

A Panel of Interarea Price Indices for All Areas in the United States 1982-2012

Online Appendix Tables

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The perfect is the enemy of the good – Voltaire

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Table A-1. Variables Used in the Hedonic Regressions, their Definitions, and Summary Statistics

Variable	Definition	Mean	Std. Dev.
<i>Dependent Variable¹</i>			
LNRENT	Log of gross rent (contract rent to owner + utility allowance)	6.274	0.346
<i>Explanatory Variables</i>			
<i>Bedrooms¹</i>			
BDRMS0	unit has no bedrooms (omitted)		
BDRMS1	unit has 1 bedroom	0.289	0.453
BDRMS2	unit has 2 bedrooms	0.407	0.491
BDRMS3	unit has 3 or more bedrooms	0.290	0.454
BDRMS4P	number of bedrooms - 3, if number of bedrooms > 3	0.040	0.220
<i>Units in the structure</i>			
UNITS1	single-family detached housing unit	0.375	0.484
UNITS2-4	two to four units in building (omitted)		
UNITS4-8	four to eight units in building	0.119	0.324
UNITS8P	eight or more units in building	0.225	0.417
<i>Length of time in the unit</i>			
LT1YR	lived in the unit less than 1 year	0.303	0.460
<i>Kitchens and bathrooms</i>			
STOVE	all stove burners work	0.928	0.259
OVEN	working oven	0.967	0.178
REFRIG	refrigerator keeps food cold enough that food does not spoil	0.954	0.210
WATER1	tap water has a problem with color or odor	0.098	0.297
WATER2	tap water sometimes has a problem with color or odor	0.087	0.281
KLIGHT	kitchen has a working light fixture	0.962	0.191
KOUT1	one working outlet in the kitchen	0.054	0.227
KOUT2	two or more working outlets in the kitchen	0.913	0.282
HOTCOLD	hot and cold running water in kitchen and bathroom, tub, shower, and sink	0.975	0.158
WLEAK	water is leaking from any kitchen or bathroom sink, pipe, or drain	0.138	0.345
CLOG1	any kitchen or bathroom sink, pipe, or drain is clogged	0.031	0.173
CLOG2	any kitchen or bathroom sink, pipe, or drain is slow	0.342	0.475
BATHVENT	bathroom has either a window that opens or a ventilation system that works	0.913	0.282
TOILETS	all toilets are working	0.969	0.174
BADTOILET13	in the last three months, toilets did not work for more than 6 hours at least once, but fewer than 4 times	0.075	0.264
BADTOILET4P	in the last three months, toilets did not work for more than 6 hours more than 3 times	0.019	0.137

WETFLOOR	bathroom floor was covered by water due to plumbing problem	0.113	0.317
<i>Electrical wiring</i>			
ENCLOSED	all wiring enclosed in walls or metal coverings	0.939	0.240
COVERS	all outlets and switches have cover plates	0.935	0.246
OUTLETS	each room has at least one working outlet (excluding the bathroom)	0.975	0.156
FIXWORK	all ceiling and wall mounted light fixtures work	0.934	0.249
NOFIX	no ceiling or wall mounted light fixtures	0.010	0.100
BLOWN13	fuses blown or circuits tripped 1 to 3 times in last three months	0.139	0.346
BLOWN4P	fuses blown or circuits tripped 4 or more times in last three months	0.031	0.172
<i>Heating and cooling</i>			
HEATOK	heating system provides enough heat in every room	0.784	0.412
HEATDN	do not know whether heating system provides enough heat in every room	0.062	0.242
OVENHEAT1	use oven to heat the unit	0.078	0.268
OVENHEAT2	sometimes use oven to heat the unit	0.073	0.260
NOAC	no air conditioning	0.370	0.483
BADAC	air conditioning is not working	0.062	0.242
ADJHEAT1	can adjust heat when too hot or too cold	0.853	0.354
ADJHEAT2	can partially adjust heat when too hot or too cold	0.051	0.221
NOWINTER	did not live in the unit last winter	0.203	0.402
HEATOFF13	lived in the unit last winter and heating broke down for more than 6 hours at least once, but fewer than 4 times	0.073	0.260
HEATOFF4P	lived in the unit last winter and heating broke down for more than 6 hours more than 3 times	0.013	0.112
COLDHOME	lived in the unit last winter and unit was cold for more than 24 hours	0.089	0.285
<i>Sanitation and safety</i>			
RATS	observed rats in the building or outside around the grounds	0.067	0.250
ROACHES	observed many cockroaches in the unit this week	0.122	0.327
SMELL1	bad odor (sewer, natural gas, etc.) is present in the unit	0.040	0.195
SMELL2	bad odor (sewer, natural gas, etc.) is sometimes present in the unit	0.089	0.284
LOCKS	all doors have working locks	0.930	0.255
WINLOCK	all windows have locks that work	0.886	0.317
BWINDOW	all bedrooms have a window that can open	0.922	0.268
MAILGONE	mail has been stolen	0.058	0.233
DETECTOR	working smoke detector exists	0.932	0.251
DETECTORDK	do not know if a working smoke detector exists	0.020	0.140
EXITS	at least two exits out of the unit to be used in case of a fire	0.931	0.254

GARBAGE	weekly garbage pickup	0.943	0.232
DUMPSTER	covered dumpsters or cans for garbage and trash	0.866	0.341
<i>Dwelling quality</i>			
RAIN	holes or cracks allow outdoor air or rain to enter unit	0.114	0.317
CHIPPING	paint is easily chipped or peeled	0.155	0.362
PEELING	large areas of peeling paint or broken plaster	0.047	0.211
WALLSBAD	walls, ceilings, or floors with serious problems	0.120	0.325
MILDEW	mildew, mold, or water damage on any wall, floor, or ceiling	0.175	0.380
FLOORMISS	flooring material missing, curled, or loose	0.175	0.380
TRIP	floor problems can cause you to trip	0.068	0.252
BADRAILS	secure handrails are not present on all stairs and landings in the unit	0.075	0.263
BADRAILSNA	handrails in unit does not apply	0.325	0.469
BROKENW	any window with broken glass	0.044	0.205
BADPORCH	dangerous porch or balcony	0.059	0.236
BADPORCHNA	porch or balcony condition not applicable	0.178	0.383
BADSTEPS	unsafe handrails, steps, or stairs outside unit	0.076	0.265
BADSTEPSNA	condition of handrails, steps, or stairs outside unit not applicable	0.187	0.390
SIDEWALK	sidewalk, driveway, or parking lot damaged	0.097	0.296
NOLIGHT	not enough exterior light for safety	0.116	0.320
BADFENCE	problems with the fences or gates in bad repair	0.063	0.243
NOFENCE	no fence	0.441	0.497
EXWALLS	exterior walls have serious problems	0.045	0.208
BADROOF	roof sagging, holes, or missing roofing	0.046	0.210
ROOFDK	cannot see roof	0.182	0.386
SAFEYARD	agree or strongly agree that yards, playgrounds, and off-street parking are safe	0.703	0.457
UNSAFEYARD	disagree or strongly disagree that yards, playgrounds, and off-street parking are safe	0.153	0.360
OUT_SAME	lived in unit for one year and condition of building same as a year ago	0.372	0.483
OUT_WORSE	lived in unit for one year and condition of building worse than a year ago	0.046	0.209
SUPER_SAME	lived in unit for one year and landlord's supervision of vacant units is the same as a year ago	0.420	0.494
SUPER_WORSE	lived in unit for one year and landlord's supervision of vacant units is worse than a year ago	0.019	0.137
REPAIR_SAME	lived in unit for one year and repair of problems the same as a year ago	0.408	0.492
REPAIR_WORSE	lived in unit for one year and repair of problems is worse than a year ago	0.047	0.211

Apartment complex amenities

LAUNDRY1	live in an apartment complex with a laundry room in working condition	0.326	0.469
LAUNDRY2	live in an apartment complex with a non-working laundry room	0.008	0.089
PLAYAREA1	live in an apartment complex with a useable play area	0.265	0.441
PLAYAREA2	live in an apartment complex with a play area, but it is not usable	0.019	0.138
ELEVATOR1	live in an apartment complex with a working elevator	0.041	0.199
ELEVATOR2	live in an apartment complex with an elevator, but it is not in working condition	0.003	0.058

