**R Code Appendix**

Call:

lm(formula = .outcome ~ ., data = dat)

Residuals:

Min 1Q Median 3Q Max

-1570.85 -89.15 18.95 182.69 1080.67

Coefficients:

Estimate Std. Error t value Pr(>|t|)

(Intercept) 7.708e+04 8.565e+04 0.900 0.368221

`PropertyTypeDetached house` 3.149e+01 3.370e+01 0.934 0.350177

`PropertyTypeOther flats` -5.240e+02 2.652e+01 -19.759 < 2e-16 \*\*\*

`PropertyTypeSemi detached house` 7.771e+01 1.816e+01 4.280 1.93e-05 \*\*\*

`PropertyTypeTerrace house` 6.281e+01 1.872e+01 3.354 0.000807 \*\*\*

`LocationArtane, Dublin 5` 7.921e+02 1.134e+02 6.985 3.53e-12 \*\*\*

`LocationAshtown, Dublin 15` 7.912e+02 1.579e+02 5.010 5.77e-07 \*\*\*

`LocationAungier Street, Dublin 2` 7.572e+02 1.673e+02 4.525 6.30e-06 \*\*\*

`LocationBalbriggan, Dublin` 5.358e+02 1.120e+02 4.782 1.82e-06 \*\*\*

`LocationBaldoyle, Dublin 13` 8.122e+02 1.120e+02 7.249 5.41e-13 \*\*\*

`LocationBalgriffin, Dublin 13` 3.410e+02 1.251e+02 2.726 0.006452 \*\*

`LocationBallinteer, Dublin 16` 9.569e+02 1.391e+02 6.879 7.37e-12 \*\*\*

`LocationBallsbridge, Dublin 4` 1.186e+03 1.019e+02 11.633 < 2e-16 \*\*\*

`LocationBallycullen, Dublin 24` 7.097e+02 1.251e+02 5.670 1.57e-08 \*\*\*

`LocationBallyfermot, Dublin 10` 5.913e+02 1.149e+02 5.145 2.86e-07 \*\*\*

`LocationBallymun, Dublin 11` 5.904e+02 1.579e+02 3.738 0.000189 \*\*\*

`LocationBallymun, Dublin 9` 5.924e+02 1.797e+02 3.296 0.000991 \*\*\*

`LocationBeaumont, Dublin 9` 6.531e+02 1.165e+02 5.605 2.28e-08 \*\*\*

`LocationBlackrock, Dublin` 1.130e+03 1.026e+02 11.012 < 2e-16 \*\*\*

`LocationBlanchardstown, Dublin 15` 6.792e+02 1.108e+02 6.130 1.00e-09 \*\*\*

`LocationBooterstown, Dublin` 1.059e+03 1.108e+02 9.560 < 2e-16 \*\*\*

`LocationCabinteely, Dublin` 8.391e+02 1.674e+02 5.014 5.67e-07 \*\*\*

`LocationCabinteely, Dublin 18` 9.981e+02 1.441e+02 6.924 5.41e-12 \*\*\*

`LocationCabra, Dublin 7` 7.042e+02 1.060e+02 6.643 3.67e-11 \*\*\*

`LocationCarpenterstown, Dublin 15` 3.439e+02 1.311e+02 2.623 0.008768 \*\*

`LocationCarrickmines, Dublin 18` 8.676e+02 1.797e+02 4.827 1.46e-06 \*\*\*

`LocationCastleknock, Dublin 15` 7.533e+02 1.090e+02 6.912 5.89e-12 \*\*\*

`LocationChapelizod, Dublin 20` 4.832e+02 1.251e+02 3.863 0.000115 \*\*\*

`LocationCharlemont Street, Dublin 2` 1.120e+03 1.674e+02 6.690 2.67e-11 \*\*\*

`LocationCherry Orchard, Dublin 10` 6.170e+02 1.673e+02 3.687 0.000231 \*\*\*

`LocationChristchurch, Dublin 8` 7.071e+02 1.797e+02 3.934 8.55e-05 \*\*\*

`LocationChurchtown, Dublin 14` 1.048e+03 1.121e+02 9.354 < 2e-16 \*\*\*

`LocationCitywest, Dublin` 3.104e+02 1.227e+02 2.531 0.011443 \*

`LocationCitywest, Dublin 24` 6.715e+02 1.505e+02 4.463 8.40e-06 \*\*\*

`LocationClondalkin, Dublin 22` 6.408e+02 1.134e+02 5.650 1.76e-08 \*\*\*

`LocationClonee, Dublin 15` 6.612e+02 1.149e+02 5.753 9.70e-09 \*\*\*

`LocationClongriffin, Dublin 13` 3.981e+02 1.312e+02 3.035 0.002427 \*\*

`LocationClonliffe, Dublin 3` 1.734e+02 1.044e+02 1.661 0.096873 .

