

Simple Real Estate Valuation Model

Principal Investigators: Yu Shi Chua (chua7@wisc.edu)

Real estate valuation model is one of the important tools in real estate investing. The aim of this study is to find out what variables, if any, can significantly affect home value. In this project, I use data from Madison, WI as a starting point to study the dispersion of residential property value in Madison. There are two main parts in this study. Firstly, maps and choropleths are used to illustrate the general distribution of home values in Madison. It is observed that houses in west Madison tend to have slightly higher value than houses in East Madison. Secondly, regression analysis is used extensively to study the relationship between internal as well as external attributes of house and home values. The full regression model shows that location still plays a big part of the driving home prices, as well as houses in historical district and near UW Campus benefit from a higher home value.

Analysis

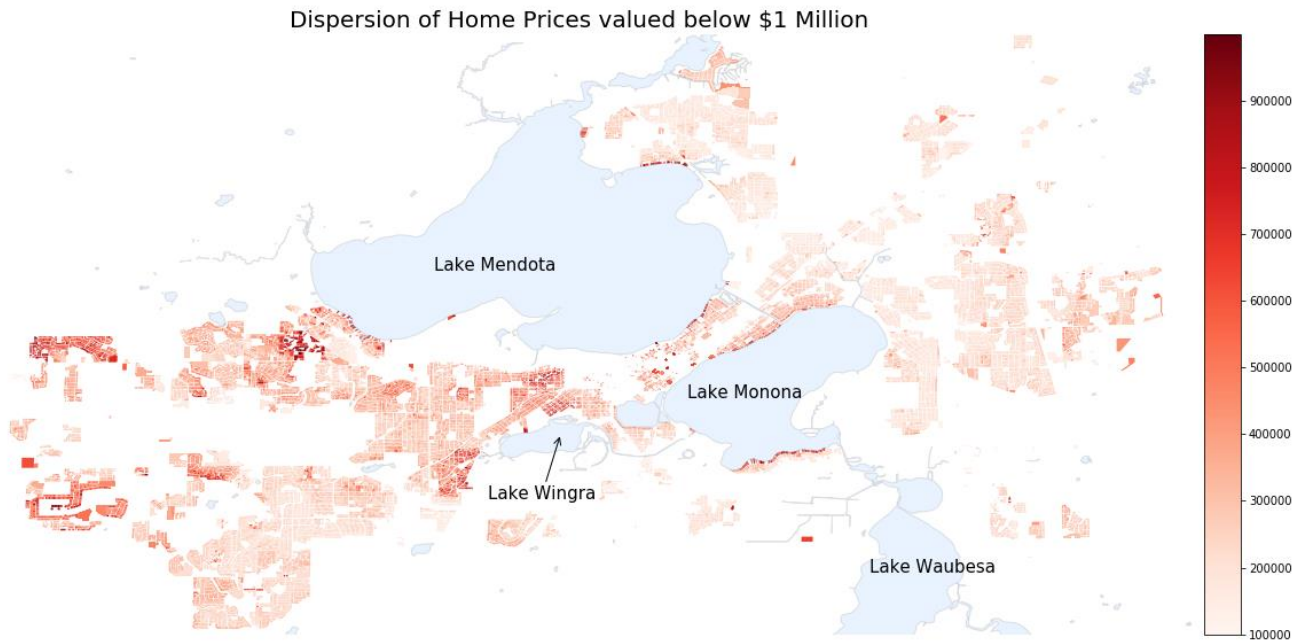
Data:

Since this is a valuation model focusing on residential property, I have removed industrial and commercial properties. Before doing any analysis, there are several houses that have value below \$100,000 and some that was built in year 0. I removed these data points so that the data set are more representative. To get a general sense of home value dispersion in Madison, I first categorize all houses into different classes of home values. As seen in Figure 1, the most common home value falls between \$250,000 and \$500,000. In addition, over 95% of all houses in Madison have values below \$1 Million. Therefore, in order for the data to be more representative, the regression and map analysis below would assume that home values fall between \$100,000 and \$1 Million.

Plotting:

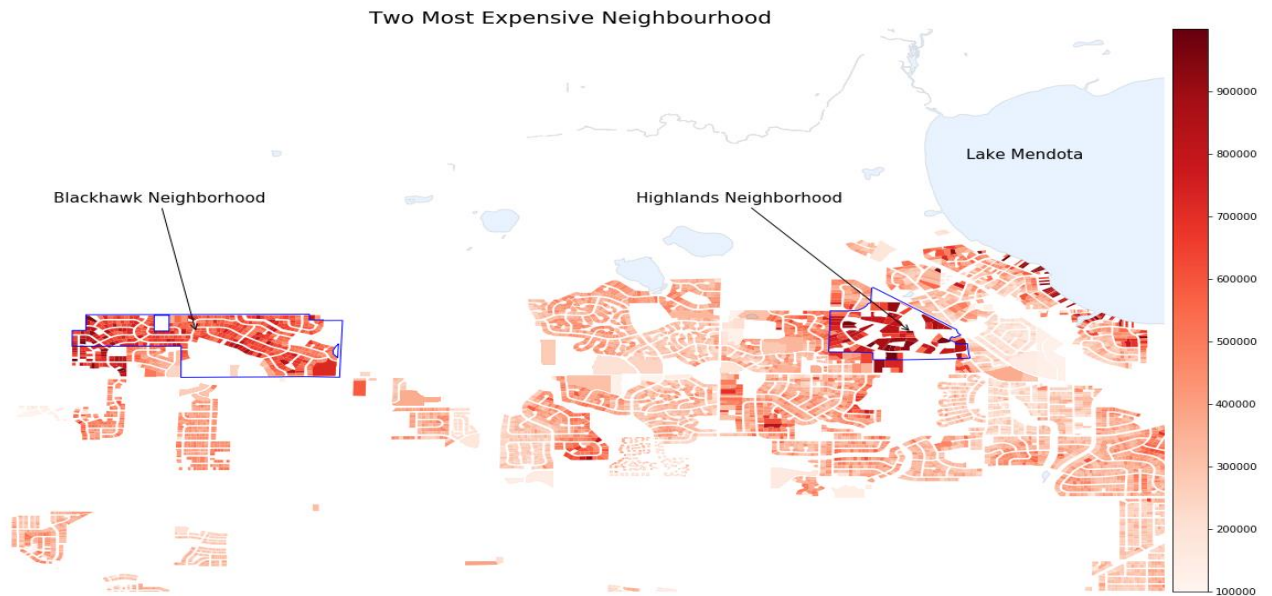
To better understand the distribution of the data, I use matplotlib and geopandas to depict the data in several approach. Since location is generally considered the most important factor in driving home values, I first use geopandas to illustrate the dispersion of home values in a map. As seen in Figure 1, houses in the west side of Madison tend to have higher values than houses in the east. I interpret it as the houses are in higher demand in the west because the University of Wisconsin-Madison is located at the west.

Figure 1



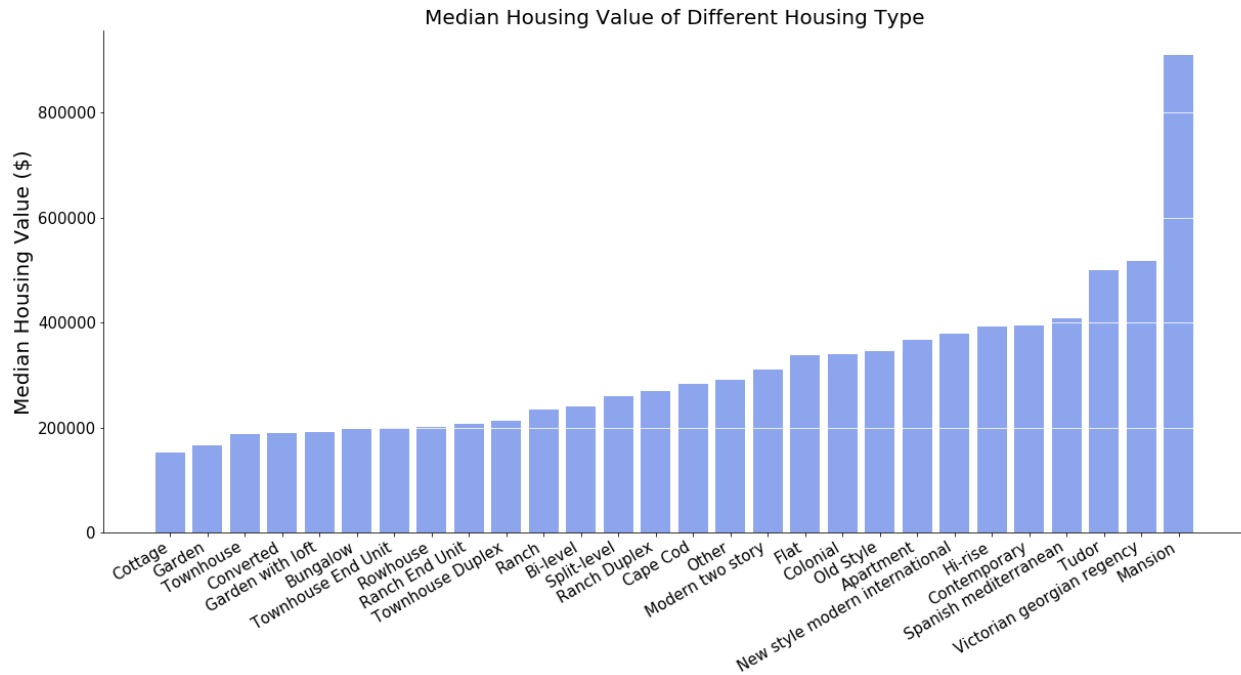
Upon closer inspection, there are two neighborhoods in the far west that seem to be relatively more expensive than houses in other neighborhoods. Zooming into the map shows that these two neighborhoods are Blackhawk and Highlands, as seen in Figure 2. Apparently, Blackhawk and Highlands are known its luxury home, partly due to its picturesque setting and quiet environment.