Neighborhood quality

CRIMEOK	crime or drugs not a problem	0.521	0.500
CRIMBAD	crime or drugs big problem	0.068	0.252
CRIMEDK	do not know whether crime is a problem	0.207	0.405
TRASHOK	trash or junk nearby not a problem	0.709	0.454
TRASHBAD	trash or junk nearby big problem	0.054	0.226
TRASHDK	do not know whether trash is a problem	0.051	0.219
VACANTOK	vacant or run-down homes or stores not a problem	0.764	0.425
VACANTBAD	vacant or run-down homes or stores big problem	0.022	0.147
VACANTDK	do not know whether vacant or run-down buildings are a problem	0.075	0.264
NBHDGRT	scale from 1-10 (10 being best) rated neighborhood 9 or 10	0.379	0.485
NBHDOK	scale from 1-10 (10 being best) rated neighborhood 6 - 8	0.394	0.489

General opinion of home (rental unit) as a place to live

HOMEGR	scale from 1-10 (10 being best) rated home as a place to live 9 or 10	0.440	0.496
HOMEOK	scale from 1-10 (10 being best) rated home as a place to live 6 - 8	0.354	0.478

Contract conditions

CROWDED ¹	number of persons in the unit divided by 1 + number of bedrooms	0.747	0.349
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Census tract variables²

BLT95_98	fraction of rental units built between 1995-1998	0.049	0.072
BLT90_94	fraction of rental units built between 1990-1994	0.050	0.059
BLT80_89	fraction of rental units built between 1980-1989	0.136	0.113
BLT70_79	fraction of rental units built between 1970-1979	0.196	0.122
BLT60_69	fraction of rental units built between 1960-1969	0.136	0.090
BLT50_59	fraction of rental units built between 1950-1959	0.114	0.082
BLT40_49	fraction of rental units built between 1940-1949	0.082	0.070
BLT39	fraction of rental units built between before 1940	0.177	0.179
VACRATE	vacancy rate	8.364	6.768
TRAVELTIME	mean travel time to work, minutes	21.054	7.494

MEDINC	median household income, in \$1,000s	32.762	13.864
POV_RATE	poverty rate	0.158	0.104
BLACK	fraction African-American	0.137	0.227
HISP	fraction hispanic	0.113	0.190
DENSITY	population density 1,000s of persons per square kilometer	1.390	2.308

Notes:

¹From Form HUD-50058, Family Report

²From the 2000 Decennial Census.

All other data from HUD Customer Satisfaction Survey "Tell us About Your Home."

Unless otherwise noted, all variables are coded 1 if the condition exists, 0 otherwise.

Table A-2. Alternative Estimates of Hedonic Equation with CSS Data

	(1)	(2)	(3)	(4)	(5)
	Coefficient Std. Error	Coefficient Std. Error	Coefficient Std. Error	Coefficient Std. Error	Coefficient Std. Error
BDRMS1	0.1929 (0.0035)	0.1717 (0.0037)	0.1871 (0.0052)	0.1971 (0.0046)	0.2083 (0.0048)
BDRMS2	0.3476 (0.0035)	0.3309 (0.0036)	0.3436 (0.0051)	0.3553 (0.0045)	0.3678 (0.0047)
BDRMS3	0.5335 (0.0035)	0.5282 (0.0036)	0.5303 (0.0052)	0.5413 (0.0045)	0.5467 (0.0048)
BDRMS4P	0.1024 (0.0018)	0.1123 (0.0019)	0.1041 (0.0027)	0.1024 (0.0023)	0.1108 (0.0026)
UNITS1	0.0199 (0.0013)	0.0232 (0.0013)	0.0180 (0.0018)	0.0180 (0.0016)	0.0255 (0.0018)
UNITS4-8	-0.0082 (0.0014)	-0.0055 (0.0015)	-0.0083 (0.0020)	-0.0076 (0.0018)	-0.0077 (0.0020)
UNITS8P	-0.0016 (0.0013)	-0.0019 (0.0014)	-0.0025 (0.0019)	-0.0008 (0.0017)	-0.0002 (0.0019)
LT1YR	0.0388 (0.0015)	0.0394 (0.0015)	0.0429 (0.0021)		0.1756 (0.0024)
STOVE	0.0014 (0.0017)	0.0004 (0.0018)	0.0014 (0.0025)	0.0015 (0.0022)	-0.0006 (0.0024)
OVEN	0.0135 (0.0029)	0.0109 (0.0030)	0.0173 (0.0045)	0.0148 (0.0038)	0.0172 (0.0041)
REFRIG	-0.0027 (0.0024)	0.0005 (0.0025)	0.0018 (0.0038)	-0.0011 (0.0033)	-0.0072 (0.0035)
WATER1	0.0004 (0.0013)	-0.0001 (0.0014)	-0.0004 (0.0019)	0.0012 (0.0017)	0.0005 (0.0019)
WATER2	-0.0017 (0.0014)	-0.0019 (0.0015)	-0.0004 (0.0019)	-0.0028 (0.0017)	-0.0012 (0.0020)
KLIGHT	0.0057 (0.0031)	0.0070 (0.0033)	0.0041 (0.0051)	0.0055 (0.0044)	0.0076 (0.0044)
KOUT1	0.0004 (0.0046)	0.0046 (0.0048)	0.0091 (0.0080)	0.0128 (0.0068)	0.0050 (0.0064)
KOUT2	0.0084 (0.0043)	0.0100 (0.0046)	0.0157 (0.0077)	0.0185 (0.0065)	0.0152 (0.0060)
HOTCOLD	0.0039 (0.0035)	0.0041 (0.0037)	-0.0047 (0.0057)	-0.0008 (0.0049)	0.0049 (0.0051)
WLEAK	0.0051 (0.0012)	0.0048 (0.0013)	0.0034 (0.0018)	0.0058 (0.0016)	0.0097 (0.0018)
CLOG1	0.0062 (0.0023)	0.0055 (0.0024)	0.0096 (0.0036)	0.0060 (0.0031)	0.0125 (0.0034)
CLOG2	0.0029 (0.0008)	0.0024 (0.0009)	0.0040 (0.0012)	0.0030 (0.0011)	0.0015 (0.0012)

BATHVENT	0.0000	-0.0006	-0.0002	0.0003	-0.0024
	(0.0016)	(0.0016)	(0.0024)	(0.0021)	(0.0023)
TOILETS	-0.0128	-0.0100	-0.0092	-0.0185	-0.0216
	(0.0030)	(0.0031)	(0.0047)	(0.0039)	(0.0045)
BADTOILET13	0.0029	0.0033	0.0025		0.0061
	(0.0015)	(0.0016)	(0.0022)		(0.0022)
BADTOILET4P	0.0004	-0.0010	0.0026		-0.0000
	(0.0028)	(0.0029)	(0.0044)		(0.0040)
WETFLOOR	0.0041	0.0037	0.0042		0.0047
	(0.0013)	(0.0014)	(0.0019)		(0.0019)
ENCLOSED	0.0009	0.0005	0.0029	0.0028	0.0013
	(0.0021)	(0.0022)	(0.0033)	(0.0029)	(0.0030)
COVERS	-0.0005	-0.0005	-0.0041	-0.0018	0.0001
	(0.0018)	(0.0019)	(0.0028)	(0.0025)	(0.0026)
OUTLETS	0.0020	0.0009	0.0055	0.0051	0.0000
	(0.0040)	(0.0042)	(0.0068)	(0.0056)	(0.0058)
FIXWORK	-0.0045	-0.0044	-0.0034	-0.0056	-0.0086
	(0.0020)	(0.0021)	(0.0030)	(0.0026)	(0.0029)
NOFIX	-0.0015	-0.0020	-0.0094	-0.0094	-0.0004
	(0.0042)	(0.0044)	(0.0065)	(0.0056)	(0.0062)
BLOWN13	0.0050	0.0055	0.0044		0.0077
	(0.0011)	(0.0012)	(0.0016)		(0.0016)
BLOWN4P	0.0105	0.0078	0.0108		0.0184
	(0.0023)	(0.0024)	(0.0033)		(0.0033)
HEATOK	-0.0068	-0.0043	-0.0067	-0.0078	-0.0066
	(0.0013)	(0.0014)	(0.0020)	(0.0017)	(0.0019)
HEATDN	0.0027	0.0034	0.0000	0.0211	0.0143
	(0.0021)	(0.0022)	(0.0034)	(0.0028)	(0.0034)
OVENHEAT1	-0.0083	-0.0079	-0.0104	-0.0110	-0.0141
	(0.0016)	(0.0017)	(0.0025)	(0.0022)	(0.0023)
OVENHEAT2	-0.0082	-0.0079	-0.0108	-0.0137	-0.0133
	(0.0015)	(0.0016)	(0.0023)	(0.0020)	(0.0021)
NOAC	-0.0215	-0.0210	-0.0233	-0.0211	-0.0292
	(0.0010)	(0.0011)	(0.0015)	(0.0013)	(0.0014)
BADAC	-0.0110	-0.0093	-0.0087	-0.0099	-0.0139
	(0.0017)	(0.0017)	(0.0026)	(0.0022)	(0.0024)
ADJHEAT1	0.0144	0.0130	0.0197	0.0181	0.0205
	(0.0016)	(0.0017)	(0.0024)	(0.0021)	(0.0023)
ADJHEAT2	0.0132	0.0106	0.0145	0.0133	0.0207
	(0.0022)	(0.0024)	(0.0033)	(0.0029)	(0.0032)
NOWINTER	0.0165	0.0141	0.0162		0.0372
	(0.0014)	(0.0014)	(0.0020)		(0.0024)
HEATOFF13	0.0041	0.0023	0.0001		0.0036

