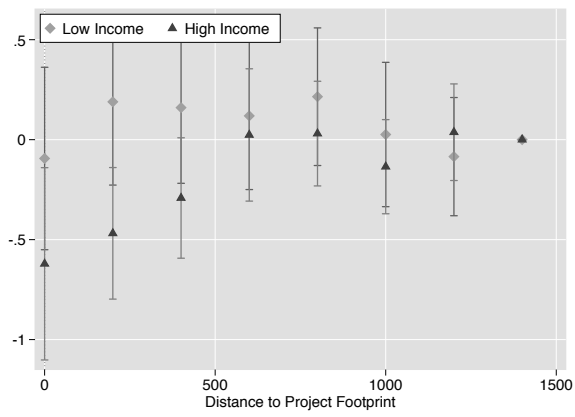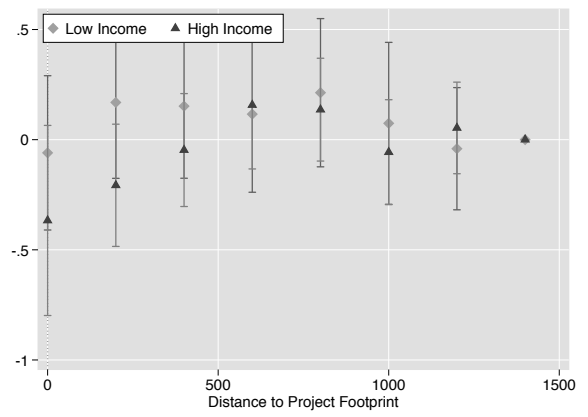**(a)** Distance 3-Diff
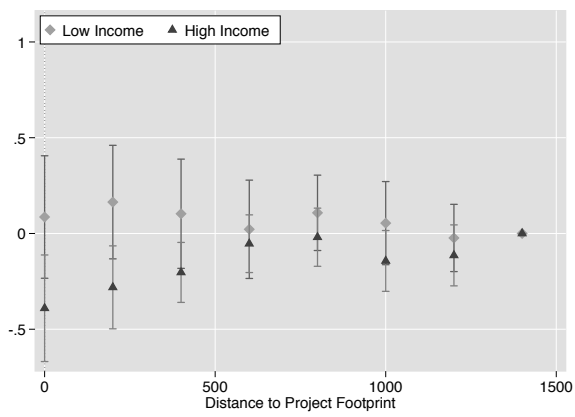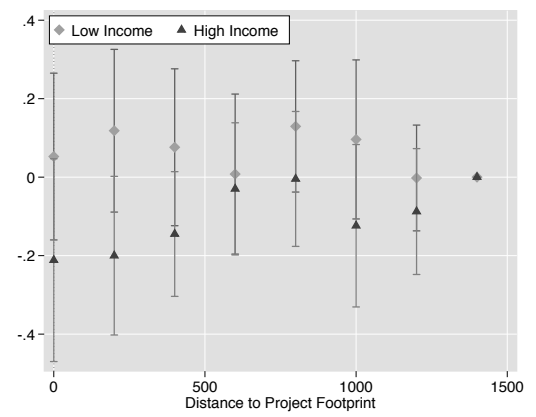

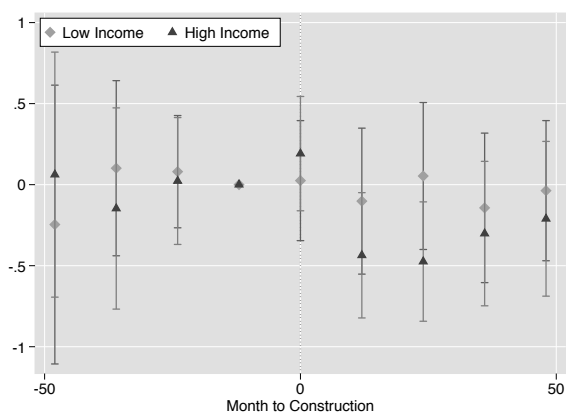**(b)** Distance 3-Diff, purch date/erf controls
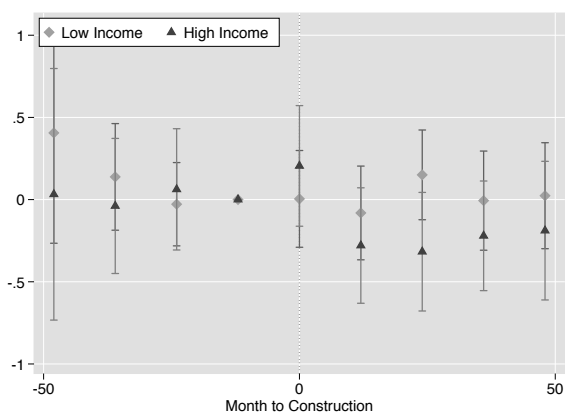

