

Dep. Variable:	resale_price	R-squared:	0.6627
Estimator:	PanelOLS	R-squared (Between):	-244.55
No. Observations:	192523	R-squared (Within):	0.6664
Date:	Fri, Apr 19 2024	R-squared (Overall):	-254.16
Time:	15:16:21	Log-likelihood	-2.459e+06
Cov. Estimator:	Unadjusted		
		F-statistic:	4.203e+04
Entities:	503	P-value	0.0000
Avg Obs:	382.75	Distribution:	F(9,192505)
Min Obs:	1.0000		
Max Obs:	3086.0	F-statistic (robust):	4.203e+04
		P-value	0.0000
Time periods:	9	Distribution:	F(9,192505)
Avg Obs:	2.139e+04		
Min Obs:	1.678e+04		
Max Obs:	2.718e+04		

	Parameter	Std. Err.	T-stat	P-value	Lower CI	Upper CI
post_covid	2.026e+04	1213.4	16.696	0.0000	1.788e+04	2.264e+04
post_covid_central_marker	-2.135e+04	3163.4	-6.7481	0.0000	-2.755e+04	-1.515e+04
central_marker	1.801e+05	576.79	312.19	0.0000	1.789e+05	1.812e+05
lease_commence_date	4019.2	17.155	234.29	0.0000	3985.6	4052.8
flat_type.3 room	9.097e+04	3309.1	27.492	0.0000	8.449e+04	9.746e+04
flat_type.4 room	1.013e+05	3532.5	28.691	0.0000	9.443e+04	1.083e+05
flat_type.5 room	1.227e+05	3834.7	31.994	0.0000	1.152e+05	1.302e+05
flat_type.executive	1.636e+05	4304.6	38.015	0.0000	1.552e+05	1.721e+05
floor_area_sqm	3452.8	28.055	123.07	0.0000	3397.8	3507.8

F-test for Poolability: 6999.2

P-value: 0.0000

Distribution: F(8,192505)

Included effects: Time