	(0.0016)	(0.0017)	(0.0023)		(0.0022)
HEATOFF4P	-0.0015	-0.0012	-0.0071		0.0036
	(0.0036)	(0.0038)	(0.0053)		(0.0049)
COLDHOME	0.0078	0.0070	0.0124	0.0032	0.0126
	(0.0016)	(0.0017)	(0.0024)	(0.0020)	(0.0023)
RATS	-0.0021	-0.0029	-0.0008	-0.0029	-0.0017
	(0.0016)	(0.0017)	(0.0025)	(0.0022)	(0.0023)
ROACHES	-0.0067	-0.0046	-0.0080	-0.0083	-0.0040
	(0.0013)	(0.0014)	(0.0019)	(0.0017)	(0.0019)
SMELL1	-0.0009	-0.0014	-0.0027	-0.0019	0.0002
	(0.0021)	(0.0022)	(0.0032)	(0.0028)	(0.0031)
SMELL2	-0.0009	0.0000	-0.0016	-0.0024	-0.0012
	(0.0014)	(0.0015)	(0.0021)	(0.0018)	(0.0020)
LOCKS	-0.0009	0.0003	-0.0015	-0.0028	-0.0004
	(0.0017)	(0.0017)	(0.0025)	(0.0022)	(0.0024)
WINLOCK	0.0060	0.0036	0.0077	0.0053	0.0062
	(0.0013)	(0.0014)	(0.0020)	(0.0017)	(0.0019)
BWINDOW	-0.0071	-0.0070	-0.0084	-0.0060	-0.0071
	(0.0016)	(0.0017)	(0.0025)	(0.0021)	(0.0023)
MAILGONE	0.0046	0.0046	0.0037	0.0033	0.0096
	(0.0017)	(0.0018)	(0.0025)	(0.0022)	(0.0024)
DETECTOR	0.0037	0.0042	0.0029	-0.0006	0.0070
	(0.0020)	(0.0021)	(0.0032)	(0.0027)	(0.0029)
DETECTDK	0.0140	0.0118	0.0140	0.0167	0.0260
	(0.0033)	(0.0034)	(0.0053)	(0.0045)	(0.0050)
EXITS	0.0053	0.0061	0.0061	0.0083	0.0089
	(0.0017)	(0.0017)	(0.0026)	(0.0022)	(0.0024)
GARBAGE	0.0124	0.0114	0.0131	0.0123	0.0133
	(0.0018)	(0.0019)	(0.0028)	(0.0024)	(0.0027)
DUMPSTER	-0.0012	-0.0007	-0.0046	-0.0048	-0.0057
	(0.0012)	(0.0013)	(0.0018)	(0.0015)	(0.0018)
RAIN	-0.0001	-0.0009	-0.0005	-0.0001	0.0013
	(0.0014)	(0.0014)	(0.0020)	(0.0018)	(0.0020)
CHIPPING	0.0034	0.0031	0.0034	0.0028	0.0015
	(0.0012)	(0.0013)	(0.0018)	(0.0016)	(0.0017)
PEELING	-0.0009	-0.0003	0.0000	-0.0006	-0.0012
	(0.0020)	(0.0021)	(0.0029)	(0.0026)	(0.0028)
WALLSBAD	-0.0042	-0.0033	-0.0038	-0.0039	-0.0058
	(0.0014)	(0.0015)	(0.0021)	(0.0018)	(0.0020)
MILDEW	0.0039	0.0036	0.0050	0.0028	0.0041
	(0.0012)	(0.0012)	(0.0017)	(0.0015)	(0.0017)
FLOORMISS	0.0005	0.0006	-0.0009	-0.0013	0.0008
	(0.0012)	(0.0013)	(0.0018)	(0.0015)	(0.0017)

TRIP	0.0004 (0.0017)	-0.0004 (0.0018)	0.0027 (0.0026)	0.0029 (0.0023)	-0.0021 (0.0025)
BADRAILS	-0.0016 (0.0015)	-0.0017 (0.0016)	-0.0036 (0.0024)	-0.0026 (0.0021)	-0.0029 (0.0022)
BADRAILSNA	-0.0007 (0.0009)	-0.0005 (0.0010)	-0.0021 (0.0014)	-0.0006 (0.0012)	-0.0009 (0.0014)
BROKENW	-0.0024 (0.0019)	-0.0017 (0.0020)	-0.0056 (0.0029)	-0.0028 (0.0025)	-0.0043 (0.0027)
BADPORCH	-0.0005 (0.0018)	-0.0008 (0.0019)	-0.0035 (0.0028)	-0.0015 (0.0024)	0.0011 (0.0026)
BADPORCHNA	-0.0070 (0.0011)	-0.0078 (0.0012)	-0.0085 (0.0017)	-0.0081 (0.0015)	-0.0099 (0.0016)
BADSTEPS	-0.0022 (0.0016)	-0.0013 (0.0017)	0.0025 (0.0025)	-0.0005 (0.0021)	-0.0031 (0.0023)
BADSTEPSNA	0.0039 (0.0012)	0.0055 (0.0012)	0.0050 (0.0017)	0.0051 (0.0015)	0.0048 (0.0017)
SIDEWALK	-0.0002 (0.0014)	-0.0001 (0.0014)	-0.0013 (0.0020)	-0.0011 (0.0018)	-0.0004 (0.0019)
NOLIGHT	0.0034 (0.0013)	0.0031 (0.0013)	0.0044 (0.0019)	0.0035 (0.0016)	0.0055 (0.0018)
BADFENCE	0.0130 (0.0017)	0.0097 (0.0017)	0.0125 (0.0025)	0.0149 (0.0022)	0.0154 (0.0024)
NOFENCE	-0.0143 (0.0009)	-0.0110 (0.0009)	-0.0148 (0.0012)	-0.0141 (0.0011)	-0.0183 (0.0012)
EXWALLS	-0.0041 (0.0020)	-0.0008 (0.0021)	-0.0020 (0.0031)	-0.0034 (0.0027)	-0.0049 (0.0029)
BADROOF	0.0007 (0.0019)	-0.0011 (0.0020)	0.0035 (0.0029)	0.0010 (0.0025)	-0.0008 (0.0027)
BADROOFDK	0.0037 (0.0011)	0.0025 (0.0011)	0.0025 (0.0016)	0.0056 (0.0014)	0.0051 (0.0016)
SAFEYARD	0.0007 (0.0013)	0.0027 (0.0014)	-0.0013 (0.0019)	0.0023 (0.0016)	0.0001 (0.0018)
UNSAFEYARD	0.0017 (0.0015)	0.0037 (0.0016)	0.0000 (0.0022)	0.0005 (0.0019)	0.0038 (0.0022)
OUT_SAME	0.0074 (0.0012)	0.0076 (0.0013)	0.0099 (0.0017)		0.0129 (0.0015)
OUT_WORSE	0.0096 (0.0022)	0.0084 (0.0024)	0.0142 (0.0032)		0.0064 (0.0029)
SUPER_SAME	-0.0018 (0.0015)	-0.0014 (0.0016)	-0.0014 (0.0022)		-0.0022 (0.0020)
SUPER_WORSE	-0.0065 (0.0033)	-0.0048 (0.0035)	-0.0074 (0.0047)		-0.0072 (0.0043)
REPAIR_SAME	0.0069	0.0067	0.0092		0.0108

