

Appendix: Data and Summary Statistics

Table A1: Property Transaction and Attribute Data, by Metro

Metro	Observations			Property Value (\$2010)			Property Attributes			
	Trans.	Properties	Deflated	Over Replace	Lot Size (1000sqf)	Living Area (1000sqf)	Yr. Built (yr)	Beds (no.)	Baths (no.)	
Akron (OH)	54,110	45,033	130,812	-33,504	26.84	1.93	1962.6	3.10	1.99	
Albany (NY)	63,256	54,131	219,654	12,338	54.57	2.25	1960.3	3.47	2.08	
Allentown (PA)	49,180	42,507	209,251	17,649	25.46	2.24	1958.6	3.29	2.01	
Atlanta (GA)	276,636	217,994	212,372	-15,672	47.23	2.70	1983.0	3.21	2.47	
Augusta (GA)	20,698	17,419	156,611	-69,451	96.29	2.42	1979.6	3.15	2.08	
Austin (TX)	27,458	26,386	313,200	64,202	24.01	2.49	1984.9		2.28	
Bakersfield (CA)	41,298	32,768	168,734	45,503	35.86	1.85	1991.1	3.46	2.13	
Baltimore (MD)	190,895	157,883	256,155	104,919	48.79	1.82	1965.4		2.22	
Bend (OR)	25,976	20,394	214,536	78,557	40.62	1.95	1989.6	3.11	2.46	
Birmingham (AL)	9,803	8,578	185,938	60,401	43.17	1.54	1984.8		1.61	
Boston (MA)	191,253	158,879	414,227	224,963	27.46	2.07	1953.3	3.34	1.99	
Boulder (CO)	19,860	17,055	435,569	233,883	81.04	2.18	1977.0	3.35	2.68	
Bridgeport (CT)	39,443	34,645	625,177	404,755	34.24	2.52	1958.0	3.67	2.38	
Buffalo (NY)	81,454	70,227	133,581	-90,784	38.71	2.32	1952.7	3.46	1.87	
Charleston (SC)	27,902	23,231	308,342	148,254	23.72	2.02	1981.8	3.24	2.51	
Charlotte (NC)	156,644	131,518	213,637	2,577	44.26	2.46	1987.4	3.17	2.44	
Chattanooga (TN)	6,607	5,726	229,718	-179,593	232.09	4.06	1976.9	2.80	1.88	
Chicago (Cook Co.) (IL)	210,094	168,792	248,824	90,574	6.35	1.95	1950.1		2.02	
Chicago (Outside Cook) (IL)	48,682	41,986	280,330	82,357	26.51	2.37	1975.7	3.14	2.43	
Chico (CA)	14,501	12,176	208,724		47.34	1.79	1977.5	2.91	2.06	
Cincinnati (OH)	130,154	104,785	158,314	-20,036	27.93	2.05	1964.3	3.18	2.19	
Cleveland (OH)	161,034	135,728	137,185	-26,278	34.62	1.91	1958.5	3.23	1.97	
Colorado Springs (CO)	65,098	53,653	242,221	45,614	46.28	2.17	1982.4	3.30	2.26	
Columbia (SC)	15,651	13,074	178,216	-59,755	135.96	2.64	1983.5	3.07	2.10	

Table A1: Property Transaction and Attribute Data, by Metro

Metro	Observations		Property Value (\$2010)		Property Attributes				
	Trans.	Properties	Deflated	Over Replace	Lot Size	Living Area	Yr. Built	Beds	Baths
Columbus (OH)	110,573	92,238	162,482	-24,968	39.34	2.10	1966.8	3.24	2.13
Corvallis (OR)	5,866	4,992	279,319		29.51	2.12	1976.7	3.21	2.23
Dallas (TX)	25,775	25,259	260,240	8,432	16.59	2.74	1991.1	3.44	2.40
Dayton (OH)	55,588	45,398	110,248	-46,520	34.03	1.90	1960.2	3.09	1.91
Deltona (FL)	49,859	39,976	142,069	24,970	21.07	1.75	1979.9	2.94	1.96
Denver (CO)	233,294	191,255	309,096	119,454	60.44	2.09	1976.7	2.96	2.44
Des Moines (IA)	51,299	42,130	159,348	1,946	30.53	1.78	1973.3	2.90	2.00
Detroit (MI)	169,297	139,560	66,331	-51,210	23.42	1.57	1954.4	3.09	1.60
Dover (DE)	13,801	12,222	203,518	48,018	42.66	1.89	1985.4	3.27	2.45
Durham (NC)	37,556	32,020	260,227	52,246	43.85	2.23	1983.7	3.16	2.40
Eugene (OR)	24,957	20,526	216,042	85,650	25.81	1.59	1975.4	3.09	2.01
Fayetteville (NC)	27,828	23,191	149,204		30.27	1.79	1983.3	3.18	2.27
Fresno (CA)	43,009	35,039	175,298	35,800	41.18	1.97	1970.0	3.11	1.97
Gainesville (FL)	5,456	4,594	294,872		132.35	2.96	1987.4	3.18	2.36
Grand Junction (CO)	18,277	14,270	212,063	63,616	117.90	1.74	1982.2	3.05	1.98
Grand Rapids (MI)	3,889	3,205	99,874	-8,411	156.64	1.43	1966.1	2.94	1.70
Greensboro (NC)	36,599	31,194	176,727	-45,518	51.95	2.49	1979.2	3.12	2.31
Greenville (SC)	50,758	39,601	153,106		32.28	1.84	1983.8	3.06	2.26
Harrisburg (PA)	31,276	26,771	161,939	-8,289	47.34	1.87	1961.2	3.23	1.94
Hartford (CT)	55,893	49,087	265,226	83,632	38.32	2.08	1960.3	3.39	2.02
Huntsville (AL)	1,500	1,353	255,514	30,182	168.66	2.32	1978.9		1.97
Jacksonville (FL)	151,823	122,146	177,458	16,923	23.14	2.16	1984.0	3.22	2.14
Knoxville (TN)	55,398	44,513	177,294	3,296	85.40	1.92	1976.8	2.96	2.15
Lakeland (FL)	83,890	64,435	127,747	-656	19.97	1.83	1986.1	3.25	2.05
Lancaster (PA)	35,134	30,159	194,858	22,037	43.87	1.89	1963.2	3.18	1.97

