Exhibit 1

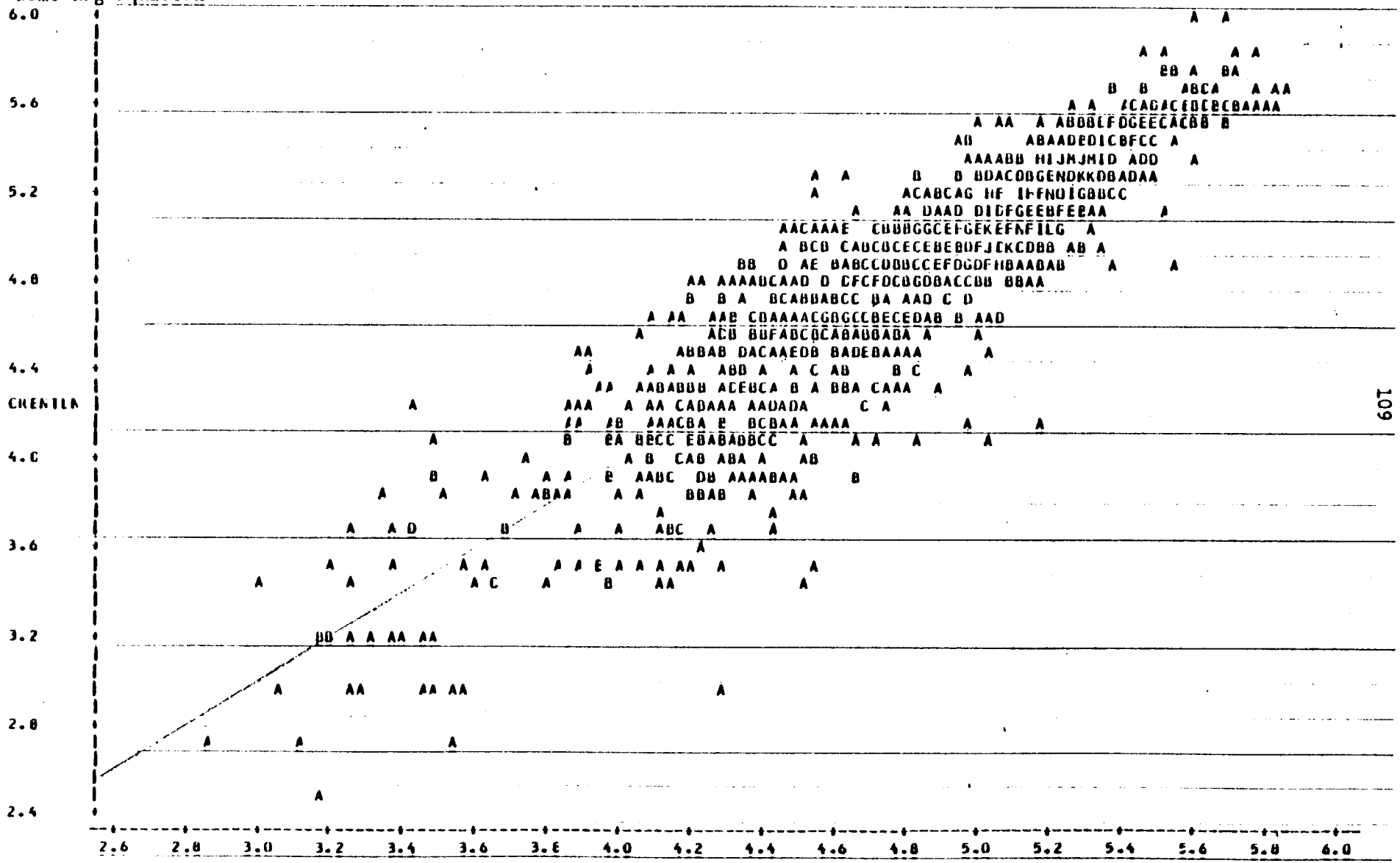
Comparison of Semilog and Linear Hedonic Regressions

RALEIGH, NORTH CAROLINA

RENTERS

Plot of Log Rent Versus Predicted Log Rent from Semi Log Equation

LEGEND: A = 1 OBS, B = 2 OBS, ETC.



NOTE: 22 OBS HAD MISSING VALUES

Exhibit 1 (cont'd)

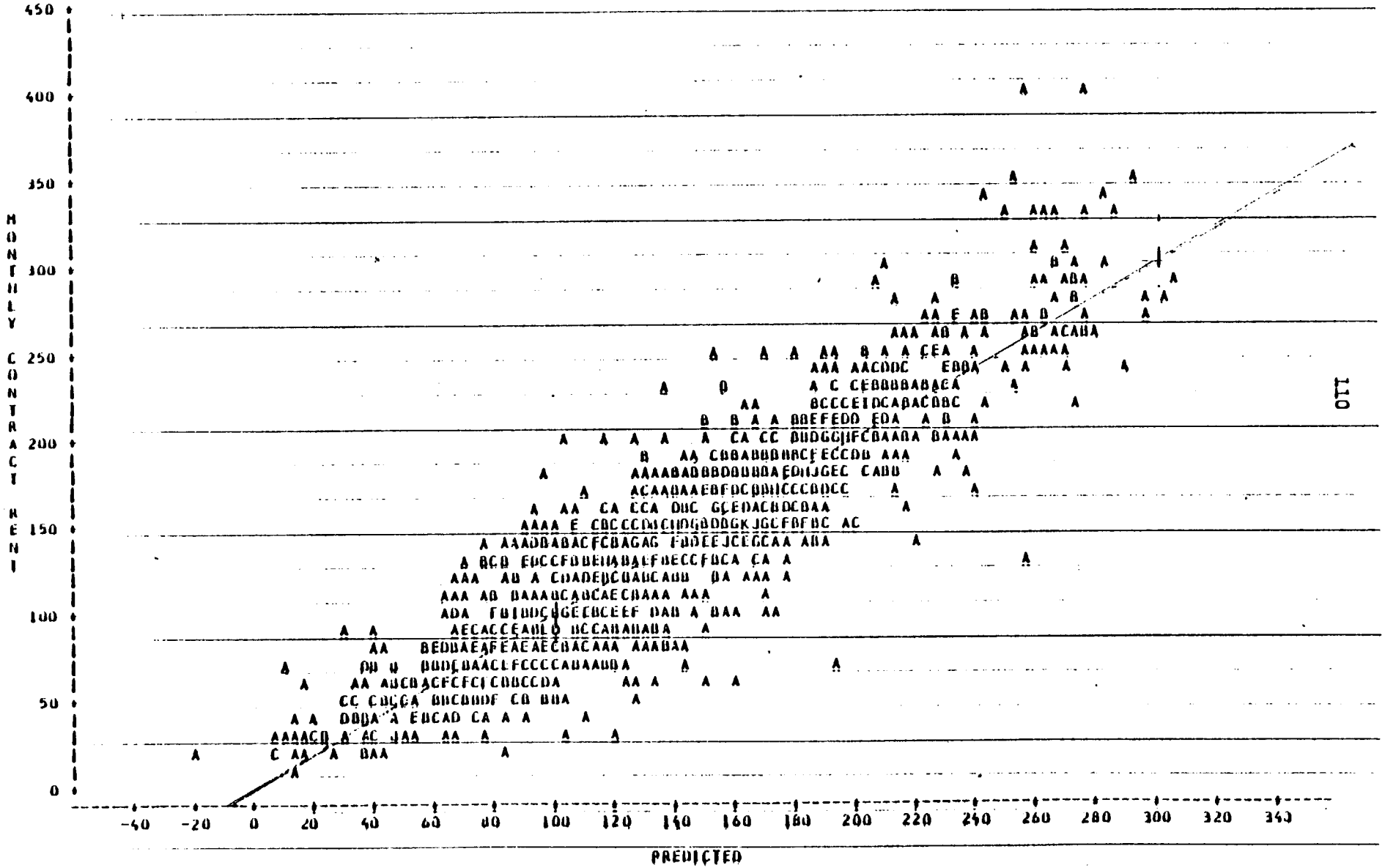
Comparison of Semilog and Linear Hedonic Regressions

RALEIGH, NORTH CAROLINA

RENTERS

Plot of Rent Versus Predicted Rent from Linear Equation

LEGEND: A = 1 OBS, B = 2 OBS, ETC.