Figure 2



Apart from location, the type and style of houses are also crucial in determining the value of home. I illustrate the median home values, condition to different housing type, as seen in Figure 3. As expected, mansion is the most expensive residential property, with median value well over \$800,000. Apart from that, most housing style have median home values range between \$200,000 to \$400,000. One particular interesting finding is that 'classical houses' like Victorian Georgian style, Tudor, Spanish Mediterranean and Colonial style tend to have higher value. I believe this is largely due to its unique and historical architectural style that is highly appreciated by the locals and investors in Madison.

Figure 3



Regression

I first study only the relationship between home values and internal attributes. Examples of internal attributes are number of bedrooms and square feet. I do this by isolating the external attributes like location and proximity to park. The result is shown in Table 2. Assuming $\alpha=0.05$, all internal attributes are statistically significant, with the exception of Proximity to Railroad. There are two unusual findings from this regression: 1) For each additional year it was built, home value decreases by \$353, which means newer house has lower value. 2) For each additional bedroom would decrease home value by \$16680, *ceteris paribus*. Other things are what I expected. The R Squared is 0.614, which I believe could still be improved since the external attributes are excluded.

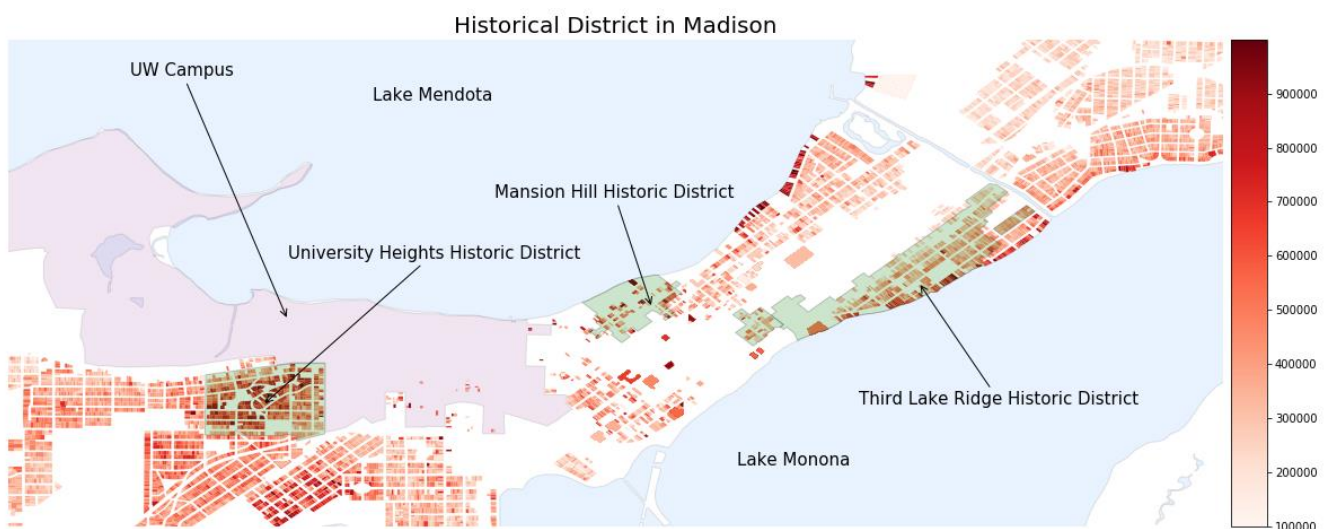
I include both external and internal attributes in the second regression, with the exception of area name, as shown in Table 3. This time, the R Squared increases to 0.657, which is what I expected. Similar to the first regression, all internal attributes are statistically significant, with the exception of Proximity to Railroad. My interpretation is that people are less concerned about noisy railroad as compared to noisy streets and airports. My reason is that, through observation, the frequency of train passing by Madison is much less than that of airplane and noisy people passing by.

The same issue from the first regression occurs again here: Newer home and additional beds are still cheaper. Another new unusual finding is that, all else equal, High-rise home have a higher coefficient than mansion. This contradicts from the conclusion drawn from Figure 3. I believe this is because there are important variables that I have not included in this model.

For third regression model, I add Area Name to the second regression. For this study, I take this regression as the Full Model, as shown in Table 4. After incorporating location into the model, the R Squared increased significantly from 0.657 to 0.852. This implies that the 85% of the variation in home values is explained by the variation in the independent variables. An absolute increase of 20% suggests that location still, in fact, plays a large role in determining home prices. Moreover, the coefficient of 'year_built' this time is positive (as compared to negative in the first two regression), which suggests that newer houses are more expensive.

One particular interesting and informative finding is that, ceteris paribus, residential property located in historical district has a home value \$40,000 higher than the rest of the houses. I believe this is largely due to its historical value that are irreplaceable by modern property. Figure 4 illustrates the three historical districts in Madison. While home in Mansion Hill and Third Lake ridge do not seem to have significantly higher value, home in University Heights seem to be slightly higher than surrounding home. My interpretation is that home in University Heights not only benefited from being located in a historical district, but also from its close proximity to UW Campus.

Figure 4



Conclusions and directions for future research

From the study above, it is concluded that location indeed is the main driving force of determining residential property value. Some other significant and interesting factors that increase home value include proximity to UW Campus and home being located in historical district. As expected, these two factors are in fact part of the location of the property. Other independent variables are self-explanatory.

One unusual conclusion from this study is that, ceteris paribus, an additional bedroom decreases home value by \$300. This could be that there are still important variables that I have missed out in this study like demographic and economic characteristics. Therefore, this project serves as a good reference point for future studies for Madison, WI or other locations.

Appendix A: Tables

Table 1: Number of Home condition to different classes

value_bin	Number
(250000, 500000]	29074
(0, 250000]	28848
(500000, 750000]	3370
(750000, 1000000]	603
(1000000, 1250000]	131
(1250000, 1500000]	45
(1500000, 1750000]	21
(1750000, 2000000]	11
(2250000, 2500000]	2
(2750000, 3000000]	2
(4250000, 4500000]	1
(2000000, 2250000]	1
(2500000, 2750000]	1
(3000000, 3250000]	0
(3250000, 3500000]	0
(3500000, 3750000]	0
(3750000, 4000000]	0
(4000000, 4250000]	0
(4500000, 4750000]	0

Table 2: Regression with only Internal Attributes

```

OLS Regression Results
=====
Dep. Variable:          value      R-squared:                0.614
Model:                  OLS        Adj. R-squared:           0.614
Method:                 Least Squares  F-statistic:              2985.
Date:                   Fri, 01 May 2020  Prob (F-statistic):       0.00
Time:                   20:17:24     Log-Likelihood:           -7.8514e+05
No. Observations:      61894        AIC:                      1.570e+06
Df Residuals:          61860        BIC:                      1.571e+06
Df Model:               33
Covariance Type:       nonrobust
=====

```

	coef	std err	t	P> t	[0.025	0.975]
Intercept	6.142e+05	3.5e+04	17.540	0.000	5.46e+05	6.83e+05
style[T.Bi-level]	1.453e+05	3501.035	41.492	0.000	1.38e+05	1.52e+05
style[T.Bungalow]	1.49e+05	3378.279	44.115	0.000	1.42e+05	1.56e+05
style[T.Cape Cod]	1.602e+05	3603.047	44.450	0.000	1.53e+05	1.67e+05
style[T.Colonial]	1.739e+05	3397.986	51.172	0.000	1.67e+05	1.81e+05
style[T.Contemporary]	1.773e+05	4314.799	41.091	0.000	1.69e+05	1.86e+05
style[T.Converted]	1.174e+05	2.97e+04	3.955	0.000	5.92e+04	1.76e+05
style[T.Cottage]	1.297e+05	7149.633	18.136	0.000	1.16e+05	1.44e+05
style[T.Flat]	1.226e+05	3360.089	36.502	0.000	1.16e+05	1.29e+05
style[T.Garden]	9.602e+04	3448.664	27.844	0.000	8.93e+04	1.03e+05
style[T.Garden with loft]	1.083e+05	8593.474	12.603	0.000	9.15e+04	1.25e+05
style[T.Hi-rise]	3.071e+05	4937.602	62.189	0.000	2.97e+05	3.17e+05
style[T.Mansion]	2.122e+05	2.78e+04	7.631	0.000	1.58e+05	2.67e+05
style[T.Modern two story]	1.272e+05	3225.185	39.445	0.000	1.21e+05	1.34e+05
style[T.New style modern international]	2.087e+05	6498.440	32.110	0.000	1.96e+05	2.21e+05
style[T.Old Style]	2.131e+05	3276.699	65.036	0.000	2.07e+05	2.2e+05
style[T.Other]	1.275e+05	1.92e+04	6.637	0.000	8.99e+04	1.65e+05
style[T.Ranch]	1.473e+05	3183.364	46.271	0.000	1.41e+05	1.54e+05
style[T.Ranch Duplex]	1.452e+05	4085.225	35.549	0.000	1.37e+05	1.53e+05
style[T.Ranch End Unit]	8.761e+04	8640.499	10.140	0.000	7.07e+04	1.05e+05
style[T.Rowhouse]	3.866e+04	1.46e+04	2.655	0.008	1.01e+04	6.72e+04
style[T.Spanish mediterranean]	2.155e+05	1.59e+04	13.539	0.000	1.84e+05	2.47e+05
style[T.Split-level]	1.499e+05	3373.696	44.435	0.000	1.43e+05	1.57e+05
style[T.Townhouse]	6.042e+04	3613.557	16.719	0.000	5.33e+04	6.75e+04
style[T.Townhouse Duplex]	6.337e+04	5179.668	12.235	0.000	5.32e+04	7.35e+04
style[T.Townhouse End Unit]	6.313e+04	4717.808	13.381	0.000	5.39e+04	7.24e+04
style[T.Tudor]	2.575e+05	5406.887	47.627	0.000	2.47e+05	2.68e+05
style[T.Victorian georgian regency]	2.621e+05	5585.877	46.925	0.000	2.51e+05	2.73e+05
central_air[T.YES]	2.646e+04	958.728	27.600	0.000	2.46e+04	2.83e+04
year_built	-353.2513	17.905	-19.729	0.000	-388.345	-318.157
bedrooms	-1.668e+04	418.934	-39.813	0.000	-1.75e+04	-1.59e+04
full_baths	1.838e+04	590.944	31.097	0.000	1.72e+04	1.95e+04
half_baths	3770.8625	707.838	5.327	0.000	2383.499	5158.226
sq_feet	139.4807	0.897	155.573	0.000	137.723	141.238

```

=====
Omnibus:                 15228.492   Durbin-Watson:            0.735
Prob(Omnibus):           0.000     Jarque-Bera (JB):         96696.911
Skew:                    1.033     Prob(JB):                  0.00
Kurtosis:                8.764     Cond. No.:                 2.87e+05
=====

