

Dep. Variable:	resale_price	R-squared:	0.6615
Estimator:	PanelOLS	R-squared (Between):	-243.72
No. Observations:	186338	R-squared (Within):	0.6647
Date:	Fri, Apr 19 2024	R-squared (Overall):	-253.85
Time:	14:42:01	Log-likelihood	-2.379e+06
Cov. Estimator:	Unadjusted		
		F-statistic:	4.045e+04
Entities:	503	P-value	0.0000
Avg Obs:	370.45	Distribution:	F(9,186320)
Min Obs:	1.0000		
Max Obs:	2984.0	F-statistic (robust):	4.045e+04
		P-value	0.0000
Time periods:	9	Distribution:	F(9,186320)
Avg Obs:	2.07e+04		
Min Obs:	1.678e+04		
Max Obs:	2.495e+04		

	Parameter	Std. Err.	T-stat	P-value	Lower CI	Upper CI
in_covid	6277.6	826.09	7.5991	0.0000	4658.4	7896.7
in_covid_central_marker	-1174.1	1607.0	-0.7306	0.4650	-4323.7	1975.6
central_marker	1.798e+05	617.10	291.34	0.0000	1.786e+05	1.81e+05
lease_commence_date	3997.0	17.520	228.14	0.0000	3962.7	4031.3
flat_type.3 room	9.052e+04	3389.2	26.709	0.0000	8.388e+04	9.716e+04
flat_type.4 room	1.005e+05	3614.9	27.803	0.0000	9.342e+04	1.076e+05
flat_type.5 room	1.217e+05	3919.0	31.064	0.0000	1.141e+05	1.294e+05
flat_type.executive	1.623e+05	4392.1	36.963	0.0000	1.537e+05	1.71e+05
floor_area_sqm	3440.8	28.435	121.00	0.0000	3385.0	3496.5

F-test for Poolability: 6929.2
P-value: 0.0000
Distribution: F(8,186320)

Included effects: Time