Table A1: Property Transaction and Attribute Data, by Metro

Metro	Observations			Property Value (\$2010)			Property Attributes		
	Trans.	Properties	Deflated	Over Replace	Lot Size	Living Area	Yr. Built	Beds	Baths
Las Vegas (NV)	260,598	205,932	169,415	21,689	6.74	2.19	1991.0	3.23	2.60
Lincoln (NE)	21,363	18,535	157,308	8,368	20.60	1.67	1972.1	2.74	2.24
Little Rock (AR)	35,383	29,555	164,908	-32,618	46.35	2.16	1975.9	1.84	1.84
Los Angeles (LA Co.) (CA)	425,071	347,309	501,479	327,751	53.84	2.18	1965.3	3.10	2.25
Los Angeles (Orange Co.) (CA)	54,371	45,625	626,286	449,290	8.84	2.12	1960.3	3.19	2.01
Manchester (NH)	23,192	17,872	243,133	61,327	60.81	2.09	1964.7	3.35	2.03
Medford (OR)	16,844	13,805	208,695	78,854	95.49	1.73	1979.9	2.97	2.00
Memphis (TN)	105,085	82,343	139,056	-39,060	32.62	2.09	1974.3	3.17	2.17
Miami (FL)	422,632	328,959	259,627	106,702	15.01	2.15	1979.9	2.95	2.21
Milwaukee (WI)	50,560	42,286	149,766	-30,496	12.66	2.12	1949.2	3.48	1.82
Minneapolis-St. Paul (MN)	185,337	150,136	239,807	65,347	33.27	2.13	1966.0	3.12	2.07
Mobile (AL)	45	41	173,687	19,950	811.65	1.77	1983.0	3.13	1.77
Myrtle Beach (SC)	13,464	11,205	325,892		290.33	1.90	1982.5	3.02	2.19
Naples (FL)	25,299	19,597	432,890		38.06	2.46	1985.9		
Nashville (TN)	160,748	129,067	210,528	-1,033	103.90	2.37	1982.6	3.08	2.27
New Haven (CT)	40,985	34,917	258,464	76,064	23.81	2.05	1954.1	3.49	2.01
New York City (NY)	271,075	231,590	733,761	485,852	13.52	2.80	1953.4	3.41	2.26
New York City (NJ)	236,466	205,482	429,705	243,116	382.83	2.16	1961.8	1.67	
New London (CT)	13,932	12,306	265,187	105,404	58.29	1.90	1961.5	3.29	1.96
Oklahoma City (OK)	84,521	67,994	173,381	-47,325	26.37	2.29	1974.5	3.03	1.89
Omaha (NE)	61,126	52,468	166,085	2,297	53.00	1.86	1971.3	2.95	2.00
Orlando (FL)	106,787	82,754	203,994	19,646	29.49	2.57	1987.9	3.37	2.59
Ventura (CA)	42,304	35,126	475,694	317,175	14.17	1.95	1973.7	3.23	2.24
Melbourne (FL)	74,346	60,122	143,299	21,398	12.76	1.82	1983.1	3.07	2.06
Panama City (FL)	15,020	12,541	182,093	44,454	69.79	1.84	1981.9	2.84	1.98

Table A1: Property Transaction and Attribute Data, by Metro

Metro	Observations			Property Value (\$2010)			Property Attributes		
	Trans.	Properties	Deflated	Over Replace	Lot Size	Living Area	Yr. Built	Beds	Baths
Pensacola (FL)	46,858	39,256	158,354	4,563	40.39	1.96	1983.0	3.22	2.09
Philadelphia (PA)	385,857	329,519	219,386	53,862	61.37	1.93	1958.2	3.16	1.88
Phoenix (AZ)	630,591	471,713	184,295	24,492	10.92	2.28	1987.8		2.42
Pittsburgh (PA)	124,901	109,174	139,806	-23,045	28.71	1.73	1953.7	3.02	1.85
Portland (OR)	146,556	122,196	274,842	115,678	41.33	1.91	1974.2	3.10	2.30
Poughkeepsie (NY)	32,125	28,409	286,728	103,866	78.12	2.16	1965.2	3.34	2.26
Providence (RI)	85,610	67,226	239,388	68,764	24.45	1.98	1954.2	3.52	1.95
Raleigh (NC)	115,187	97,893	240,015	17,331	31.95	2.47	1990.2	0.84	2.73
Reno (NV)	41,780	34,663	245,051	84,714	24.40	2.27	1987.0	3.28	2.47
Richmond (VA)	71,617	59,184	241,156	54,056	100.38	2.23	1984.1	3.48	2.65
Riverside-San Bern. (CA)	419,718	329,222	222,813	78,312	15.42	2.03	1984.0	3.28	2.38
Rochester (NY)	28,849	27,315	131,861	-56,644	46.59	1.99	1957.7	3.20	1.99
Sacramento (CA)	134,378	108,278	232,548	102,835	92.54	1.77	1979.0	3.31	2.13
St. Louis (MO)	154,688	126,060	170,322	10,634	17.67	1.85	1963.1	2.88	1.95
Salem (OR)	29,417	24,217	199,693	42,782	38.63	1.86	1976.8	3.15	2.01
San Diego (CA)	70,797	59,915	524,606	342,895	50.76	2.15	1965.0	3.17	2.08
San Francisco-Oakland (CA)	203,276	169,784	575,233	390,867	21.22	2.24	1965.5	3.27	2.15
San Jose (CA)	82,852	69,802	634,937	464,604	8.46	2.02	1971.3	3.08	2.10
Seattle (WA)	245,008	212,611	375,461	199,708	47.54	2.09	1977.3	3.06	2.24
Springfield (MA)	37,952	30,591	190,882		43.88	1.98	1953.2	3.45	1.80
Stockton (CA)	57,706	45,813	185,836	53,938	13.44	1.90	1982.9	3.47	2.39
Tampa-St. Pete. (FL)	279,884	221,841	173,502	24,155	47.01	2.04	1977.7	3.16	2.07
Toledo (OH)	39,387	32,416	102,237	-66,529	25.22	1.98	1953.9	3.09	1.75
Tucson (AZ)	42,693	34,381	221,468	43,193	20.48	2.37	1992.0		2.02
Tulsa (OK)	65,146	52,842	173,229	-47,549	36.00	2.31	1973.2	2.89	2.04

Table A1: Property Transaction and Attribute Data, by Metro

Metro	Observations		Property Value (\$2010)		Property Attributes				
	Trans.	Properties	Deflated	Over Replace	Lot Size	Living Area	Yr. Built	Beds	Baths
Norfolk (VA)	43,425	35,864	244,808	84,681	22.49	1.87	1975.2	3.26	2.43
Washington (DC)	409,791	330,986	420,382	238,262	25.72	2.14	1978.1	3.37	2.95
Wilmington (NC)	22,548	19,152	260,562	71,628	44.84	2.18	1984.6	3.08	2.36
Winston (NC)	35,173	30,148	169,735	-32,707	36.79	2.25	1980.7	3.07	2.33
Worcester (MA)	43,257	34,439	252,499	70,111	50.07	2.06	1959.0	3.44	1.96

Source: Authors' calculations using local amenities and land use regulation data as described in Section 4.