NOTE: 22 OBS HAD MISSING VALUES

Exhibit 1 (cont'd)
Comparison of Semilog and Linear Hedonic Regressions

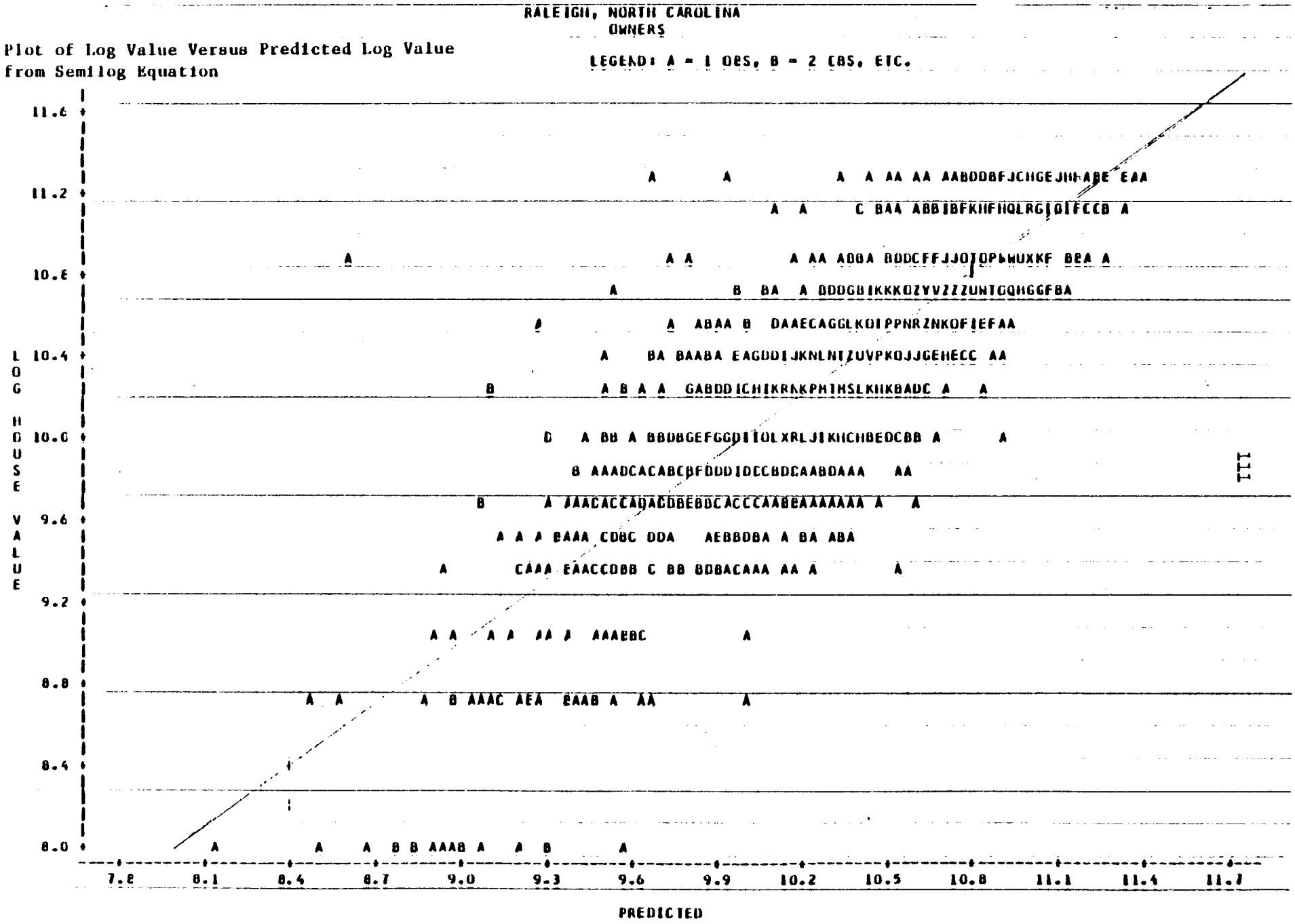
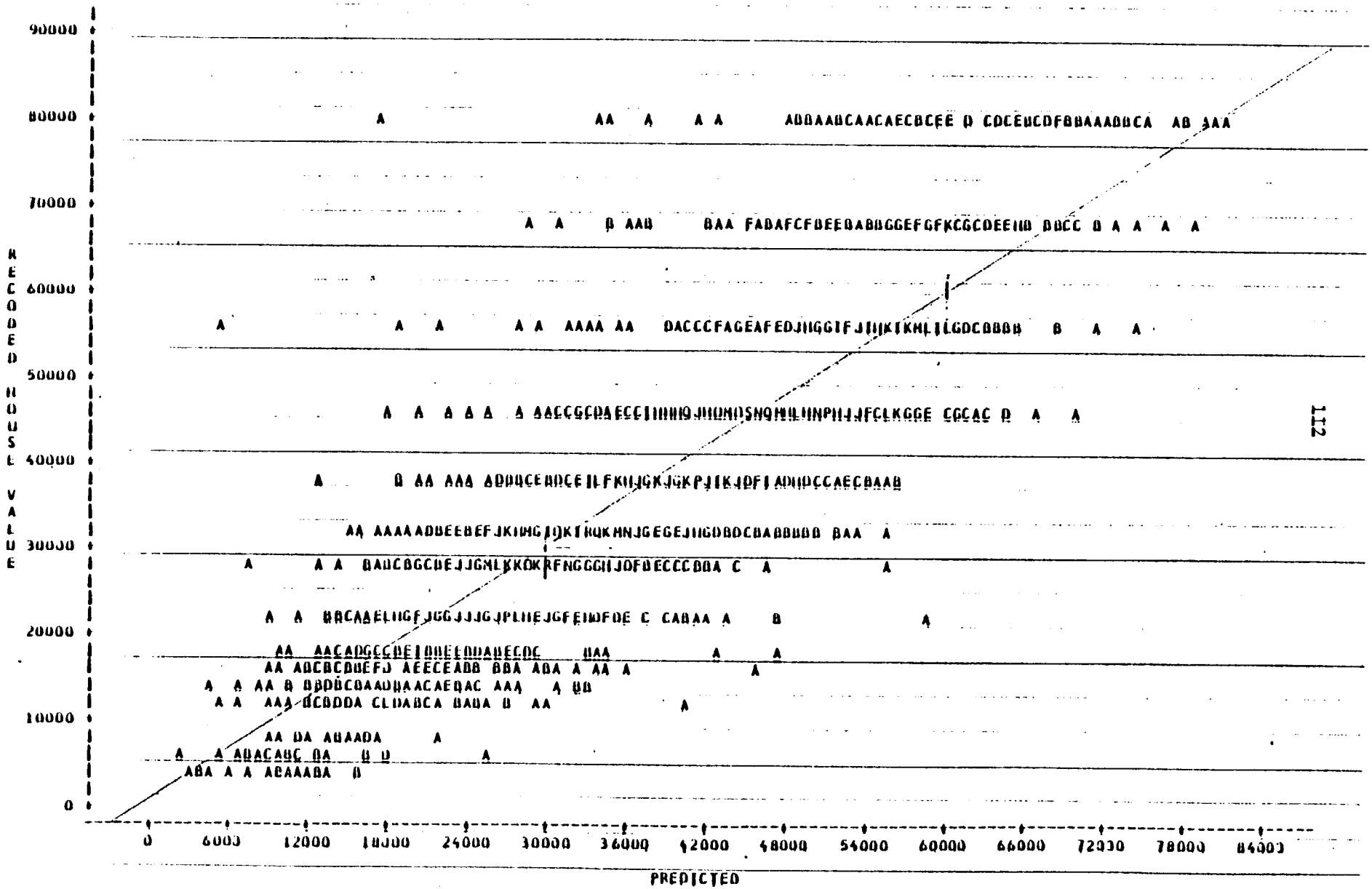


Exhibit 1 (cont'd)
Comparison of Semilog and Linear Hedonic Regressions

RALEIGH, NORTH CAROLINA
OWNERS

Plot of Value Versus Predicted Value
from Linear Equation

LEGEND: A = 1 OBS, B = 2 OBS, ETC.



NOTE: 55 OBS HAD MISSING VALUES

Exhibit 2

Hedonic Variable Definitions

Variable	Tenure*	Definition
I. STRUCTURAL VARIABLES		
Bathrooms		
B1	Both	One and one-half baths = 1, else = 0.
B2	Both	Two baths = 1, else = 0.
B3	Both	More than two baths = 1, else = 0.
Omitted Category**	Both	One bath.
Rooms		
R1	Renters	One room (other than bath and bedrooms) = 1, else = 0.
R3	Renters	Three rooms = 1, else = 0.
RG4	Renters	Number of rooms when number greater than or equal to 4, else = 0.
Omitted Category	Renters	Two rooms.
R12	Owners	Two rooms = 1, one room = 2, else = 0.
R4	Owners	Four rooms = 1, else = 0.
R5	Owners	Five rooms = 1, else = 0.
RG6	Owners	Number of rooms when number greater than or equal to 6, else = 0.
Omitted Category	Owners	Three rooms.
Bedrooms		
BED0	Renters	Zero bedrooms = 1, else = 0.
BED2	Both	Two bedrooms = 1, else = 0.
BED3	Renters	Three bedrooms = 1, else = 0.

Exhibit 2 (cont'd)

Hedonic Variable Definitions

Variable	Tenure*	Definition
BEDG4	Renters	Number of bedrooms when number greater than or equal to 4, else = 0.
Omitted Category	Renters	One bedroom.
BED1	Owners	One bedroom = 1, else = 0.
BED4	Owners	Four bedrooms = 1, else = 0.
BEDG5	Owners	Number of bedrooms when number greater than or equal to 5, else = 0.
Omitted Category	Owners	Three bedrooms.
Structure Type		
SFATT	Both	Attached single-family dwelling = 1, else = 0.
Omitted Category	Owners	Detached single-family dwelling.
SFDET	Renters	Detached single family dwelling = 1, else = 0.
DUPLEX	Renters	Duplex = 1, else = 0.
NGT50	Renters	Structure with 50 or more units = 1, else = 0.
Omitted Category	Renters	Structure with 3 to 49 units.
Dwelling Equipment		
RHEAT	Both	Wall or room heater with flue = 1, else = 0.
SHEAT	Owners	Steam or hot water heat = 1, else = 0.
EHEAT	Owners	Electric heat = 1, other fuels = 0.
ROOMAC	Both	Room airconditioning present = 1, else = 0.

Exhibit 2 (cont'd)

Hedonic Variable Definitions

Variable	Tenure*	Definition
DFECT	Renters	Linear combination of: (1) basement leaks = 1, else = 0, plus (2) roof leaks = 1, else = 0, plus (3) cracks in walls or ceiling = 1, else = 0, (4) holes in floor = 1, else = 0, plus (5) broken plaster or peeling paint = 1, else = 0, plus (6) signs of rats or mice = 1, else = 0.
COOKE	Owners	Cook with electricity = 1, else = 0.
II. NEIGHBORHOOD VARIABLES		
General Neighborhood Rating		
EXCELN	Both	Neighborhood rated excellent = 1, else = 0.
GOODN	Both	Neighborhood rated good = 1, else = 0.
POORN	Both	Neighborhood rated poor = 1, else = 0.
Omitted Category	Both	Neighborhood rated fair.
Neighborhood Location		
These variables vary by SMSA. See the separate data appendix for their definitions.		
Other Neighborhood Variables		
ABANDON	Both	Abandoned housing on street = 1, else = 0. (Enumerator, not respondent, response).
LITTER	Renters	Trash or litter on street = 1, else = 0.
NOSHOPS	Renters	No convenient shopping = 1, else = 0.
BLACK	Both	Black respondent = 1, else = 0.
SPAN	Both	Spanish respondent = 1, else = 0.

Exhibit 2 (cont'd)

Hedonic Variable Definitions

Variable	Tenure*	Definition
CENTAC	Both	Central airconditioning present = 1, else = 0.
ELEVP	Renters	Elevator present = 1, else = 0.
Age of Structure		
AGE1	Both	Age of structure.
AGE1SQ	Both	Age of structure, squared.
AGE1CB	Owners	Age of structure, cubed.
DAGE	Both	Structure built prior to 1940 = 1, else = 0.
Quality Variables		
NORAD	Both	Rooms without heat = 1, else = 0.
POOR	Both	Linear combination of 5 quality variables: (1) water absent = 1, else = 0, plus (2) no sewer or septic = 1, else = 0, plus (3) no bathroom = 1, else = 0, plus (4) bathroom shared with another unit = 1, else = 0, plus (5) no heating equipment, or primitive heating equipment = 1, else = 0.
NOPRIVCY	Both	Pass through bedrooms to bedroom or only bathroom = 1, else = 0.
NOUT	Both	Rooms without electric outlet = 1, else = 0.
BADHALL	Renters	Linear combination of: (1) broken hall lights = 1, else = 0, plus (2) broken steps = 1, else = 0, plus (3) broken railing = 1, else = 0.

Exhibit 2 (cont'd)

Hedonic Variable Definitions

Variable	Tenure*	Definition
III. CONTRACT CONDITIONS		
CROWDS	Both	Persons per room.
CLOT	Both	Length of tenure.
CLOTSQ	Both	Length of tenure, squared.
DLOT	Both	Respondent moved in prior to 1950 = 1, else = 0.
HEATING	Renters	Heat included in contract rent = 1, else = 0.
NHUINC	Renters	Non-heat utility included in rent = 1, else = 0.
PARKINC	Renters	Parking included in rent = 1, else = 0.
FURNINC	Renters	Furniture included in rent = 1, else = 0.
LLBLG	Renters	Landlord lives in building = 1, else = 0.
IV. INFLATION MEASURES		
Q	Both	Time trend constructed from date of interview. First month of survey = 0, second month = 1, ... twelfth month = 11.
QHEAT	Renters	Interaction between Q and HEATINC. Takes on the value of Q if heat included in rent, 0 otherwise.
FORAY	Owners	Interaction between Q and central city dummy. Takes on the value of Q if unit is in central city, 0 otherwise.