	(0.0014)	(0.0015)	(0.0021)		(0.0018)
REPAIR_WORSE	0.0119	0.0083	0.0114		0.0166
	(0.0024)	(0.0026)	(0.0035)		(0.0032)
LAUNDRY1	-0.0120	-0.0100	-0.0118	-0.0127	-0.0134
	(0.0012)	(0.0013)	(0.0017)	(0.0015)	(0.0017)
LAUNDRY2	-0.0112	-0.0163	-0.0169	-0.0106	-0.0051
	(0.0043)	(0.0045)	(0.0066)	(0.0058)	(0.0062)
PLAYAREA1	-0.0002	0.0012	-0.0028	-0.0009	0.0003
	(0.0011)	(0.0011)	(0.0015)	(0.0013)	(0.0015)
PLAYAREA2	-0.0064	-0.0050	-0.0105	-0.0103	-0.0056
	(0.0028)	(0.0029)	(0.0041)	(0.0036)	(0.0040)
ELEVATOR1	0.0163	0.0201	0.0090	0.0149	0.0230
	(0.0021)	(0.0022)	(0.0031)	(0.0027)	(0.0029)
ELEVATOR2	-0.0056	-0.0046	0.0061	-0.0004	-0.0080
	(0.0065)	(0.0069)	(0.0121)	(0.0100)	(0.0090)
CRIMEOK	-0.0003	-0.0012	0.0006		0.0044
	(0.0011)	(0.0012)	(0.0016)		(0.0016)
CRIMEBAD	-0.0016	-0.0012	-0.0023		0.0008
	(0.0018)	(0.0019)	(0.0026)		(0.0025)
CRIMEDK	0.0024	0.0015	0.0020		0.0043
	(0.0013)	(0.0013)	(0.0018)		(0.0018)
TRASHOK	-0.0001	0.0004	0.0009		0.0018
	(0.0011)	(0.0012)	(0.0016)		(0.0016)
TRASHBAD	0.0008	0.0019	0.0001		0.0053
	(0.0019)	(0.0020)	(0.0028)		(0.0028)
TRASHDK	-0.0029	-0.0024	-0.0014		-0.0033
	(0.0020)	(0.0021)	(0.0033)		(0.0029)
VACANTOK	0.0046	0.0033	0.0024		0.0059
	(0.0014)	(0.0015)	(0.0020)		(0.0020)
VACANTBAD	-0.0052	-0.0067	-0.0036		-0.0063
	(0.0029)	(0.0030)	(0.0042)		(0.0041)
VACANTDK	-0.0015	-0.0011	-0.0038		-0.0011
	(0.0020)	(0.0021)	(0.0030)		(0.0028)
NBHDOK	0.0042	0.0036	0.0024		0.0044
	(0.0013)	(0.0013)	(0.0019)		(0.0018)
NBHDGRT	0.0032	0.0029	0.0029		0.0011
	(0.0015)	(0.0016)	(0.0022)		(0.0021)
HOMEOK	0.0087	0.0080	0.0104		0.0122
	(0.0013)	(0.0014)	(0.0019)		(0.0019)
HOMEGR	0.0119	0.0112	0.0151		0.0160
	(0.0015)	(0.0016)	(0.0022)		(0.0021)
CROWDED	0.1373	0.1145	0.1286	0.1405	0.1442
	(0.0013)	(0.0013)	(0.0019)	(0.0016)	(0.0019)

BLT95_98	-0.0183 (0.0164)	0.0053 (0.0172)	0.0077 (0.0232)	0.0161 (0.0096)	-0.0543 (0.0255)
BLT90_94	-0.0215 (0.0156)	-0.0076 (0.0164)	0.0183 (0.0220)	0.0059 (0.0114)	-0.0555 (0.0241)
BLT80_89	-0.0044 (0.0142)	0.0053 (0.0149)	0.0306 (0.0201)	0.0166 (0.0071)	-0.0424 (0.0222)
BLT70_79	-0.0425 (0.0139)	-0.0198 (0.0146)	-0.0155 (0.0197)	-0.0172 (0.0064)	-0.0780 (0.0218)
BLT60_69	-0.0399 (0.0143)	-0.0238 (0.0150)	-0.0002 (0.0202)	-0.0194 (0.0077)	-0.0905 (0.0222)
BLT50_59	-0.0426 (0.0146)	-0.0260 (0.0153)	-0.0113 (0.0207)	-0.0245 (0.0085)	-0.1059 (0.0226)
BLT40_49	-0.0826 (0.0152)	-0.0787 (0.0159)	-0.0702 (0.0216)	-0.0644 (0.0099)	-0.1155 (0.0234)
BLT39	-0.1051 (0.0139)	-0.0844 (0.0145)	-0.0744 (0.0196)	-0.0871 (0.0059)	-0.1711 (0.0216)
VACRATE	-0.0007 (0.0001)	-0.0008 (0.0001)	-0.0009 (0.0001)	-0.0008 (0.0001)	-0.0006 (0.0001)
TRAVELTIME	-0.0033 (0.0001)	-0.0033 (0.0001)	-0.0032 (0.0001)	-0.0033 (0.0001)	-0.0041 (0.0001)
MEDINC	0.0032 (0.0001)	0.0027 (0.0001)	0.0035 (0.0001)	0.0032 (0.0001)	0.0037 (0.0001)
POV_RATE	0.0024 (0.0075)	0.0003 (0.0079)	0.0142 (0.0108)	-0.0023 (0.0095)	-0.0078 (0.0107)
BLACK	0.0717 (0.0027)	0.0510 (0.0028)	0.0784 (0.0041)	0.0709 (0.0035)	0.0833 (0.0039)
HISP	0.0115 (0.0036)	-0.0050 (0.0038)	0.0220 (0.0054)	0.0136 (0.0047)	0.0144 (0.0051)
DENSITY	0.0069 (0.0002)	0.0071 (0.0003)	0.0082 (0.0004)	0.0074 (0.0003)	0.0079 (0.0003)
CONSTANT	6.0894 (0.0182)	6.1663 (0.0191)	5.9999 (0.0273)	6.0700 (0.0154)	6.1477 (0.0274)
R-squared	0.8084	0.5959 ¹	0.8063	0.8018	
F	1288.23		663.90	933.72	
Chi-squared					366000
Log Likelihood					133145.42
N	166952	166952	76058	103362	166922

Notes:

- (1) Initial specification using missing value indicators.
- (2) Median regression
- (3) Complete case analysis with full list of explanatory variables.
- (4) Complete case analysis with shorter list of explanatory variables.
- (5) Truncated regression

¹ Pseudo-R²

Table A-3. Housing Price Indices Based on Alternative Hedonic Equations (2000)