```

Table 3: Regression with Internal & External Attributes

```

OLS Regression Results
=====
Dep. Variable:          value      R-squared:                0.657
Model:                  OLS        Adj. R-squared:           0.657
Method:                 Least Squares  F-statistic:              3116.
Date:                   Fri, 01 May 2020  Prob (F-statistic):       0.00
Time:                   20:17:32     Log-Likelihood:          -7.8152e+05
No. Observations:      61894        AIC:                     1.563e+06
Df Residuals:          61855        BIC:                     1.563e+06
Df Model:               38
Covariance Type:       nonrobust
=====

```

	coef	std err	t	P> t	[0.025	0.975]
Intercept	2.176e+05	3.41e+04	6.374	0.000	1.51e+05	2.85e+05
style[T.Bi-level]	1.214e+05	3320.894	36.562	0.000	1.15e+05	1.28e+05
style[T.Bungalow]	1.358e+05	3194.617	42.494	0.000	1.29e+05	1.42e+05
style[T.Cape Cod]	1.426e+05	3410.210	41.822	0.000	1.36e+05	1.49e+05
style[T.Colonial]	1.433e+05	3230.643	44.359	0.000	1.37e+05	1.5e+05
style[T.Contemporary]	1.557e+05	4081.792	38.156	0.000	1.48e+05	1.64e+05
style[T.Converted]	1.072e+05	2.8e+04	3.828	0.000	5.23e+04	1.62e+05
style[T.Cottage]	1.196e+05	6745.986	17.734	0.000	1.06e+05	1.33e+05
style[T.Flat]	1.132e+05	3172.980	35.672	0.000	1.07e+05	1.19e+05
style[T.Garden]	7.477e+04	3266.230	22.891	0.000	6.84e+04	8.12e+04
style[T.Garden with loft]	8.909e+04	8109.318	10.986	0.000	7.32e+04	1.05e+05
style[T.Hi-rise]	2.815e+05	4670.602	60.274	0.000	2.72e+05	2.91e+05
style[T.Mansion]	1.778e+05	2.62e+04	6.776	0.000	1.26e+05	2.29e+05
style[T.Modern two story]	1.084e+05	3058.732	35.447	0.000	1.02e+05	1.14e+05
style[T.New style modern international]	1.789e+05	6143.075	29.130	0.000	1.67e+05	1.91e+05
style[T.Old Style]	1.931e+05	3102.855	62.229	0.000	1.87e+05	1.99e+05
style[T.Other]	1.236e+05	1.81e+04	6.820	0.000	8.81e+04	1.59e+05
style[T.Ranch]	1.248e+05	3023.667	41.286	0.000	1.19e+05	1.31e+05
style[T.Ranch Duplex]	1.244e+05	3864.883	32.200	0.000	1.17e+05	1.32e+05
style[T.Ranch End Unit]	7e+04	8154.304	8.584	0.000	5.4e+04	8.6e+04
style[T.Rowhouse]	3.33e+04	1.37e+04	2.424	0.015	6374.937	6.02e+04
style[T.Spanish mediterranean]	1.795e+05	1.5e+04	11.952	0.000	1.5e+05	2.09e+05
style[T.Split-level]	1.242e+05	3203.837	38.751	0.000	1.18e+05	1.3e+05
style[T.Townhouse]	4.748e+04	3415.557	13.900	0.000	4.08e+04	5.42e+04
style[T.Townhouse Duplex]	4.799e+04	4902.281	9.789	0.000	3.84e+04	5.76e+04
style[T.Townhouse End Unit]	4.754e+04	4457.117	10.666	0.000	3.88e+04	5.63e+04
style[T.Tudor]	1.948e+05	5150.932	37.810	0.000	1.85e+05	2.05e+05
style[T.Victorian georgian regency]	2.08e+05	5306.011	39.198	0.000	1.98e+05	2.18e+05
central_air[T.YES]	2.308e+04	905.316	25.496	0.000	2.13e+04	2.49e+04
year_built	-134.5293	17.441	-7.713	0.000	-168.714	-100.344
bedrooms	-1.522e+04	395.839	-38.458	0.000	-1.6e+04	-1.44e+04
full_baths	1.778e+04	557.755	31.875	0.000	1.67e+04	1.89e+04
half_baths	1329.6273	668.374	1.989	0.047	19.613	2639.641
sq_feet	130.7501	0.852	153.519	0.000	129.081	132.419
park	-1.852e-08	2.39e-09	-7.738	0.000	-2.32e-08	-1.38e-08
landfill	-4.031e+04	4454.948	-9.048	0.000	-4.9e+04	-3.16e+04
historical	1.173e+05	1436.498	81.675	0.000	1.15e+05	1.2e+05
airport	-161.1907	38.627	-4.173	0.000	-236.900	-85.482
railroad	-33.3340	35.079	-0.950	0.342	-102.088	35.420
noisy_st	-295.4974	11.668	-25.326	0.000	-318.367	-272.628

```

=====
Omnibus:                17061.665      Durbin-Watson:           0.754
Prob(Omnibus):          0.000        Jarque-Bera (JB):       131296.832
Skew:                   1.117        Prob(JB):                0.00
Kurtosis:               9.777        Cond. No.                1.02e+16
=====

```


Table 4: Full Regression Model (with Area Name)

OLS Regression Results

=====							
Dep. Variable:	value	R-squared:	0.852				
Model:	OLS	Adj. R-squared:	0.851				
Method:	Least Squares	F-statistic:	867.2				
Date:	Fri, 01 May 2020	Prob (F-statistic):	0.00				
Time:	20:19:57	Log-Likelihood:	-7.5550e+05				
No. Observations:	61894	AIC:	1.512e+06				
Df Residuals:	61485	BIC:	1.516e+06				
Df Model:	408						
Covariance Type:	nonrobust						
=====							
	coef	std err	t	P> t	[0.025	0.975]	