Exhibit 2 (cont'd)

Hedonic Variable Definitions

Variable	Tenure*	Definition
V. DEPENDENT VARIABLES		
CRENTLN	Renters	Natural logarithm of monthly contract rent.
VALUELN	Owners	Log value of house, recoded as interval midpoints

* Indicates in which regressions variable appears.
** If dummy variables are mutually exclusive, this defines the omitted category for which no explicit variable appears.

Exhibit 3

MEANS OF RENTER HEDONIC VARIABLES

VARIABLE	LABEL	N	MEAN	STANDARD DEVIATION	MINIMUM VALUE	MAXIMUM VALUE
INTERCEP	VARIABLE	59	1771.068	1259.695	778.000	5532.000
B1	BATH DUMMY 1.5	59	0.063	0.032	0.020	0.180
B2	BATH DUMMY 2	59	0.075	0.049	0.012	0.237
B3	BATH DUMMY GT 2	59	0.011	0.008	0.001	0.037
R1	ONE ROOM	59	0.099	0.034	0.029	0.197
R3	THREE ROOMS	59	0.247	0.077	0.096	0.400
RG4	ROOMS WHEN GE 4	59	0.218	0.084	0.049	0.422
BED0	NO BEDROOMS	59	0.038	0.023	0.006	0.098
BED2	TWO BEDROOMS	59	0.432	0.052	0.320	0.556
BED3	THREE BEDS	59	0.154	0.040	0.068	0.280
BEDG4	NUMBER BEDS WHEN GE 4	59	0.122	0.054	0.038	0.285
ELEVP	ELEVATOR PRESENT	59	0.059	0.067	0.004	0.339
SFATT	SINGLE FAMILY ATTACHED	59	0.070	0.062	0.012	0.323
SFDET	SINGLE FAMILY DETACHED	59	0.209	0.118	0.038	0.514
DUPLEX	TWO UNITS	59	0.148	0.093	0.038	0.460
MGT50	MORE THAN 50 UNITS	59	0.069	0.056	0.013	0.290
AGE1	AGE OF STRUCTURE	59	29.759	8.172	14.861	44.867
AGE1SQ	SQUARE AGE	59	1356.681	534.930	368.526	2394.576
DAGE	DUMMY OLD STRUCTURE	59	0.392	0.193	0.041	0.784
RHEAT	WALL OR ROOM HEAT W FLUE	59	0.168	0.171	0.001	0.685
ROCMAC	ROOM AIR CONDITIONER	59	0.298	0.136	0.011	0.620
CENTAC	CENTRAL AIR CONDITIONER	59	0.224	0.191	0.003	0.696
NORAD	ROOMS WITHOUT HEAT	58	0.421	0.296	0.063	0.948
POOR	WABSNT+SABSNT+NCBATH+SHARED+NHEAT	59	0.105	0.165	0.011	1.009
NOPRIVCY	PASS THRU BR TO ROOM AND OR BATH	59	0.126	0.070	0.039	0.456
NOUT	NO OUTLETS	59	0.031	0.016	0.007	0.097
BADHALL	BAD HALL LIGHTING	59	0.091	0.047	0.026	0.287
DFECT	BLEAK+RLEAK+CRACKS+HOLES+PLASTER+RATS	59	0.487	0.144	0.197	0.792
CLOT	LENGTH OF TENURE CORRECTED FOR DOI	59	3.596	1.290	1.659	7.394
CLOTSQ	SQUARE LENGTH OF TENURE	59	42.445	24.600	13.125	126.207
DLOT	DUMMY FOR OLD TENANTS	59	0.014	0.013	0.001	0.057
CROWDS	PERSONS PER ROOM	59	0.588	0.046	0.513	0.758
BLACK	BLACK DUMMY	59	0.144	0.109	0.009	0.431
SPAN	SPANISH DUMMY	59	0.052	0.072	0.002	0.379
LLBLG	LANDLORD LIVGS IN BUILDING	59	0.114	0.081	0.021	0.331
NHUINC	NON HEAT UTILITY INCLUDED	59	0.043	0.032	0.009	0.197
HEATINC	HEAT INCLUDED IN RENT	59	0.355	0.188	0.002	0.773
PARKINC	PARKING INCLUDED IN RENT	55	0.027	0.029	0.001	0.117
FURNINC	FURNITURE INCLUDED IN RENT	59	0.148	0.103	0.020	0.481
EXCELN	EXCELLENT NEIGHBORHOOD RATING	59	0.253	0.034	0.159	0.321
GOODN	GOOD NEIGHBORHOOD RATING	59	0.481	0.025	0.422	0.536
POORN	POOR NEIGHBORHOOD RATING	59	0.044	0.014	0.016	0.096
ABANDON	ABANDONED HOUSING, ENUMERATOR	59	0.091	0.041	0.018	0.200
LITTER	LITTER IN NEIGHBORHOOD	59	0.172	0.039	0.104	0.274
NOSHOPS	NO CONVENIENT SHOPPING	59	0.102	0.027	0.062	0.175
Q	TIME TREND	59	5.525	0.135	5.180	5.837
QHEAT	TIME TREND W HEATING	59	1.973	1.056	0.004	4.421
CC1	PRIMARY CENTRAL CITY	40	0.524	0.129	0.266	0.792
CRENTLN	LOG CONTRACT RENT	59	4.917	0.182	4.528	5.342

Exhibit 3 (cont'd)

MEANS OF OWNER HEDONIC VARIABLES

VARIABLE	LABEL	N	MEAN	STANDARD DEVIATION	MINIMUM VALUE	MAXIMUM VALUE
INTERCEP	VARIABLE	59	2840.678	1502.921	1448.000	7422.000
B1	BATH DUMMY 1.5	59	0.190	0.088	0.049	0.401
B2	BATH DUMMY 2	59	0.258	0.140	0.089	0.630
B3	BATH DUMMY GT 2	59	0.126	0.055	0.055	0.337
R12	ONE OR TWO ROOMS	59	0.286	0.094	0.110	0.492
R4	FOUR ROOMS	59	0.224	0.055	0.116	0.327
R5	FIVE ROOMS	59	0.068	0.027	0.024	0.145
RG6	NUMBER ROOMS GE 6	59	0.190	0.109	0.021	0.535
BED1	ONE BEDROOM	59	0.018	0.009	0.005	0.050
BED2	TWO BEDROOMS	59	0.210	0.056	0.075	0.332
BED4	FOUR BEDROOMS	59	0.194	0.046	0.105	0.325
BEDG5	NUMBER BEDS GE 5	59	0.198	0.104	0.065	0.484
GAR	GARAGE	59	0.793	0.126	0.348	0.972
BASE	BASEMENT	59	0.548	0.381	0.005	0.972
SFATT	SINGLE FAMILY ATTACHED	59	0.037	0.087	0.002	0.490
AGE1	AGE OF STRUCTURE	59	25.281	5.592	12.860	35.268
AGE1SQ	SQUARE AGE	59	976.860	342.308	262.330	1624.310
AGE1CB	CUBE AGE	59	45697.240	19170.187	7317.985	83550.513
DAGE	DUMMY OLD STRUCTURE	59	0.237	0.115	0.016	0.483
SHEAT	STEAM OR HOT WATER	57	0.159	0.229	0.000	0.791
RHEAT	WALL OR ROOM HEAT W FLUE	59	0.101	0.124	0.001	0.522
EHEAT	ELECTRIC UNITS	59	0.033	0.051	0.001	0.224
ROOMAC	ROOM AIR CONDITIONER	59	0.311	0.148	0.016	0.603
CENTAC	CENTRAL AIR CONDITIONER	59	0.272	0.217	0.007	0.889
NORAD	ROOMS WITHOUT HEAT	59	0.400	0.338	0.050	0.999
POOR	WABSNT+SABSNT+NOBATH+SHARED+NHEAT	59	0.055	0.145	0.000	0.998
NOPRIVCY	PASS THRU BR TO ROOM AND OR BATH	59	0.039	0.024	0.005	0.103
NOUT	NO OUTLETS	59	0.016	0.008	0.001	0.038
COOKE	COOK WITH ELECTRICITY	59	0.569	0.207	0.194	0.980
CLOT	LENGTH OF TENURE CORRECTED FOR DOI	59	11.329	1.788	7.111	14.947
CLOTSQ	SQUARE LENGTH OF TENURE	59	214.496	51.224	96.916	319.444
DLOT	DUMMY FOR OLD TENANTS	59	0.097	0.039	0.013	0.207
CROWDS	PERSONS PER ROOM	59	0.551	0.034	0.487	0.660
BLACK	BLACK DUMMY	59	0.077	0.069	0.001	0.280
SPAN	SPANISH DUMMY	59	0.030	0.055	0.001	0.332
EXCELN	EXCELLENT NEIGHBORHOOD RATING	59	0.471	0.054	0.350	0.607
GOODN	GOOD NEIGHBORHOOD RATING	59	0.413	0.028	0.332	0.476
POORN	POOR NEIGHBORHOOD RATING	59	0.015	0.006	0.004	0.031
ABANDON	ABANDONED HOUSING, ENUMERATOR	59	0.045	0.023	0.010	0.115
Q	TIME TREND	59	5.516	0.097	5.171	5.687
CC1	PRIMARY CENTRAL CITY	40	0.313	0.134	0.024	0.633
FORAY	CENTRAL CITY INFLATION DIFFERENTIAL	42	1.712	0.742	0.120	3.408
VALUELN	LOG HOUSE VALUE	59	10.355	0.255	9.872	11.256

Exhibit 4
Sample Regressions

WASHINGTON, D.C. AND ENVIRONS

RENTERS

DESCRIPTIVE STATISTICS

	SUM	MEAN	UNCORRECTED SS	VARIANCE	STD DEVIATION
INTERCEPT	5532.00000000	1.00000000	5532.00000000	0.00000000	0.00000000
CRENTLN	28301.40827049	5.11594510	145705.16703223	0.16574149	0.40711361
B1	306.00000000	0.05531453	306.00000000	0.05226428	0.22861383
B2	356.00000000	0.06435286	356.00000000	0.06022245	0.24540263
B3	167.00000000	0.03018800	167.00000000	0.02928198	0.17111977
R1	567.00000000	0.10249458	567.00000000	0.09200607	0.30332502
R3	1494.00000000	0.27006508	1494.00000000	0.19716557	0.44403330
RG4	1613.00000000	0.29157628	7447.00000000	1.26137904	1.12311132
BED0	543.00000000	0.09815618	543.00000000	0.08853755	0.29755250
BED2	1771.00000000	0.32013738	1771.00000000	0.21768879	0.46657131
BED3	611.00000000	0.11044830	611.00000000	0.09826724	0.31347636
BEDG4	933.00000000	0.16865510	4131.00000000	0.71843153	0.84760340
ELEVP	1456.00000000	0.26319595	1456.00000000	0.19395890	0.44043756
SFATT	480.00000000	0.08676790	480.00000000	0.07925355	0.28152008
SFDET	398.00000000	0.07194505	398.00000000	0.06678103	0.25842026
DUPLEX	209.00000000	0.03778019	209.00000000	0.03635942	0.19068146
NGT50	1390.00000000	0.25126537	1390.00000000	0.18816510	0.43378001
AGE1	156960.00000000	28.37310195	6429980.00000000	357.35634019	18.90387104
AGE1SQ	6429980.00000000	1162.32465654	15593496368.00000000	1468047.74415419	1211.63020137
DAGE	1719.00000000	0.31073753	1719.00000000	0.21421844	0.46283738
RHEAT	73.00000000	0.01319595	73.00000000	0.01302417	0.11412349
ROOMAC	1465.00000000	0.26482285	1465.00000000	0.19472691	0.44127372
CENTAC	2447.00000000	0.44233550	2447.00000000	0.24671940	0.49673857
NORAD	5243.00000000	0.94775850	5243.00000000	0.04952128	0.22253378
POOR	71.00000000	0.01283442	93.00000000	0.01664957	0.12903320

