VARIABLES	(1) IH	(2) IH	(3) IH	(4) IH	(5) FE IH	(6) FE IH	(7) FE IH	(8) FE IH	(9) FE I
l_ln	1.24^a	0.82^a	0.86^a	0.85^a	1.05^a	1.06^a	1.05^a	0.95^a	1.05^9
	(0.024)	(0.050)	(0.046)	(0.044)	(0.045)	(0.047)	(0.046)	(0.031)	(0.04
l_pop		0.48^a	0.44^a	0.32^a		0.34^a	0.39^a	0.32^a	0.44^9
		(0.042)	(0.042)	(0.12)		(0.099)	(0.098)	(0.11)	(0.13
elevat_range_msa			-0.031	-0.049					
			(0.054)	(0.047)					
ruggedness_msa			6.18^b	4.33					
			(3.04)	(2.85)					
heating_dd			-0.013^a	-0.015^a					
			(0.0037)	(0.0038)					
cooling_dd			-0.019^b	-0.025^a					
			(0.0075)	(0.0089)					
sprawl			0.0036	0.0032					
			(0.0026)	(0.0027)					
o.div1			-	-					
div2			-0.14^c	-0.089					
			(0.086)	(0.091)					
div3			0.12	0.19^c					
			(0.092)	(0.096)					
div4			0.057	0.057					
			(0.11)	(0.11)					
div5			0.0089	-0.044					
			(0.12)	(0.12)					
div6			-0.069	-0.093					
			(0.12)	(0.12)					
div7			-0.032	0.013					
			(0.13)	(0.14)					
div8			-0.19	-0.20					
			(0.15)	(0.17)					
div9			-0.22	-0.16					
			(0.17)	(0.18)					
S_somecollege				0.83^b			0.92^c		
				(0.34)			(0.52)		
				(0.25)			(0.21)		
l_pop80				0.73^b					
_Iyear_2	0.41^a	0.40^a	0.39^a	0.30^a	0.42^a	0.39^a	0.20^a	0.39^a	0.34^9
	(0.015)	(0.016)	(0.016)	(0.054)	(0.013)	(0.014)	(0.057)	(0.015)	(0.018
_Iyear_3	0.67^a	0.63^a	0.63^a	0.44^a	0.70^a	0.63^a	0.25^b	0.62^a	0.54^9
	(0.018)	(0.019)	(0.019)	(0.11)	(0.016)	(0.022)	(0.11)	(0.023)	(0.030
o.l_mean_income							-		
Constant	6.76^a	3.44^a	4.37^a	10.4^a	7.98^a	3.68^a	3.06^b	4.60^a	2.30
	(0.17)	(0.30)	(0.57)	(2.83)	(0.30)	(1.28)	(1.31)	(1.39)	(1.81
Observations	684	684	684	684	684	684	684	576	342
R-squared	0.88	0.94	0.95	0.96	0.94	0.94	0.95	0.94	0.96
Number of msa					228	228	228	192	114

Robust standard errors in parentheses

^{a} p<0.01, ^{b} p<0.05, ^{c} p<0.1