Table A2: Variance Decomposition Analysis of Housing Stock Attributes

	1	2	3	4	5
	Lot Size	Living Area	Year Built	Share Built Since 2000	Share Built Since 1960
Share of Within-Neighborhood Variance					
Mean	0.792	0.819	0.692	0.829	0.718
Std Dev	0.155	0.130	0.184	0.138	0.186
Place-Level Regressions					
Reg Index	-0.019 (0.005)	-0.015 (0.004)	-0.015 (0.006)	-0.017 (0.004)	-0.014 (0.006)
MLS Index	-0.010 (0.012)	0.006 (0.010)	0.002 (0.015)	0.003 (0.012)	0.012 (0.015)
Cons	0.806 (0.011)	0.819 (0.009)	0.694 (0.013)	0.831 (0.010)	0.712 (0.014)
R^2	0.0133	0.0123	0.0057	0.0123	0.0052
J	958	958	983	896	957

NOTES: The outcome variable is the share of variance in the housing stock attribute within a Census Place (i.e. municipality) that can be attributed to block group effects. To be included in the regression, there needs to be available land use regulation index (WRI) and property attribute information, and the property attribute must contain variance both within and between block group level. Standard errors in parentheses. Source: Authors' calculations using housing transactions data as described in Section 4.

Table A3: Summary Statistics for Second Stage Model

Metro	Neighborhood Attributes									
	WRI	Munis w/ WRI	Neighbor- hoods	Test Score: Math (w/i. state Z)	Dist to CBD (miles)	CERCLA Sites (no. w/i. 3km)	Ozone (days vio.)	Crime Rate (ann. per 10k)		
Akron (OH)	0.52	11	88	-0.13	7.85	0.01	0.00	3,313.88		
Albany (NY)	0.30	6	128	0.17	14.56	0.07	0.39	3,216.14		
Allentown (PA)	0.42	8	89	0.32	12.72	0.12	0.12	2,739.84		
Atlanta (GA)	0.15	30	596	0.25	21.43	0.00	3.23	5,369.10		
Augusta (GA)	-1.42	4	77	-0.20	11.14	0.11	0.00	4,134.48		
Austin (TX)	0.36	5	194	0.46	12.35	0.00	2.06	3,328.32		
Bakersfield (CA)	0.96	4	126	-0.01	15.85	0.02	36.62	3,748.67		
Baltimore (MD)	2.32	8	380	0.24	12.13	0.05	0.96	5,090.14		
Bend (OR)	1.59	2	21	0.73	10.33	0.00	0.43	4,334.47		
Birmingham (AL)	-0.64	4	24	0.44	21.83	0.01	1.06	3,109.10		
Boston (MA)	2.47	16	603	0.02	17.42	0.10	1.51	2,307.68		
Boulder (CO)	5.32	4	42	0.56	9.57	0.01	2.71	2,306.78		
Bridgeport (CT)	0.16	4	141	0.19	7.61	0.07	2.04	2,003.91		
Buffalo (NY)	-0.26	8	132	-0.04	11.30	0.03	1.00	3,228.43		
Charleston (SC)	-1.09	5	52	0.27	12.60	0.09	0.00	3,883.73		
Charlotte (NC)	-0.50	8	169	0.19	13.59	0.05	1.66	3,544.87		
Chattanooga (TN)	-1.14	1	53	0.43	10.50	0.04	1.27	5,959.70		
Chicago (Cook Co.) (IL)	-0.04	46	772	0.04	12.77	0.00	0.09	3,019.74		
Chicago (Outside Cook) (IL)	0.65	55	221	0.46	37.19	0.13	0.65	2,206.82		
Chico (CA)	2.05	4	32	-0.28	15.70	0.04	5.66	4,746.70		
Cincinnati (OH)	-0.78	25	216	0.19	14.09	0.07	1.74	4,322.80		
Cleveland (OH)	-0.06	32	271	-0.25	14.53	0.00	0.57	2,556.28		
Colorado Springs (CO)	1.07	3	114	0.61	8.98	0.00	0.25	3,957.01		
Columbia (SC)	-1.07	5	83	0.34	10.55	0.03	0.00	5,863.58		

Table A3: Summary Statistics for Second Stage Model

Metro	Neighborhood Attributes									
	WRI	Munis w/ WRI	Neighbor- hoods	Test Score: Math (w/i. state Z)	Dist to CBD (miles)	CERCLA Sites (no. w/i. 3km)	Ozone (days vio.)	Crime Rate (ann. per 10k)		
Columbus (OH)	0.18	10	258	-0.02	13.16	0.00	0.28	3,577.70		
Corvallis (OR)	0.42	3	12	0.78	6.83	0.01	0.55	2,904.40		
Dallas (TX)	-0.33	45	153	0.69	20.82	0.00	11.10	2,611.24		
Dayton (OH)	-0.65	10	102	-0.18	7.58	0.18	1.16	3,740.26		
Delfona (FL)	1.14	7	45	0.35	14.51	0.01	0.00	5,611.76		
Denver (CO)	1.62	13	398	0.34	11.93	0.07	1.27	3,831.78		
Des Moines (IA)	-1.16	8	84	-0.11	8.11	0.12	0.00	2,887.08		
Detroit (MI)	0.41	25	419	0.49	16.53	0.04	0.73	3,520.56		
Dover (DE)	1.79	4	20	0.54	8.10	0.24	0.26	5,765.25		
Durham (NC)	1.40	5	57	0.05	13.29	0.00	0.00	4,423.26		
Eugene (OR)	1.03	2	59	0.49	10.19	0.00	0.09	4,665.00		
Fayetteville (NC)	-0.65	3	47	-0.09	6.87	0.08	0.58	6,984.73		
Fresno (CA)	2.16	6	162	0.25	9.65	0.10	41.53	4,849.83		
Gainesville (FL)	0.52	2	24	0.36	8.60	0.17	0.00	5,723.45		
Grand Junction (CO)	1.16	3	24	0.41	7.13	0.00	0.02	3,481.38		
Grand Rapids (MI)	0.30	2	13	0.74	31.90	0.00	1.07	3,851.89		
Greensboro (NC)	-0.56	8	101	0.13	10.67	0.00	0.18	5,423.14		
Greenville (SC)	-1.26	5	65	0.68	10.17	0.12	0.00	4,821.22		
Harrisburg (PA)	0.95	6	74	0.12	10.54	0.05	0.02	2,693.54		
Hartford (CT)	0.59	3	165	0.26	11.51	0.07	1.40	2,480.12		
Huntsville (AL)	-1.91	3	21	0.52	10.43	0.00	0.63	4,390.12		
Jacksonville (FL)	0.15	4	150	0.34	12.74	0.11	0.43	5,270.20		
Knoxville (TN)	-0.15	3	69	0.27	11.05	0.02	1.09	6,290.56		
Lakeland (FL)	0.79	5	64	0.14	12.91	0.04	0.01	5,969.47		

