

Caramelo

Table 1:

	<i>Dependent variable:</i>			
	price		logprice	
	(1)	(2)	(3)	(4)
factor(year)2001	−1,022,465,142.000 (4,263,312,124.000)	−899,734,435.000 (4,260,021,447.000)	0.052 (0.094)	0.053 (0.094)
factor(year)2002	−157,548,364.000 (4,011,522,936.000)	−111,121,431.000 (4,007,860,808.000)	0.111 (0.089)	0.111 (0.089)
factor(year)2004	25,710,806.000 (4,124,404,208.000)	−30,154,595.000 (4,120,458,377.000)	0.120 (0.091)	0.118 (0.091)
factor(year)2005	439,844,360.000 (4,267,431,346.000)	398,235,065.000 (4,263,483,391.000)	0.174* (0.094)	0.171* (0.094)
factor(year)2006	1,029,621,072.000 (4,389,857,997.000)	986,212,578.000 (4,385,690,593.000)	0.152 (0.097)	0.150 (0.097)
factor(year)2007	1,911,346,335.000 (4,479,207,075.000)	1,938,484,887.000 (4,474,989,305.000)	0.104 (0.099)	0.104 (0.099)
factor(year)2008	3,131,909,675.000 (4,584,307,653.000)	3,341,729,570.000 (4,580,537,464.000)	0.133 (0.101)	0.137 (0.101)
factor(year)2009	4,125,378,350.000 (4,687,463,380.000)	4,276,819,607.000 (4,683,184,780.000)	0.017 (0.104)	0.020 (0.103)
factor(year)2010	7,197,745,127.000 (4,816,448,875.000)	7,325,215,133.000 (4,811,911,260.000)	0.070 (0.106)	0.074 (0.106)
factor(year)2011	5,518,322,937.000 (4,837,719,008.000)	5,787,743,157.000 (4,833,607,015.000)	0.099 (0.107)	0.105 (0.107)
factor(year)2012	7,416,232,513.000 (4,886,691,915.000)	7,638,059,556.000 (4,882,268,613.000)	0.012 (0.108)	0.018 (0.108)
factor(year)2013	13,085,637,242.000*** (5,044,266,245.000)	13,500,454,411.000*** (5,040,422,466.000)	0.171 (0.111)	0.183 (0.111)
factor(year)2014	14,336,846,704.000*** (5,005,614,681.000)	14,663,331,676.000*** (5,001,437,332.000)	0.050 (0.111)	0.059 (0.110)
factor(year)2015	17,030,760,773.000*** (5,020,898,869.000)	17,293,820,031.000*** (5,016,800,640.000)	0.192* (0.111)	0.201* (0.111)
factor(year)2016	25,847,995,432.000*** (5,072,913,983.000)	26,010,983,173.000*** (5,068,159,775.000)	0.220** (0.112)	0.225** (0.112)
factor(year)2017	13,211,941,052.000** (5,173,758,373.000)	13,365,942,901.000*** (5,168,969,540.000)	0.204* (0.114)	0.208* (0.114)

Table 2:

	<i>Dependent variable:</i>			
	price		logprice	
	(1)	(2)	(3)	(4)
bedrooms	−1,187,553,890.000*** (374,162,375.000)	−1,105,102,056.000*** (374,544,668.000)	−0.053*** (0.008)	−0.050*** (0.008)
bathrooms	−497,617,073.000 (639,040,566.000)	−543,102,111.000 (639,159,933.000)	0.001 (0.014)	0.0001 (0.014)
surface_covered	47,387,989.000*** (6,486,109.000)	44,631,546.000*** (6,572,305.000)	0.003*** (0.0001)	0.003*** (0.0001)
surface_total	−1,363,096.000 (1,062,335.000)	−1,442,198.000 (1,072,081.000)	0.00003 (0.00002)	0.00003 (0.00002)
dist_bars		−1,689,819.000* (1,006,563.000)		−0.0001*** (0.00002)
dist_ciclovias		−2,557,571.000*** (933,775.100)		−0.0001*** (0.00002)
dist_transmi		4,173,283.000*** (956,141.300)		0.0001*** (0.00002)
lon	82,060,028,984.000*** (25,165,535,989.000)	23,823,495,569.000 (30,798,422,199.000)	6.362*** (0.556)	4.589*** (0.680)
lat	−41,944,710,553.000** (16,605,231,709.000)	−27,475,202,148.000 (21,164,640,982.000)	−0.665* (0.367)	−0.343 (0.468)
Constant	6,273,017,884,842.000*** (1,903,119,245,659.000)	1,890,373,101,929.000 (2,334,503,353,688.000)	494.573*** (42.064)	361.740*** (51.568)