Exhibit 4 (cont'd)
Sample Regressions
WASHINGTON, D.C. AND ENVIRONS

RENTERS

NOPRIVCY	286.00000000	0.05169920	206.00000000	0.04903526	0.22143307
NOUT	105.00000000	0.01898048	105.00000000	0.01862359	0.13646826
BADHALL	684.00000000	0.12364625	954.00000000	0.15719171	0.39647409
DFECT	3385.26800000	0.61194288	7650.16728400	1.03860182	1.00429170
CLOT	25265.75000000	4.56719993	279964.98263887	29.75433937	5.45475383
CLOTSQ	279964.98263887	50.60827597	102079146.22866020	15894.16039174	126.07204445
DLOT	74.00000000	0.01337672	74.00000000	0.01320017	0.11489198
CROWDS	3307.16000000	0.59782357	2567.21260000	0.10669217	0.32663767
BLACK	2383.00000000	0.43076645	2383.00000000	0.24525105	0.49522828
SPAN	125.00000000	0.02259581	125.00000000	0.02208923	0.14862446
LLDLG	136.00000000	0.02458424	136.00000000	0.02398419	0.15486829
NINCINC	500.00000000	0.09038322	500.00000000	0.08222896	0.28675593
HEATINC	3766.00000000	0.68076645	3766.00000000	0.21736278	0.46622182
PARKING	96.00000000	0.01735358	96.00000000	0.01705552	0.13059577
FURNINC	204.00000000	0.03687636	204.00000000	0.03552291	0.18847523
EXCELN	1411.00000000	0.25506146	1411.00000000	0.19003946	0.43593516
GOODN	2514.00000000	0.45444685	2514.00000000	0.24796974	0.49796560
POORN	261.00000000	0.04718004	261.00000000	0.04496221	0.21204295
ABANDON	510.00000000	0.09219089	510.00000000	0.08370686	0.28932138
LITTER	1082.00000000	0.19558930	1082.00000000	0.15736257	0.39668951
NOSHOPS	968.00000000	0.17498192	968.00000000	0.14438935	0.37998599
Q	31689.00000000	5.72830803	246161.00000000	11.68624968	3.41851571
QHEAT	22140.00000000	4.00216920	172418.00000000	15.15277056	3.89265598
CCI	3202.00000000	0.57881417	3202.00000000	0.24383240	0.49379189
MONTGOM	551.00000000	0.09960231	551.00000000	0.08969791	0.29949539
PRINCEG	717.00000000	0.12960954	717.00000000	0.11283131	0.33590372
ALEXARL	582.00000000	0.10520607	582.00000000	0.09415478	0.30684650

Exhibit 4 (cont'd)
Sample Regressions

WASHINGTON, D.C. AND ENVIRONS

RENTERS

MODEL: A
DEP VAR: CRENTLN

SSE	261.050658
DFE	5481
MSE	0.047628
F RATIO	275.33
PROB>F	0.0001
R-SQUARE	0.7152

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB>|T|	VARIABLE LABEL
INTERCEPT	1	4.857290	0.028341	171.3855	0.0001	
B1	1	0.115105	0.014821	7.7663	0.0001	BATH DUMMY 1.5
B2	1	0.199386	0.014091	14.1496	0.0001	BATH DUMMY 2
B3	1	0.402985	0.022054	18.2724	0.0001	BATH DUMMY GT 2
R1	1	-0.081673	0.011712	-6.9736	0.0001	ONE ROOM
R3	1	0.039683	0.007353619	5.3985	0.0001	THREE ROOMS
RG4	1	0.023755	0.003241238	7.3288	0.0001	ROOMS WHEN GE 4
BED0	1	-0.199505	0.012214	-16.3339	0.0001	NO BEDROOMS
BED2	1	0.170256	0.007632282	22.3073	0.0001	TWO BEDROOMS
BED3	1	0.257577	0.013974	18.4323	0.0001	THREE BEDS
BEDG4	1	0.082323	0.005334271	16.3526	0.0001	NUMBER BEDS WHEN GE 4
ELEVP	1	0.130865	0.016456	7.9525	0.0001	ELEVATOR PRESENT
SFATT	1	0.027845	0.013795	2.0185	0.0436	SINGLE FAMILY ATTACHED
SFDET	1	0.054033	0.017126	3.1549	0.0016	SINGLE FAMILY DETACHED
DUPLEX	1	-0.0086424	0.016440	-0.5257	0.5991	TWO UNITS
MGT50	1	0.058240	0.016764	3.4742	0.0005	MORE THAN 50 UNITS
AGE1	1	-0.00333843	0.001849717	-1.8048	0.0712	AGE OF STRUCTURE
AGE1SQ	1	-.0000183895	.00005019064	-0.3664	0.7141	SQUARE AGE
OAGE	1	0.008803	0.063980	1.3880	0.1652	DUMMY OLD STRUCTURE
RWEAT	1	-0.125465	0.026716	-4.6963	0.0001	WALL OR ROOM HEAT W FLUE
ROOMAC	1	0.096907	0.008341561	11.6173	0.0001	ROOM AIR CONDITIONER
CENTAC	1	0.218964	0.011270	19.4283	0.0001	CENTRAL AIR CONDITIONER
NORAD	1	0.020528	0.013733	1.4948	0.1350	ROOMS WITHOUT HEAT
POOR	1	-0.257494	0.023653	-10.8864	0.0001	NABSNT+SABSNT+NOBATH+SHARED+NHEAT
NOPPTVCY	1	-0.071630	0.013986	-5.1217	0.0001	PASS THRU BR TO ROOM AND OR BATH
NOUT	1	-0.058595	0.022071	-2.6549	0.0080	NO OUTLETS
BADHALL	1	-.0000280786	0.007963395	-0.0035	0.9972	BAD HALL LIGHTING
DEFCT	1	-0.00529974	0.003352234	-1.5810	0.1139	BLEAK+RLEAK+CRACKS+HOLES+PLASTER+RATS
CLOT	1	-0.025631	0.001777362	-14.4206	0.0001	LENGTH OF TENURE CORRECTED FOR DOI
CLOTSQ	1	0.0007050384	0.0001006498	7.0049	0.0001	SQUARE LENGTH OF TENURE
OLOT	1	-0.139200	0.053225	-2.6153	0.0089	DUMMY FOR OLD TENANTS
CROWDS	1	-0.016738	0.010650	-1.5717	0.1161	PERSONS PER ROOM
BLACK	1	-0.181521	0.008047473	-22.5563	0.0001	BLACK DUMMY
SPAN	1	-0.024766	0.020114	-1.2313	0.2183	SPANISH DUMMY
LLBLG	1	0.054160	0.019414	2.7897	0.0053	LANDLORD LIVGS IN BUILDING
NHUTNC	1	0.095523	0.013251	7.2085	0.0001	NON HEAT UTILITY INCLUDED
HEATINC	1	0.103134	0.014204	7.2609	0.0001	HEAT INCLUDED IN RENT
PARKINC	1	0.129680	0.022885	5.6666	0.0001	PARKING INCLUDED IN RENT
FURNINC	1	0.147337	0.016573	8.8903	0.0001	FURNITURE INCLUDED IN RENT
EXCELN	1	0.073148	0.009434108	7.7536	0.0001	EXCELLENT NEIGHBORHOOD RATING
GOODN	1	0.038182	0.007804099	4.8429	0.0001	GOOD NEIGHBORHOOD RATING
POORN	1	0.006458829	0.015200	0.4249	0.6709	POOR NEIGHBORHOOD RATING
ABANDON	1	-0.074153	0.011182	-6.6315	0.0001	ABANDONED HOUSING, ENUMERATOR
LITTER	1	-0.00307057	0.008296565	-0.3701	0.7113	LITTER IN NEIGHBORHOOD

Exhibit 4 (cont'd)
Sample Regressions

WASHINGTON, D.C. AND ENVIRONS

RENTERS

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB>|T|	VARIABLE LABEL
NOSHOPS	1	-0.020892	0.008262486	-2.5285	0.0115	NO CONVENIENT SHOPPING
Q	1	0.004073701	0.001497718	2.7199	0.0065	TIME TREND
QHEAT	1	0.001623305	0.001839641	0.8824	0.3776	TIME TREND W HEATING
CC1	1	0.114958	0.013687	8.3990	0.0001	PRIMARY CENTRAL CITY
MONTGOM	1	0.029757	0.013979	2.1286	0.0333	
PRINCEG	1	-0.00101378	0.013356	-0.0759	0.9395	
ALEXARL	1	0.047308	0.014360	3.2944	0.0010	

TEST:TEST001 (Age)	NUMERATOR:	1.52196761	DF:	3	F VALUE:	31.9551
	DENOMINATOR:	0.04762829	DF:	5481	PROB > F:	0.0001
TEST:TEST002 (Length of Tenure)	NUMERATOR:	8.28061423	DF:	3	F VALUE:	174.0271
	DENOMINATOR:	0.04762829	DF:	5481	PROB > F:	0.0001
TEST:TEST003 (Neighborhood Rating)	NUMERATOR:	0.96866163	DF:	3	F VALUE:	20.3379
	DENOMINATOR:	0.04762829	DF:	5481	PROB > F:	0.0001
TEST:TEST004 (Location)	NUMERATOR:	1.52527897	DF:	4	F VALUE:	32.0246
	DENOMINATOR:	0.04762829	DF:	5481	PROB > F:	0.0001

