

Appendix

Appendix Table A1: Additional Determinants of MWTP Results

Dependent Variable: MWTP Estimates from Local Valuation Model				
Independent Variables	(1)	(2)	(3)	(4)
Protected Open Space (z score)	-36.43	-43.65	-25.96	-25.55
(sd = 25%)	(18.75)*	(20.91)**	(21.90)	(21.07)
Area with slope over 15% (z score)	-41.83	-33.29	-34.50	-37.40
(sd = 12%)	(13.90)***	(15.62)**	(14.55)**	(14.92)**
Water/Wetlands (z score)	39.86	47.14	60.10	46.16
(sd = 21%)	(23.82)*	(26.96)*	(21.33)***	(25.18)*
Mean Temperature (z score)	-4.54	-0.80	-14.15	-9.66
(sd = 7.9°)	(16.70)	(16.77)	(18.63)	(17.36)
Log Per Capita Income (z score)	89.50	98.73	58.98	55.15
(sd = \$4,700)	(23.23)***	(32.27)***	(37.01)	(37.24)
% Homeowners (z score)	56.95			53.10
(sd = 5%)	(24.42)**			(21.47)**
% Democrat (z score)		30.51		-3.81
(sd = 10%)		(32.27)		(30.16)
% College Educated (z score)			55.55	40.67
(sd = 4%)			(30.67)*	(27.86)
Observations	215	215	215	215
R-squared	0.24	0.22	0.22	0.25

Note: All observations are at the MSA level and include 215 MSAs east of the Mississippi River. Dependent variable is the coefficient estimate on proportion protected open space from the first stage hedonic model estimated for each MSA separately multiplied by the median housing price for that MSA. All independent variables are transformed into z-scores by subtracting from the mean weighted by MSA population and dividing by the standard deviation. Each column shows a different specification. All models weight observations by MSA population.

Robust standard errors in parentheses. *** $p < 0.01$; ** $p < 0.05$; * $p < 0.1$.