1 Data Loading and Summary Statistics

county	price	year built	sq. feet	bath	bed	rooms	stories
Los Angeles	311463.93	1952.02	1602.58	1.99	3.09	7.93	1.13
	184235.51	15.51	623.01	0.80	0.83	2.07	0.35
Orange	296527.63	1981.45	1541.97	2.15	2.59	6.10	1.59
	175936.36	7.82	763.17	0.67	0.91	1.52	0.52
Riverside	181315.32	1973.89	1623.62	2.20	3.12	6.13	1.20
	105192.13	14.58	574.24	0.67	0.80	1.37	0.40
San Bernardino	188940.43	1979.34	1679.67	2.15	3.24	6.51	1.36
	110151.44	18.15	624.28	0.62	0.84	1.63	0.49
Ventura	332179.35	1978.35	1825.55	2.34	3.34	6.64	1.49
	172623.00	16.18	750.35	0.72	0.90	1.63	0.51

county	violent crime	property crime	year sale
Los Angeles	618.81	1976.52	1999.92
	277.87	602.79	4.20
Orange	314.47	1414.16	1999.94
	137.58	454.10	3.93
Riverside	616.38	2436.70	1999.83
	278.70	825.46	4.23
San Bernardino	567.67	2216.86	2000.40
	247.89	607.31	4.16
Ventura	335.66	1241.45	2000.05
	153.63	336.07	4.13

Figure 1: summary statistics by county for Los Angeles. Standard errors in parenthesis.

county	price	year built	sq. feet	bath	bed	rooms	stories
Alameda	398873.12	1962.17	1672.36	2.03	3.17	6.51	1.43
	(203825.86)	(26.42)	(661.81)	(0.76)	(0.88)	(1.57)	(0.51)
Contra Costa	374582.36	1976.76	1833.15	2.25	3.30	8.01	1.43
	215780.05	19.49	750.57	0.71	0.91	2.07	0.50
San Francisco	501817.09	1945.13	1497.93	1.73	2.62	5.87	1.34
	256164.63	31.10	604.25	0.81	1.01	1.87	0.56
San Mateo	503715.01	1967.17	1587.40	2.04	2.74	5.93	1.36
	270714.95	21.51	682.83	0.75	0.99	1.91	0.50
Santa Clara	464685.42	1971.46	1662.79	2.16	3.21	6.85	1.40
	236499.24	18.63	640.84	0.66	0.94	1.87	0.52

county	viol. crime	prop. crime	year sale
Alameda	441.50	1971.13	2000.35
	199.81	609.14	4.22
Contra Costa	415.78	1898.75	2000.56
	277.93	599.84	4.14
San Francisco	586.16	2141.65	1999.95
	208.76	349.55	4.28
San Mateo	349.08	1713.20	2000.26
	206.92	1211.79	4.23
Santa Clara	322.56	1358.68	2000.24
	131.83	283.70	4.23

Figure 2: summary statistics by county for San Francisco. Standard errors in parenthesis.

2 Bootstrapped Hedonic Price Function

all for la

variables	coefficients	bootstrapped SE
intercept	1990918.84	1488943.67
year built	-894.40	1518.16
sq feet	148.26	2.43
bath	18648.53	510.92
bed	-24932.01	350.35
rooms	-3354.01	746.01
stories	-823.54	536.50
violent crime	-202.27	3.07
property crime	3.72	1.51
prop crime sq	0.00	0.00
year built sq	-0.03	0.39
sq feet sq	-0.00	0.00
rooms sq	552.16	45.05
violent crime sq	0.07	0.00
orange	-12397.88	1157.58
riverside	-106479.98	789.33
sbernardino	-111110.97	686.70
ventura	-8710.83	808.16
1993	25673.18	944.77
1994	7701.96	989.44
1995	-6538.97	994.44
1996	-13647.49	861.54
1997	-14647.40	889.26
1998	-5470.47	752.06
2000	10791.70	838.22
2001	24638.86	795.53
2002	48895.05	857.54
2003	88477.68	935.52
2004	149860.21	1034.25
2005	201644.40	1087.40
2006	221171.07	1121.52
2007	206244.15	1392.85
2008	77968.59	1276.59