Geographical Area	(1)	(2)	(3)	(4)	(5)
<i>Metropolitan Areas</i>					
Abilene, TX MSA	0.572	0.564	0.601	0.611	0.570
Akron, OH PMSA	0.747	0.707	0.785	0.799	0.743
Albany, GA MSA	0.652	0.625	0.668	0.677	0.649
Albany-Schenectady-Troy, NY MSA	0.793	0.761	0.814	0.827	0.795
Albuquerque, NM MSA	0.739	0.720	0.752	0.757	0.732
Alexandria, LA MSA	0.566	0.543	0.573	0.555	0.572
Allentown-Bethlehem-Easton, PA MSA	0.840	0.810	0.846	0.863	0.844
Altoona, PA MSA	0.609	0.583	0.626	0.643	0.627
Amarillo, TX MSA	0.624	0.604	0.654	0.658	0.646
Anchorage, AK MSA	0.969	0.911	0.990	1.009	0.980
Ann Arbor, MI PMSA	0.883	0.895	0.897	0.882	0.847
Anniston, AL MSA	0.532	0.512	0.551	0.548	0.517
Appleton-Oshkosh-Neenah, WI MSA	0.643	0.610	0.656	0.663	0.644
Asheville, NC MSA	0.632	0.606	0.649	0.668	0.643
Athens, GA MSA	0.652	0.625	0.668	0.677	0.649
Atlanta, GA MSA	0.899	0.865	0.912	0.914	0.920
Atlantic-Cape May, NJ PMSA	0.946	0.909	0.961	0.981	0.940
Auburn-Opelika, AL MSA	0.537	0.502	0.534	0.555	0.509
Augusta-Aiken, GA-SC MSA	0.658	0.634	0.678	0.686	0.658
Austin-San Marcos, TX MSA	0.853	0.832	0.867	0.878	0.843
Bakersfield, CA MSA	0.714	0.671	0.715	0.726	0.718
Baltimore, MD PMSA	0.884	0.840	0.905	0.914	0.890
Bangor, ME MSA	0.756	0.718	0.770	0.774	0.796
Barnstable-Yarmouth, MA MSA	1.068	1.035	1.082	1.105	1.039
Baton Rouge, LA MSA	0.571	0.546	0.584	0.594	0.556
Beaumont-Port Arthur, TX MSA	0.614	0.590	0.628	0.639	0.616
Bellingham, WA MSA	0.836	0.800	0.854	0.883	0.811
Benton Harbor, MI MSA	0.671	0.641	0.683	0.688	0.685
Bergen-Passaic, NJ PMSA	1.161	1.146	1.180	1.198	1.141
Billings, MT MSA	0.671	0.640	0.695	0.702	0.667
Biloxi-Gulfport-Pascagoula, MS MSA	0.669	0.636	0.678	0.690	0.671
Binghamton, NY MSA	0.663	0.633	0.676	0.698	0.671
Birmingham, AL MSA	0.643	0.621	0.653	0.667	0.635
Bismarck, ND MSA	0.601	0.574	0.612	0.633	0.585
Bloomington, IN MSA	0.751	0.703	0.782	0.804	0.768
Bloomington-Normal, IL MSA	0.730	0.708	0.740	0.764	0.730
Boise City, ID MSA	0.785	0.746	0.806	0.820	0.802
Boston, MA-NH PMSA	1.213	1.162	1.226	1.227	1.211
Boulder-Longmont, CO PMSA	0.919	0.925	0.948	0.966	0.911
Brazoria, TX PMSA	0.604	0.573	0.615	0.629	0.623
Bremerton, WA PMSA	0.842	0.818	0.865	0.880	0.824

Bridgeport, CT PMSA	1.006	0.951	1.018	1.034	1.022
Brockton, MA PMSA	1.022	0.978	1.044	1.054	1.006
Brownsville-Harlingen-San Benito, TX MSA	0.616	0.592	0.629	0.645	0.615
Bryan-College Station, TX MSA	0.706	0.676	0.725	0.743	0.723
Buffalo-Niagara Falls, NY MSA	0.697	0.667	0.714	0.731	0.705
Burlington, VT MSA	0.974	0.928	0.991	1.004	0.986
Canton-Massillon, OH MSA	0.659	0.636	0.665	0.685	0.669
Casper, WY MSA	0.587	0.560	0.622	0.635	0.585
Cedar Rapids, IA MSA	0.645	0.619	0.666	0.689	0.653
Champaign-Urbana, IL MSA	0.733	0.706	0.737	0.737	0.717
Charleston-North Charleston, SC MSA	0.658	0.634	0.670	0.675	0.654
Charleston, WV MSA	0.653	0.625	0.669	0.676	0.665
Charlotte-Gastonia-Rock Hill, NC-SC MSA	0.716	0.691	0.728	0.737	0.707
Charlottesville, VA MSA	0.786	0.768	0.810	0.825	0.765
Chattanooga, TN-GA MSA	0.636	0.612	0.664	0.675	0.616
Cheyenne, WY MSA	0.660	0.623	0.680	0.689	0.630
Chicago, IL PMSA	0.941	0.913	0.954	0.964	0.948
Chico-Paradise, CA MSA	0.727	0.685	0.748	0.757	0.712
Cincinnati, OH-KY-IN PMSA	0.713	0.686	0.729	0.739	0.709
Clarksville-Hopkinsville, TN-KY MSA	0.573	0.549	0.600	0.601	0.570
Cleveland-Lorain-Elyria, OH PMSA	0.730	0.703	0.749	0.764	0.716
Colorado Springs, CO MSA	0.811	0.772	0.847	0.842	0.808
Columbia, MO MSA	0.611	0.602	0.618	0.626	0.597
Columbia, SC MSA	0.698	0.663	0.724	0.740	0.677
Columbus, GA-AL MSA	0.565	0.540	0.587	0.598	0.541
Columbus, OH MSA	0.709	0.679	0.719	0.731	0.702
Corpus Christi, TX MSA	0.693	0.672	0.714	0.734	0.726
Corvallis, OR MSA	0.689	0.659	0.709	0.720	0.698
Cumberland, MD-WV MSA	0.600	0.575	0.621	0.641	0.590
Dallas, TX PMSA	0.816	0.788	0.836	0.848	0.791
Danbury, CT PMSA	1.070	1.036	1.067	1.082	1.165
Danville, VA MSA	0.598	0.570	0.627	0.631	0.599
Davenport-Moline-Rock Island, IA-IL MSA	0.657	0.625	0.676	0.690	0.652
Dayton-Springfield, OH MSA	0.663	0.629	0.695	0.706	0.647
Daytona Beach, FL MSA	0.733	0.716	0.744	0.754	0.735
Decatur, AL MSA	0.581	0.550	0.597	0.609	0.602
Decatur, IL MSA	0.626	0.602	0.633	0.649	0.637
Denver, CO PMSA	0.927	0.896	0.944	0.951	0.918
Des Moines, IA MSA	0.701	0.678	0.719	0.732	0.705
Detroit, MI PMSA	0.819	0.797	0.836	0.851	0.821
Dothan, AL MSA	0.514	0.493	0.522	0.532	0.506
Dover, DE MSA	0.776	0.747	0.803	0.796	0.773
Dubuque, IA MSA	0.623	0.595	0.632	0.639	0.611
Duluth-Superior, MN-WI MSA	0.643	0.615	0.661	0.677	0.651
Dutchess County, NY PMSA	0.988	0.994	1.001	1.016	0.961
Eau Claire, WI MSA	0.665	0.638	0.684	0.694	0.681
El Paso, TX MSA	0.666	0.646	0.677	0.686	0.664