Table A3: Summary Statistics for Second Stage Model

Metro	Neighborhood Attributes									
	WRI	Munis w/ WRI	Neighbor- hoods	Test Score: Math (w/i. state Z)	Dist to CBD (miles)	CERCLA Sites (no. w/i. 3km)	Ozone (days vio.)	Crime Rate (ann. per 10k)		
Lancaster (PA)	0.77	8	71	0.32	8.64	0.05	0.72	2,623.20		
Las Vegas (NV)	-1.30	4	190	0.09	9.84	0.00	0.75	2,810.88		
Lincoln (NE)	-0.52	2	45	0.70	4.81	0.00	0.00	4,152.44		
Little Rock (AR)	-1.19	7	97	0.06	13.17	0.02	1.35	6,104.04		
Los Angeles (LA Co.) (CA)	1.18	36	1,142	0.37	15.35	0.16	11.61	2,919.73		
Los Angeles (Orange Co.) (CA)	0.95	15	348	0.70	29.99	0.02	3.03	2,289.83		
Manchester (NH)	2.47	2	58	0.42	12.26	0.09	0.08	2,403.00		
Medford (OR)	1.94	2	32	0.19	8.66	0.00	0.00	3,832.89		
Memphis (TN)	1.36	3	147	-0.45	11.39	0.08	0.77	4,781.82		
Miami (FL)	1.29	36	437	0.36	16.67	0.16	0.30	4,971.97		
Milwaukee (WI)	0.81	8	143	-0.71	8.92	0.05	1.06	3,786.60		
Minneapolis-St. Paul (MN)	0.75	67	313	0.78	15.92	0.12	0.00	5,230.23		
Myrtle Beach (SC)	-1.55	3	22	0.75	15.90	0.00	0.11	11,996.11		
Naples (FL)	1.07	2	29	0.20	17.81	0.00	0.00	3,182.22		
Nashville (TN)	-0.77	9	207	0.35	20.04	0.00	0.28	3,934.06		
New Haven (CT)	-0.04	5	148	0.01	9.64	0.11	0.77	3,325.77		
New York City (NY)	1.12	23	906	0.19	15.77	0.19	1.18	1,836.21		
New York City (NJ)	1.61	42	807	0.29	23.26	0.32	1.29	1,996.85		
New London (CT)	0.32	3	51	0.13	9.25	0.03	0.79	2,666.77		
Oklahoma City (OK)	-0.78	13	166	0.16	9.90	0.01	1.38	4,665.56		
Omaha (NE)	-1.14	4	179	0.32	9.88	0.04	0.00	3,606.82		
Orlando (FL)	0.73	10	166	0.39	13.36	0.06	0.11	4,100.49		
Ventura (CA)	2.59	8	127	0.40	12.14	0.08	7.00	2,003.29		
Melbourne (FL)	0.95	7	53	0.64	20.21	0.04	0.00	5,080.84		

Table A3: Summary Statistics for Second Stage Model

Metro	Neighborhood Attributes									
	WRI	Munis w/ WRI	Neighbor- hoods	Test Score: Math (w/i. state Z)	Dist to CBD (miles)	CERCLA Sites (no. w/i. 3km)	Ozone (days vio.)	Crime Rate (ann. per 10k)		
Panama City (FL)		2	19	0.35	14.48	0.00	0.82	6,331.26		
Pensacola (FL)	-1.16	2	46	0.34	11.00	0.20	1.33	5,113.35		
Philadelphia (PA)	1.59	28	747	0.10	16.46	0.27	0.60	3,301.91		
Phoenix (AZ)	1.33	16	533	0.34	17.10	0.02	0.54	4,142.59		
Pittsburgh (PA)	0.25	25	227	0.46	13.67	0.03	0.54	2,135.89		
Portland (OR)	0.99	22	328	0.46	12.57	0.10	0.80	3,238.51		
Poughkeepsie (NY)	0.53	4	90	0.16	17.58	0.11	0.82	3,048.94		
Providence (RI)	2.48	7	236	0.10	13.00	0.20	0.89	2,676.87		
Raleigh (NC)	1.03	6	131	0.45	12.09	0.03	0.00	3,568.69		
Reno (NV)	0.08	3	65	0.47	6.95	0.00	0.00	3,396.00		
Richmond (VA)	-0.37	1	103	0.47	11.96	0.07	0.00	5,002.58		
Riverside-San Bern. (CA)	1.03	22	566	0.31	21.93	0.05	41.97	3,194.86		
Rochester (NY)	-0.40	6	71	0.44	11.30	0.00	0.10	3,281.72		
Sacramento (CA)	1.03	6	266	0.45	16.44	0.05	13.09	3,364.52		
St. Louis (MO)	-1.05	27	308	-0.03	16.91	0.05	0.85	4,066.41		
Salem (OR)	1.04	3	72	0.33	8.52	0.00	1.02	3,283.28		
San Diego (CA)	1.33	11	353	0.55	16.08	0.00	1.51	2,745.82		
San Francisco-Oakland (CA)	1.57	25	539	0.57	14.02	0.03	0.87	3,125.13		
San Jose (CA)	0.73	4	219	0.77	7.89	0.73	1.40	2,549.74		
Seattle (WA)	2.05	27	522	0.51	20.26	0.12	0.70	4,593.14		
Springfield (MA)	0.99	5	125	-0.54	12.84	0.00	3.08	3,484.53		
Stockton (CA)	1.35	4	102	-0.13	10.60	0.08	4.49	4,046.12		
Tampa-St. Pete. (FL)	-0.05	10	247	0.26	16.09	0.08	0.29	4,964.67		
Toledo (OH)	-0.91	8	98	0.03	8.75	0.00	0.23	2,918.87		

Table A3: Summary Statistics for Second Stage Model

Metro	Neighborhood Attributes									
	WRI	Munis w/ WRI	Neighbor- hoods	Test Score: Math (w/i. state Z)	Dist to CBD (miles)	CERCLA Sites (no. w/i. 3km)	Ozone (days vio.)	Crime Rate (ann. per 10k)		
Tucson (AZ)	2.13	5	126	0.24	9.15	0.00	0.05	3,350.48		
Tulsa (OK)	-1.29	8	118	-0.01	10.08	0.01	1.85	3,841.45		
Norfolk (VA)	0.28	6	77	0.14	10.83	0.05	0.00	4,229.31		
Washington (DC)	0.77	15	721	0.20	18.29	0.04	0.68	3,950.20		
Wilmington (NC)	-1.02	5	38	0.33	13.08	0.02	0.11	6,018.12		
Winston (NC)	-1.26	3	54	0.30	9.87	0.01	0.38	5,769.61		
Worcester (MA)	3.49	1	103	-0.25	11.60	0.01	2.95	2,517.76		
Mean	0.49	11	198	0.27	13.26	0.06	2.34	3,938.00		
SD	1.22	12	217	0.29	5.17	0.09	6.93	1,423.53		

Source: Authors' calculations using local amenities and land use regulation data as described in Section 4.