`LocationClonsilla, Dublin 15` 4.869e+02 1.080e+02 4.510 6.74e-06 \*\*\*

`LocationClonskeagh, Dublin 14` 1.070e+03 1.149e+02 9.309 < 2e-16 \*\*\*

`LocationClontarf, Dublin 3` 9.363e+02 1.068e+02 8.765 < 2e-16 \*\*\*

`LocationCoolmine, Dublin 15` 2.061e+02 1.505e+02 1.370 0.170805

`LocationCork Street, Dublin 8` 7.515e+02 1.797e+02 4.182 2.98e-05 \*\*\*

`LocationCrumlin, Dublin 12` 6.844e+02 1.060e+02 6.457 1.25e-10 \*\*\*

`LocationDalkey, Dublin` 9.578e+02 1.134e+02 8.446 < 2e-16 \*\*\*

`LocationDartry, Dublin 6` 9.490e+02 1.674e+02 5.671 1.57e-08 \*\*\*

`LocationDolphins Barn, Dublin 8` 1.397e+02 1.505e+02 0.929 0.353192

`LocationDonabate, Dublin` 6.561e+02 1.280e+02 5.127 3.15e-07 \*\*\*

`LocationDonaghmede, Dublin 13` 7.613e+02 1.311e+02 5.806 7.12e-09 \*\*\*

`LocationDonnybrook, Dublin 4` 1.196e+03 1.031e+02 11.607 < 2e-16 \*\*\*

`LocationDrimnagh, Dublin 12` 7.833e+02 1.108e+02 7.069 1.96e-12 \*\*\*

`LocationDrumcondra, Dublin 3` 1.436e+02 1.069e+02 1.343 0.179313

`LocationDrumcondra, Dublin 9` 8.614e+02 1.089e+02 7.909 3.70e-15 \*\*\*

LocationDublin 9.357e+02 1.008e+02 9.280 < 2e-16 \*\*\*

`LocationDublin 1` 6.741e+02 1.110e+02 6.075 1.40e-09 \*\*\*

`LocationDublin 10` 6.633e+02 1.203e+02 5.512 3.87e-08 \*\*\*

`LocationDublin 11` 7.211e+02 1.079e+02 6.682 2.82e-11 \*\*\*

`LocationDublin 12` 7.109e+02 1.020e+02 6.969 3.97e-12 \*\*\*

`LocationDublin 13` 7.829e+02 1.112e+02 7.043 2.36e-12 \*\*\*

`LocationDublin 14` 1.068e+03 1.032e+02 10.354 < 2e-16 \*\*\*

`LocationDublin 15` 7.872e+02 1.113e+02 7.074 1.89e-12 \*\*\*

`LocationDublin 16` 9.955e+02 1.053e+02 9.453 < 2e-16 \*\*\*

`LocationDublin 17` 6.824e+02 1.096e+02 6.223 5.58e-10 \*\*\*

`LocationDublin 18` 1.207e+03 1.070e+02 11.279 < 2e-16 \*\*\*

`LocationDublin 2` 1.154e+03 1.206e+02 9.564 < 2e-16 \*\*\*

`LocationDublin 20` 7.337e+02 1.165e+02 6.297 3.51e-10 \*\*\*

`LocationDublin 24` 7.198e+02 1.089e+02 6.610 4.58e-11 \*\*\*

`LocationDublin 3` 8.501e+02 1.037e+02 8.194 3.79e-16 \*\*\*

`LocationDublin 4` 1.315e+03 1.039e+02 12.654 < 2e-16 \*\*\*

`LocationDublin 5` 6.494e+02 1.020e+02 6.367 2.25e-10 \*\*\*

`LocationDublin 6` 1.090e+03 1.026e+02 10.620 < 2e-16 \*\*\*

`LocationDublin 6W` 9.673e+02 1.088e+02 8.891 < 2e-16 \*\*\*

`LocationDublin 7` 5.789e+02 1.039e+02 5.570 2.79e-08 \*\*\*

`LocationDublin 8` 8.167e+02 1.059e+02 7.711 1.72e-14 \*\*\*

`LocationDublin 9` 8.466e+02 9.943e+01 8.514 < 2e-16 \*\*\*

`LocationDun Laoghaire, Dublin` 9.479e+02 1.088e+02 8.713 < 2e-16 \*\*\*