Elkhart-Goshen, IN MSA	0.682	0.665	0.702	0.713	0.686
Elmira, NY MSA	0.667	0.638	0.687	0.698	0.661
Enid, OK MSA	0.534	0.499	0.550	0.561	0.552
Erie, PA MSA	0.604	0.575	0.621	0.636	0.639
Eugene-Springfield, OR MSA	0.778	0.751	0.796	0.823	0.806
Evansville-Henderson, IN-KY MSA	0.612	0.581	0.625	0.635	0.603
Fargo-Moorhead, ND-MN MSA	0.659	0.626	0.675	0.678	0.630
Fayetteville, NC MSA	0.667	0.652	0.682	0.682	0.658
Fayetteville-Springdale-Rogers, AR MSA	0.580	0.554	0.598	0.608	0.562
Fitchburg-Leominster, MA PMSA	0.801	0.762	0.812	0.823	0.793
Flagstaff, AZ-UT MSA	0.811	0.766	0.838	0.862	0.825
Flint, MI PMSA	0.654	0.625	0.664	0.678	0.644
Florence, AL MSA	0.581	0.550	0.597	0.609	0.602
Florence, SC MSA	0.593	0.572	0.604	0.624	0.607
Fort Collins-Loveland, CO MSA	0.831	0.824	0.836	0.852	0.855
Fort Lauderdale, FL PMSA	0.872	0.843	0.892	0.904	0.874
Fort Myers-Cape Coral, FL MSA	0.704	0.674	0.703	0.717	0.688
Fort Pierce-Port St. Lucie, FL MSA	0.780	0.742	0.790	0.804	0.758
Fort Smith, AR-OK MSA	0.523	0.489	0.537	0.542	0.531
Fort Walton Beach, FL MSA	0.674	0.650	0.683	0.693	0.678
Fort Wayne, IN MSA	0.628	0.603	0.640	0.631	0.612
Fort Worth-Arlington, TX PMSA	0.724	0.691	0.750	0.758	0.711
Fresno, CA MSA	0.679	0.662	0.702	0.708	0.652
Gadsden, AL MSA	0.499	0.484	0.503	0.505	0.506
Gainesville, FL MSA	0.691	0.670	0.706	0.717	0.667
Galveston-Texas City, TX PMSA	0.719	0.679	0.734	0.744	0.709
Gary, IN PMSA	0.746	0.720	0.767	0.787	0.753
Glens Falls, NY MSA	0.765	0.746	0.792	0.798	0.754
Goldsboro, NC MSA	0.558	0.535	0.573	0.583	0.541
Grand Forks, ND-MN MSA	0.630	0.600	0.650	0.670	0.602
Grand Junction, CO MSA	0.690	0.643	0.708	0.715	0.694
Grand Rapids-Muskegon-Holland, MI MSA	0.712	0.689	0.734	0.737	0.710
Great Falls, MT MSA	0.640	0.609	0.663	0.691	0.651
Greeley, CO PMSA	0.725	0.729	0.737	0.761	0.720
Green Bay, WI MSA	0.657	0.612	0.677	0.694	0.638
Greensboro--Winston-Salem--High Point, NC MSA	0.705	0.674	0.722	0.727	0.683
Greenville, NC MSA	0.594	0.565	0.614	0.624	0.577
Greenville-Spartanburg-Anderson, SC MSA	0.674	0.642	0.691	0.705	0.668
Hagerstown, MD PMSA	0.695	0.657	0.708	0.717	0.697
Hamilton-Middletown, OH PMSA	0.756	0.722	0.770	0.775	0.777
Harrisburg-Lebanon-Carlisle, PA MSA	0.725	0.693	0.746	0.758	0.722
Hartford, CT MSA	0.953	0.907	0.977	0.996	0.978
Hattiesburg, MS MSA	0.498	0.475	0.513	0.521	0.494
Hickory-Morganton-Lenoir, NC MSA	0.635	0.602	0.642	0.648	0.627
Honolulu, HI MSA	1.055	1.025	1.068	1.107	1.027
Houma, LA MSA	0.536	0.513	0.545	0.546	0.522
Houston, TX PMSA	0.726	0.708	0.742	0.759	0.708

Huntington-Ashland, WV-KY-OH MSA	0.583	0.552	0.594	0.611	0.586
Huntsville, AL MSA	0.579	0.551	0.590	0.599	0.565
Indianapolis, IN MSA	0.730	0.704	0.746	0.761	0.731
Iowa City, IA MSA	0.748	0.713	0.764	0.771	0.739
Jackson, MI MSA	0.743	0.683	0.759	0.785	0.742
Jackson, MS MSA	0.618	0.601	0.633	0.654	0.619
Jackson, TN MSA	0.621	0.593	0.637	0.655	0.657
Jacksonville, FL MSA	0.692	0.674	0.722	0.729	0.676
Jacksonville, NC MSA	0.592	0.557	0.592	0.583	0.573
Jamestown, NY MSA	0.667	0.638	0.687	0.698	0.661
Janesville-Beloit, WI MSA	0.710	0.680	0.728	0.738	0.715
Jersey City, NJ PMSA	0.969	0.936	0.977	0.977	0.969
Johnson City-Kingsport-Bristol, TN-VA MSA	0.591	0.562	0.612	0.625	0.597
Johnstown, PA MSA	0.614	0.583	0.634	0.652	0.618
Jonesboro, AR MSA	0.561	0.538	0.573	0.586	0.557
Joplin, MO MSA	0.558	0.527	0.570	0.571	0.563
Kalamazoo-Battle Creek, MI MSA	0.671	0.641	0.683	0.688	0.685
Kankakee, IL PMSA	0.758	0.724	0.774	0.769	0.867
Kansas City, MO-KS MSA	0.684	0.667	0.698	0.702	0.664
Kenosha, WI PMSA	0.814	0.772	0.823	0.836	0.813
Killeen-Temple, TX MSA	0.673	0.654	0.686	0.692	0.702
Knoxville, TN MSA	0.634	0.599	0.649	0.662	0.638
Kokomo, IN MSA	0.664	0.639	0.678	0.696	0.642
La Crosse, WI-MN MSA	0.636	0.603	0.648	0.660	0.649
Lafayette, LA MSA	0.537	0.521	0.551	0.558	0.535
Lafayette, IN MSA	0.736	0.705	0.762	0.769	0.718
Lake Charles, LA MSA	0.635	0.617	0.655	0.662	0.619
Lakeland-Winter Haven, FL MSA	0.656	0.631	0.677	0.688	0.650
Lancaster, PA MSA	0.751	0.712	0.763	0.784	0.743
Lansing-East Lansing, MI MSA	0.771	0.753	0.790	0.806	0.779
Laredo, TX MSA	0.622	0.599	0.630	0.638	0.649
Las Cruces, NM MSA	0.666	0.646	0.677	0.686	0.664
Las Vegas, NV-AZ MSA	0.848	0.819	0.870	0.875	0.854
Lawrence, KS MSA	0.702	0.666	0.718	0.712	0.730
Lawrence, MA-NH PMSA	0.959	0.902	0.973	0.977	0.967
Lawton, OK MSA	0.534	0.499	0.550	0.561	0.552
Lewiston-Auburn, ME MSA	0.710	0.671	0.725	0.739	0.727
Lexington, KY MSA	0.632	0.614	0.645	0.656	0.614
Lima, OH MSA	0.583	0.558	0.590	0.596	0.580
Lincoln, NE MSA	0.638	0.625	0.646	0.659	0.623
Little Rock-North Little Rock, AR MSA	0.597	0.576	0.609	0.620	0.589
Longview-Marshall, TX MSA	0.589	0.562	0.607	0.610	0.569
Los Angeles-Long Beach, CA PMSA	1.036	0.994	1.049	1.066	1.032
Louisville, KY-IN MSA	0.685	0.651	0.704	0.719	0.693
Lowell, MA-NH PMSA	1.043	0.983	1.067	1.077	1.050
Lubbock, TX MSA	0.656	0.629	0.665	0.677	0.665
Lynchburg, VA MSA	0.645	0.615	0.665	0.676	0.658

