

output

	Estimate	Std. Error	t value	Pr(> t)
(Intercept)	-54877024	1417733	-38.71	1.033e-313
CN_score	-326.6	105.8	-3.086	0.002033
percent_vacant	157.7	3277	0.04811	0.9616
dist_cityhall	-5.649	0.4095	-13.79	4.866e-43
dist_ugb	-1.235	0.5077	-2.432	0.01503
totalsqft	60.42	1.339	45.13	0
yearbuilt	-421	43.11	-9.765	1.841e-22
f_baths	61342	1382	44.39	0
h_baths	43987	1746	25.19	1.964e-137
n_fireplaces	-5666	4249	-1.334	0.1823
ADUdummy	-35647	7083	-5.033	4.886e-07
pct_canopy_cov	-13886	4830	-2.875	0.004046
taxlot_area	1.754	0.123	14.26	7.317e-46
garage_dumTRUE	12644	2294	5.511	3.622e-08
attic_dumTRUE	-5226	2097	-2.493	0.01269
bsmt_dumTRUE	-8739	2175	-4.018	5.903e-05
year_sold	27884	700.9	39.78	0
MapLabelArbor Lodge	-16765	22015	-0.7615	0.4464
MapLabelArdenwald-Johnson Creek	-133728	24996	-5.35	8.915e-08
MapLabelArgay Terrace	-194366	20873	-9.312	1.413e-20
MapLabelArlington Heights	-31960	30075	-1.063	0.2879
MapLabelArnold Creek	-121961	19459	-6.267	3.762e-10
MapLabelAshcreek	-159885	18899	-8.46	2.894e-17
MapLabelBeaumont-Wilshire	-10547	9858	-1.07	0.2847
MapLabelBoise	-18482	30791	-0.6002	0.5484
MapLabelBrentwood-Darlington	-164267	15699	-10.46	1.53e-25
MapLabelBridlemile	-178343	25281	-7.055	1.801e-12
MapLabelBrooklyn Action Corps	-133754	18541	-7.214	5.671e-13
MapLabelBuckman Community Association	-51339	21719	-2.364	0.0181
MapLabelCathedral Park	15445	28523	0.5415	0.5882
MapLabelCentennial Community Association	-166127	19199	-8.653	5.484e-18
MapLabelCollins View	-160541	20164	-7.962	1.805e-15
MapLabelConcordia	-37928	13031	-2.911	0.003612
MapLabelCreston-Kenilworth	-115197	15715	-7.33	2.405e-13
MapLabelCrestwood	-180351	19883	-9.071	1.314e-19
MapLabelCully Association of Neighbors	-116518	12252	-9.51	2.164e-21
MapLabelEast Columbia	-162809	26837	-6.067	1.336e-09
MapLabelEastmoreland	72107	16223	4.445	8.854e-06
MapLabelEliot	-154713	47396	-3.264	0.0011
MapLabelFar Southwest	-126434	20579	-6.144	8.239e-10