`LocationDundrum, Dublin 14` 1.052e+03 1.149e+02 9.153 < 2e-16 \*\*\*

`LocationDundrum, Dublin 16` 1.124e+03 1.279e+02 8.784 < 2e-16 \*\*\*

`LocationEast Wall, Dublin 3` 5.702e+02 1.121e+02 5.088 3.86e-07 \*\*\*

`LocationEastwall, Dublin 3` -5.140e+01 1.183e+02 -0.434 0.664031

`LocationFairview, Dublin 3` 5.661e+02 1.060e+02 5.343 9.88e-08 \*\*\*

`LocationFinglas, Dublin 11` 6.356e+02 1.068e+02 5.950 3.01e-09 \*\*\*

`LocationFirhouse, Dublin 24` 5.259e+02 1.165e+02 4.513 6.66e-06 \*\*\*

`LocationFoxrock, Dublin 18` 1.076e+03 1.089e+02 9.877 < 2e-16 \*\*\*

`LocationGlasnevin, Dublin 11` 8.015e+02 1.165e+02 6.878 7.43e-12 \*\*\*

`LocationGlasnevin, Dublin 9` 8.601e+02 1.068e+02 8.054 1.17e-15 \*\*\*

`LocationGlenageary, Dublin` 8.643e+02 1.673e+02 5.167 2.55e-07 \*\*\*

`LocationGoatstown, Dublin 14` 1.224e+03 1.391e+02 8.803 < 2e-16 \*\*\*

`LocationGrand Canal Dock, Dublin 2` 1.337e+03 1.674e+02 7.990 1.95e-15 \*\*\*

`LocationGrand Canal Square, Dublin 2` 1.518e+03 1.674e+02 9.068 < 2e-16 \*\*\*

`LocationHanover Quay, Dublin 2` 1.251e+03 1.505e+02 8.317 < 2e-16 \*\*\*

`LocationHarolds Cross, Dublin 6` 4.700e+02 1.051e+02 4.471 8.10e-06 \*\*\*

`LocationHarolds Cross, Dublin 6W` 9.081e+02 1.078e+02 8.425 < 2e-16 \*\*\*

`LocationHowth, Dublin` 9.966e+02 1.797e+02 5.545 3.21e-08 \*\*\*

`LocationI.F.S.C., Dublin 1` 1.007e+03 1.579e+02 6.374 2.15e-10 \*\*\*

`LocationInchicore, Dublin 8` 7.461e+02 1.061e+02 7.035 2.49e-12 \*\*\*

`LocationIrishtown, Dublin 4` 9.493e+01 1.279e+02 0.742 0.458126

`LocationIslandbridge, Dublin 8` 8.593e+02 1.968e+02 4.366 1.31e-05 \*\*\*

`LocationKillester, Dublin 5` 4.404e+02 1.165e+02 3.779 0.000161 \*\*\*

`LocationKilliney, Dublin` 7.350e+02 1.060e+02 6.931 5.14e-12 \*\*\*

`LocationKilmainham , Dublin 8` 6.640e+02 1.099e+02 6.044 1.71e-09 \*\*\*

`LocationKimmage, Dublin 12` 6.537e+02 1.077e+02 6.068 1.47e-09 \*\*\*

`LocationKinsealy, Dublin` 6.118e+02 1.348e+02 4.540 5.87e-06 \*\*\*

`LocationKnocklyon, Dublin 16` 3.852e+02 1.205e+02 3.198 0.001400 \*\*

`LocationLeopardstown, Dublin 18` 9.554e+02 1.227e+02 7.788 9.48e-15 \*\*\*

`LocationLower Mount Street, Dublin 2` 9.036e+02 1.505e+02 6.005 2.15e-09 \*\*\*

`LocationLucan, Dublin` 8.140e+02 1.111e+02 7.324 3.13e-13 \*\*\*

`LocationLusk, Dublin` 3.459e+02 1.134e+02 3.050 0.002310 \*\*

`LocationMalahide Road, Dublin 17` 7.367e+02 1.579e+02 4.665 3.23e-06 \*\*\*

`LocationMalahide, Dublin` 9.259e+02 1.062e+02 8.722 < 2e-16 \*\*\*