(c) Distance 2-Diff

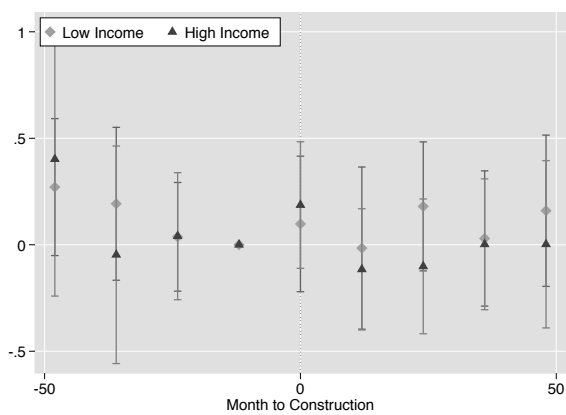**(d)** Distance 2-Diff, purch date/erf controls
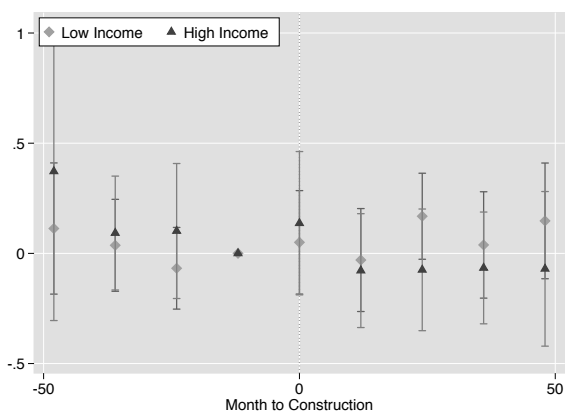
(a) Time 3-Diff

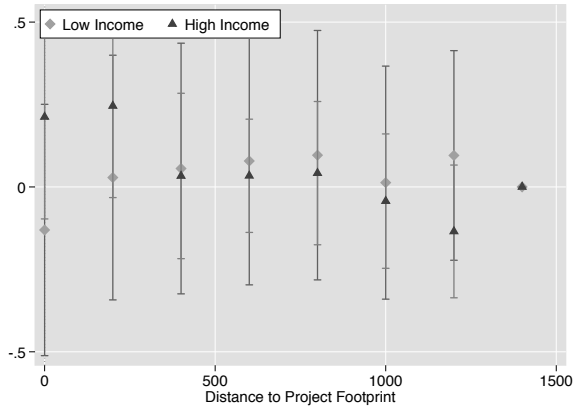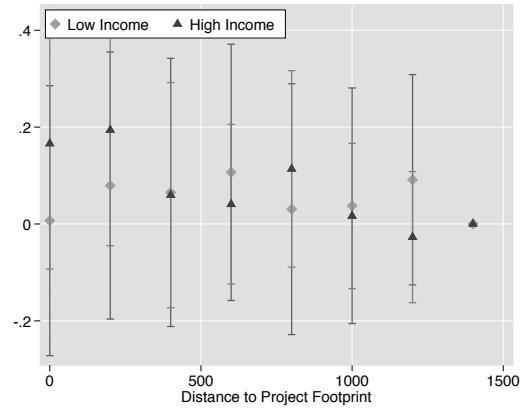**(b)** Time 3-Diff, purch date/erf controls