Intercept	-3.055e+05	3.77e+04	-8.105	0.000	-3.79e+05	-2.32e+05	
style[T.Bi-level]	7.158e+04	3104.485	23.056	0.000	6.55e+04	7.77e+04	
style[T.Bungalow]	5.925e+04	3045.245	19.457	0.000	5.33e+04	6.52e+04	
style[T.Cape Cod]	5.892e+04	3169.236	18.593	0.000	5.27e+04	6.51e+04	
style[T.Colonial]	6.119e+04	3112.306	19.660	0.000	5.51e+04	6.73e+04	
style[T.Contemporary]	7.934e+04	3527.866	22.488	0.000	7.24e+04	8.63e+04	
style[T.Converted]	3.224e+04	2.01e+04	1.604	0.109	-7149.594	7.16e+04	
style[T.Cottage]	4.118e+04	4967.978	8.289	0.000	3.14e+04	5.09e+04	
style[T.Flat]	8.255e+04	2788.501	29.604	0.000	7.71e+04	8.8e+04	
style[T.Garden]	4030.8327	3145.659	1.281	0.200	-2134.668	1.02e+04	
style[T.Garden with loft]	7985.1388	6149.033	1.299	0.194	-4066.981	2e+04	
style[T.Hi-rise]	8016.7073	4758.332	1.685	0.092	-1309.635	1.73e+04	
style[T.Mansion]	1.178e+05	1.76e+04	6.692	0.000	8.33e+04	1.52e+05	
style[T.Modern two story]	4.945e+04	3025.739	16.344	0.000	4.35e+04	5.54e+04	
style[T.New style modern international]	8.518e+04	4644.070	18.342	0.000	7.61e+04	9.43e+04	
style[T.Old Style]	6.751e+04	3035.629	22.240	0.000	6.16e+04	7.35e+04	
style[T.Other]	4.626e+04	1.22e+04	3.806	0.000	2.24e+04	7.01e+04	
style[T.Ranch]	6.975e+04	2953.574	23.615	0.000	6.4e+04	7.55e+04	
style[T.Ranch Duplex]	7.34e+04	3575.668	20.528	0.000	6.64e+04	8.04e+04	
style[T.Ranch End Unit]	3.389e+04	5964.591	5.681	0.000	2.22e+04	4.56e+04	
style[T.Rowhouse]	3.613e+04	1.13e+04	3.196	0.001	1.4e+04	5.83e+04	
style[T.Spanish mediterranean]	9.63e+04	1.02e+04	9.459	0.000	7.63e+04	1.16e+05	
style[T.Split-level]	7.13e+04	3061.853	23.285	0.000	6.53e+04	7.73e+04	
style[T.Townhouse]	2669.5166	3119.072	0.856	0.392	-3443.872	8782.905	
style[T.Townhouse Duplex]	5717.6579	3976.750	1.438	0.151	-2076.783	1.35e+04	
style[T.Townhouse End Unit]	5261.0921	3806.517	1.382	0.167	-2199.690	1.27e+04	
style[T.Tudor]	1.017e+05	4116.262	24.695	0.000	9.36e+04	1.1e+05	
style[T.Victorian georgian regency]	1.123e+05	4180.785	26.861	0.000	1.04e+05	1.2e+05	
central_air[T.YES]	1.266e+04	635.660	19.922	0.000	1.14e+04	1.39e+04	
area[T.2 units in Area 115]	-1.408e+05	3.62e+04	-3.884	0.000	-2.12e+05	-6.98e+04	
area[T.2 units in Res Area 107]	2318.3848	2.46e+04	0.094	0.925	-4.59e+04	5.06e+04	
area[T.2 units in Res Area 117]	-4.559e+04	3.03e+04	-1.502	0.133	-1.05e+05	1.39e+04	
area[T.2 units in Res Area 118]	1.625e+04	1.29e+04	1.261	0.207	-9000.452	4.15e+04	
area[T.3 Units in Res Area 11]	-1.616e+05	5e+04	-3.229	0.001	-2.6e+05	-6.35e+04	
area[T.3 Units in Res Area 123]	-4.794e+04	3.03e+04	-1.582	0.114	-1.07e+05	1.15e+04	
area[T.3 Units in Res Area 17]	9.939e+04	2.46e+04	4.035	0.000	5.11e+04	1.48e+05	
area[T.3 Units in Res Area 18]	1.278e+05	4.99e+04	2.560	0.010	3e+04	2.26e+05	
area[T.3 Units in Res Area 21]	1.805e+05	1.37e+04	13.193	0.000	1.54e+05	2.07e+05	
area[T.3 Units in Res Area 22]	2.499e+05	1.92e+04	13.000	0.000	2.12e+05	2.88e+05	
area[T.3 Units in Res Area 23]	1.353e+05	1.39e+04	9.746	0.000	1.08e+05	1.63e+05	
area[T.3 Units in Res Area 24]	1.404e+05	1.3e+04	10.811	0.000	1.15e+05	1.66e+05	
area[T.3 Units in Res Area 25]	7.365e+04	1.4e+04	5.273	0.000	4.63e+04	1.01e+05	
area[T.3 Units in Res Area 26]	9.525e+04	1.35e+04	7.052	0.000	6.88e+04	1.22e+05	
area[T.3 Units in Res Area 27]	1.096e+05	1.28e+04	8.572	0.000	8.45e+04	1.35e+05	
area[T.3 Units in Res Area 28]	4.339e+04	1.71e+04	2.544	0.011	9958.418	7.68e+04	
area[T.3 Units in Res Area 30]	5.412e+04	3.62e+04	1.494	0.135	-1.69e+04	1.25e+05	
area[T.3 Units in Res Area 32]	1.342e+04	1.81e+04	0.740	0.459	-2.21e+04	4.9e+04	
area[T.3 Units in Res Area 33]	6.071e+04	3.23e+04	1.880	0.060	-2586.123	1.24e+05	
area[T.3 Units in Res Area 37]	4.875e+04	1.56e+04	3.118	0.002	1.81e+04	7.94e+04	
area[T.3 Units in Res Area 38]	6.724e+04	1.38e+04	4.862	0.000	4.01e+04	9.43e+04	
area[T.3 Units in Res Area 39]	8.11e+04	2.3e+04	3.526	0.000	3.6e+04	1.26e+05	
area[T.3 Units in Res Area 4]	-2.97e+04	3.62e+04	-0.819	0.413	-1.01e+05	4.13e+04	
area[T.3 Units in Res Area 40]	7.013e+04	3.06e+04	2.294	0.022	1.02e+04	1.3e+05	
area[T.3 Units in Res Area 50]	8.514e+04	2.47e+04	3.443	0.001	3.67e+04	1.34e+05	
area[T.3 Units in Res Area 51]	1.753e+04	4.99e+04	0.351	0.726	-8.03e+04	1.15e+05	
area[T.3 Units in Res Area 53]	1.131e+05	5e+04	2.263	0.024	1.11e+04	2.11e+05	
area[T.3 Units in Res Area 54]	5.22e+04	3.62e+04	1.441	0.149	-1.88e+04	1.23e+05	
area[T.3 Units in Res Area 56]	-2.642e+04	4.99e+04	-0.529	0.597	-1.24e+05	7.14e+04	
area[T.3 Units in Res Area 62]	1.515e+05	1.53e+04	9.882	0.000	1.21e+05	1.82e+05	
area[T.3 Units in Res Area 63]	2.482e+05	5e+04	4.966	0.000	1.5e+05	3.46e+05	
area[T.3 Units in Res Area 64]	1.745e+05	3.04e+04	5.742	0.000	1.15e+05	2.34e+05	
area[T.3 Units in Res Area 65]	1.156e+05	2.17e+04	5.319	0.000	7.3e+04	1.58e+05	
area[T.3 Units in Res Area 68]	1.263e+05	3.62e+04	3.487	0.000	5.53e+04	1.97e+05	
area[T.3 Units in Res Area 69]	9.925e+04	1.67e+04	5.935	0.000	6.65e+04	1.32e+05	
area[T.3 Units in Res Area 70]	1.059e+05	1.52e+04	6.965	0.000	7.61e+04	1.36e+05	

area[T.3 Units in Res Area 72]	1.587e+05	4.99e+04	3.179	0.001	6.09e+04	2.57e+05
area[T.3 Units in Res Area 73]	6.096e+04	2.07e+04	2.943	0.003	2.04e+04	1.02e+05
area[T.3 Units in Res Area 78]	2.007e+05	4.99e+04	4.021	0.000	1.03e+05	2.99e+05
area[T.3 Units in Res Area 80]	1.554e+04	2.69e+04	0.578	0.563	-3.71e+04	6.82e+04
area[T.3 Units in Res Area 81]	3.007e+04	3.03e+04	0.991	0.321	-2.94e+04	8.95e+04
area[T.3 Units in Res Area 83]	2.42e+05	1.87e+04	12.960	0.000	2.05e+05	2.79e+05
area[T.3 Units in Res Area 89]	1.469e+05	2.47e+04	5.956	0.000	9.86e+04	1.95e+05
area[T.3 units in Area 118]	7.252e+04	1.92e+04	3.774	0.000	3.49e+04	1.1e+05
area[T.3 units in Res Area 16]	7.819e+04	3.62e+04	2.158	0.031	7159.617	1.49e+05
area[T.3 units in Res Area 85]	2.303e+05	4.99e+04	4.612	0.000	1.32e+05	3.28e+05
area[T.4 - 7 Units]	2.439e+04	1.17e+04	2.087	0.037	1481.920	4.73e+04
area[T.Acewood]	6.758e+04	1.18e+04	5.729	0.000	4.45e+04	9.07e+04
area[T.Arbor Hills - South Beltline]	6.172e+04	1.18e+04	5.212	0.000	3.85e+04	8.49e+04
area[T.Arbor Hills/South Btlne - 2 units]	2910.8230	1.26e+04	0.232	0.817	-2.17e+04	2.75e+04
area[T.Atwood - Winnebago]	1.425e+05	1.17e+04	12.197	0.000	1.2e+05	1.65e+05
area[T.Atwood/Winnebago - 2 units]	6.444e+04	1.19e+04	5.432	0.000	4.12e+04	8.77e+04
area[T.Bay Creek]	1.365e+05	1.18e+04	11.614	0.000	1.14e+05	1.6e+05
area[T.Berkeley]	5.991e+04	1.2e+04	4.974	0.000	3.63e+04	8.35e+04
area[T.Blackhawk/ Greystone Subdivisions]	2.665e+05	1.18e+04	22.666	0.000	2.43e+05	2.89e+05
area[T.Blair House Condominium]	2.574e+05	1.31e+04	19.620	0.000	2.32e+05	2.83e+05
area[T.Blooming Grove Attachment]	3.249e+04	1.51e+04	2.155	0.031	2936.705	6.2e+04
area[T.Brams Addition]	3.91e+04	1.21e+04	3.244	0.001	1.55e+04	6.27e+04
area[T.Brentwood Village - Bruns]	8.19e+04	1.18e+04	6.940	0.000	5.88e+04	1.05e+05
area[T.Brentwood Village/Bruns - 2 units]	7576.3403	2.16e+04	0.350	0.726	-3.48e+04	5e+04
area[T.Brittingham Park]	1.296e+05	1.31e+04	9.905	0.000	1.04e+05	1.55e+05
area[T.Brittingham Park - 2 units]	9.316e+04	1.64e+04	5.666	0.000	6.09e+04	1.25e+05
area[T.Buckeye - Droster]	6.494e+04	1.17e+04	5.566	0.000	4.21e+04	8.78e+04
area[T.Buckeye/Droster - 2 units]	-2.359e+04	4.99e+04	-0.473	0.637	-1.21e+05	7.43e+04
area[T.Burr Oaks - Lincoln School]	3072.1242	1.27e+04	0.243	0.808	-2.17e+04	2.79e+04
area[T.COLA Movin Out]	7.662e+04	1.52e+04	5.032	0.000	4.68e+04	1.06e+05
area[T.Camelot/Thorstrand-Skyline 2 units]	-5.283e+04	1.99e+04	-2.655	0.008	-9.18e+04	-1.38e+04
area[T.Cherokee]	8.123e+04	1.19e+04	6.822	0.000	5.79e+04	1.05e+05
area[T.Coach Lite/Park Place Condo's]	6.949e+04	1.29e+04	5.394	0.000	4.42e+04	9.47e+04
area[T.Cohousing Community Type]	1.936e+05	1.34e+04	14.408	0.000	1.67e+05	2.2e+05
area[T.Condo Highrise in Res Area 13]	2.674e+05	1.25e+04	21.376	0.000	2.43e+05	2.92e+05
area[T.Condo Highrise in Res Area 23]	5.162e+05	1.45e+04	35.686	0.000	4.88e+05	5.45e+05
area[T.Condo Highrise in Res Area 24]	3.057e+05	1.2e+04	25.495	0.000	2.82e+05	3.29e+05
area[T.Condo Highrise in Res Area 25]	3.86e+05	1.35e+04	28.607	0.000	3.6e+05	4.12e+05
area[T.Condo's near South High Point Rd]	1.001e+05	1.2e+04	8.360	0.000	7.66e+04	1.24e+05
area[T.Condominium in Res Area 102]	6.127e+04	1.58e+04	3.889	0.000	3.04e+04	9.21e+04
area[T.Condominium in Res Area 81]	4.11e+04	1.29e+04	3.176	0.001	1.57e+04	6.65e+04
area[T.Condominium within Res Area 120]	3.977e+04	2.69e+04	1.476	0.140	-1.3e+04	9.26e+04
area[T.Condominium's - 2 units near west]	3.563e+04	3.63e+04	0.982	0.326	-3.55e+04	1.07e+05
area[T.Condominium's Near West Side]	1.604e+05	1.44e+04	11.175	0.000	1.32e+05	1.89e+05
area[T.Condominium's in Area 118]	9.736e+04	2.7e+04	3.607	0.000	4.45e+04	1.5e+05
area[T.Condominium's in Area 23]	2.047e+05	1.52e+04	13.505	0.000	1.75e+05	2.34e+05
area[T.Condominium's in Area 26]	2.237e+05	1.25e+04	17.910	0.000	1.99e+05	2.48e+05
area[T.Condominium's in Area 27]	1.889e+05	1.27e+04	14.927	0.000	1.64e+05	2.14e+05
area[T.Condominium's in Area 5238]	1.013e+05	2.87e+04	3.530	0.000	4.5e+04	1.58e+05
area[T.Condominium's in Area 67]	8.046e+04	1.27e+04	6.336	0.000	5.56e+04	1.05e+05
area[T.Condominium's in Area 69]	1.515e+05	1.74e+04	8.689	0.000	1.17e+05	1.86e+05
area[T.Condominium's in Area 88]	5.598e+04	1.24e+04	4.525	0.000	3.17e+04	8.02e+04
area[T.Condominium's in Res 9]	1.778e+05	1.72e+04	10.332	0.000	1.44e+05	2.12e+05
area[T.Condominium's in Res Area 103]	5.715e+04	1.22e+04	4.701	0.000	3.33e+04	8.1e+04
area[T.Condominium's in Res Area 105]	6.596e+04	1.2e+04	5.493	0.000	4.24e+04	8.95e+04
area[T.Condominium's in Res Area 109]	9.494e+04	1.22e+04	7.785	0.000	7.1e+04	1.19e+05
area[T.Condominium's in Res Area 11]	6.271e+04	1.25e+04	5.035	0.000	3.83e+04	8.71e+04
area[T.Condominium's in Res Area 111]	1.053e+05	1.53e+04	6.878	0.000	7.53e+04	1.35e+05
area[T.Condominium's in Res Area 12]	9.78e+04	1.22e+04	8.026	0.000	7.39e+04	1.22e+05
area[T.Condominium's in Res Area 121]	3.811e+04	1.33e+04	2.862	0.004	1.2e+04	6.42e+04
area[T.Condominium's in Res Area 123]	2.034e+04	3.63e+04	0.560	0.576	-5.09e+04	9.16e+04
area[T.Condominium's in Res Area 13]	1.165e+05	1.29e+04	9.006	0.000	9.12e+04	1.42e+05
area[T.Condominium's in Res Area 15]	7.621e+04	1.2e+04	6.346	0.000	5.27e+04	9.98e+04
area[T.Condominium's in Res Area 16]	1.023e+05	2.47e+04	4.148	0.000	5.39e+04	1.51e+05
area[T.Condominium's in Res Area 17]	2.11e+05	2.46e+04	8.560	0.000	1.63e+05	2.59e+05
area[T.Condominium's in Res Area 18]	1.198e+05	2.08e+04	5.772	0.000	7.91e+04	1.61e+05
area[T.Condominium's in Res Area 2]	3.87e+04	1.35e+04	2.865	0.004	1.22e+04	6.52e+04
area[T.Condominium's in Res Area 20]	3.344e+05	1.35e+04	24.806	0.000	3.08e+05	3.61e+05
area[T.Condominium's in Res Area 21]	1.697e+05	1.82e+04	9.319	0.000	1.34e+05	2.05e+05
area[T.Condominium's in Res Area 23]	6.204e+05	2.46e+04	25.170	0.000	5.72e+05	6.69e+05
area[T.Condominium's in Res Area 24]	2.19e+05	1.21e+04	18.030	0.000	1.95e+05	2.43e+05
area[T.Condominium's in Res Area 25]	2.19e+05	1.23e+04	17.743	0.000	1.95e+05	2.43e+05
area[T.Condominium's in Res Area 26]	1.337e+05	2.07e+04	6.450	0.000	9.31e+04	1.74e+05
area[T.Condominium's in Res Area 27]	1.917e+05	1.74e+04	11.007	0.000	1.58e+05	2.26e+05
area[T.Condominium's in Res Area 28]	1.966e+05	2.18e+04	9.020	0.000	1.54e+05	2.39e+05
area[T.Condominium's in Res Area 30]	4.636e+04	1.24e+04	3.513	0.000	1.93e+04	6.8e+04
area[T.Condominium's in Res Area 31]	4.621e+04	1.33e+04	3.465	0.001	2.01e+04	7.23e+04
area[T.Condominium's in Res Area 37]	9.186e+04	1.21e+04	7.566	0.000	6.81e+04	1.16e+05
area[T.Condominium's in Res Area 38]	1.873e+05	1.29e+04	14.547	0.000	1.62e+05	2.12e+05
area[T.Condominium's in Res Area 4]	4.834e+04	1.23e+04	3.936	0.000	2.43e+04	7.24e+04
area[T.Condominium's in Res Area 42]	6.289e+04	1.28e+04	4.904	0.000	3.78e+04	8.8e+04

