Table 4. Regression results

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | (1) | (2) | (3) | (4) | (5) | (6) |
| VARIABLES | Global | Global | Periphery | Periphery | Centre | Centre |
|  |  |  |  |  |  |  |
| AGE | -0.00117\*\*\* | -0.00109\*\*\* | -0.00312\*\*\* | -0.00263\*\*\* | -0.000963\*\*\* | -0.000950\*\*\* |
|  | (0.000180) | (0.000181) | (0.000554) | (0.000559) | (0.000195) | (0.000194) |
| YEARS\_REFURB | -0.000911\*\*\* | -0.000921\*\*\* | -0.000909 | -0.000969 | -0.000736\*\*\* | -0.000734\*\*\* |
|  | (0.000221) | (0.000221) | (0.000601) | (0.000592) | (0.000228) | (0.000227) |
| HOUSE\_APART | -0.209\*\*\* | -0.193\*\*\* | -0.221\*\*\* | -0.168\*\*\* | -0.145\*\*\* | -0.140\*\*\* |
|  | (0.0205) | (0.0206) | (0.0225) | (0.0230) | (0.0535) | (0.0540) |
| GROUNDFLOOR | -0.0180 | -0.0126 | 0.0591\*\*\* | 0.0693\*\*\* | -0.0199 | -0.0201 |
|  | (0.0146) | (0.0146) | (0.0172) | (0.0170) | (0.0187) | (0.0187) |
| DIST\_BUSSTOP | 5.57e-05 | 5.24e-05 | -0.000304\*\*\* | -0.000314\*\*\* | 0.000227\*\* | 0.000216\*\* |
|  | (7.05e-05) | (7.04e-05) | (8.73e-05) | (8.58e-05) | (0.000105) | (0.000105) |
| DIST\_SUPERMARKET | 9.36e-06 | 3.60e-05 | 1.31e-05 | 6.90e-05 | -1.22e-05 | 1.01e-05 |
|  | (4.04e-05) | (4.11e-05) | (5.03e-05) | (5.08e-05) | (6.89e-05) | (6.95e-05) |
| DIST\_KINDERGARTEN | -9.03e-05\* | -9.66e-06 | -0.000167\*\* | -0.000139\* | -7.94e-06 | 2.99e-05 |
|  | (4.79e-05) | (4.83e-05) | (7.98e-05) | (7.95e-05) | (6.94e-05) | (6.76e-05) |
| DIST\_SCHOOLS | 1.59e-05 | 6.21e-07 | 0.000131\*\*\* | 0.000161\*\*\* | -8.88e-05\* | -0.000108\*\* |
|  | (3.14e-05) | (3.20e-05) | (4.95e-05) | (4.78e-05) | (4.92e-05) | (4.89e-05) |
| DIST\_SHOPPING | -4.38e-05\*\*\* | -3.74e-05\*\*\* | -2.85e-06 | 3.81e-06 | -0.000189\*\*\* | -0.000188\*\*\* |
|  | (8.79e-06) | (8.97e-06) | (1.23e-05) | (1.20e-05) | (2.53e-05) | (2.51e-05) |
| DIST\_FJORD | -5.08e-05\*\*\* | -5.13e-05\*\*\* | -4.54e-05\*\*\* | -4.15e-05\*\*\* | 7.21e-05\*\*\* | 7.03e-05\*\*\* |
|  | (3.15e-06) | (3.18e-06) | (4.21e-06) | (4.24e-06) | (2.13e-05) | (2.10e-05) |
| DIST\_NATURE | 0.000205\*\*\* | 0.000175\*\*\* | 0.000282\*\*\* | 0.000322\*\*\* | 0.000132\*\* | 0.000105 |
|  | (3.81e-05) | (3.98e-05) | (5.49e-05) | (5.37e-05) | (6.25e-05) | (6.42e-05) |
| PERC\_BUILT | 0.00115 | 0.000491 | 0.00147 | 8.05e-05 | -0.00166\* | -0.00178\* |
|  | (0.000780) | (0.000776) | (0.00184) | (0.00183) | (0.000963) | (0.000923) |
| POP\_HA | -0.000455\*\*\* |  | -0.000267 |  | 3.97e-05 |  |
|  | (0.000116) |  | (0.000238) |  | (0.000155) |  |
| DWELLINGS\_HA |  | 0.000143 |  | 0.00143\*\*\* |  | 0.000243\* |
|  |  | (0.000118) |  | (0.000364) |  | (0.000141) |
| CONSTANT | 10.86\*\*\* | 10.79\*\*\* | 10.78\*\*\* | 10.60\*\*\* | 10.89\*\*\* | 10.88\*\*\* |
|  | (0.0402) | (0.0397) | (0.0679) | (0.0722) | (0.0549) | (0.0543) |
|  |  |  |  |  |  |  |
| Observations | 1,241 | 1,241 | 609 | 609 | 632 | 632 |
| R-squared | 0.537 | 0.533 | 0.540 | 0.550 | 0.253 | 0.256 |
| Root MSE | 0.203 | 0.204 | 0.199 | 0.197 | 0.186 | 0.185 |
| Mean VIF | 1.60 | 1.64 | 1.64 | 1.66 | 1.85 | 1.85 |
| Dependent variable = LN\_PRICE\_SQMRobust standard errors in parentheses |
| \*\*\* p<0.01, \*\* p<0.05, \* p<0.1 |