Exhibit 4 (cont'd)
Sample Regressions

WASHINGTON, D.C. AND ENVIRONS

OWNERS

DESCRIPTIVE STATISTICS

	SUM	MEAN	UNCORRECTED SS	VARIANCE	STD DEVIATION
INTERCEPT	4613.00000000	1.00000000	4613.00000000	0.00000000	0.00000000
VALUELN	49427.02944600	10.71472565	530532.14328057	0.20274996	0.45027765
B1	1059.00000000	0.22956861	1059.00000000	0.17690521	0.42060101
B2	889.00000000	0.19271624	889.00000000	0.15561042	0.39447487
B3	1556.00000000	0.33730761	1556.00000000	0.22357965	0.47284210
R12	517.00000000	0.11207457	535.00000000	0.10343830	0.32161825
R4	1424.00000000	0.30869282	1424.00000000	0.21344784	0.46200415
R5	668.00000000	0.14480815	668.00000000	0.12386560	0.35194545
RG6	1766.00000000	0.38283113	11438.00000000	2.33346059	1.52755588
BED1	22.00000000	0.00476913	22.00000000	0.00474742	0.06890149
BED2	572.00000000	0.12399740	572.00000000	0.10864560	0.32961431
BED4	1291.00000000	0.27986126	1291.00000000	0.20158263	0.44897955
BEDG5	1939.00000000	0.42033384	10153.00000000	2.02471220	1.42292382
GAR	2052.00000000	0.44482983	2052.00000000	0.24700980	0.49700380
BASE	3729.00000000	0.80836766	3729.00000000	0.15494298	0.39362797
SFATT	1145.00000000	0.24821158	1145.00000000	0.18664305	0.43202205
AGE1	123522.00000000	26.77693475	4906744.00000000	346.74836640	18.62118059
AGE1SQ	4906744.00000000	1063.67743334	11644248136.00000000	1393116.92801839	1180.30376397
AGE1CB	230278086.00000000	49919.37697811323734	02114664.00000000	4526900158.24662300	67282.24251797
OAGE	1283.00000000	0.27812703	1283.00000000	0.20081592	0.44812489
SHEAT	1485.00000000	0.32191632	1485.00000000	0.21833353	0.46726174
RHEAT	48.00000000	0.01040538	48.00000000	0.01029934	0.10148565
EHEAT	69.00000000	0.01495773	69.00000000	0.01473719	0.12139583
ROOMAC	1664.00000000	0.36071971	1664.00000000	0.23065100	0.48026139
CENTAC	2202.00000000	0.47734663	2202.00000000	0.24954092	0.49954371

Exhibit 4 (cont'd)
Sample Regressions
WASHINGTON, D.C. AND ENVIRONS

OWNERS

NORAD	4224.00000000	0.91567310	4224.00000000	0.07723262	0.27790757
POOR	36.00000000	0.00780403	76.00000000	0.01641783	0.12813210
NOPRIVCY	56.00000000	0.01213961	56.00000000	0.01199484	0.10952394
NOUT	70.00000000	0.01517451	70.00000000	0.01494748	0.12225989
COOKE	1981.00000000	0.42943854	1981.00000000	0.24507421	0.49504970
CLOT	52471.50000000	11.37470193	968533.52083331	80.59103394	8.97725391
CLOTSQ	968533.52083331	209.95740751	539011970.02841040	72779.96160232	269.77761509
DLOT	473.00000000	0.10253631	473.00000000	0.09204257	0.30338518
CROWDS	2336.40000000	0.50648168	1464.30640000	0.06091990	0.24681958
BLACK	1264.00000000	0.27400824	1264.00000000	0.19897086	0.44606149
SPAN	44.00000000	0.00953826	44.00000000	0.00944933	0.09720767
EXCELN	2342.00000000	0.50769564	2342.00000000	0.24999497	0.49999497
GOODN	1783.00000000	0.38651637	1783.00000000	0.23717288	0.48700398
POORN	57.00000000	0.01235638	57.00000000	0.01220635	0.11048235
ABANDON	168.00000000	0.03641882	168.00000000	0.03510010	0.18735019
Q	25577.00000000	5.54454802	197021.00000000	11.97053239	3.45984572
CC1	1507.00000000	0.32668545	1507.00000000	0.22000976	0.46905198
FORAY	8415.00000000	1.82419250	64827.00000000	10.72775805	3.27532564
MONTGOM	944.00000000	0.20463906	944.00000000	0.16279721	0.40348136
PRINCEG	773.00000000	0.16756991	773.00000000	0.13952048	0.37352440
ALEXARL	267.00000000	0.05787990	267.00000000	0.05454164	0.23354153

Exhibit 4 (cont'd)
Sample Regressions
WASHINGTON, D.C. AND ENVIRONS

OWNERS

MODEL: A
DEP VAR: VALUELN LOG HOUSE VALUE

		SSE	331.295383	F RATIO	189.21
		DFE	4568	PROB>F	0.0001
		MSE	0.072525	R-SQUARE	0.6457

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB>|T|	VARIABLE LABEL
INTERCEPT	1	10.412605	0.035938	289.7380	0.0001	
B1	1	0.105325	0.012904	8.1620	0.0001	BATH DUMMY 1.5
B2	1	0.154126	0.014205	10.8504	0.0001	BATH DUMMY 2
B3	1	0.302760	0.016128	18.7728	0.0001	BATH DUMMY GT 2
R12	1	-0.015417	0.013979	-1.1029	0.2701	ONE OR TWO ROOMS
R4	1	0.045510	0.010333	4.4045	0.0001	FOUR ROOMS
R5	1	0.063049	0.013347	4.7238	0.0001	FIVE ROOMS
RG6	1	0.019313	0.002935609	6.5787	0.0001	NUMBER ROOMS GE 6
BED1	1	-0.070932	0.058142	-1.2200	0.2225	ONE BEDROOM
BED2	1	-0.083489	0.013476	-6.1953	0.0001	TWO BEDROOMS
BED4	1	0.061003	0.010412	5.8589	0.0001	FOUR BEDROOMS
BEDG5	1	0.017588	0.003188006	5.5168	0.0001	NUMBER BEDS GE 5
GAR	1	0.078171	0.008989691	8.6956	0.0001	GARAGE
BASE	1	0.054421	0.011097	4.9041	0.0001	BASEMENT
SFATT	1	-0.122276	0.012081	-10.1217	0.0001	SINGLE FAMILY ATTACHED
AGE1	1	0.003763571	0.005861913	0.6420	0.5209	AGE OF STRUCTURE
AGE1SQ	1	-.0000825003	0.0004235344	-0.1948	0.8456	SQUARE AGE
AGE1CB	1	-.0000010812	.00000854373	-0.1265	0.8993	CUBE AGE
DAGE	1	0.201982	0.411023	0.4914	0.6232	DUMMY OLD STRUCTURE
SHEAT	1	0.003562893	0.011862	0.3004	0.7639	STEAM OR HOT WATER
RHEAT	1	-0.051140	0.041522	-1.2317	0.2181	WALL OR ROOM HEAT W FLUE
EHEAT	1	0.033547	0.033367	1.0054	0.3148	ELECTRIC UNITS
ROOMAC	1	0.040385	0.012226	3.3031	0.0010	ROOM AIR CONDITIONER
CENTAC	1	0.110726	0.014615	7.5762	0.0001	CENTRAL AIR CONDITIONER
NORAD	1	0.006797265	0.014990	0.4535	0.6502	ROOMS WITHOUT HEAT
POOR	1	-0.101586	0.032689	-3.1077	0.0019	NABSNT+SABSNT+NOBATH+SHARED+NHEAT
NOPRIVCY	1	-0.111562	0.037407	-2.9824	0.0029	PASS THRU BR TO ROOM AND OR BATH
NOUT	1	-0.083449	0.032970	-2.5311	0.0114	NO OUTLETS
COOKE	1	0.069360	0.009296161	7.4612	0.0001	COOK WITH ELECTRICITY
CLOT	1	-0.00599095	0.002744868	-2.1826	0.0291	LENGTH OF TENURE CORRECTED FOR DOI
CLOTSQ	1	0.000177684	0.0001230901	1.4435	0.1489	SQUARE LENGTH OF TENURE
DLOT	1	-0.048084	0.042990	-1.1185	0.2634	DUMMY FOR OLD TENANTS
CROWDS	1	-0.110385	0.018208	-6.0624	0.0001	PERSONS PER ROOM
BLACK	1	-0.241638	0.013170	-18.3482	0.0001	BLACK DUMMY
SPAN	1	-0.085693	0.041102	-2.0849	0.0371	SPANISH DUMMY
EXCELN	1	0.158308	0.015550	10.1836	0.0001	EXCELLENT NEIGHBORHOOD RATING
GOODN	1	0.096210	0.014958	6.4318	0.0001	GOOD NEIGHBORHOOD RATING
POORN	1	-0.032355	0.038417	-0.8422	0.3997	POOR NEIGHBORHOOD RATING
ABANDON	1	-0.072323	0.022560	-3.2057	0.0014	ABANDONED HOUSING, ENUMERATOR
Q	1	0.00258428	0.001403317	1.8416	0.0656	TIME TREND
CC1	1	-0.053228	0.022387	-2.3776	0.0175	PRIMARY CENTRAL CITY
FORAY	1	0.006645921	0.002466187	2.6948	0.0071	CENTRAL CITY INFLATION DIFFERENTIAL
MONTGOM	1	-0.029963	0.012507	-2.3958	0.0166	

Exhibit 4 (cont'd)
Sample Regressions
WASHINGTON, D.C. AND ENVIRONS

OWNERS

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB>|T|	VARIABLE LABEL
PRINCEG	1	-0.132815	0.013263	-10.0137	0.0001	
ALEXARL	1	0.038427	0.019742	1.9464	0.0517	

TEST:TEST001 (Age)	NUMERATOR:	0.14089580	DF: 4	F VALUE:	1.9427	
	DENOMINATOR:	0.07252526	DF: 4568	PROB > F:	0.1005	
TEST:TEST002 (Length of Tenure)	NUMERATOR:	0.38978594	DF: 3	F VALUE:	5.3745	
	DENOMINATOR:	0.07252526	DF: 4568	PROB > F:	0.0012	
TEST:TEST003 (Neighborhood Rating)	NUMERATOR:	3.10389342	DF: 3	F VALUE:	42.7974	
	DENOMINATOR:	0.07252526	DF: 4568	PROB > F:	0.0001	
TEST:TEST004 (Location)	NUMERATOR:	2.35098889	DF: 4	F VALUE:	32.4161	
	DENOMINATOR:	0.07252526	DF: 4568	PROB > F:	0.0001	

Exhibit 5

Measures of Explanatory Power of the
Hedonic Regressions:
R-Squared and Standard Errors

	Renters		Owners	
	R-Squared	Standard Error	R-Squared	Standard Error
Wave I Cities				
Albany	.65	.32	.54	.34
Anaheim	.59	.21	.59	.23
Boston	.52	.30	.55	.29
Dallas	.77	.24	.71	.33
Detroit	.67	.25	.65	.29
Fort Worth	.78	.25	.71	.33
Los Angeles	.59	.27	.58	.30
Memphis	.81	.24	.74	.31
Minneapolis	.66	.22	.62	.26
Newark	.52	.27	.60	.25
Orlando	.72	.24	.62	.32
Phoenix	.70	.25	.62	.31
Pittsburgh	.69	.30	.62	.36
Salt Lake City	.63	.26	.54	.29
Spokane	.65	.25	.64	.30
Tacoma	.62	.24	.59	.31
Washington, D.C.	.72	.22	.65	.27
Wichita	.73	.24	.68	.31
Wave II Cities				
Atlanta	.73	.26	.68	.30
Chicago	.61	.25	.62	.26
Cincinnati	.71	.25	.66	.30
Colorado Springs	.64	.21	.62	.27
Columbus	.65	.23	.68	.28
Hartford	.59	.25	.58	.22
Kansas City	.73	.25	.70	.33
Madison	.52	.25	.63	.24
Miami	.67	.23	.59	.29
Milwaukee	.64	.23	.65	.26
New Orleans	.72	.28	.66	.30
Newport News	.78	.21	.66	.26
Paterson	.64	.26	.49	.20
Philadelphia	.65	.29	.74	.33
Portland	.59	.23	.60	.28