area[T.Condominium's in Res Area 43]	4.859e+04	1.4e+04	3.474	0.001	2.12e+04	7.6e+04
area[T.Condominium's in Res Area 44]	2.321e+04	2.69e+04	0.863	0.388	-2.95e+04	7.59e+04
area[T.Condominium's in Res Area 45]	6.646e+04	1.21e+04	5.482	0.000	4.27e+04	9.02e+04
area[T.Condominium's in Res Area 46]	5.144e+04	1.49e+04	3.455	0.001	2.23e+04	8.06e+04
area[T.Condominium's in Res Area 48]	7.746e+04	1.18e+04	6.571	0.000	5.44e+04	1.01e+05
area[T.Condominium's in Res Area 5]	7775.1306	1.68e+04	0.463	0.644	-2.52e+04	4.07e+04
area[T.Condominium's in Res Area 50]	1.289e+04	1.66e+04	0.777	0.437	-1.96e+04	4.54e+04
area[T.Condominium's in Res Area 51]	3.056e+04	1.36e+04	2.241	0.025	3828.901	5.73e+04
area[T.Condominium's in Res Area 53]	8.83e+04	2.69e+04	3.277	0.001	3.55e+04	1.41e+05
area[T.Condominium's in Res Area 54]	5295.0302	3.63e+04	0.146	0.884	-6.58e+04	7.64e+04
area[T.Condominium's in Res Area 55]	4.95e+04	1.53e+04	5.205	0.000	4.97e+04	1.1e+05
area[T.Condominium's in Res Area 60]	6.331e+04	3.63e+04	1.744	0.081	-7835.768	1.34e+05
area[T.Condominium's in Res Area 61]	2.079e+05	1.38e+04	15.112	0.000	1.81e+05	2.35e+05
area[T.Condominium's in Res Area 63]	1.615e+05	3.04e+04	5.314	0.000	1.02e+05	2.21e+05
area[T.Condominium's in Res Area 64]	2.003e+05	2.47e+04	8.123	0.000	1.52e+05	2.49e+05
area[T.Condominium's in Res Area 65]	1.366e+05	1.78e+04	7.662	0.000	1.02e+05	1.72e+05
area[T.Condominium's in Res Area 67]	1.079e+05	1.32e+04	8.196	0.000	8.21e+04	1.34e+05
area[T.Condominium's in Res Area 73]	4.865e+04	2.3e+04	2.113	0.035	3514.386	9.38e+04
area[T.Condominium's in Res Area 76]	5.402e+04	1.25e+04	4.329	0.000	2.96e+04	7.85e+04
area[T.Condominium's in Res Area 8]	4.95e+04	1.68e+04	2.939	0.003	1.65e+04	8.25e+04
area[T.Condominium's in Res Area 82]	2.867e+05	1.36e+04	21.068	0.000	2.6e+05	3.13e+05
area[T.Condominium's in Res Area 83]	2.283e+05	1.38e+04	16.588	0.000	2.01e+05	2.55e+05
area[T.Condominium's in Res Area 84]	7.741e+04	1.53e+04	5.053	0.000	4.74e+04	1.07e+05
area[T.Condominium's in Res Area 85]	1.098e+05	1.24e+04	8.859	0.000	8.55e+04	1.34e+05
area[T.Condominium's in Res Area 86]	6.895e+04	1.28e+04	5.400	0.000	4.39e+04	9.4e+04
area[T.Condominium's in Res Area 88]	4.812e+04	1.92e+04	2.504	0.012	1.05e+04	8.58e+04
area[T.Condominium's in Res Area 9]	1.491e+05	1.34e+04	11.102	0.000	1.23e+05	1.75e+05
area[T.Condominium's in Res Area 92]	4.035e+04	1.32e+04	3.049	0.002	1.44e+04	6.63e+04
area[T.Condominium's in Res Area 93]	7.622e+04	1.23e+04	6.194	0.000	5.21e+04	1e+05
area[T.Condominium's in Res Area 94]	1.104e+05	1.24e+04	8.899	0.000	8.61e+04	1.35e+05
area[T.Condominium's in Res Area 96]	6.168e+04	1.2e+04	5.154	0.000	3.82e+04	8.51e+04
area[T.Condominium's in Res Area 97]	7.293e+04	1.44e+04	5.061	0.000	4.47e+04	1.01e+05
area[T.Condominium's in Res area 122]	8.183e+04	1.44e+04	5.675	0.000	5.36e+04	1.1e+05
area[T.Condominium's in Res area 87]	5.823e+04	1.21e+04	4.818	0.000	3.45e+04	8.19e+04
area[T.Condominiums - 2 units]	3.049e+04	3.62e+04	0.841	0.400	-4.05e+04	1.02e+05
area[T.Condominiums in Area 115]	6.468e+04	1.2e+04	5.369	0.000	4.11e+04	8.83e+04
area[T.Condominiums in Area 3]	6.014e+04	1.23e+04	4.874	0.000	3.6e+04	8.43e+04
area[T.Condominiums in Area 96]	6.151e+04	1.44e+04	4.272	0.000	3.33e+04	8.97e+04
area[T.Condominiums in Hawks Landing]	1.994e+05	1.2e+04	16.579	0.000	1.76e+05	2.23e+05
area[T.Condominiums in Hawks Woods]	1.142e+05	1.34e+04	8.547	0.000	8.8e+04	1.4e+05
area[T.Condominiums in Res Area 43]	3.066e+04	2.69e+04	1.138	0.255	-2.22e+04	8.35e+04
area[T.Condominiums in Res Area 85]	1.203e+05	1.39e+04	8.641	0.000	9.3e+04	1.48e+05
area[T.Condominiums in Res Area 9]	6.574e+04	1.39e+04	4.728	0.000	3.85e+04	9.3e+04
area[T.Condominiums in Res area 101]	2.011e+05	1.42e+04	14.140	0.000	1.73e+05	2.29e+05
area[T.Condominiums in Res area 67]	1.326e+05	1.39e+04	9.512	0.000	1.05e+05	1.6e+05
area[T.Condominiums within Res area 99]	7.825e+04	1.31e+04	5.995	0.000	5.27e+04	1.04e+05
area[T.Condominiums within area 107]	7.445e+04	1.19e+04	6.236	0.000	5.1e+04	9.78e+04
area[T.Condominiums within area 98]	7.498e+04	1.31e+04	5.705	0.000	4.92e+04	1.01e+05
area[T.Condomonium's in Res Area 9]	7.756e+04	1.27e+04	6.117	0.000	5.27e+04	1.02e+05
area[T.Condomoniums - Hilldale Row]	1.005e+05	1.47e+04	6.816	0.000	7.16e+04	1.29e+05
area[T.Country Grove, Ice Age Ridge]	1.052e+05	1.18e+04	8.894	0.000	8.2e+04	1.28e+05
area[T.Country Grove/Fieldstone - 2 units]	6133.3692	2.07e+04	0.296	0.767	-3.44e+04	4.67e+04
area[T.Coventry Condominium]	1.66e+05	1.56e+04	10.637	0.000	1.35e+05	1.97e+05
area[T.Coventry Village Condo]	6.161e+04	1.36e+04	4.526	0.000	3.49e+04	8.83e+04
area[T.Crestwood/Merrill Crest]	1.278e+05	1.17e+04	10.908	0.000	1.05e+05	1.51e+05
area[T.Crestwood/Merrill Crest - 2 units]	8.868e+04	2.07e+04	4.287	0.000	4.81e+04	1.29e+05
area[T.Door Creek/Reston Heights]	8.595e+04	1.17e+04	7.330	0.000	6.3e+04	1.09e+05
area[T.Door Creek/Reston Heights-2 Units]	2934.6319	1.82e+04	0.162	0.872	-3.27e+04	3.85e+04
area[T.Dudgeon-Monroe]	2.273e+05	1.17e+04	19.430	0.000	2.04e+05	2.5e+05
area[T.Dudgeon/Monroe - 2 units]	8.996e+04	1.77e+04	5.084	0.000	5.53e+04	1.25e+05
area[T.E Wash/Stghtn Rd/Commcl Ave-2 units]	1.388e+04	1.25e+04	1.110	0.267	-1.06e+04	3.84e+04
area[T.E Washington-Stoughton Rd-Com'l Av]	6.495e+04	1.17e+04	5.565	0.000	4.21e+04	8.78e+04
area[T.East Broadway]	3.675e+04	1.55e+04	2.371	0.018	6366.623	6.71e+04
area[T.East Broadway - 2 units]	2.986e+04	3.62e+04	0.824	0.410	-4.12e+04	1.01e+05
area[T.East High]	1.191e+05	1.17e+04	10.176	0.000	9.61e+04	1.42e+05
area[T.East High - 2 units]	5.369e+04	1.22e+04	4.410	0.000	2.98e+04	7.76e+04
area[T.Eastmorland]	9.597e+04	1.17e+04	8.227	0.000	7.31e+04	1.19e+05
area[T.Eastmorland - 2 units]	3.391e+04	2.29e+04	1.479	0.139	-1.1e+04	7.89e+04
area[T.Elmside - Oakridge]	2.419e+05	1.17e+04	20.715	0.000	2.19e+05	2.65e+05
area[T.Elmside/Oakridge - 2 units]	1.335e+05	1.23e+04	10.895	0.000	1.09e+05	1.57e+05
area[T.Fair Oaks - Worthington Park]	9.228e+04	1.19e+04	7.756	0.000	6.9e+04	1.16e+05
area[T.Fair Oaks/Worthington Park -2 units]	3.532e+04	1.3e+04	2.710	0.007	9771.689	6.09e+04
area[T.Faircrest - University Highlands]	1.285e+05	1.18e+04	10.901	0.000	1.05e+05	1.52e+05
area[T.Faircrest/Univ Highlnds - 2 units]	6.648e+04	1.99e+04	3.342	0.001	2.75e+04	1.05e+05
area[T.Fieldstone Hts/Sandstone/Quarry Cve]	9.699e+04	1.17e+04	8.288	0.000	7.41e+04	1.2e+05
area[T.Findlay Park - Quarrytown]	1.673e+05	1.2e+04	13.960	0.000	1.44e+05	1.91e+05
area[T.Findlay Park/Quarrytown - 2 units]	1.438e+05	1.67e+04	8.611	0.000	1.11e+05	1.77e+05
area[T.Glendale]	7.469e+04	1.17e+04	6.376	0.000	5.17e+04	9.77e+04
area[T.Glendale - 2 units]	3.805e+04	1.38e+04	2.752	0.006	1.09e+04	6.52e+04
area[T.Grandview Commons]	8.423e+04	1.17e+04	7.183	0.000	6.12e+04	1.07e+05
area[T.Green Tree]	5.989e+04	1.17e+04	5.127	0.000	3.7e+04	8.28e+04

