	(1)	(2)	(3)	(4)	(5)
VARIABLES	IV IH	IV IH	IV IH	IV IH	IV IH
l_ln	1.32^{a}	0.92^{a}	1.03^{a}	1.01^{a}	1.04^{a}
	(0.042)	(0.099)	(0.11)	(0.12)	(0.13)
$l_{-}pop$		0.40^{a}	0.30^{a}	0.34^{a}	0.23^{c}
		(0.074)	(0.090)	(0.098)	(0.12)
$elevat_range_msa$			-0.026	-0.051	-0.058
			(0.058)	(0.052)	(0.051)
$ruggedness_msa$			6.69^{c}	6.79^{b}	5.10
			(3.45)	(3.21)	(3.19)
$heating_dd$			-0.015^{a}	-0.014^{a}	-0.016^a
			(0.0043)	(0.0043)	(0.0045)
$\operatorname{cooling_dd}$			-0.022^a	-0.018^{b}	-0.029^a
			(0.0085)	(0.0090)	(0.010)
sprawl			0.0013	0.0022	0.0011
			(0.0029)	(0.0030)	(0.0032)
Constant	6.28^{a}	3.68^{a}	5.00^{a}	11.5^{a}	10.5^{a}
	(0.28)	(0.37)	(0.66)	(2.98)	(2.99)
Observations	684	684	684	684	684
R-squared	0.87	0.93	0.94	0.95	0.95
Overid	42.8	16.5	11.8	11.5	8.84

Robust standard errors in parentheses a p<0.01, b p<0.05, c p<0.1