Table A4: Estimation of the Housing Services Function

Model Specification	4	5	6
lot size	ln	ln	ln
sqft	ln		
Bedrooms		dummies	
Baths		dummies	dummies
Vintage		dummies	dummies
Interactions	ln(lot size) X ln(sqft)	ln(lot size) X I(many beds); I(many baths) X I(many beds)	vintage dummies X ln(sqft)
Parameters	3	26	25
Estimation			
MSE criterion	2.14	2.52	2.02
R^2	0.91	0.89	0.91
Function: \hat{h}			
Mean	3.79	2.72	30.61
SD	38.35	30.98	41.10
Correlations			
4	1.00	0.68	0.97
5	0.68	1.00	0.77
6	0.97	0.77	1.00
α_n Parameters (Initial Stage)			
Mean	127.34	206.27	139.94
SD	107.75	150.55	115.60
Correlations			
4	1.00	0.86	0.99
5	0.86	1.00	0.90
6	0.99	0.90	1.00
β_n Parameters (Initial Stage)			
Mean	2.39	2.97	2.39
SD	1.50	2.19	1.45
Correlations			
4	1.00	0.69	0.94
5	0.69	1.00	0.74
6	0.94	0.74	1.00

NOTES: Column numbers refer to the model specifications as denoted in Tables 4 to 10. Source: Authors' calculations using housing transactions data as described in Section 4.

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
Akron (OH)	α	117,935.7	7,190.6	-13,413.3	136,971.4	263,671.9		158,042.9
Akron (OH)	β	4,871.3	-6,126.5	927.4	1,203.3	1,928.1		1,159.9
Albany (NY)	α	275,133.6	141,872.6	101,346.2	276,590.6	415,704.4		311,960.7
Albany (NY)	β	6,202.2	-11,963.2	492.3	1,074.8	2,630.5		755.7
Allentown (PA)	α	233,025.2	67,988.1	47,214.5	247,093.6	429,413.2		272,421.3
Allentown (PA)	β	8,142.0	-6,704.3	53.2	1,170.2	2,868.0		1,059.4
Atlanta (GA)	α	196,961.8	40,505.4	-38,537.9	249,445.6	308,121.5		298,618.7
Atlanta (GA)	β	8,729.0	-4,813.2	3,242.1	1,064.4	2,973.8		784.9
Augusta (GA)	α	132,266.6	-7,792.7	-36,476.2	144,309.5	219,177.4		160,488.0
Augusta (GA)	β	3,804.1	-3,451.4	1,648.6	1,667.6	2,516.9		1,784.8
Austin (TX)	α	259,726.8	54,581.5	105,446.1	352,832.7	495,043.0		426,853.3
Austin (TX)	β	14,315.9	1,904.5	-3,341.6	1,219.5	5,107.7		886.4
Bakersfield (CA)	α	263,476.8	59,860.0	46,734.4	175,123.6	294,195.6		209,800.9
Bakersfield (CA)	β	3,780.8	1,457.9	1,898.2	2,126.1	2,464.2		1,689.1
Baltimore (MD)	α	382,452.2	198,069.7	172,348.3	338,555.2	584,827.1		385,252.0
Baltimore (MD)	β	9,788.2	-4,204.6	2,310.3	2,876.1	3,607.5		2,928.8
Bend (OR)	α	315,514.4	111,695.0	254,430.2	219,233.0	333,141.4		250,955.6
Bend (OR)	β	3,050.4	1,056.8	1,902.9	2,610.8	3,197.2		2,047.2
Birmingham (AL)	α	285,176.0	94,110.1	-104,530.5	233,594.2	327,580.0		257,240.1
Birmingham (AL)	β	1,920.8	645.0	774.5	1,987.7	2,886.4		1,776.6
Boston (MA)	α	467,978.5	238,891.0	-13,121.3	538,221.0	1,118,942.0		616,256.1
Boston (MA)	β	45,475.0	32,042.0	25,275.3	4,961.8	7,813.6		6,148.9
Boulder (CO)	α	602,671.2	428,110.1	243,540.0	483,656.9	753,693.1		537,887.0
Boulder (CO)	β	10,092.5	1,276.9	2,662.2	4,782.4	5,032.9		4,233.8
Bridgeport (CT)	α	743,065.2	516,993.6	-6,698.5	596,769.0	925,601.4		661,867.7

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
Bridgeport (CT)	β	11,061.7	3,932.8	-3,118.0	3,535.7	6,745.1	4,076.3	
Buffalo (NY)	α	152,678.8	36,546.3	78,430.2	150,767.9	311,433.3	160,425.5	
Buffalo (NY)	β	5,829.2	-15,440.0	-1,023.2	1,107.1	2,460.7	1,417.3	
Charleston (SC)	α	440,993.6	201,554.4	204,074.2	198,604.0	505,871.7	281,138.3	
Charleston (SC)	β	6,687.1	4,028.7	3,980.3	4,835.8	4,851.2	4,020.6	
Charlotte (NC)	α	358,057.0	-24,171.8	-214,378.0	255,840.4	293,305.6	292,778.6	
Charlotte (NC)	β	1,169.7	1,641.6	1,308.9	879.6	2,533.2	585.7	
Chattanooga (TN)	α	203,671.6	-1,683.8	122,211.3	140,030.1	85,384.7	119,051.8	
Chattanooga (TN)	β	2,080.1	-2,552.1	1,029.9	1,407.6	3,641.5	1,668.4	
Chicago (Cook Co.) (IL)	α	267,488.2	201,783.6	100,079.4	364,493.3	616,453.0	391,418.7	
Chicago (Cook Co.) (IL)	β	19,829.9	-5,055.6	-2,763.8	1,318.0	3,546.8	1,360.2	
Chicago (Outside Cook) (IL)	α	368,941.3	133,352.8	131,464.1	261,665.6	428,767.8	303,970.7	
Chicago (Outside Cook) (IL)	β	5,286.2	1,369.7	2,126.4	2,489.7	3,453.0	2,140.0	
Chico (CA)	α	304,821.3		77,636.4	266,047.8	416,860.5	289,659.8	
Chico (CA)	β	4,127.0		1,869.3	2,393.3	2,728.2	2,365.6	
Cincinnati (OH)	α	186,906.2	-6,182.2	36,751.4	140,705.3	282,406.2	164,821.8	
Cincinnati (OH)	β	4,883.1	-2,877.2	2,706.0	1,914.4	2,448.8	1,963.5	
Cleveland (OH)	α	194,455.1	-794.5	3,620.1	167,076.5	269,684.5	181,192.4	
Cleveland (OH)	β	3,670.1	-2,921.7	-1,042.6	819.3	1,866.6	1,005.3	
Colorado Springs (CO)	α	256,520.0	219,712.2	47,777.5	310,632.5	448,821.7	341,986.9	
Colorado Springs (CO)	β	10,778.8	-7,522.0	3,964.2	1,956.7	3,382.2	1,749.7	
Columbia (SC)	α	191,955.2	8,899.0	83,168.4	210,076.0	221,123.5	214,328.7	
Columbia (SC)	β	1,873.5	-1,687.2	706.2	662.1	2,720.0	702.6	
Columbus (OH)	α	179,665.4	54,292.2	22,580.8	172,003.9	311,654.7	204,196.2	
Columbus (OH)	β	6,920.3	-5,333.9	2,411.2	1,486.7	2,599.3	1,368.9	