	Estimate	Std. Error	t value	Pr(> t)
MapLabelForest Park	-67444	28000	-2.409	0.01602
MapLabelFoster-Powell	-117365	16100	-7.29	3.246e-13
MapLabelGlenfair	-177227	24989	-7.092	1.374e-12
MapLabelGoose Hollow Foothills League	-86791	34144	-2.542	0.01103
MapLabelGrant Park	49076	11356	4.322	1.557e-05
MapLabelHayden Island Neighborhood Network	50631	36019	1.406	0.1598
MapLabelHayhurst	-166407	18921	-8.795	1.571e-18
MapLabelHazelwood	-162153	16446	-9.86	7.195e-23
MapLabelHealy Heights	-7397	40498	-0.1826	0.8551
MapLabelHillsdale	-141207	19052	-7.412	1.308e-13
MapLabelHillside	-39427	28101	-1.403	0.1606
MapLabelHollywood	37772	24165	1.563	0.118
MapLabelHomestead	-213267	33149	-6.434	1.281e-10
MapLabelHosford-Abernethy Neighborhood District Assn.	-26345	15856	-1.662	0.09663
MapLabelHumboldt	-14894	21901	-0.6801	0.4965
MapLabelIrvington Community Association	27246	11848	2.3	0.02148
MapLabelKenton	-38854	24716	-1.572	0.116
MapLabelKerns	-28755	26923	-1.068	0.2855
MapLabelKing	-81812	17405	-4.701	2.615e-06
MapLabelLaurelhurst	40347	10092	3.998	6.422e-05
MapLabelLents	-163946	15176	-10.8	4.113e-27
MapLabelLinnton	-181174	32281	-5.612	2.029e-08
MapLabelMadison South	-119663	13110	-9.128	7.805e-20
MapLabelMaplewood	-135516	19795	-6.846	7.865e-12
MapLabelMarkham	-190700	19457	-9.801	1.288e-22
MapLabelMarshall Park	-145141	21062	-6.891	5.742e-12
MapLabelMC Unclaimed #13	-142773	93255	-1.531	0.1258
MapLabelMill Park	-168294	17218	-9.774	1.671e-22
MapLabelMontavilla	-93567	12547	-7.457	9.268e-14
MapLabelMt. Scott-Arleta	-112632	16024	-7.029	2.161e-12
MapLabelMt. Tabor	12612	13583	0.9285	0.3531
MapLabelMultnomah	-144473	18940	-7.628	2.516e-14
MapLabelNorth Tabor	-66678	14420	-4.624	3.79e-06
MapLabelNorthwest District Association	76387	29235	2.613	0.008988
MapLabelNorthwest Heights	-43922	25924	-1.694	0.09023
MapLabelOverlook	3727	22738	0.1639	0.8698
MapLabelParkrose	-197364	21314	-9.26	2.295e-20
MapLabelParkrose Heights Association of Neighbors	-193427	20637	-9.373	7.964e-21
MapLabelPiedmont	-39931	21647	-1.845	0.0651
MapLabelPleasant Valley	-150908	18336	-8.23	2.008e-16
MapLabelPortsmouth	-36937	25960	-1.423	0.1548
MapLabelPowellhurst-Gilbert	-161289	17561	-9.184	4.621e-20
MapLabelReed	-69228	18100	-3.825	0.0001314
MapLabelRichmond	-27710	14177	-1.955	0.05066
MapLabelRose City Park	-44194	9576	-4.615	3.962e-06
MapLabelRoseway	-72157	12158	-5.935	3.001e-09

	Estimate	Std. Error	t value	Pr(> t)
MapLabelRussell	-172351	20785	-8.292	1.198e-16
MapLabelSabin Community Association	-8659	10801	-0.8017	0.4227
MapLabelSellwood-Moreland Improvement League	-21969	15406	-1.426	0.1539
MapLabelSouth Burlingame	-162577	20254	-8.027	1.067e-15
MapLabelSouth Portland	-71414	22183	-3.219	0.001287
MapLabelSouth Tabor	-72140	15029	-4.8	1.599e-06
MapLabelSouthwest Hills Residential League	-57509	25354	-2.268	0.02333
MapLabelSt. Johns	-25685	26001	-0.9878	0.3232
MapLabelSullivan's Gulch	-106993	23144	-4.623	3.812e-06
MapLabelSumner Association of Neighbors	-186991	23986	-7.796	6.789e-15
MapLabelSunderland Association of Neighbors	-142022	61417	-2.312	0.02077
MapLabelSunnyside	-16775	15981	-1.05	0.2939
MapLabelSylvan-Highlands	-148423	28330	-5.239	1.634e-07
MapLabelUniversity Park	-1635	26033	-0.06279	0.9499
MapLabelVernon	-4451	19178	-0.2321	0.8165
MapLabelWest Portland Park	-179389	19365	-9.264	2.216e-20
MapLabelWilkes Community Group	-180145	21832	-8.251	1.683e-16
MapLabelWoodland Park	-186887	28670	-6.519	7.308e-11
MapLabelWoodlawn	-45360	19743	-2.298	0.0216
MapLabelWoodstock	-74500	16273	-4.578	4.727e-06
HIGH_SCHCLEVELAND HS	-41788	14928	-2.799	0.005126
HIGH_SCHDAVID DOUGLAS HS	-39065	9155	-4.267	1.992e-05
HIGH_SCHFRANKLIN HS	-47439	13538	-3.504	0.0004595
HIGH_SCHGRANT HS	-11066	15973	-0.6928	0.4884
HIGH_SCHGRANT-JEFF	-77399	23734	-3.261	0.001112
HIGH_SCHLINCOLN HS	70100	16872	4.155	3.273e-05
HIGH_SCHMADISON HS	-85110	14767	-5.764	8.386e-09
HIGH_SCHMADISON-JEFF	-92568	17625	-5.252	1.522e-07
HIGH_SCHPARKROSE HS	-28197	13848	-2.036	0.04174
HIGH_SCHREYNOLDS HS	-14311	13662	-1.048	0.2949
HIGH_SCHRIVERDALE HS	430577	71394	6.031	1.665e-09
HIGH_SCHROOS-JEFF	-122332	24242	-5.046	4.555e-07
HIGH_SCHROOSEVELT CAMPUS	-134262	27573	-4.869	1.13e-06
HIGH_SCHSUNSET HS	79304	33126	2.394	0.01668
conECSEI	90764	1e+05	0.9074	0.3642
conLUST	-46249	71715	-0.6449	0.519
conHist	33150	6568	5.048	4.523e-07
conHistLdm	21555	30674	0.7027	0.4823
conAirHgt	17427	4247	4.104	4.084e-05
conNoise	-2359	9408	-0.2507	0.802
conGW	46767	53393	0.8759	0.3811
conLSHA	11138	4037	2.759	0.005807
conSLIDO	-18738	5978	-3.134	0.001725
conSlp25	10467	4101	2.552	0.01071

