sup>***</sup></td><td></td></tr>
## <tr><td style="text-align:left"></td><td>(8,734.042)</td><td>(0.020)</td><td>(6.609)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conWetland</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">Constant</td><td>-54,877,024.000<sup>***</sup></td><td>-125.407<sup>***</sup></td><td></td></tr>
## <tr><td style="text-align:left"></td><td>(1,417,733.000)</td><td>(3.319)</td><td>(1,072.766)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left">R<sup>2</sup></td><td>0.758</td><td>0.701</td><td>0.755</td></tr>
## <tr><td style="text-align:left">Adjusted R<sup>2</sup></td><td>0.756</td><td>0.698</td><td>0.753</td></tr>
## <tr><td style="text-align:left">Residual Std. Error (df = 16383)</td><td>99,779.700</td><td>0.234</td><td></td></tr>
## <tr><td style="text-align:left">F Statistic (df = 144; 16383)</td><td>357.265<sup>***</sup></td><td></td><td></td></tr>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## </table>

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