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
Corvallis (OR)	α	423,579.7		203,446.2	340,488.8	547,943.2		364,675.2
Corvallis (OR)	β	4,932.3		2,476.7	2,571.1	3,793.4		2,730.7
Dallas (TX)	α	211,185.2	-40,767.8	-76,152.9	391,802.4	366,851.5		505,698.1
Dallas (TX)	β	11,857.8	1,385.3	4,321.1	-688.7	2,765.4		-1,839.1
Dayton (OH)	α	128,755.3	-5,773.7	15,851.4	124,323.4	242,733.7		139,090.6
Dayton (OH)	β	3,854.6	-6,156.5	254.4	1,042.8	1,854.0		1,119.7
Deltona (FL)	α	137,442.8	17,354.2	-46,881.4	151,857.5	277,231.4		160,872.6
Deltona (FL)	β	5,762.9	1,283.5	2,177.0	1,997.8	2,741.8		2,084.0
Denver (CO)	α	237,802.5	200,628.7	596,225.2	366,364.0	645,320.8		420,992.2
Denver (CO)	β	23,324.1	1,747.6	6,205.3	2,295.3	3,944.8		2,029.3
Des Moines (IA)	α	181,068.6	121,526.2	101,728.3	214,208.3	321,134.0		234,843.8
Des Moines (IA)	β	5,610.3	-5,090.4	2,452.8	1,327.1	2,300.7		1,143.9
Detroit (MI)	α	83,034.1	22,332.3	53,410.8	96,283.0	137,832.5		103,062.5
Detroit (MI)	β	3,360.7	-10,966.0	2,450.6	762.9	1,328.1		962.5
Dover (DE)	α	360,992.4	65,104.8	41,652.0	238,191.2	350,444.0		257,729.4
Dover (DE)	β	1,050.1	627.2	932.9	2,148.5	1,724.2		1,821.2
Durham (NC)	α	159,728.5	-7,865.7	-150,100.0	280,425.7	354,237.6		328,951.0
Durham (NC)	β	9,596.0	2,833.7	2,119.8	1,798.0	3,063.8		1,507.5
Eugene (OR)	α	358,652.0	131,574.8	92,683.5	299,465.3	445,038.0		326,551.0
Eugene (OR)	β	2,997.7	1,508.9	2,191.8	2,478.9	2,178.7		2,322.2
Fayetteville (NC)	α	197,134.1		-53,218.4	141,646.6	258,114.0		172,747.4
Fayetteville (NC)	β	3,246.3		2,181.3	2,316.5	2,336.7		2,037.6
Fresno (CA)	α	188,496.4	99,014.4	63,969.0	195,825.1	386,019.7		223,484.6
Fresno (CA)	β	7,621.4	-1,722.0	4,260.9	2,265.4	3,330.2		2,401.6
Gainesville (FL)	α	486,137.4		69,070.7	292,098.0	289,602.9		287,775.4

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
Gainesville (FL)	β	955.0		657.2	251.8	2,612.6	476.6	
Grand Junction (CO)	α	330,895.3	114,360.9	1,868.5	278,082.9	351,733.2	287,673.8	
Grand Junction (CO)	β	1,589.9	136.8	1,183.2	1,906.2	2,216.7	1,877.5	
Grand Rapids (MI)	α	173,573.4	-7,330.6	141,400.1	155,138.6	171,842.2	159,101.7	
Grand Rapids (MI)	β	214.0	-186.0	-102.2	802.2	588.0	817.0	
Greensboro (NC)	α	185,606.3	91,631.1	80,719.7	145,051.7	258,023.3	178,422.8	
Greensboro (NC)	β	4,065.9	-5,026.7	1,549.5	2,048.4	2,393.1	1,627.5	
Greenville (SC)	α	272,045.8		-8,954.9	157,116.0	299,906.5	189,797.6	
Greenville (SC)	β	1,167.6		469.5	2,256.0	1,600.0	1,838.6	
Harrisburg (PA)	α	202,932.2	-36,492.6	28,440.1	194,473.2	324,042.6	210,761.9	
Harrisburg (PA)	β	5,889.6	-2,880.7	1,711.0	1,548.9	2,514.3	1,779.8	
Hartford (CT)	α	336,029.9	148,442.2	145,243.8	300,944.1	489,947.6	317,158.8	
Hartford (CT)	β	4,770.6	171.7	1,049.4	2,222.5	3,812.2	2,559.3	
Huntsville (AL)	α	34,457.8	-154,177.8	-126,699.5	237,151.8	100,102.0	249,445.4	
Huntsville (AL)	β	4,194.2	1,999.7	1,818.8	524.4	3,982.5	524.3	
Jacksonville (FL)	α	199,032.5	56,059.7	26,997.4	147,491.6	283,433.2	186,125.2	
Jacksonville (FL)	β	6,364.3	-1,616.1	1,684.1	2,080.8	2,844.7	1,716.9	
Knoxville (TN)	α	254,094.8	41,473.4	-128,961.7	166,935.2	282,546.5	184,318.4	
Knoxville (TN)	β	2,330.0	-953.6	1,117.5	2,194.6	2,947.3	2,003.4	
Lakeland (FL)	α	189,431.1	9,799.2	-32,664.8	122,495.1	224,985.4	144,066.9	
Lakeland (FL)	β	2,235.5	-360.4	899.5	1,948.8	1,678.8	1,712.1	
Lancaster (PA)	α	236,804.0	18,827.9	81,019.1	217,856.5	400,929.4	244,665.8	
Lancaster (PA)	β	6,698.3	615.2	3,570.4	1,897.9	2,830.0	2,186.3	
Las Vegas (NV)	α	66,790.9	-8,196.8	-196,727.5	137,246.1	313,724.1	191,261.4	
Las Vegas (NV)	β	20,721.3	4,982.5	14,975.1	2,443.3	3,678.2	1,628.6	