(c) Time 2-Diff

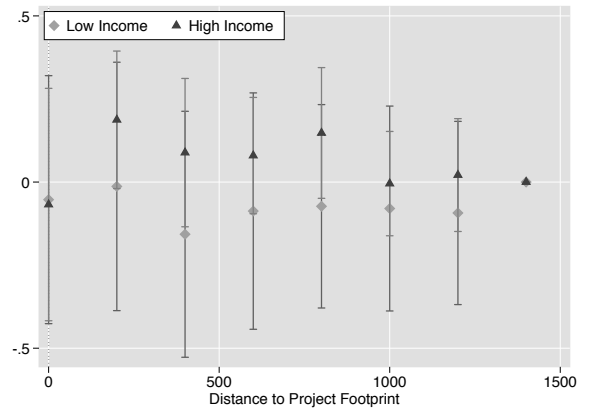**(d)** Time 2-Diff, purch date/erf controls

(a) Dist 3-Diff post≥2005

(b) Dist 3-Diff post≥2006

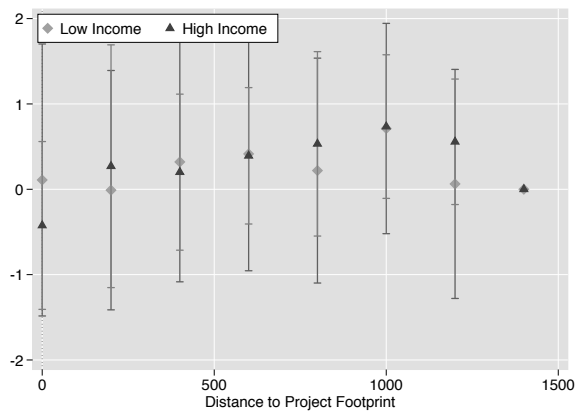**(c)** Dist 3-Diff post≥2007
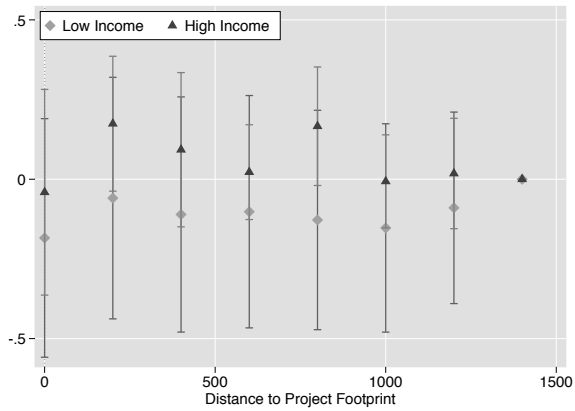
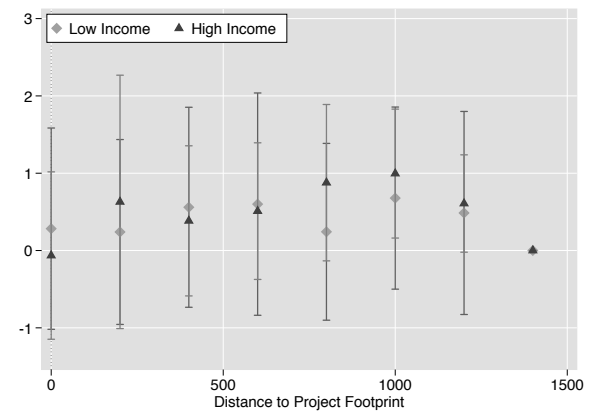**(d)** Dist 3-Diff post≥2008
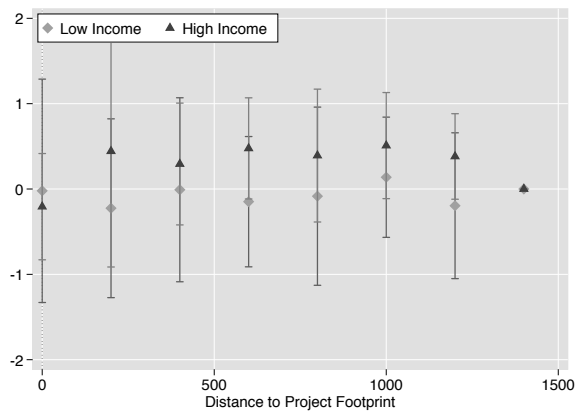