`LocationMarino, Dublin 3` 1.708e+02 1.134e+02 1.506 0.132239

`LocationMeakstown, Dublin 11` 6.017e+02 1.505e+02 3.999 6.53e-05 \*\*\*

`LocationMerrion, Dublin 4` 1.056e+03 1.579e+02 6.685 2.78e-11 \*\*\*

`LocationMilltown, Dublin 6` 6.249e+02 1.149e+02 5.438 5.86e-08 \*\*\*

`LocationMonkstown, Dublin` 8.569e+02 1.060e+02 8.088 8.93e-16 \*\*\*

`LocationMount Merrion, Dublin` 4.209e+02 1.227e+02 3.431 0.000611 \*\*\*

`LocationMulhuddart, Dublin 15` 5.546e+02 1.165e+02 4.761 2.03e-06 \*\*\*

`LocationNavan Road, Dublin 7` 7.373e+02 1.121e+02 6.579 5.63e-11 \*\*\*

`LocationNorth Circular Road, Dublin 7` -1.099e+02 1.134e+02 -0.969 0.332497

`LocationNorth Strand, Dublin 3` 1.533e+01 1.165e+02 0.132 0.895342

`LocationNorthern Cross, Dublin 17` 2.224e+02 1.674e+02 1.329 0.184007

`LocationOngar, Dublin 15` 5.962e+02 1.311e+02 4.548 5.64e-06 \*\*\*

`LocationPalmerstown, Dublin 20` 6.531e+02 1.203e+02 5.430 6.11e-08 \*\*\*

`LocationParnell Street, Dublin 1` 8.947e+02 1.579e+02 5.665 1.62e-08 \*\*\*

`LocationPearse Street, Dublin 2` 8.666e+02 1.579e+02 5.487 4.45e-08 \*\*\*

`LocationPembroke, Dublin 4` 1.044e+03 1.505e+02 6.939 4.88e-12 \*\*\*

`LocationPhibsboro, Dublin 7` 7.739e+02 1.052e+02 7.358 2.43e-13 \*\*\*

`LocationPorterstown, Dublin 15` 5.805e+02 1.579e+02 3.675 0.000242 \*\*\*

`LocationPortmarnock, Dublin` 2.499e+02 1.227e+02 2.037 0.041714 \*

`LocationPortobello, Dublin 8` 8.813e+02 1.153e+02 7.641 2.93e-14 \*\*\*

`LocationRaheny, Dublin 5` 8.280e+02 1.108e+02 7.473 1.04e-13 \*\*\*

`LocationRanelagh, Dublin 6` 1.061e+03 1.078e+02 9.845 < 2e-16 \*\*\*

`LocationRathcoole, Dublin` 3.820e+02 1.227e+02 3.114 0.001864 \*\*

`LocationRathfarnham, Dublin 14` 7.299e+02 1.070e+02 6.819 1.11e-11 \*\*\*

`LocationRathfarnham, Dublin 16` 7.044e+02 1.278e+02 5.513 3.85e-08 \*\*\*

`LocationRathgar, Dublin 6` 1.020e+03 1.098e+02 9.294 < 2e-16 \*\*\*

`LocationRathmines, Dublin 6` 9.795e+02 1.078e+02 9.089 < 2e-16 \*\*\*

`LocationRialto, Dublin 8` 5.713e+02 1.112e+02 5.135 3.01e-07 \*\*\*

`LocationRingsend, Dublin 4` 6.299e+02 1.121e+02 5.621 2.08e-08 \*\*\*

`LocationRoyal Canal Park, Dublin 15` 7.911e+02 1.673e+02 4.727 2.39e-06 \*\*\*

`LocationRush, Dublin` 5.493e+02 1.134e+02 4.843 1.35e-06 \*\*\*

`LocationSaggart, Dublin` 6.600e+02 1.149e+02 5.744 1.02e-08 \*\*\*

`LocationSandycove, Dublin` 3.289e+02 1.068e+02 3.079 0.002099 \*\*

`LocationSandyford, Dublin 16` -3.034e+02 1.348e+02 -2.250 0.024497 \*