Results for San Francisco

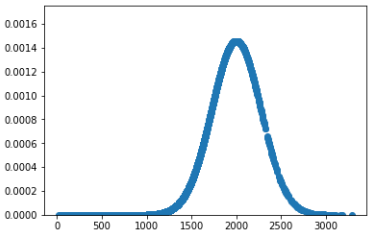
variables	coefficients	bootstrapped SE
intercept	1990918.84	1488943.67
year built	23074.63	1600.97
sq feet	234.74	3.14
bath	21681.81	685.41
bed	-19333.49	451.57
rooms	30724.66	1190.00
stories	-28404.72	580.80
violent crime	-225.17	4.04
property crime	-82.04	1.83
prop crime sq	0.0093	0.0003
year built sq	-6.27	0.41
sq feet sq	-0.001	0.0007
rooms sq	-1905.39	81.40
violent crime sq	0.11	0.00
contra costa	-58350.23	598.72
san Francisco	154457.08	1711.49
san Mateo	92095.40	1045.20
santa clara	35950.65	560.07
1993	-46035.24	1060.24
1994	-17405.89	1150.96
1995	-32501.51	1147.55
1996	-43951.30	1050.19
1997	-22901.13	1029.56
1998	-6639.55	1028.54
2000	65691.15	1181.33
2001	80782.58	1148.72
2002	90073.65	1106.85
2003	108304.83	1146.75
2004	166159.28	1186.18
2005	255537.35	1203.30
2006	260548.51	1331.91
2007	240559.32	1555.04
2008	111878.35	1786.87

3 Rosen Estimates

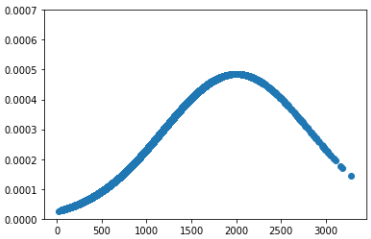
	coefficients	bootstrapped SE
const	-203.0529	2.9811
violent crime	0.1695	0.0025
income	-0.0000	0.0000
LA	-10.0324	3.1447
asian	-0.1516	0.0221
black	-0.4901	0.0602
hispanic	-0.8726	0.0610

4 Kernel

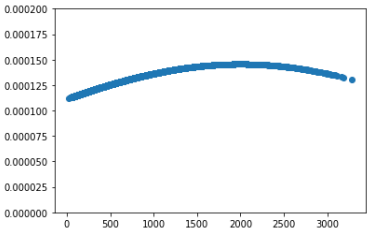
Figure 1: Gaussian Kernels for $\chi = 2000$



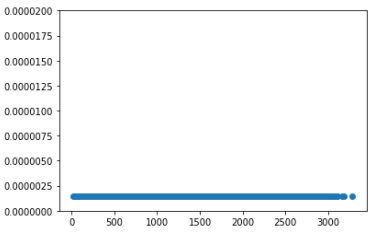
(a) $h = 1$



(b) $h = 3$

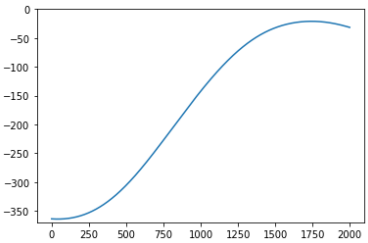


(c) $h = 10$

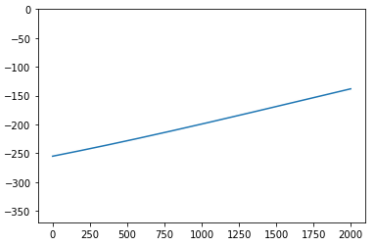


(d) $h = 1000$

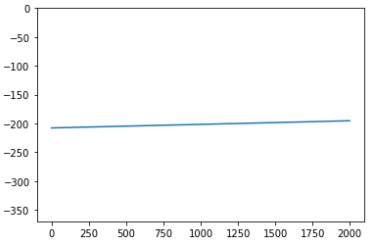
Figure 2: Hedonic gradients



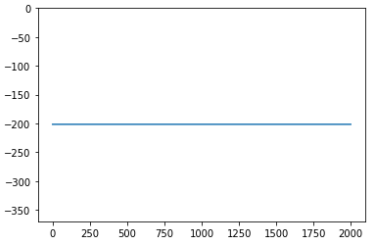
(a) $h = 1$



(b) $h = 3$



(c) $h = 10$



(d) $h = 1000$