Exhibit 5 (cont'd)

Measures of Explanatory Power of the
Hedonic Regressions:
R-Squared and Standard Errors

	Renters		Owners	
	R-Squared	Standard Error	R-Squared	Standard Error
Wave II Cities (cont'd)				
Rochester	.59	.23	.65	.29
San Antonio	.82	.26	.73	.33
San Bernadino	.53	.29	.58	.30
San Diego	.57	.25	.56	.27
San Francisco	.56	.26	.59	.28
Springfield	.64	.26	.51	.26
Wave III Cities				
Allentown	.60	.28	.61	.33
Baltimore	.65	.26	.69	.35
Birmingham	.82	.27	.70	.37
Buffalo	.65	.27	.64	.29
Cleveland	.71	.24	.68	.26
Denver	.65	.25	.61	.25
Grand Rapids	.62	.23	.65	.30
Honolulu	.52	.35	.32	.27
Houston	.77	.26	.67	.36
Indianapolis	.74	.24	.71	.31
Las Vegas	.69	.19	.55	.26
Louisville	.72	.25	.71	.31
New York	.58	.32	.57	.21
Oklahoma City	.72	.25	.74	.30
Omaha	.68	.24	.70	.31
Providence	.64	.30	.50	.28
Raleigh	.82	.23	.73	.29
Sacramento	.61	.25	.64	.28
St. Louis	.70	.28	.66	.35
Seattle	.61	.25	.56	.30

Exhibit 6

Stem and Leaf Display for R^2s

Renter

Row Count	Cumulative Count		
4	4	.8	1 2 2 2
4	8	*	7 7 8 8
13	21	.7	0 0 1 1 2 2 2 2 2 3 3 3 4
13	34	*	5 5 5 5 5 5 5 6 7 7 8 9 9
13	47	.6	0 0 1 1 1 2 2 3 4 4 4 4 4
7	54	*	6 7 8 9 9 9 9
5	59	.5	2 2 2 2 3
		*	
		.4	
		*	
		.3	

Owner

		.8	
		*	
12	12	.7	0 0 0 1 1 1 1 3 3 4 4 4
15	27	*	5 5 5 5 5 6 6 6 6 7 8 8 8 8 9
14	41	.6	0 0 1 1 2 2 2 2 2 2 3 4 4 4
12	53	*	5 5 6 6 7 8 8 9 9 9 9 9
4	57	.5	0 1 4 4
1	58	*	9
		.4	
		*	
1	59	.3	2

Exhibit 7

MEANS OF RENTER HEDONIC COEFFICIENTS FOR 59 SMSAS

VARIABLE	N	MEAN	MEDIAN	STD DEV	IQR	POS SIG	NEG SIG
INTERCEP	59	4.9376	4.9124	0.224	0.2606	59	0
B1	59	0.1165	0.1153	0.046	0.0583	57	0
B2	59	0.194	0.1938	0.0501	0.0608	57	0
B3	59	0.3722	0.3625	0.112	0.1741	55	0
R1	59	-0.0972	-0.097	0.0466	0.0654	0	49
R3	59	0.0693	0.066	0.0284	0.0352	55	0
RG4	59	0.0291	0.0299	0.0112	0.0161	53	0
BED0	59	-0.1984	-0.1961	0.0686	0.0629	0	57
BED2	59	0.1242	0.1191	0.0328	0.055	59	0
BED3	59	0.2305	0.2249	0.0607	0.0731	59	0
BEDG4	59	0.0645	0.0577	0.0252	0.0376	59	0
ELEVP	59	0.1351	0.115	0.1139	0.1224	37	0
SFATT	59	-0.0365	-0.0298	0.0671	0.0938	3	23
SFDET	59	-0.0381	-0.038	0.0759	0.1011	9	28
DUPLEX	59	-0.0264	-0.022	0.0514	0.0755	2	22
NGT50	59	0.0468	0.057	0.0748	0.0741	27	3
AGE1	59	-0.006	-0.0073	0.0086	0.0119	4	25
AGE1SQ	59	.0000	.0000	0.0002	0.0003	13	9
DAGE	59	0.0546	0.0151	0.2731	0.3099	12	6
RHEAT	59	-0.1668	-0.1614	0.0948	0.1082	0	56
ROOMAC	59	0.0756	0.0751	0.0467	0.0594	48	1
CENTAC	59	0.1868	0.206	0.1068	0.1171	53	1
NORAD	58	-0.0135	-0.0155	0.0451	0.0482	6	17
POOR	59	-0.2535	-0.2562	0.0763	0.0625	0	59
NOPRIVCY	59	-0.0487	-0.0525	0.0328	0.0382	1	37
NOUT	59	-0.0708	-0.0694	0.0709	0.0792	1	30
BADHALL	59	-0.0013	0.0007	0.0283	0.0389	3	6
DFECT	59	-0.0048	-0.0045	0.0114	0.0149	4	9
CLOT	59	-0.0317	-0.0309	0.0094	0.0145	0	59
CLOTSQ	59	0.0008	0.0008	0.0005	0.0005	49	0
DLOT	59	-0.1413	-0.1572	0.2605	0.2519	4	21
CROWDS	59	0.0266	0.0308	0.0356	0.0619	19	2
BLACK	59	-0.08	-0.1032	0.0659	0.0958	0	39
SPAN	59	-0.0386	-0.0485	0.0765	0.0986	2	22
LLBLG	59	-0.028	-0.0269	0.0413	0.0635	1	21
NHUINC	59	0.0447	0.0428	0.0864	0.101	24	4
HEATINC	59	0.0825	0.0904	0.1059	0.1008	44	4
PARKINC	55	0.0869	0.0792	0.0905	0.1117	29	0
FURNINC	59	0.0511	0.0471	0.0648	0.0737	35	4
EXCELN	59	0.0545	0.0524	0.0286	0.0422	40	0
GOODN	59	0.0218	0.0216	0.0241	0.0349	25	1
POORN	59	-0.0033	-0.0097	0.0446	0.0471	2	6
ABANDON	59	-0.0677	-0.067	0.0441	0.0483	0	38
LITTER	59	-0.0158	-0.0142	0.0246	0.0282	1	12
NOSHOPS	59	-0.018	-0.0172	0.0358	0.048	3	15
Q	59	0.0051	0.0051	0.0037	0.0045	37	0
QHEAT	59	-0.001	-0.0005	0.0139	0.0064	8	6
CC1	40	0.0101	0.0043	0.081	0.1054	19	11

NOTE: The last two columns report the number of equations in which the absolute value of the t-statistic exceeds 1.67. This is a test of whether individual coefficient estimates are different from zero. A t-test for the hypothesis that the coefficient estimates are on average different from zero is based on the ratio of the mean of the 59 estimates (col. 3) to their standard deviation (col. 5).

Exhibit 8

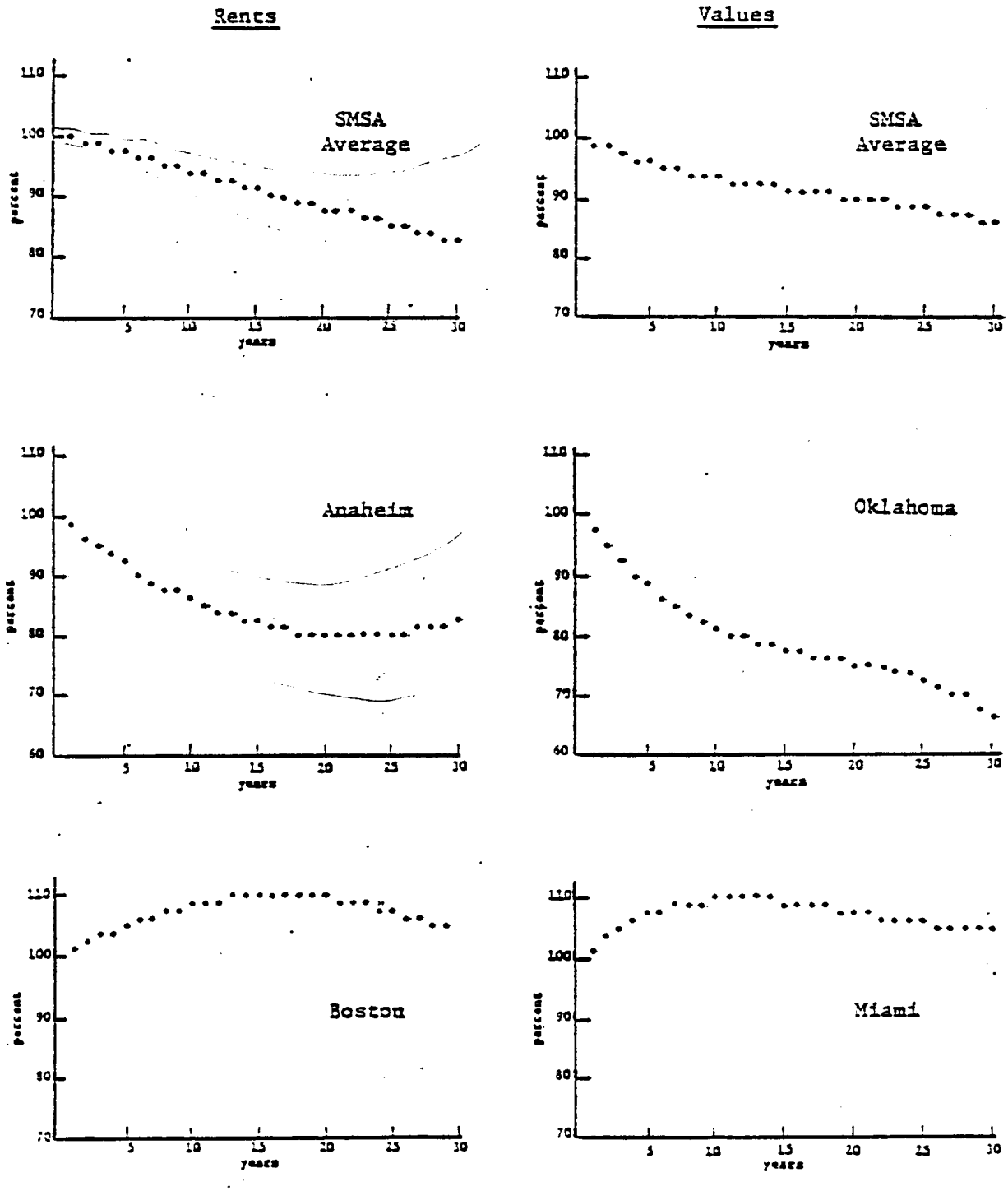
MEANS OF OWNER HEDONIC COEFFICIENTS FOR 59 SMSAS