Table 3:

	<i>Dependent variable:</i>			
	price		logprice	
	(1)	(2)	(3)	(4)
Observations	8,304	8,304	8,304	8,304
R ²	0.021	0.023	0.098	0.101
Adjusted R ²	0.018	0.020	0.096	0.098
Residual Std. Error	69,937,830,743 (df = 8278)	69,869,930,535 (df = 8278)	1.546 (df = 8281)	1.543 (df = 8278)
F Statistic	8.029*** (df = 22; 8281)	7.844*** (df = 25; 8278)	40.875*** (df = 22; 8281)	37.235*** (df = 25; 8278)

Note:

*p<0.1; **p<0.05; ***p<0.01

Regresiones 2

Table 4:

	<i>Dependent variable:</i>	
	logprice	y
	(1)	(2)
factor(year)2001	0.053 (0.094)	0.006 (0.009)
factor(year)2002	0.111 (0.089)	0.009 (0.009)
factor(year)2004	0.118 (0.091)	0.007 (0.009)
factor(year)2005	0.171* (0.094)	0.011 (0.009)
factor(year)2006	0.150 (0.097)	0.007 (0.009)
factor(year)2007	0.104 (0.099)	−0.0002 (0.010)
factor(year)2008	0.137 (0.101)	0.001 (0.010)
factor(year)2009	0.020 (0.103)	−0.012 (0.010)
factor(year)2010	0.074 (0.106)	−0.008 (0.010)
factor(year)2011	0.105 (0.107)	−0.004 (0.010)
factor(year)2012	0.018 (0.108)	−0.015 (0.011)
factor(year)2013	0.183 (0.111)	−0.0004 (0.011)
factor(year)2014	0.059 (0.110)	−0.014 (0.011)
factor(year)2015	0.201* (0.111)	0.001 (0.011)
factor(year)2016	⁶ 0.225** (0.112)	0.003 (0.011)
factor(year)2017	0.208* (0.114)	0.002 (0.011)

Table 5:

	<i>Dependent variable:</i>	
	logprice	y
	(1)	(2)
bedrooms	−0.050*** (0.008)	−0.005*** (0.001)
bathrooms	0.0001 (0.014)	0.0003 (0.001)
surface_covered	0.003*** (0.0001)	0.0002*** (0.00001)
surface_total	0.00003 (0.00002)	0.00000 (0.00000)
dist_bars	−0.0001*** (0.00002)	−0.00001*** (0.00000)
dist_ciclovias	−0.0001*** (0.00002)	−0.00001*** (0.00000)
dist_transmi	0.0001*** (0.00002)	0.00001*** (0.00000)
lon	4.589*** (0.680)	0.460*** (0.066)
lat	−0.343 (0.468)	−0.029 (0.046)
Constant	361.740*** (51.568)	42.220*** (5.032)
Observations	8,304	8,304
R ²	0.101	0.099
Adjusted R ²	0.098	0.096
Residual Std. Error (df = 8278)	1.543	0.151
F Statistic (df = 25; 8278)	37.235***	36.344***

Note:

*p<0.1; **p<0.05; ***p<0.01