	Estimate	Std. Error	t value	Pr(> t)
conPrvCom	275398	100778	2.733	0.006288
conPubOwn	-12406	40841	-0.3038	0.7613
conSewer	12342	13013	0.9484	0.3429
conStorm	-3228	3177	-1.016	0.3097
conTranCap	-6411	3448	-1.859	0.06302
conTranInt	-10306	3705	-2.782	0.005413
conTranSub	-9918	2174	-4.561	5.123e-06
conWater	-7123	4155	-1.714	0.08647
conCovrly	-2129	4518	-0.4713	0.6375
conPovrly	-26435	6268	-4.217	2.484e-05
conWetland	-65171	24204	-2.693	0.007097
conFld100	-13044	12437	-1.049	0.2943
pct_conFld100	18758	19516	0.9611	0.3365
pct_conPovrly	17496	101216	0.1729	0.8628
pct_conCovrly	29375	8734	3.363	0.000772

Table 2: Fitting linear model: sfr_lin

Observations	Residual Std. Error	R^2	Adjusted R^2
16528	99780	0.7585	0.7563

	Estimate	Std. Error	t value	Pr(> t)
(Intercept)	-54877024	1417733	-38.71	1.033e-313
conECSI	90764	1e+05	0.9074	0.3642
conLUST	-46249	71715	-0.6449	0.519
conHist	33150	6568	5.048	4.523e-07
conHistLdm	21555	30674	0.7027	0.4823
conAirHgt	17427	4247	4.104	4.084e-05
conNoise	-2359	9408	-0.2507	0.802
conGW	46767	53393	0.8759	0.3811
conLSHA	11138	4037	2.759	0.005807
conSLIDO	-18738	5978	-3.134	0.001725
conSlp25	10467	4101	2.552	0.01071
conPrvCom	275398	100778	2.733	0.006288
conPubOwn	-12406	40841	-0.3038	0.7613
conSewer	12342	13013	0.9484	0.3429
conStorm	-3228	3177	-1.016	0.3097
conTranCap	-6411	3448	-1.859	0.06302
conTranInt	-10306	3705	-2.782	0.005413
conTranSub	-9918	2174	-4.561	5.123e-06
conWater	-7123	4155	-1.714	0.08647
conCovrly	-2129	4518	-0.4713	0.6375
conPovrly	-26435	6268	-4.217	2.484e-05
conWetland	-65171	24204	-2.693	0.007097
conFld100	-13044	12437	-1.049	0.2943
pct_conFld100	18758	19516	0.9611	0.3365
pct_conPovrly	17496	101216	0.1729	0.8628
pct_conCovrly	29375	8734	3.363	0.000772

Table 4: Fitting linear model: sfr_lin

Observations	Residual Std. Error	R^2	Adjusted R^2
16528	99780	0.7585	0.7563