

Appendix: Additional Model Results

Table A1: Results of the control variables, based on county interactions

Variable	% Significant ^a	Descriptive Stats for Significant Coefficients			
		Mean	Std. Dev.	Minimum	Maximum
Ln(Lot size)	100	0.196	0.089	0.090	0.367
Age	93	-0.003	0.001	-0.005	-0.001
Ln(Living area)	93	0.302	0.101	0.152	0.510
Ln(Basement area)	79	0.015	0.005	0.006	0.024
Stories	29	-0.103	0.038	-0.148	-0.055
Bedrooms	14	0.041	0.003	0.039	0.043
Bathrooms	86	0.060	0.029	0.013	0.109
Fireplaces	64	0.043	0.022	0.020	0.093
Pool	64	0.111	0.046	0.066	0.218
Air conditioning	64	0.057	0.017	0.035	0.080
Quality	100	0.168	0.063	0.087	0.305
Garage	64	0.071	0.016	0.047	0.090
Ln(Other structures)	71	0.010	0.003	0.007	0.015
Industrial	27	-0.196	0.121	-0.335	-0.116
Commercial	36	-0.115	0.050	-0.170	-0.053
Mobile home	67	-0.422	0.189	-0.703	-0.292
Seasonal	58	0.201	0.137	0.041	0.462
Waterfront - lake	80	0.584	0.047	0.521	0.635
Waterfront - other	50	0.235	0.118	0.084	0.400
Ln(GTA)	14	-2.597	3.245	-4.892	-0.303
Ln(City)	50	-0.239	0.359	-1.036	-0.024
Ln(Highway)	29	-0.285	0.157	-0.388	-0.054

^a This column indicates the percentage of counties for each variable for which the coefficients have the expected sign and are statistically significant at 10% or lower.

Table A2: Results of the robustness checks for two alternate specifications of the interaction terms and for the spatial lag model

Variable	Alternate Specification 1			Alternate Specification 2			Spatial Lag Model		
	Coefficient	Std. Error	Impact	Coefficient	Std. Error	Impact	Coefficient	Std. Error	Impact
PA*0-1 km	-0.057 **	0.021		-0.063 **	0.018		-0.027	0.022	
PA*1-2 km	-0.004	0.013		-0.021	0.011		0.026	0.014	
PA*2-3 km	0.026	0.014		0.006	0.013		0.031 *	0.015	
PA*3-4 km	0.023	0.015		0.010	0.014		0.023	0.017	
PA*4-5 km	0.021	0.012		0.009	0.011		0.024	0.015	
AN*0-1 km	-0.125 **	0.022	-6.66% *	-0.117 **	0.018	-5.46% *	-0.116 **	0.020	-9.03% **
AN*1-2 km	-0.030	0.017	-2.66%	-0.038 **	0.014	-1.92%	-0.017	0.016	-4.71% **
AN*2-3 km	-0.035 *	0.017	-6.06% **	-0.048 **	0.014	-5.45% **	-0.022	0.016	-5.62% **
AN*3-4 km	-0.037 *	0.017	-5.96% **	-0.050 **	0.014	-6.03% **	-0.028	0.017	-5.48% *
AN*4-5 km	0.007	0.015	-1.48%	-0.073 **	0.012	-8.03% **	0.001	0.016	-2.75%
AN*5-20 km	0.001	0.006		0.002	0.004		0.005	0.006	
PC*0-1 km	-0.134 **	0.016	-5.58% *	-0.145 **	0.015	-5.22% *	-0.092 **	0.016	-5.24% *
PC*1-2 km	-0.113 **	0.015	-8.57% **	-0.120 **	0.014	-6.85% **	-0.062 **	0.015	-7.33% **
PC*2-3 km	-0.073 **	0.014	-7.67% **	-0.079 **	0.013	-5.39% **	-0.040 **	0.015	-5.75% **
PC*3-4 km	-0.089 **	0.013	-8.83% **	-0.091 **	0.012	-6.96% **	-0.046 **	0.014	-5.68% **
PC*4-5 km	0.004	0.012	0.36%	-0.004	0.010	1.63%	0.022	0.013	0.94%
PC*5-20 km	-0.020 **	0.008		-0.029 **	0.005		-0.011	0.008	
# of Observations	22,159			22,159			18,045		
Adj. R-squared	0.780			0.781			0.788		

Note: Asterisks (*, **) indicate statistical significance at the 5% and 1% levels, respectively.