VARIABLE	N	MEAN	MEDIAN	STD DEV	IQR	POS SIG	NEG SIG
INTERCEP	59	10.1051	10.0853	0.2645	0.4045	59	0
B1	59	0.1114	0.108	0.0283	0.0401	59	0
B2	59	0.1765	0.1661	0.0443	0.0703	59	0
B3	59	0.382	0.3774	0.0861	0.1331	59	0
R12	59	-0.0811	-0.0753	0.0277	0.0321	0	58
R4	59	0.0811	0.0775	0.0283	0.0303	58	0
R5	59	0.1404	0.1355	0.0518	0.0775	57	0
RG6	59	0.031	0.0291	0.0128	0.0137	58	0
BED1	59	-0.2564	-0.2579	0.1112	0.1506	0	56
BED2	59	-0.0962	-0.0968	0.0303	0.0419	0	59
BED4	59	0.0516	0.0447	0.0331	0.0464	45	0
BEDG5	59	0.0199	0.0183	0.0093	0.0132	52	0
GAR	59	0.115	0.1098	0.0444	0.0531	57	0
BASE	59	0.0665	0.0633	0.0509	0.0512	42	1
SFATT	59	0.0279	0.0087	0.162	0.1582	17	11
AGE1	59	-0.01	-0.0105	0.0108	0.0139	2	24
AGE1SQ	59	0.0004	0.0004	0.0007	0.0008	14	2
AGE1CB	59	.0000	.0000	.0000	.0000	1	15
DAGE	59	0.3614	0.2561	0.6877	1.0595	16	2
SHEAT	57	0.0951	0.0779	0.1302	0.1041	33	1
RHEAT	59	-0.1054	-0.104	0.1201	0.12	0	38
EHEAT	59	0.0454	0.0433	0.0944	0.115	15	6
ROOMAC	59	0.0376	0.0259	0.0565	0.0445	29	4
CENTAC	59	0.1348	0.1128	0.0799	0.0985	54	1
NORAD	59	-0.0308	-0.0444	0.0661	0.0941	11	34
POOR	59	-0.1688	-0.1811	0.1664	0.2244	2	45
NOPRIVCY	59	-0.0743	-0.0826	0.0691	0.0659	2	39
NOUT	59	-0.0985	-0.0992	0.1089	0.097	1	39
COOKE	59	0.0773	0.0836	0.0334	0.0338	55	0
CLOT	59	-0.0049	-0.0058	0.0055	0.0081	1	26
CLOTSQ	59	0.0002	0.0002	0.0002	0.0004	15	1
DLOT	59	-0.0575	-0.0574	0.0815	0.1038	1	16
CROWDS	59	-0.0469	-0.0597	0.0371	0.0503	0	37
BLACK	59	-0.1481	-0.1509	0.0767	0.1057	0	51
SPAN	59	-0.07	-0.0821	0.1045	0.0905	0	26
EXCELN	59	0.1594	0.1586	0.0452	0.0615	59	0
GOODN	59	0.0676	0.0631	0.0361	0.0488	10	0
POORN	59	-0.0452	-0.0528	0.1019	0.102	6	18
ABANDON	59	-0.0944	-0.0911	0.0788	0.0916	1	42
Q	59	0.0057	0.0056	0.0032	0.0053	48	0
CC1	40	-0.0697	-0.0557	0.1103	0.1236	4	22
FORAY	42	0.0004	0.0005	0.0047	0.005	5	3

NOTE: The last two columns report the number of equations in which the absolute value of the t-statistic exceeds 1.67. This is a test of whether individual coefficient estimates are different from zero. A t-test for the hypothesis that the coefficient estimates are on average different from zero is based on the ratio of the mean of the 59 estimates (col. 3) to their standard deviation (col. 5).

Exhibit 9

Rents and Values as a Function of Dwelling Age



Note: Horizontal axis measures time in years; vertical axis measures rent or value as a percentage of year-zero rent or value.

Exhibit 10

Coefficients for Central City Location,
Adjusted for the Presence of other Locational Variables

	Number of Locational Variables[A]	Renters Adjusted Coefficient	Renters Proportion of Sample in Central City	Renters Probability Greater than F[AA]	Owners Adjusted Coefficient	Owners Proportion of Sample in Central City	Owners Probability Greater than F
Wave I							
Albany	1	.092	.57	.0001	.040	.20	.2749
Anaheim	1	-.055	.35	.0001	-.123	.25	.0001
Boston	1	-.038	.59	.0002	-.235	.18	.0001
Dallas	1	.061	.69	.0002	.008	.46	.7700
Detroit	3	-.133	.63	.0001	-.257	.38	.0001
Fort Worth	1	.071	.57	.0001	-.006	.47	.8310
Los Angeles	2	.031	.51	.0001	.089	.38	.0001
Memphis	0						
Minneapolis	2	-.071	.34	.0001	-.092	.19	.0005
Newark	3	-.146	.27	.0001	-.355	.02	.0001
Orlando	0						
Phoenix	1	.037	.62	.0411	-.029	.57	.2601
Pittsburgh	2	.139	.33	.0001	.029	.15	.6334
Salt Lake City	0						
Spokane	0						
Tacoma	0						
Washington	4	.096	.58	.0001	-.014	.33	.0001
Wichita	0						
Wave II							
Atlanta	2	.053	.56	.0001	-.016	.35	.0001
Chicago	4	-.022	.65	.0459	-.144	.23	.0001
Cincinnati	2	.008	.53	.0043	.004	.18	.0001
Colorado Springs	0						
Columbus	1	-.064	.76	.0002	-.103	.50	.0001
Hartford	0						
Kansas City	2	.021	.49	.0001	-.075	.35	.0050
Madison	0						
Miami	1	-.013	.36	.4286	-.007	.15	.8571
Milwaukee	2	-.020	.68	.0165	-.183	.36	.0001
New Orleans	1	.062	.64	.0017	.060	.34	.0521
Newport News	0						
Paterson	1	-.189	.33	.0001	-.089	.10	.0013
Philadelphia	6	-.037	.54	.0001	-.097	.42	.0001
Portland	1	.036	.44	.0216	-.108	.32	.0001
Rochester	1	.053	.47	.0081	-.181	.22	.0001
San Antonio	0						
San Bernardino	1	-.021	.29	.3368	.039	.26	.1684
San Diego	1	.072	.59	.0001	.001	.49	.9713
San Francisco	3	.124	.41	.0001	.064	.19	.0001
Springfield	0						

Exhibit 10 (cont'd)

Coefficients for Central City Location,
Adjusted for the Presence of other Locational Variables

	Number of Locational Variables[A]	Renters: Adjusted Coefficient	Renters: Proportion of Sample in Central City	Renters: Probability Greater than F**	Owners: Adjusted Coefficient	Owners: Proportion of Sample in Central City	Owners: Probability Greater than F
Wave III							
Allentown***	1	-.065	.52	.0023	-.030	.48	.0367
Baltimore	2	-.064	.52	.0086	-.288	.29	.0001
Birmingham	1	.072	.57	.0006	-.053	.33	.0962
Buffalo	1	-.019	.48	.3789	-.305	.15	.0001
Cleveland	2	-.203	.46	.0001	-.231	.22	.0001
Denver	2	-.021	.49	.0001	-.036	.32	.0001
Grand Rapids	0						
Honolulu	1	.193	.65	.0001	.112	.46	.0001
Houston	1	.065	.64	.0001	.068	.36	.0002
Indianapolis	1	-.016	.79	.4196	-.085	.63	.0013
Las Vegas	0						
Louisville	1	-.017	.56	.4046	-.106	.35	.0002
New York	7	-.112	.69	.0001	-.008	.13	.0001
Oklahoma City	1	.002	.62	.9107	.031	.57	.2336
Omaha	0						
Providence	1	-.070	.45	.0003	-.014	.28	.6113
Raleigh	0						
Sacramento	1	-.014	.34	.4459	-.089	.31	.0005
St. Louis	4	-.159	.62	.0005	-.074	.27	.0001
Seattle	1	.067	.54	.0001	-.003	.35	.8480
Average		-.005					

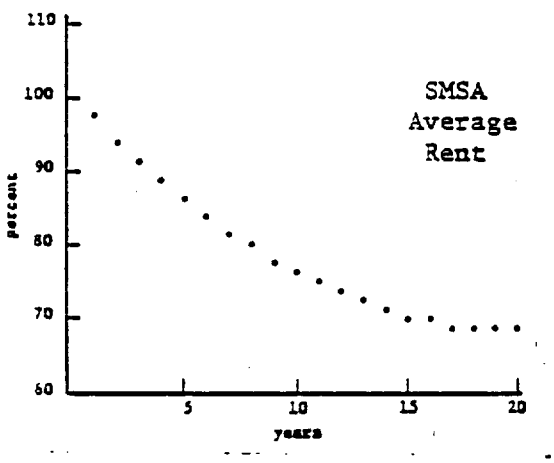
[A]Includes central city and county variables.

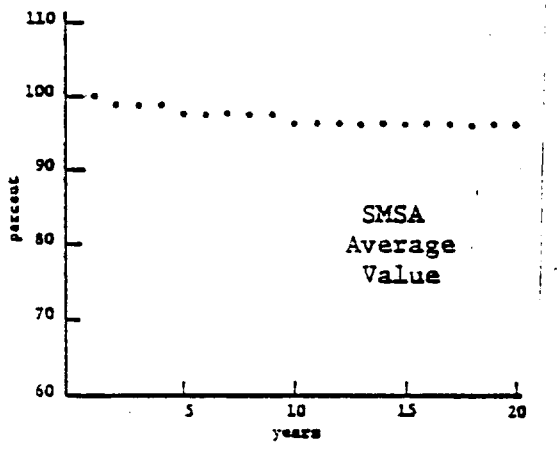
[**]The probability that the joint effect of the locational variables used to construct the adjusted coefficient is really zero, given the sample.

[***]Allentown central city is not identified. Coefficient is for Lehigh county.

Exhibit 11

Rents and Values as a Function of Occupants' Length of Tenure





Note: Horizontal axis measures time in years; vertical axis measures rent or value as a percentage of year-zero rent or value

Exhibit 12

Measures of Inflation in Housing Prices

		1974-1975	1975-1976	1976-1977
Rent Inflation				
Structural Rent Inflation	Average	5.2	6.9	6.9
	Maximum	13.9 (Newark)	14.2 (Portland)	17.5 (Buffalo)
	Minimum	-5.0 (Dallas)	2.3 (Columbus)	-2.9 (New York)
	Standard Deviation	5.7	3.5	5.0
Heat Included Differential	Average	-2.2	2.6	-1.1
	Maximum	14.6 (Dallas)	30.6 (San Bernardino)	32.3 (Sacramento)
	Minimum	-15.4 (Memphis)	-12.8 (San Antonio)	-68.4 (Honolulu)[a]
	Standard Deviation	7.8	9.8	18.9
Value Inflation				
SMSA-Wide Inflation	Average	8.1	5.8	8.0
	Maximum	17.6 (Salt Lake)	12.7 (San Francisco)	16.2 (Sacramento)
	Minimum	2.2 (Detroit)	-1.35 (Colorado Springs)	0.6 (Louisville)
	Standard Deviation	3.6	3.4	4.4
Central City Inflation Differential	Average	-0.7	0.1	2.3
	Maximum	8.5 (Washington)	11.4 (New Orleans)	15.2 (New York)
	Minimum	-9.0 (Pittsburgh)	-12.6 (Rochester)	-6.6 (Providence)
	Standard Deviation	6.0	5.8	6.0

Note: All numbers are annual percentages.