Macon, GA MSA	0.652	0.625	0.668	0.677	0.649
Madison, WI MSA	0.834	0.793	0.840	0.863	0.848
Manchester, NH PMSA	0.935	0.886	0.952	0.971	0.918
Mansfield, OH MSA	0.599	0.558	0.615	0.631	0.603
McAllen-Edinburg-Mission, TX MSA	0.533	0.512	0.545	0.555	0.540
Medford-Ashland, OR MSA	0.754	0.713	0.763	0.770	0.761
Melbourne-Titusville-Palm Bay, FL MSA	0.733	0.716	0.744	0.754	0.735
Memphis, TN-AR-MS MSA	0.624	0.595	0.636	0.648	0.608
Merced, CA MSA	0.714	0.683	0.728	0.742	0.697
Miami, FL PMSA	0.873	0.845	0.883	0.891	0.863
Middlesex-Somerset-Hunterdon, NJ PMSA	1.195	1.157	1.216	1.220	1.196
Milwaukee-Waukesha, WI PMSA	0.787	0.754	0.800	0.814	0.785
Minneapolis-St. Paul, MN-WI MSA	0.924	0.895	0.943	0.956	0.922
Missoula, MT MSA	0.731	0.685	0.752	0.766	0.744
Mobile, AL MSA	0.645	0.625	0.679	0.680	0.675
Modesto, CA MSA	0.760	0.729	0.764	0.779	0.737
Monmouth-Ocean, NJ PMSA	1.148	1.114	1.173	1.181	1.152
Monroe, LA MSA	0.553	0.529	0.559	0.572	0.549
Montgomery, AL MSA	0.611	0.590	0.628	0.633	0.591
Muncie, IN MSA	0.590	0.570	0.608	0.615	0.602
Myrtle Beach, SC MSA	0.688	0.674	0.707	0.720	0.670
Naples, FL MSA	0.886	0.866	0.896	0.906	0.868
Nashua, NH PMSA	1.093	1.055	1.134	1.158	1.107
Nashville, TN MSA	0.769	0.746	0.781	0.801	0.748
Nassau-Suffolk, NY PMSA	1.327	1.285	1.337	1.354	1.303
New Bedford, MA PMSA	0.883	0.837	0.906	0.918	0.900
New Haven-Meriden, CT PMSA	0.975	0.924	1.011	1.035	0.994
New London-Norwich, CT-RI MSA	0.922	0.891	0.948	0.967	0.928
New Orleans, LA MSA	0.652	0.634	0.670	0.676	0.679
New York, NY PMSA	1.190	1.206	1.211	1.232	1.161
Newark, NJ PMSA	1.090	1.064	1.114	1.134	1.100
Newburgh, NY-PA PMSA	0.944	0.899	0.964	0.979	0.938
Norfolk-Virginia Beach-Newport News, VA-NC MS	0.746	0.724	0.765	0.773	0.738
Oakland, CA PMSA	1.144	1.101	1.157	1.173	1.106
Ocala, FL MSA	0.627	0.578	0.652	0.645	0.612
Odessa-Midland, TX MSA	0.618	0.603	0.638	0.646	0.617
Oklahoma City, OK MSA	0.652	0.615	0.663	0.679	0.661
Olympia, WA PMSA	0.794	0.765	0.811	0.832	0.794
Omaha, NE-IA MSA	0.753	0.730	0.772	0.782	0.733
Orange County, CA PMSA	1.078	1.043	1.088	1.105	1.039
Orlando, FL MSA	0.806	0.792	0.818	0.825	0.793
Owensboro, KY MSA	0.548	0.531	0.561	0.559	0.537
Panama City, FL MSA	0.642	0.614	0.653	0.666	0.635
Parkersburg-Marietta, WV-OH MSA	0.590	0.559	0.610	0.614	0.593
Pensacola, FL MSA	0.637	0.616	0.655	0.666	0.635
Peoria-Pekin, IL MSA	0.675	0.645	0.690	0.701	0.666
Philadelphia, PA-NJ PMSA	0.909	0.878	0.928	0.946	0.902

Phoenix-Mesa, AZ MSA	0.828	0.800	0.841	0.853	0.807
Pine Bluff, AR MSA	0.537	0.516	0.551	0.553	0.525
Pittsburgh, PA MSA	0.710	0.675	0.732	0.749	0.696
Pittsfield, MA MSA	0.792	0.758	0.805	0.819	0.790
Pocatello, ID MSA	0.593	0.558	0.607	0.627	0.627
Portland, ME MSA	0.920	0.887	0.940	0.955	0.949
Portland-Vancouver, OR-WA PMSA	0.841	0.809	0.858	0.873	0.831
Portsmouth-Rochester, NH-ME PMSA	0.969	0.925	0.980	0.999	0.973
Providence-Fall River-Warwick, RI-MA MSA	0.883	0.837	0.906	0.918	0.900
Provo-Orem, UT MSA	0.751	0.726	0.776	0.782	0.778
Pueblo, CO MSA	0.719	0.695	0.734	0.747	0.713
Punta Gorda, FL MSA	0.873	0.845	0.883	0.891	0.863
Racine, WI PMSA	0.690	0.666	0.707	0.711	0.690
Raleigh-Durham-Chapel Hill, NC MSA	0.738	0.692	0.770	0.782	0.707
Rapid City, SD MSA	0.686	0.644	0.700	0.711	0.683
Reading, PA MSA	0.732	0.701	0.744	0.757	0.754
Redding, CA MSA	0.704	0.667	0.719	0.736	0.694
Reno, NV MSA	0.884	0.841	0.904	0.917	0.907
Richland-Kennewick-Pasco, WA MSA	0.764	0.722	0.786	0.790	0.737
Richmond-Petersburg, VA MSA	0.761	0.737	0.792	0.795	0.742
Riverside-San Bernardino, CA PMSA	0.841	0.811	0.850	0.859	0.844
Roanoke, VA MSA	0.645	0.615	0.665	0.676	0.658
Rochester, MN MSA	0.726	0.703	0.737	0.763	0.697
Rochester, NY MSA	0.811	0.787	0.828	0.837	0.817
Rockford, IL MSA	0.724	0.702	0.745	0.760	0.720
Rocky Mount, NC MSA	0.582	0.562	0.613	0.613	0.595
Sacramento, CA PMSA	0.834	0.798	0.851	0.854	0.813
Saginaw-Bay City-Midland, MI MSA	0.771	0.753	0.790	0.806	0.779
St. Cloud, MN MSA	0.681	0.664	0.692	0.711	0.683
St. Joseph, MO MSA	0.559	0.525	0.576	0.576	0.571
St. Louis, MO-IL MSA	0.640	0.616	0.652	0.662	0.637
Salem, OR PMSA	0.745	0.707	0.768	0.777	0.744
Salinas, CA MSA	0.898	0.877	0.896	0.909	0.857
Salt Lake City-Ogden, UT MSA	0.802	0.771	0.819	0.833	0.814
San Angelo, TX MSA	0.603	0.575	0.613	0.615	0.595
San Antonio, TX MSA	0.679	0.667	0.698	0.696	0.667
San Diego, CA MSA	0.976	0.934	0.990	1.004	0.932
San Francisco, CA PMSA	1.494	1.493	1.494	1.535	1.455
San Jose, CA PMSA	1.436	1.407	1.467	1.480	1.403
San Luis Obispo-Atascadero-Paso Robles, CA MS	0.954	0.912	0.973	0.986	0.926
Santa Barbara-Santa Maria-Lompoc, CA MSA	1.079	1.003	1.093	1.091	1.058
Santa Cruz-Watsonville, CA PMSA	1.308	1.292	1.325	1.335	1.285
Santa Fe, NM MSA	0.872	0.865	0.887	0.910	0.842
Santa Rosa, CA PMSA	1.071	1.030	1.095	1.102	1.034
Sarasota-Bradenton, FL MSA	0.813	0.786	0.823	0.838	0.789
Savannah, GA MSA	0.751	0.715	0.774	0.769	0.772
Scranton--Wilkes-Barre--Hazleton, PA MSA	0.682	0.644	0.699	0.713	0.691