area[T.Green Tree - 2 units]	-2.091e+04	1.26e+04	-1.659	0.097	-4.56e+04	3796.089
area[T.Greenway Park Condominium]	5.616e+04	2.08e+04	2.705	0.007	1.55e+04	9.69e+04
area[T.HIESTAND PARK NEIGHBORHOOD]	6.839e+04	1.19e+04	5.757	0.000	4.51e+04	9.17e+04
area[T.HUD CAP - & resale price formula]	1.094e+05	2.69e+04	4.059	0.000	5.66e+04	1.62e+05
area[T.HUD CAP - City of Madison]	8.001e+04	1.43e+04	5.595	0.000	5.2e+04	1.08e+05
area[T.HUD CAP - Movin Out]	9.974e+04	1.87e+04	5.344	0.000	6.32e+04	1.36e+05
area[T.Hammersley Rd/West Beltline-2 units]	1.015e+04	3.03e+04	0.334	0.738	-4.93e+04	6.96e+04
area[T.Hammersley Road - West Beltline]	1.09e+05	1.21e+04	9.042	0.000	8.53e+04	1.33e+05
area[T.Hawk's Landing]	2.381e+05	1.18e+04	20.097	0.000	2.15e+05	2.61e+05
area[T.Hawk's Meadow/Ridge]	1.591e+05	1.22e+04	13.063	0.000	1.35e+05	1.83e+05
area[T.Hawks Woods]	9.836e+04	1.29e+04	7.618	0.000	7.31e+04	1.24e+05
area[T.Heather Downs - Park Ridge Heights]	6.661e+04	1.18e+04	5.665	0.000	4.36e+04	8.97e+04
area[T.Heather Dwns/Prk Rdge Hghts-2 units]	-1.15e+04	1.26e+04	-0.910	0.363	-3.63e+04	1.33e+04
area[T.Heritage Heights]	6.131e+04	1.17e+04	5.252	0.000	3.84e+04	8.42e+04
area[T.Heritage Heights - 2 units]	-3.774e+04	2.07e+04	-1.824	0.068	-7.83e+04	2816.196
area[T.High Point Estates]	1.57e+05	1.19e+04	13.161	0.000	1.34e+05	1.8e+05
area[T.Highland Village/West Towne Area]	8.05e+04	1.22e+04	6.597	0.000	5.66e+04	1.04e+05
area[T.Highlands - 2 units]	2.614e+05	4.99e+04	5.233	0.000	1.63e+05	3.59e+05
area[T.Highlands/Skyline]	3.18e+05	1.24e+04	25.575	0.000	2.94e+05	3.42e+05
area[T.Highwood - Glendale]	6.875e+04	1.18e+04	5.847	0.000	4.57e+04	9.18e+04
area[T.Highwood/Glendale - 2 units]	2.447e+04	1.58e+04	1.545	0.122	-6582.480	5.55e+04
area[T.Hill Farms]	1.463e+05	1.18e+04	12.446	0.000	1.23e+05	1.69e+05
area[T.Hill Farms - 2 units]	5.227e+04	1.45e+04	3.614	0.000	2.39e+04	8.06e+04
area[T.Holborn Village Condominiums]	7.336e+04	1.27e+04	5.786	0.000	4.85e+04	9.82e+04
area[T.Holiday Bluff]	6.809e+04	1.17e+04	5.840	0.000	4.52e+04	9.09e+04
area[T.Holiday Bluff - 2 units]	-1.142e+04	1.33e+04	-0.860	0.390	-3.75e+04	1.46e+04
area[T.Ice Age Falls]	1.127e+05	1.19e+04	9.437	0.000	8.93e+04	1.36e+05
area[T.Junction Ridge & Sauk Heights]	1.354e+05	1.18e+04	11.526	0.000	1.12e+05	1.58e+05
area[T.Junction Ridge/Blackhawk - 2 units]	7.569e+04	1.78e+04	4.264	0.000	4.09e+04	1.1e+05
area[T.Lake Edge]	8.082e+04	1.17e+04	6.910	0.000	5.79e+04	1.04e+05
area[T.Lake Edge - 2 units]	9374.7490	1.7e+04	0.551	0.582	-2.4e+04	4.27e+04
area[T.Lakeshore - Isthmus]	4.481e+05	1.27e+04	35.317	0.000	4.23e+05	4.73e+05
area[T.Lakeshore - Spring Harbor]	4.79e+05	1.34e+04	35.850	0.000	4.53e+05	5.05e+05
area[T.Lakeshore - Waunona]	3.743e+05	1.25e+04	30.054	0.000	3.5e+05	3.99e+05
area[T.Lakeshore - Woodward]	4.608e+05	1.38e+04	33.454	0.000	4.34e+05	4.88e+05
area[T.Lakeshore/Isthmus - 2 units]	3.93e+05	1.92e+04	20.434	0.000	3.55e+05	4.31e+05
area[T.Lakeshore/Waunona - 2 units]	1.799e+05	3.62e+04	4.969	0.000	1.09e+05	2.51e+05
area[T.Langdon Area]	1.438e+05	1.57e+04	9.142	0.000	1.13e+05	1.75e+05
area[T.Langdon Area - 2 units]	1.13e+05	1.46e+04	7.760	0.000	8.44e+04	1.41e+05
area[T.Lapham Sch./Breese Stevens-2 units]	9.317e+04	1.2e+04	7.741	0.000	6.96e+04	1.17e+05
area[T.Lapham School-Breese Stevens]	1.365e+05	1.18e+04	11.527	0.000	1.13e+05	1.6e+05
area[T.Linden Park/Pine Hill Farm]	1.273e+05	1.18e+04	10.749	0.000	1.04e+05	1.5e+05
area[T.Lost Creek]	7.954e+04	1.27e+04	6.280	0.000	5.47e+04	1.04e+05
area[T.Mad Comm Reinvest]	-3943.2974	4.99e+04	-0.079	0.937	-1.02e+05	9.39e+04
area[T.Madison CLT]	4.026e+04	1.3e+04	3.099	0.002	1.48e+04	6.57e+04
area[T.Marbella Codominium]	4.117e+04	1.33e+04	3.107	0.002	1.52e+04	6.71e+04
area[T.McClellan, Covered Brdg, East Lawn]	8.785e+04	1.22e+04	7.222	0.000	6.4e+04	1.12e+05
area[T.Meadowood]	7.453e+04	1.17e+04	6.372	0.000	5.16e+04	9.75e+04
area[T.Meadowood - 2 units]	1.018e+04	2.46e+04	0.414	0.679	-3.8e+04	5.84e+04
area[T.Meadowood West]	7.429e+04	1.17e+04	6.345	0.000	5.13e+04	9.72e+04
area[T.Meadowood West - 2 units]	5957.4573	1.26e+04	0.473	0.636	-1.87e+04	3.06e+04
area[T.Mendota Hills]	6.779e+04	1.19e+04	5.710	0.000	4.45e+04	9.11e+04
area[T.Mendota Hills 2 units]	1.148e+04	3.62e+04	0.317	0.751	-5.95e+04	8.25e+04
area[T.Mendota Hills/North Shore]	6.434e+04	1.2e+04	5.359	0.000	4.08e+04	8.79e+04
area[T.Mendota Hills/North Shore - 2 units]	-8635.9892	1.6e+04	-0.538	0.590	-4.01e+04	2.28e+04
area[T.Mendota Hospital - Warner Park]	8.365e+04	1.19e+04	7.002	0.000	6.02e+04	1.07e+05
area[T.Mendota Hospital/Warner Prk-2 units]	1.184e+05	4.99e+04	2.372	0.018	2.06e+04	2.16e+05
area[T.Midvale Heights]	1.414e+05	1.18e+04	12.036	0.000	1.18e+05	1.64e+05
area[T.Midvale Heights - Odana]	1.615e+05	1.18e+04	13.719	0.000	1.38e+05	1.85e+05
area[T.Midvale Heights - Tokay]	1.433e+05	1.17e+04	12.197	0.000	1.2e+05	1.66e+05
area[T.Midvale Heights/Tokay - 2 units]	5.185e+04	2.17e+04	2.393	0.017	9390.475	9.43e+04
area[T.Midvale School - Westmorland]	1.725e+05	1.19e+04	14.507	0.000	1.49e+05	1.96e+05
area[T.Milwaukee Street/I90-94 - 2 units]	-1.524e+04	1.26e+04	-1.205	0.228	-4e+04	9553.696
area[T.Mira Loma]	7.536e+04	1.18e+04	6.373	0.000	5.22e+04	9.85e+04
area[T.Mira Loma - 2 units]	-4.064e+04	1.59e+04	-2.563	0.010	-7.17e+04	-9564.959
area[T.Mohawk Park/Englewood]	1.197e+05	1.18e+04	10.150	0.000	9.66e+04	1.43e+05
area[T.Mohawk Park/Englewood-2 units]	6.065e+04	2.17e+04	2.798	0.005	1.82e+04	1.03e+05
area[T.Muir Field West]	7.75e+04	1.18e+04	6.541	0.000	5.43e+04	1.01e+05
area[T.Muir Field West - 2 units]	1.337e+04	1.51e+04	0.886	0.376	-1.62e+04	4.3e+04
area[T.Nakoma]	2.531e+05	1.18e+04	21.539	0.000	2.3e+05	2.76e+05
area[T.Nakoma - 2 units]	4.921e+04	4.99e+04	0.985	0.324	-4.87e+04	1.47e+05
area[T.Near East (Square)]	1.494e+05	1.34e+04	11.134	0.000	1.23e+05	1.76e+05
area[T.Near East/Square - 2 units]	7.739e+04	1.31e+04	5.890	0.000	5.16e+04	1.03e+05
area[T.Near West (Square)]	1.733e+05	1.32e+04	13.159	0.000	1.48e+05	1.99e+05
area[T.Near West/Square - 2 units]	1.119e+05	1.22e+04	9.179	0.000	8.8e+04	1.36e+05
area[T.Nesbitt Vally/Apple Rdg/Heathr Gln]	1.016e+05	1.17e+04	8.683	0.000	7.87e+04	1.25e+05
area[T.Newbery Heights]	1.242e+05	1.31e+04	9.510	0.000	9.86e+04	1.5e+05
area[T.North Gardens - Eastland Park]	9.438e+04	1.19e+04	7.936	0.000	7.11e+04	1.18e+05
area[T.Northgate - Aberg Avenue]	8.685e+04	1.18e+04	7.355	0.000	6.37e+04	1.1e+05
area[T.Northgate/Aberg Ave - 2 units]	4.002e+04	1.44e+04	2.787	0.005	1.19e+04	6.82e+04
area[T.Northport - Sherman Village]	6.936e+04	1.16e+04	5.959	0.000	4.65e+04	9.22e+04