[a] Except for Honolulu the lowest rate is -12.3 percent in Buffalo.

Exhibit 13

Analysis of the Residuals for each SMSA
The Renter Equations in Wave 1

SMSA	Number of Residuals	Median	IQR of the Residuals	Positive Outliers[1]		Negative Outliers[2]	
Albany	986	.026	.360	0	(1.28)	6	(-1.24)
Anaheim	1370	-.004	.204	7	(0.71)	7	(-0.72)
Boston	4650	.013	.345	2	(1.21)	11	(-1.20)
Dallas	1283	.005	.250	0	(0.88)	5	(-0.87)
Detroit	2827	.005	.289	2	(1.02)	4	(-1.00)
Fort Worth	1088	.015	.258	0	(0.91)	4	(-0.89)
Los Angeles	5477	.002	.290	8	(1.01)	15	(-1.01)
Memphis	1261	.008	.248	0	(0.87)	8	(-0.86)
Minneapolis	1195	.004	.214	0	(0.76)	5	(-0.74)
Newark	1371	.022	.252	0	(0.90)	12	(-0.87)
Orlando	928	.022	.232	1	(0.82)	9	(-0.80)
Phoenix	924	.004	.225	3	(0.86)	2	(-0.86)
Pittsburg	947	.009	.366	0	(1.29)	2	(-1.28)
Salt Lake City	1085	.013	.271	1	(0.96)	7	(-0.94)
Spokane	1004	.009	.288	0	(1.01)	0	(-1.00)
Tacoma	1138	.009	.245	0	(0.87)	6	(-0.84)
Washington, D.C.	5532	-.001	.232	11	(0.81)	19	(-0.81)
Wichita	1180	.000	.277	0	(0.97)	2	(-0.97)

1. The number in parenthesis is the upper fence.
2. The number in parenthesis is the lower fence.

Exhibit 14

Analysis of the Residuals for each SMSA
The Owner Equations in Wave 1

SMSA	Number of Residuals	Median	IQR of the Residuals	Positive Outliers[1]		Negative Outliers[2]	
Albany	1952	.011	.352	0	(1.25)	9	(-1.21)
Anaheim	2269	-.012	.282	1	(0.98)	2	(-1.00)
Boston	3862	.016	.315	2	(1.11)	14	(-1.10)
Dallas	2072	-.011	.363	4	(1.26)	4	(-1.28)
Detroit	7422	.007	.313	10	(1.10)	39	(-1.09)
Fort Worth	2453	-.009	.365	11	(1.27)	4	(-1.28)
Los Angeles	5362	-.007	.350	1	(1.22)	6	(-1.23)
Memphis	1912	.007	.338	8	(1.18)	4	(-1.18)
Minneapolis	2458	-.007	.306	3	(1.07)	2	(-1.07)
Newark	1869	.003	.266	1	(0.93)	2	(-0.93)
Orlando	2255	.000	.350	6	(1.22)	4	(-1.23)
Phoenix	2290	-.010	.330	1	(1.17)	11	(-1.16)
Pittsburg	2384	.005	.404	1	(1.42)	7	(-1.40)
Salt Lake City	2579	-.008	.337	2	(1.17)	6	(-1.19)
Spokane	2402	-.005	.342	1	(1.20)	3	(-1.19)
Tacoma	2347	-.017	.340	4	(1.18)	3	(-1.20)
Washington, D.C.	4613	.007	.285	10	(1.00)	13	(-1.00)
Wichita	2286	.000	.367	0	(1.29)	4	(-1.28)

1. The number in parenthesis is the upper fence.
2. The number in parenthesis is the lower fence.

Exhibit 15

Analysis of the Residuals for each SMSA
The Renter Equations in Wave 2

SMSA	Number of Residuals	Median	IQR of the Residuals	Positive Outliers[1]		Negative Outliers[2]	
Atlanta	3928	.004	.268	4	(0.95)	22	(-0.93)
Chicago	4184	.012	.263	4	(0.93)	19	(-0.91)
Cincinnati	1187	.007	.277	1	(0.98)	4	(-0.96)
Colorado Springs	1226	.002	.214	3	(0.74)	4	(-0.75)
Columbus	1283	.001	.246	1	(0.86)	6	(-0.86)
Hartford	1259	.019	.240	0	(0.85)	9	(-0.83)
Kansas City	1067	.006	.272	2	(0.96)	4	(-0.95)
Madison	1615	.008	.220	0	(0.78)	8	(-0.75)
Miami	1318	.012	.251	1	(0.89)	7	(-0.87)
Milwaukee	1349	.008	.246	0	(0.87)	3	(-0.85)
New Orleans	1382	.013	.285	1	(1.01)	12	(-0.99)
Newport News	1118	.010	.221	0	(0.79)	8	(-0.72)
Paterson	1275	.014	.219	0	(1.03)	4	(-1.01)
Philadelphia	2974	.003	.312	3	(1.10)	8	(-1.08)
Portland	1267	-.003	.238	4	(0.84)	7	(-0.83)
Rochester	1080	.005	.199	2	(0.70)	11	(-0.69)
San Antonio	1084	.007	.259	0	(0.92)	10	(-0.90)
San Bernardino	999	.012	.313	2	(1.10)	1	(-1.10)
San Diego	1398	.016	.263	3	(0.92)	4	(-0.92)
San Francisco	4610	.007	.274	9	(0.97)	24	(-0.95)
Springfield	1311	.018	.293	0	(1.03)	7	(-1.02)

1. The number in parenthesis is the upper fence.
2. The number in parenthesis is the lower fence.

Exhibit 16

Analysis of the Residuals for each SMSA
The Owner Equations in Wave 2

SMSA	Number of Residuals	Median	IQR of the Residuals	Positive Outliers[1]		Negative Outliers[2]	
Atlanta	5258	.005	.337	16	(1.17)	8	(-1.18)
Chicago	5323	.003	.307	0	(1.08)	10	(-1.07)
Cincinnati	2108	-.001	.343	0	(1.20)	3	(-1.21)
Colorado Springs	2008	-.017	.332	1	(1.16)	2	(-1.17)
Columbus	2163	.004	.339	1	(1.19)	2	(-1.18)
Hartford	2245	-.002	.252	0	(0.89)	7	(-0.88)
Kansas City	2204	.004	.359	4	(1.27)	8	(-1.24)
Madison	1918	.003	.280	1	(0.98)	7	(-0.98)
Miami	1660	-.009	.365	0	(1.28)	1	(-1.28)
Milwaukee	2214	.009	.294	0	(1.04)	5	(-1.02)
New Orleans	1608	-.009	.372	0	(1.30)	0	(-1.30)
Newport News	1872	.005	.275	4	(0.96)	8	(-0.96)
Paterson	2169	.014	.218	0	(0.77)	4	(-0.75)
Philadelphia	7098	.011	.360	7	(1.27)	31	(-1.25)
Portland	2374	-.006	.338	3	(1.18)	3	(-1.19)
Rochester	2308	.004	.314	1	(1.10)	4	(-1.10)
San Antonio	2060	-.005	.367	3	(1.29)	5	(-1.28)
San Bernardino	2052	-.005	.338	3	(1.17)	3	(-1.19)
San Diego	1793	-.018	.338	0	(1.17)	0	(-1.19)
San Francisco	5411	.001	.339	0	(1.19)	12	(-1.19)
Springfield	2148	.006	.305	0	(1.07)	7	(-1.07)

1. The number in parenthesis is the upper fence.
2. The number in parenthesis is the lower fence.

Exhibit 17

Analysis of the Residuals for each SMSA
The Renter Equations in Wave 3

SMSA	Number of Residuals	Median	IQR of the Residuals	Positive Outliers[1]		Negative Outliers[2]	
Allentown	818	.015	.300	0	(1.07)	3	(-1.03)
Baltimore	1258	.017	.268	1	(0.95)	9	(-0.93)
Birmingham	1020	.006	.289	1	(1.02)	3	(-1.00)
Buffalo	1121	.010	.296	2	(1.04)	3	(-1.03)
Cleveland	1176	-.002	.264	1	(0.93)	2	(-0.93)
Denver	1289	.007	.240	6	(0.85)	9	(-0.83)
Grand Rapids	778	.008	.245	0	(0.87)	4	(-0.85)
Honolulu	1338	.026	.315	0	(1.13)	25	(-1.07)
Houston	4185	.000	.249	23	(0.87)	2	(-0.88)
Indianapolis	1145	-.006	.264	0	(0.93)	4	(-0.92)
Las Vegas	1308	-.001	.199	0	(0.70)	7	(-0.69)
Louisville	1008	-.004	.301	0	(1.05)	2	(-1.05)
New York	4186	.014	.328	3	(1.16)	20	(-1.13)
Oklahoma City	1048	-.002	.244	3	(0.86)	3	(-0.85)
Omaha	1160	.010	.236	4	(0.83)	8	(-0.82)
Providence	1215	.017	.312	2	(1.10)	4	(-1.08)
Raleigh	1416	.005	.258	0	(0.91)	3	(-0.90)
Sacramento	1130	.015	.223	1	(0.79)	6	(-0.77)
St. Louis	3407	.007	.292	4	(1.03)	17	(-1.01)
Seattle	3327	.010	.268	3	(0.94)	10	(-0.93)

1. The number in parenthesis is the upper fence.
2. The number in parenthesis is the lower fence.

Exhibit 18

Analysis of the Residuals for each SMSA
The Owner Equations in Wave 3

SMSA	Number of Residuals	Median	IQR of the Residuals	Positive Outliers[1]		Negative Outliers[2]	
Allentown	2302	.011	.373	0	(1.31)	13	(-1.30)
Baltimore	2003	.017	.372	4	(1.31)	16	(-1.29)
Birmingham	2292	.018	.419	1	(1.47)	7	(-1.46)
Buffalo	2006	-.001	.316	0	(1.11)	4	(-1.09)
Cleveland	2207	.010	.296	1	(1.03)	9	(-1.03)
Denver	2065	-.003	.288	2	(1.01)	7	(-1.00)
Grand Rapids	2522	-.001	.338	1	(1.19)	9	(-1.18)
Honolulu	1448	.022	.271	0	(0.93)	11	(-0.93)
Houston	6391	.001	.394	10	(1.38)	24	(-1.38)
Indianapolis	2109	.001	.353	1	(1.23)	3	(-1.24)
Las Vegas	2058	-.017	.316	0	(1.09)	1	(-1.12)
Louisville	2356	.003	.335	10	(1.18)	15	(-1.17)
New York	4583	-.001	.254	0	(0.89)	9	(-0.89)
Oklahoma City	2029	-.011	.343	3	(1.19)	7	(-1.20)
Omaha	2166	-.004	.354	4	(1.24)	8	(-1.24)
Providence	1989	-.001	.312	0	(1.10)	8	(-1.08)
Raleigh	2131	-.002	.291	8	(1.02)	6	(-1.01)
Sacramento	2124	-.004	.326	2	(1.14)	5	(-1.14)
St. Louis	5371	.007	.403	5	(1.42)	25	(-1.40)
Seattle	6667	-.015	.351	17	(1.22)	5	(-1.24)

1. The number in parenthesis is the upper fence.
2. The number in parenthesis is the lower fence.