

Table 2: Regression Results

	Dependent variable:				
	Model 1	Assessed Value Model 2	Model 3	ln(Assessed Value) Model 4	Assessed Value Model 5 (Dwellings < 1M)
Distance to University (m)	-76.832*** -1.355	-142.421*** -2.03	-94.629*** -1.837	-0.0002*** 0	-84.757*** -1.08
Distance to Central Business District (m)		109.005*** -2.626	78.161*** -2.515	0.0001*** 0	56.124*** -1.483
Number of Bedrooms			29,648.100*** -1,370.19	0.058*** -0.002	25,528.190*** -823.792
Number of Bathrooms			37,182.990*** -1,941.74	0.062*** -0.003	28,051.250*** -1,189.02
Sqft Living Area / Bedrooms			263.632*** -7.933	0.0004*** -0.00001	184.507*** -4.908
Average Quality Dummy			66,701.210*** -6,385.08	0.206*** -0.009	64,437.570*** -3,721.35
Good Quality Dummy			138,795.700*** -6,769.79	0.358*** -0.009	133,235.600*** -3,950.29
Very Good to Excellent Quality Dummy			592,682.900*** -12,544.20	0.693*** -0.017	245,115.400*** -10,123.79
Garage Dummy			39,896.950*** -3,112.35	0.081*** -0.004	34,706.680*** -1,839.01
Finished Basement Dummy			-14,094.670*** -3,182.51	-0.005 -0.004	-715.473 -1,890.14
Constant	555,190.600*** -3,089.28	417,185.400*** -4,415.91	-9,237.50 -10,401.46	12.112*** -0.014	95,608.760*** -6,229.20
Observations	13,282	13,282	9,630	9,630	9,379
R ²	0.195	0.287	0.684	0.799	0.767
Adjusted R ²	0.195	0.287	0.684	0.799	0.767
Residual Std. Error	212,745.300 (df = 13280)	200,161.800 (df = 13279)	136,461.100 (df = 9619)	0.185 (df = 9619)	79,390.370 (df = 9368)
F Statistic	3,214.200*** (df = 1; 13280)	2,677.128*** (df = 2; 13279)	2,086.825*** (df = 10; 9619)	3,817.678*** (df = 10; 9619)	3,083.296*** (df = 10; 9368)

Note: * p<0.1; ** p<0.05; *** p<0.01