

<b>Dep. Variable:</b>	resale_price	<b>R-squared:</b>	0.6451
<b>Estimator:</b>	PanelOLS	<b>R-squared (Between):</b>	-230.14
<b>No. Observations:</b>	131913	<b>R-squared (Within):</b>	0.7683
<b>Date:</b>	Fri, Apr 19 2024	<b>R-squared (Overall):</b>	-241.15
<b>Time:</b>	17:09:38	<b>Log-likelihood</b>	-1.683e+06
<b>Cov. Estimator:</b>	Unadjusted		
		<b>F-statistic:</b>	2.664e+04
<b>Entities:</b>	489	<b>P-value</b>	0.0000
<b>Avg Obs:</b>	269.76	<b>Distribution:</b>	F(9,131897)
<b>Min Obs:</b>	1.0000		
<b>Max Obs:</b>	2113.0	<b>F-statistic (robust):</b>	2.664e+04
		<b>P-value</b>	0.0000
<b>Time periods:</b>	7	<b>Distribution:</b>	F(9,131897)
<b>Avg Obs:</b>	1.884e+04		
<b>Min Obs:</b>	1.529e+04		
<b>Max Obs:</b>	2.179e+04		

	Parameter	Std. Err.	T-stat	P-value	Lower CI	Upper CI
<b>in_covid</b>	2349.6	999.99	2.3496	0.0188	389.62	4309.5
<b>in_covid_central_marker</b>	-9837.1	2092.0	-4.7021	0.0000	-1.394e+04	-5736.7
<b>central_marker</b>	1.804e+05	709.27	254.31	0.0000	1.79e+05	1.818e+05
<b>lease_commence_date</b>	3634.8	22.015	165.11	0.0000	3591.7	3678.0
<b>flat_type.3 room</b>	9.319e+04	5001.9	18.631	0.0000	8.339e+04	1.03e+05
<b>flat_type.4 room</b>	1.033e+05	5238.2	19.713	0.0000	9.3e+04	1.135e+05
<b>flat_type.5 room</b>	1.247e+05	5529.1	22.560	0.0000	1.139e+05	1.356e+05
<b>flat_type.executive</b>	1.631e+05	5981.2	27.266	0.0000	1.514e+05	1.748e+05
<b>floor_area_sqm</b>	3197.7	32.762	97.605	0.0000	3133.5	3261.9

F-test for Poolability: 445.62  
P-value: 0.0000  
Distribution: F(6,131897)

Included effects: Time