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
Lincoln (NE)	α	163,129.4	88,768.8	89,872.0	203,236.8	333,165.2	226,510.8	
Lincoln (NE)	β	8,062.3	-4,010.5	1,491.0	2,008.3	2,586.7	1,785.5	
Little Rock (AR)	α	161,316.7	112,029.6	48,893.2	154,802.6	349,295.1	181,893.9	
Little Rock (AR)	β	6,371.8	-7,169.7	1,935.4	1,566.0	3,952.9	1,660.9	
Los Angeles (LA Co.) (CA)	α	828,591.9	621,569.3	194,495.9	651,136.8	949,602.9	710,236.3	
Los Angeles (LA Co.) (CA)	β	9,802.7	2,498.5	1,188.2	2,633.7	5,256.5	2,625.3	
Los Angeles (Orange Co.) (CA)	α	614,881.7	603,950.2	485,487.2	842,985.2	1,542,386.0	910,575.9	
Los Angeles (Orange Co.) (CA)	β	40,968.3	20,620.7	20,588.3	5,016.2	10,190.4	6,726.4	
Manchester (NH)	α	338,310.2	108,955.2	135,653.3	315,512.8	456,081.4	331,666.7	
Manchester (NH)	β	3,664.5	19.7	1,102.6	1,776.1	3,102.2	1,969.5	
Medford (OR)	α	339,415.2	114,640.4	27,464.8	252,483.2	422,305.2	283,346.2	
Medford (OR)	β	2,285.2	1,164.5	1,444.5	2,407.6	2,534.9	2,238.7	
Memphis (TN)	α	161,186.1	-24,361.6	70,559.3	116,155.5	248,728.2	151,471.3	
Memphis (TN)	β	4,079.3	-2,455.8	1,003.4	1,226.2	2,375.0	1,214.3	
Miami (FL)	α	251,904.6	146,967.7	-138,727.2	215,492.4	459,083.2	284,530.6	
Miami (FL)	β	12,499.2	2,638.2	4,233.4	2,872.0	4,248.7	2,452.3	
Milwaukee (WI)	α	119,189.7	124,769.6	43,391.1	218,716.4	397,690.2	226,592.9	
Milwaukee (WI)	β	12,673.0	-13,857.0	1,801.7	526.5	2,970.1	746.2	
Minneapolis-St. Paul (MN)	α	290,340.2	132,649.6	91,849.0	334,310.7	486,237.7	359,867.3	
Minneapolis-St. Paul (MN)	β	8,368.1	-139.5	4,884.2	1,984.0	3,411.8	2,369.0	
Myrtle Beach (SC)	α	205,183.8		-779,988.4	-125,925.2	775,316.5	69,492.3	
Myrtle Beach (SC)	β	12,350.1		5,562.8	12,162.7	13,541.0	10,016.5	
Naples (FL)	α	439,826.8		1,019,844.0	155,928.8	318,547.4	272,276.4	
Naples (FL)	β	10,901.6		6,842.2	5,557.5	16,889.7	4,807.0	
Nashville (TN)	α	259,856.5	106,287.7	17,778.7	193,462.1	305,287.4	229,768.5	

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
Nashville (TN)	β	3,431.4	-3,074.7	970.0	1,644.0	2,711.6	1,333.4	
New Haven (CT)	α	371,016.6	155,649.2	106,772.1	344,437.0	517,050.4	362,653.8	
New Haven (CT)	β	5,002.3	-879.5	582.8	1,771.6	3,258.8	2,057.7	
New York City (NY)	α	616,489.9	499,538.0	633,136.7	1,440,318.0	1,757,097.0	1,284,200.0	
New York City (NY)	β	56,239.5	15,108.0	-6,640.0	-8,532.6	10,502.2	-7,249.5	
New York City (NJ)	α	591,180.2	387,861.3	362,994.0	497,200.6	741,555.7	570,232.8	
New York City (NJ)	β	10,939.6	2,128.1	5,251.9	3,868.4	6,791.0	4,333.2	
New London (CT)	α	391,089.3	189,290.6	132,666.9	350,599.9	483,818.2	370,069.0	
New London (CT)	β	3,180.5	129.2	1,257.6	2,065.9	2,719.3	2,138.9	
Oklahoma City (OK)	α	71,787.7	68,202.1	-4,936.8	150,829.3	344,227.7	206,284.1	
Oklahoma City (OK)	β	11,150.2	-6,865.6	4,600.2	1,053.9	3,781.4	601.9	
Omaha (NE)	α	131,477.9	87,134.3	70,524.8	189,678.5	326,861.4	222,399.2	
Omaha (NE)	β	9,177.8	-4,595.8	5,055.3	1,793.5	2,716.9	1,478.6	
Orlando (FL)	α	205,718.6	40,036.1	-273,154.2	203,815.8	297,160.6	230,947.5	
Orlando (FL)	β	7,503.6	1,620.5	3,380.3	1,531.1	2,570.5	1,293.6	
Ventura (CA)	α	703,651.8	520,630.2	188,489.8	571,966.6	1,016,554.0	675,131.2	
Ventura (CA)	β	14,388.8	6,332.5	14.9	5,239.5	6,391.1	4,806.1	
Melbourne (FL)	α	144,342.5	44,608.2	-40,511.9	144,488.0	270,952.8	169,250.7	
Melbourne (FL)	β	7,200.2	-224.6	3,801.6	2,329.5	2,623.9	2,090.5	
Pensacola (FL)	α	206,016.4	-60,291.3	17,333.5	147,311.9	256,345.0	165,072.5	
Pensacola (FL)	β	2,859.1	2,122.2	1,448.7	2,222.9	2,738.3	2,127.7	
Philadelphia (PA)	α	290,170.3	112,849.2	42,062.1	303,761.4	465,525.8	343,739.7	
Philadelphia (PA)	β	12,493.1	-6,779.4	6,055.6	1,717.3	2,819.8	2,104.7	
Phoenix (AZ)	α	155,961.2	21,885.2	-98,054.7	205,245.8	311,999.3	250,790.1	
Phoenix (AZ)	β	12,293.7	1,149.3	7,544.9	1,491.3	4,261.8	872.6	