area[T.Oakbridge]	1.041e+05	1.22e+04	8.503	0.000	8.01e+04	1.28e+05
area[T.Oakbridge Condominium]	8.088e+04	1.3e+04	6.223	0.000	5.54e+04	1.06e+05
area[T.Olbrich]	9.467e+04	1.19e+04	7.975	0.000	7.14e+04	1.18e+05
area[T.Olbrich - 2 units]	-3.631e+04	1.5e+04	-2.417	0.016	-6.58e+04	-6861.631
area[T.Olbrich Park - Cottage Grove Road]	1.057e+05	1.19e+04	8.883	0.000	8.24e+04	1.29e+05
area[T.Olbrich Prk/Cottage Grv Rd-2 units]	1.074e+04	2.07e+04	0.519	0.604	-2.98e+04	5.13e+04
area[T.Orchard Ridge]	8.522e+04	1.17e+04	7.307	0.000	6.24e+04	1.08e+05
area[T.Orchard Ridge - 2 units]	3.242e+04	1.67e+04	1.936	0.053	-402.170	6.52e+04
area[T.Owl Creek, Liberty Pl & Twin Oaks]	8.293e+04	1.19e+04	6.982	0.000	5.96e+04	1.06e+05
area[T.Owls Crk, Liberty Pl,Twn Oaks 2unit]	-1.203e+05	1.77e+04	-6.779	0.000	-1.55e+05	-8.55e+04
area[T.Park East Condominiums]	1.865e+05	1.42e+04	11.062	0.000	1.53e+05	2.19e+05
area[T.Park Ridge/Gammon Rd Condo's]	7.167e+04	1.24e+04	5.777	0.000	4.74e+04	9.6e+04
area[T.Parkway Village]	1.005e+05	1.23e+04	8.182	0.000	7.64e+04	1.25e+05
area[T.Parkwood Hills]	1.231e+05	1.17e+04	10.485	0.000	1e+05	1.46e+05
area[T.Parkwood Hills - 2 units]	8.688e+04	1.65e+04	5.265	0.000	5.45e+04	1.19e+05
area[T.Partial Exempt]	2.791e+05	1.63e+04	17.168	0.000	2.47e+05	3.11e+05
area[T.Patio Gardens - Lakview Heights]	6.293e+04	1.17e+04	5.375	0.000	4e+04	8.59e+04
area[T.Patio Gardens/Lakeview Hgts-2 units]	-2.279e+04	1.56e+04	-1.457	0.145	-5.34e+04	7870.960
area[T.Prentice Prairie - Ridgewood]	6.556e+04	1.17e+04	5.611	0.000	4.27e+04	8.85e+04
area[T.Prentice Prairie/Ridgewood-2 units]	-1.642e+04	1.42e+04	-1.153	0.249	-4.43e+04	1.15e+04
area[T.Putnam - McKee]	8.336e+04	1.17e+04	7.138	0.000	6.05e+04	1.06e+05
area[T.Putnam/McKee]	4.828e+04	1.34e+04	3.603	0.000	2.2e+04	7.45e+04
area[T.Quinn Ranch & Siggle Grove]	8.175e+04	1.29e+04	6.323	0.000	5.64e+04	1.07e+05
area[T.Reiner Rd]	7.567e+04	1.29e+04	5.884	0.000	5.05e+04	1.01e+05
area[T.Residential Exempt]	1.628e+05	2.29e+04	7.095	0.000	1.18e+05	2.08e+05
area[T.Richmond Hill]	8.525e+04	1.22e+04	6.976	0.000	6.13e+04	1.09e+05
area[T.Richmond Hill - 2 units]	5409.7397	1.7e+04	0.317	0.751	-2.8e+04	3.88e+04
area[T.Richmond Hill Condos]	6.37e+04	1.36e+04	4.696	0.000	3.71e+04	9.03e+04
area[T.Rimrock Heights - Moorland Road]	6.811e+04	1.17e+04	5.800	0.000	4.51e+04	9.11e+04
area[T.Rimrock Hgts/Moorland Rd - 2 units]	-4.933e+04	1.55e+04	-3.182	0.001	-7.97e+04	-1.89e+04
area[T.Rolling Meadows]	7.747e+04	1.17e+04	6.646	0.000	5.46e+04	1e+05
area[T.Rolling Meadows - 2 units]	-2.828e+04	1.4e+04	-2.025	0.043	-5.56e+04	-904.130
area[T.Rustic Ridge - East Ridge]	7.35e+04	1.18e+04	6.250	0.000	5.04e+04	9.65e+04
area[T.Rustic Ridge/East Ridge - 2 units]	2.002e+04	1.3e+04	1.542	0.123	-5428.898	4.55e+04
area[T.Sauk Ridge - Blackhawk]	1.388e+05	1.23e+04	11.251	0.000	1.15e+05	1.63e+05
area[T.Saukborough - Woodland Hills]	1.375e+05	1.21e+04	11.413	0.000	1.14e+05	1.61e+05
area[T.Saukborough/Woodland Hills-2 units]	7.115e+04	1.87e+04	3.814	0.000	3.46e+04	1.08e+05
area[T.Secret Places]	1.134e+05	1.19e+04	9.519	0.000	9e+04	1.37e+05
area[T.Segoe-Mineral Pt Rd (Lincoln Hills)]	1.367e+05	1.19e+04	11.466	0.000	1.13e+05	1.6e+05
area[T.Segoe/Mineral Point Rd - 2 units]	5.235e+04	4.99e+04	1.049	0.294	-4.55e+04	1.5e+05
area[T.Sherman School]	7.565e+04	1.17e+04	6.484	0.000	5.28e+04	9.85e+04
area[T.Sherman School - 2 units]	1964.9401	1.3e+04	0.151	0.880	-2.36e+04	2.75e+04
area[T.Shoreside Duplex Condo]	4.813e+05	3.63e+04	13.262	0.000	4.1e+05	5.52e+05
area[T.South Madison - 2 units]	7.308e+04	1.34e+04	5.449	0.000	4.68e+04	9.94e+04
area[T.Spring Harbor/Indian Hills]	1.806e+05	1.18e+04	15.282	0.000	1.57e+05	2.04e+05
area[T.Stonecrest - 2 Units]	-3859.1775	1.92e+04	-0.201	0.841	-4.16e+04	3.38e+04
area[T.Stonecrest Estates/Hawks Creek]	1.267e+05	1.19e+04	10.617	0.000	1.03e+05	1.5e+05
area[T.Stratton Condominiums]	8.717e+04	1.25e+04	6.963	0.000	6.26e+04	1.12e+05
area[T.Sunset Hills]	2.514e+05	1.25e+04	20.057	0.000	2.27e+05	2.76e+05
area[T.Sunset Village]	1.831e+05	1.18e+04	15.475	0.000	1.6e+05	2.06e+05
area[T.Sunset Village - 2 units]	1.369e+05	4.99e+04	2.741	0.006	3.9e+04	2.35e+05
area[T.Sunset Village - Hilldale]	1.656e+05	1.18e+04	14.069	0.000	1.43e+05	1.89e+05
area[T.Sunset Village/Hilldale - 2 units]	1.145e+05	2.16e+04	5.291	0.000	7.21e+04	1.57e+05
area[T.Sunset Woods - Forest Hills]	1.796e+05	1.19e+04	15.042	0.000	1.56e+05	2.03e+05
area[T.Sunset Woods/Forest Hills - 2 units]	9.969e+04	4.99e+04	1.997	0.046	1852.552	1.98e+05
area[T.Tamarack]	1.255e+05	1.19e+04	10.531	0.000	1.02e+05	1.49e+05
area[T.Tenney Park]	1.841e+05	1.2e+04	15.325	0.000	1.61e+05	2.08e+05
area[T.Tenney Park - 2 units]	7.598e+04	1.41e+04	5.373	0.000	4.83e+04	1.04e+05
area[T.Trillium Condominium]	5.003e+04	1.3e+04	3.840	0.000	2.45e+04	7.56e+04
area[T.University Area]	2.169e+05	1.63e+04	13.336	0.000	1.85e+05	2.49e+05
area[T.University Area - 2 units]	1.092e+05	1.77e+04	6.164	0.000	7.44e+04	1.44e+05
area[T.University Heights]	3.322e+05	1.2e+04	27.711	0.000	3.09e+05	3.56e+05
area[T.University Heights - 2 units]	5.415e+04	1.92e+04	2.814	0.005	1.64e+04	9.19e+04
area[T.University/Breese Terrace]	2.239e+05	1.31e+04	17.125	0.000	1.98e+05	2.49e+05
area[T.University/Breese Terrace - 2 units]	1.184e+05	1.38e+04	8.561	0.000	9.13e+04	1.45e+05
area[T.Valhalla Valley/Highland Village]	1.057e+05	1.18e+04	8.972	0.000	8.26e+04	1.29e+05
area[T.Valhalla Villy/Hghlnd Vllge-2 units]	1.67e+04	1.74e+04	0.959	0.337	-1.74e+04	5.08e+04
area[T.Valley View & South Point]	1.209e+05	1.18e+04	10.265	0.000	9.78e+04	1.44e+05
area[T.Vilas - Edgewood Avenue]	2.892e+05	1.18e+04	24.437	0.000	2.66e+05	3.12e+05
area[T.Vilas-Longfellow School]	1.732e+05	1.17e+04	14.804	0.000	1.5e+05	1.96e+05
area[T.Vilas/Edgewood Ave - 2 units]	1.332e+05	1.29e+04	10.346	0.000	1.08e+05	1.58e+05
area[T.Vilas/Longfellow School - 2 units]	1.602e+05	1.2e+04	13.370	0.000	1.37e+05	1.84e+05
area[T.Walnut Grove/Sauk Creek]	9.465e+04	1.17e+04	8.074	0.000	7.17e+04	1.18e+05
area[T.Walnut Grove/Sauk Creek - 2 units]	1.042e+05	2.07e+04	5.033	0.000	6.36e+04	1.45e+05
area[T.Waunona]	9.06e+04	1.2e+04	7.569	0.000	6.71e+04	1.14e+05
area[T.Waunona - 2 units]	-4.38e+04	2.46e+04	-1.782	0.075	-9.2e+04	4371.496
area[T.West Beltline - Seminole Highway]	7.806e+04	1.18e+04	6.636	0.000	5.5e+04	1.01e+05
area[T.West Beltline/Seminole Hwy -2 units]	-1.877e+04	1.81e+04	-1.036	0.300	-5.43e+04	1.67e+04
area[T.West High - Hoyt Park]	2.515e+05	1.17e+04	21.403	0.000	2.28e+05	2.75e+05
area[T.West High/Hoyt Park - 2 units]	1.195e+05	2.17e+04	5.518	0.000	7.71e+04	1.62e+05
area[T.Westlawn-Randall School (West High)]	2.692e+05	1.17e+04	23.016	0.000	2.46e+05	2.92e+05