`LocationSandyford, Dublin 18` 7.449e+02 1.203e+02 6.190 6.90e-10 \*\*\*

`LocationSandymount, Dublin 4` 1.096e+03 1.123e+02 9.760 < 2e-16 \*\*\*

`LocationSantry, Dublin 9` 7.218e+02 1.134e+02 6.365 2.27e-10 \*\*\*

`LocationShankill, Dublin` 3.907e+02 1.165e+02 3.353 0.000810 \*\*\*

`LocationSkerries, Dublin` 6.263e+02 1.165e+02 5.375 8.29e-08 \*\*\*

`LocationSmithfield, Dublin 7` 8.034e+01 1.225e+02 0.656 0.512069

`LocationSouth Circular Road, Dublin 8` 7.343e+02 1.153e+02 6.368 2.23e-10 \*\*\*

`LocationSpencer Dock, Dublin 1` 1.219e+03 1.579e+02 7.721 1.59e-14 \*\*\*

`LocationSt Margarets Road, Dublin 11` 7.609e+02 1.969e+02 3.865 0.000114 \*\*\*

`LocationStepaside, Dublin` 3.904e+02 1.280e+02 3.050 0.002307 \*\*

`LocationStepaside, Dublin 18` 7.710e+02 1.391e+02 5.544 3.23e-08 \*\*\*

`LocationStillorgan, Dublin` 1.007e+03 1.089e+02 9.246 < 2e-16 \*\*\*

`LocationStoneybatter, Dublin 7` 4.292e+02 1.134e+02 3.784 0.000157 \*\*\*

`LocationSummerhill, Dublin 1` 6.650e+02 1.317e+02 5.049 4.72e-07 \*\*\*

`LocationSutton, Dublin 13` 8.994e+02 1.134e+02 7.930 3.14e-15 \*\*\*

`LocationSwords, Dublin` 7.102e+02 1.080e+02 6.578 5.68e-11 \*\*\*

`LocationTallaght, Dublin 24` 6.609e+02 1.069e+02 6.180 7.33e-10 \*\*\*

`LocationTara Street, Dublin 2` 8.271e+02 1.579e+02 5.237 1.75e-07 \*\*\*

`LocationTemple Bar, Dublin 2` 9.336e+02 1.797e+02 5.195 2.20e-07 \*\*\*

`LocationTempleogue, Dublin 6W` 4.019e+02 1.280e+02 3.141 0.001703 \*\*

`LocationTerenure, Dublin 6` 4.086e+02 1.061e+02 3.853 0.000119 \*\*\*

`LocationTerenure, Dublin 6W` 9.642e+02 1.077e+02 8.952 < 2e-16 \*\*\*

`LocationThe Coombe, Dublin 8` 2.489e+02 1.279e+02 1.946 0.051733 .

`LocationTownsend Street, Dublin 2` 9.645e+02 1.797e+02 5.367 8.68e-08 \*\*\*

`LocationTyrrelstown, Dublin 15` 6.714e+02 1.149e+02 5.844 5.69e-09 \*\*\*

`LocationWalkinstown, Dublin 12` 5.724e+02 1.149e+02 4.982 6.67e-07 \*\*\*

`LocationWhitehall, Dublin 9` 5.432e+02 1.134e+02 4.788 1.77e-06 \*\*\*

Year -4.803e+01 4.946e+01 -0.971 0.331544

CPI 5.542e+01 4.115e+01 1.347 0.178183

Price.Rent.Ratio 3.785e+00 8.026e-01 4.715 2.53e-06 \*\*\*

`VacancyRate8.30%` -2.816e+01 2.607e+01 -1.080 0.280155

HousingStock 8.420e-03 5.991e-03 1.405 0.160018

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Signif. codes: 0 ‘\*\*\*’ 0.001 ‘\*\*’ 0.01 ‘\*’ 0.05 ‘.’ 0.1 ‘ ’ 1

Residual standard error: 358.6 on 2820 degrees of freedom

Multiple R-squared: 0.4713, Adjusted R-squared: 0.4385

F-statistic: 14.37 on 175 and 2820 DF, p-value: < 2.2e-16