(e) Dist 3-Diff post≥2009

3
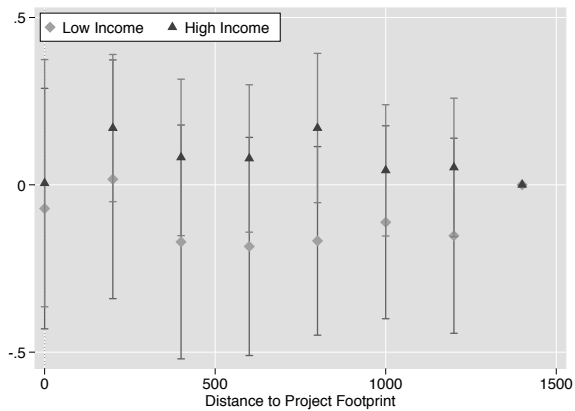
(a) Property FE Distance 3-Diff
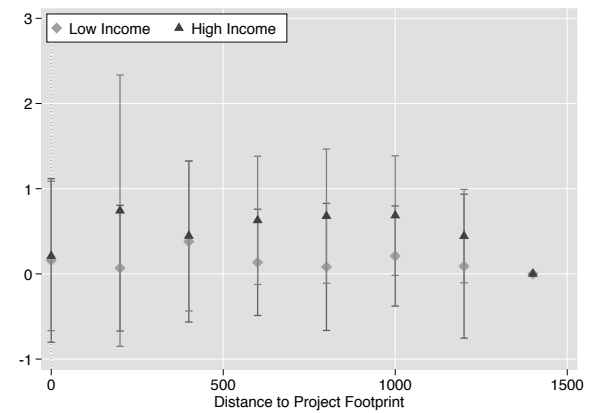

(b) Property FE Distance 3-Diff, purch date/erf controls
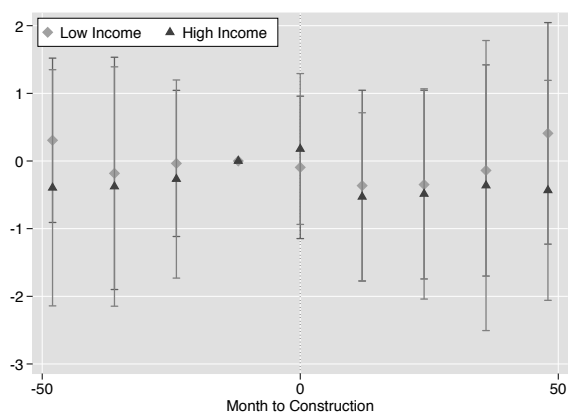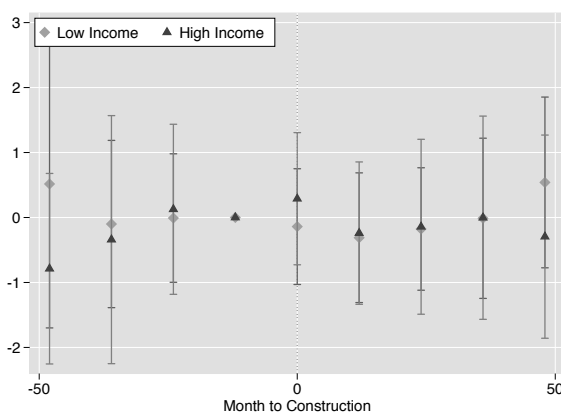

(c) Property FE Distance 2-Diff

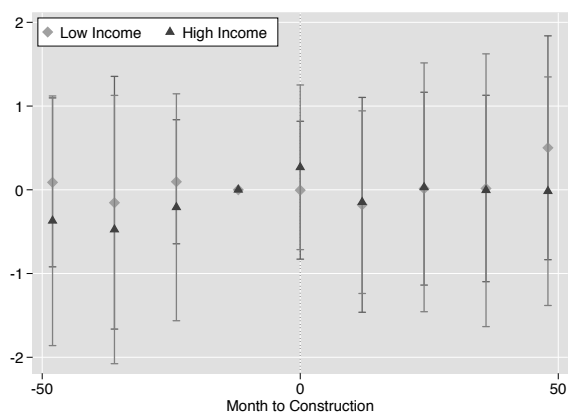**(d)** Property FE Distance 2-Diff, purch date/erf controls

(a) Property FE Time 3-Diff

(b) Property FE Time 3-Diff, purch date/erf controls

(c) Property FE Time 2-Diff

(d) Property FE Time 2-Diff, purch date/erf controls