area[T.Westlawn/Randall School - 2 units]	1.291e+05	1.99e+04	6.503	0.000	9.02e+04	1.68e+05
area[T.Westmorland]	1.841e+05	1.18e+04	15.549	0.000	1.61e+05	2.07e+05
area[T.Westview Hills]	1.199e+05	1.61e+04	7.450	0.000	8.83e+04	1.51e+05
area[T.Wexford Crossing Condominium's]	1.079e+05	1.24e+04	8.681	0.000	8.35e+04	1.32e+05
area[T.Wexford Village-Sawmill-Longmeadow]	1.201e+05	1.17e+04	10.241	0.000	9.71e+04	1.43e+05
area[T.Wexfrd Vllg/Sawmill/Longmdw-2 units]	6.372e+04	1.52e+04	4.182	0.000	3.39e+04	9.36e+04
area[T.Whitetail Ridge]	8.905e+04	1.21e+04	7.360	0.000	6.53e+04	1.13e+05
area[T.Wil-Mar]	2e+05	1.18e+04	16.898	0.000	1.77e+05	2.23e+05
area[T.Wil-Mar 2 units]	1.097e+05	1.19e+04	9.197	0.000	8.63e+04	1.33e+05
area[T.Wyndemere & Parkwood Condo's]	9.339e+04	1.35e+04	6.912	0.000	6.69e+04	1.2e+05
year_built	112.3907	18.246	6.160	0.000	76.628	148.153
bedrooms	-290.3305	291.931	-0.995	0.320	-862.516	281.855
full_baths	1.86e+04	395.876	46.990	0.000	1.78e+04	1.94e+04
half_baths	4949.0952	455.823	10.857	0.000	4055.681	5842.509
sq_feet	98.5595	0.647	152.371	0.000	97.292	99.827
park	-6.086e-11	2.85e-11	-2.139	0.032	-1.17e-10	-5.09e-12
landfill	-1.626e+04	3234.814	-5.026	0.000	-2.26e+04	-9916.475
historical	3.958e+04	1554.839	25.456	0.000	3.65e+04	4.26e+04
airport	-91.7814	30.212	-3.038	0.002	-150.998	-32.565
railroad	20.8196	27.412	0.760	0.448	-32.907	74.546
noisy_st	-176.0043	8.605	-20.454	0.000	-192.870	-159.138
=====						
Omnibus:	15616.391	Durbin-Watson:	1.264			
Prob(Omnibus):	0.000	Jarque-Bera (JB):	522093.137			
Skew:	0.548	Prob(JB):	0.00			
Kurtosis:	17.186	Cond. No.	1.02e+16			
=====						