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
Pittsburgh (PA)	α	207,736.8	-59,465.8	14,607.3	150,726.6	324,101.0		174,852.3
Pittsburgh (PA)	β	3,746.7	90.3	1,553.4	1,802.8	2,258.7		2,007.5
Portland (OR)	α	378,454.0	227,245.8	83,672.9	369,763.7	539,539.1		401,073.2
Portland (OR)	β	9,132.3	-812.8	114.6	2,325.9	3,531.6		2,359.3
Poughkeepsie (NY)	α	377,795.2	192,273.4	82,328.4	387,404.3	478,278.1		404,975.4
Poughkeepsie (NY)	β	3,275.1	-950.4	229.5	1,306.2	2,402.9		1,166.2
Providence (RI)	α	308,324.3	109,977.1	122,052.0	324,271.0	512,455.2		343,837.9
Providence (RI)	β	7,789.1	-1,131.4	2,691.7	1,961.9	3,091.0		2,257.6
Raleigh (NC)	α	295,061.4	58,774.5	7,456.0	231,780.0	316,270.9		275,038.5
Raleigh (NC)	β	6,804.7	-960.9	2,106.7	1,920.3	4,141.2		1,140.7
Reno (NV)	α	276,831.8	150,438.9	97,235.7	245,451.2	401,947.2		301,749.8
Reno (NV)	β	9,531.9	-121.9	2,251.6	1,937.4	3,320.0		1,323.4
Richmond (VA)	α	386,145.2	121,450.1	-101,863.6	267,275.4	354,915.0		312,843.3
Richmond (VA)	β	2,187.3	-394.6	102.1	1,664.9	2,348.9		1,301.3
Riverside-San Bern. (CA)	α	323,517.6	112,693.5	39,174.6	248,794.4	434,579.4		304,417.2
Riverside-San Bern. (CA)	β	6,462.2	2,195.7	3,682.6	2,547.8	3,010.2		1,956.8
Rochester (NY)	α	168,113.7	53,211.9	107,104.4	158,967.1	276,792.8		172,404.3
Rochester (NY)	β	3,828.9	-10,394.2	1,233.0	1,264.3	1,925.8		1,450.5
Sacramento (CA)	α	329,769.6	140,082.8	24,824.1	294,770.1	471,459.6		337,491.6
Sacramento (CA)	β	7,133.1	3,368.9	3,809.9	2,592.2	3,128.7		2,332.4
St. Louis (MO)	α	148,586.3	67,522.5	-55,834.8	187,064.6	354,183.1		219,519.6
St. Louis (MO)	β	9,432.6	-2,619.5	2,338.6	1,680.1	2,944.2		1,637.6
Salem (OR)	α	255,213.0	124,474.3	28,394.1	237,459.2	415,736.4		265,750.9
Salem (OR)	β	6,209.2	-2,987.9	1,168.7	2,393.5	3,218.3		2,321.8
San Diego (CA)	α	846,866.0	651,733.0	451,682.5	689,547.3	960,114.9		758,414.9

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Land, Area	Estimated Services:		
						Land, Rooms	4 + Vintage, Bath	
San Diego (CA)	β	8,157.3	1,687.2	-2,027.0	2,323.5	5,048.1		2,538.8
San Francisco-Oakland (CA)	α	677,656.0	574,246.6	73,809.5	753,278.9	1,254,802.0		838,398.8
San Francisco-Oakland (CA)	β	34,598.7	14,355.8	18,429.4	3,336.5	7,339.4		3,669.1
San Jose (CA)	α	717,833.1	662,685.9	350,349.0	884,431.3	1,489,636.0		972,316.2
San Jose (CA)	β	42,165.9	19,109.6	19,898.4	4,758.7	9,214.5		6,101.8
Seattle (WA)	α	636,030.8	389,211.4	4,801.4	557,318.7	677,568.9		608,317.5
Seattle (WA)	β	6,051.4	1,450.0	448.4	2,132.5	4,689.2		2,064.8
Springfield (MA)	α	263,909.4		106,570.3	254,228.4	404,106.2		261,997.0
Springfield (MA)	β	4,333.8		1,641.5	1,512.2	2,621.2		1,874.8
Stockton (CA)	α	291,174.0	94,076.8	58,340.5	230,328.1	370,111.9		262,035.1
Stockton (CA)	β	5,521.5	708.7	2,924.8	2,088.3	2,109.4		1,771.2
Tampa-St. Pete. (FL)	α	150,922.6	63,124.1	-33,426.8	163,350.1	366,198.8		193,121.7
Tampa-St. Pete. (FL)	β	8,866.0	-698.7	2,212.2	2,139.6	3,970.4		2,153.0
Toledo (OH)	α	127,879.9	2,026.9	50,232.8	107,092.9	228,732.0		119,525.1
Toledo (OH)	β	3,436.7	-7,250.9	947.7	1,163.4	1,782.5		1,279.2
Tucson (AZ)	α	274,976.2	78,647.5	-62,497.5	253,309.3	304,914.8		280,464.2
Tucson (AZ)	β	6,070.7	1,003.8	4,027.8	1,806.7	5,570.2		1,412.4
Tulsa (OK)	α	126,263.8	112,345.8	33,702.9	127,096.8	352,344.6		176,615.1
Tulsa (OK)	β	8,698.5	-8,429.6	3,538.3	1,644.7	4,302.4		1,341.2
Norfolk (VA)	α	315,199.8	145,457.0	101,787.7	238,673.5	503,104.7		303,562.0
Norfolk (VA)	β	9,485.3	1,514.6	5,637.4	3,823.5	3,767.2		3,571.7
Washington (DC)	α	499,458.7	317,119.9	-53,338.6	626,854.7	748,950.1		681,482.7
Washington (DC)	β	21,265.8	9,253.2	3,429.9	2,269.4	4,704.8		2,436.4
Wilmington (NC)	α	331,135.8	246,332.2	165,308.5	272,981.3	431,178.2		317,608.0
Wilmington (NC)	β	6,183.1	-2,683.9	3,152.0	3,349.4	3,785.3		2,822.9

Table A5: Mean Estimated Ticket and Slope Parameters, by Metro

Metro	Coef. Type	Land	Replace Cost	Hedonic	Estimated Services:		
					Land, Area	Land, Rooms	4 + Vintage, Bath
Winston (NC)	α	203,209.8	33,118.7	-1,647.3	163,329.6	264,802.7	189,055.9
Winston (NC)	β	3,188.6	-3,353.1	794.6	1,652.8	2,313.5	1,370.5
Worcester (MA)	α	243,348.6	-19,386.7	236,605.7	322,784.1	470,034.8	327,970.3
Worcester (MA)	β	8,354.4	4,973.2	4,124.2	1,090.9	3,589.0	1,625.7

Source: Authors' calculations using housing transactions data as described in Section 4.