Seattle-Bellevue-Everett, WA PMSA	1.004	0.980	1.032	1.044	1.014
Sharon, PA MSA	0.587	0.562	0.603	0.618	0.604
Sheboygan, WI MSA	0.690	0.666	0.707	0.711	0.690
Sherman-Denison, TX MSA	0.603	0.582	0.621	0.637	0.608
Shreveport-Bossier City, LA MSA	0.553	0.531	0.564	0.576	0.557
Sioux City, IA-NE MSA	0.638	0.625	0.646	0.659	0.623
Sioux Falls, SD MSA	0.709	0.669	0.733	0.750	0.694
South Bend, IN MSA	0.701	0.684	0.718	0.733	0.700
Spokane, WA MSA	0.739	0.703	0.749	0.770	0.739
Springfield, IL MSA	0.694	0.672	0.713	0.714	0.712
Springfield, MO MSA	0.597	0.570	0.622	0.637	0.597
Springfield, MA MSA	0.881	0.825	0.907	0.919	0.873
Stamford-Norwalk, CT PMSA	1.440	1.408	1.466	1.472	1.404
State College, PA MSA	0.744	0.718	0.750	0.754	0.728
Steubenville-Weirton, OH-WV MSA	0.587	0.548	0.603	0.614	0.584
Stockton-Lodi, CA MSA	0.760	0.729	0.764	0.779	0.737
Sumter, SC MSA	0.527	0.494	0.543	0.553	0.500
Syracuse, NY MSA	0.750	0.714	0.768	0.779	0.745
Tacoma, WA PMSA	0.794	0.765	0.811	0.832	0.794
Tallahassee, FL MSA	0.691	0.670	0.706	0.717	0.667
Tampa-St. Petersburg-Clearwater, FL MSA	0.748	0.720	0.764	0.773	0.734
Terre Haute, IN MSA	0.631	0.586	0.652	0.669	0.652
Texarkana, TX-Texarkana, AR MSA	0.548	0.518	0.569	0.571	0.522
Toledo, OH MSA	0.690	0.662	0.712	0.721	0.685
Topeka, KS MSA	0.654	0.611	0.679	0.685	0.672
Trenton, NJ PMSA	0.909	0.878	0.928	0.946	0.902
Tucson, AZ MSA	0.748	0.713	0.763	0.782	0.736
Tulsa, OK MSA	0.689	0.671	0.708	0.714	0.688
Tuscaloosa, AL MSA	0.615	0.596	0.621	0.625	0.616
Tyler, TX MSA	0.681	0.645	0.694	0.711	0.688
Utica-Rome, NY MSA	0.665	0.631	0.677	0.691	0.661
Vallejo-Fairfield-Napa, CA PMSA	0.986	0.959	1.000	1.012	0.963
Ventura, CA PMSA	1.057	1.023	1.066	1.080	1.028
Victoria, TX MSA	0.604	0.573	0.615	0.629	0.623
Vineland-Millville-Bridgeton, NJ PMSA	0.929	0.895	0.943	0.952	0.950
Visalia-Tulare-Porterville, CA MSA	0.689	0.662	0.705	0.704	0.671
Waco, TX MSA	0.628	0.600	0.653	0.645	0.639
Washington, DC-MD-VA-WV PMSA	1.000	1.000	1.000	1.000	1.000
Waterbury, CT PMSA	1.070	1.036	1.067	1.082	1.165
Waterloo-Cedar Falls, IA MSA	0.635	0.616	0.647	0.659	0.611
Wausau, WI MSA	0.665	0.633	0.686	0.702	0.687
West Palm Beach-Boca Raton, FL MSA	0.907	0.886	0.928	0.936	0.937
Wheeling, WV-OH MSA	0.610	0.577	0.623	0.634	0.619
Wichita, KS MSA	0.638	0.608	0.650	0.661	0.618
Wichita Falls, TX MSA	0.634	0.608	0.649	0.663	0.658
Williamsport, PA MSA	0.658	0.622	0.669	0.683	0.664
Wilmington-Newark, DE-MD PMSA	0.851	0.821	0.863	0.894	0.835

Wilmington, NC MSA	0.767	0.752	0.792	0.792	0.787
Worcester, MA-CT PMSA	0.885	0.838	0.890	0.911	0.891
Yakima, WA MSA	0.732	0.689	0.752	0.766	0.741
Yolo, CA PMSA	0.824	0.803	0.827	0.855	0.807
York, PA MSA	0.732	0.701	0.744	0.757	0.754
Youngstown-Warren, OH MSA	0.610	0.583	0.621	0.637	0.619
Yuba City, CA MSA	0.675	0.645	0.691	0.694	0.682
Yuma, AZ MSA	0.709	0.682	0.729	0.739	0.699

Nonmetropolitan Areas

AL	0.492	0.463	0.503	0.512	0.507
AK	0.998	0.952	1.037	1.035	0.955
AZ	0.639	0.595	0.658	0.663	0.660
AR	0.486	0.461	0.497	0.507	0.482
CA	0.799	0.754	0.813	0.827	0.806
CO	0.687	0.647	0.703	0.709	0.696
CT	0.891	0.842	0.908	0.928	0.905
DE	0.777	0.730	0.804	0.801	0.761
FL	0.653	0.591	0.654	0.673	0.671
GA	0.604	0.577	0.619	0.622	0.615
HI	1.030	1.012	1.045	1.064	0.974
ID	0.723	0.702	0.735	0.777	0.833
IL	0.543	0.515	0.558	0.567	0.550
IN	0.588	0.550	0.604	0.615	0.598
IA	0.563	0.536	0.577	0.589	0.560
KS	0.536	0.508	0.551	0.559	0.528
KY	0.531	0.499	0.542	0.554	0.532
LA	0.493	0.470	0.508	0.513	0.496
ME	0.720	0.675	0.734	0.750	0.729
MD	0.777	0.730	0.804	0.801	0.761
MA	0.891	0.842	0.908	0.928	0.905
MI	0.590	0.555	0.610	0.620	0.589
MN	0.586	0.550	0.601	0.615	0.579
MS	0.498	0.475	0.513	0.521	0.494
MO	0.483	0.457	0.495	0.506	0.481
MT	0.593	0.577	0.613	0.624	0.590
NE	0.555	0.525	0.571	0.581	0.552
NV	0.807	0.781	0.828	0.843	0.798
NH	0.796	0.765	0.826	0.840	0.808
NM	0.561	0.530	0.575	0.584	0.568
NY	0.743	0.693	0.759	0.774	0.760
NC	0.574	0.547	0.587	0.593	0.573
ND	0.515	0.489	0.525	0.534	0.511
OH	0.604	0.572	0.619	0.629	0.611
OK	0.534	0.499	0.550	0.561	0.552
OR	0.689	0.659	0.709	0.720	0.698
PA	0.627	0.589	0.641	0.657	0.634
RI	1.063	1.032	1.100	1.100	1.038
SC	0.561	0.530	0.577	0.584	0.570
SD	0.572	0.540	0.589	0.602	0.560

TN	0.513	0.483	0.528	0.536	0.530
TX	0.528	0.502	0.543	0.549	0.532
UT	0.630	0.604	0.650	0.658	0.635
VT	0.821	0.792	0.846	0.865	0.865
VA	0.569	0.537	0.583	0.601	0.562
WA	0.704	0.662	0.722	0.737	0.727
WV	0.539	0.510	0.551	0.566	0.553
WI	0.592	0.568	0.609	0.622	0.589
WY	0.559	0.522	0.586	0.611	0.565

Notes:

(1) Initial specification using missing value indicators.

(2) Median regression

(3) Complete case analysis with full list of explanatory variables.

(4) Complete case analysis with shorter list of explanatory variables.

(5) Truncated regression

Each index is scaled so that Washington, DC PMSA is 1.

Table A-4. Price Indices for Housing, Other Goods, and All Produced Goods across Areas (2000)

Geographical Area	Housing	Other Goods	All Goods
<i>Metropolitan Areas</i>			
Abilene, TX MSA	0.782	0.987	0.935
Akron, OH PMSA	1.021	1.005	1.009
Albany, GA MSA	0.891	0.935	0.924
Albany-Schenectady-Troy, NY MSA	1.084	1.021	1.037
Albuquerque, NM MSA	1.011	0.983	0.990
Alexandria, LA MSA	0.774	0.958	0.911
Allentown-Bethlehem-Easton, PA MSA	1.148	1.024	1.055
Altoona, PA MSA	0.832	0.976	0.940
Amarillo, TX MSA	0.854	0.948	0.924
Anchorage, AK MSA	1.325	1.210	1.239
Ann Arbor, MI PMSA	1.208	1.041	1.083
Anniston, AL MSA	0.727	0.945	0.890
Appleton-Oshkosh-Neenah, WI MSA	0.879	0.987	0.960
Asheville, NC MSA	0.864	1.014	0.976
Athens, GA MSA	0.891	0.969	0.949
Atlanta, GA MSA	1.230	1.013	1.067
Atlantic-Cape May, NJ PMSA	1.293	1.047	1.109
Auburn-Opelika, AL MSA	0.734	0.947	0.893
Augusta-Aiken, GA-SC MSA	0.899	0.973	0.955
Austin-San Marcos, TX MSA	1.166	0.939	0.996
Bakersfield, CA MSA	0.976	1.005	0.997
Baltimore, MD PMSA	1.209	1.039	1.082
Bangor, ME MSA	1.034	1.012	1.018
Barnstable-Yarmouth, MA MSA	1.461	1.081	1.176
Baton Rouge, LA MSA	0.781	1.029	0.967
Beaumont-Port Arthur, TX MSA	0.840	0.960	0.930
Bellingham, WA MSA	1.143	1.032	1.060
Benton Harbor, MI MSA	0.918	0.985	0.968
Bergen-Passaic, NJ PMSA	1.587	1.092	1.216
Billings, MT MSA	0.917	0.988	0.970
Biloxi-Gulfport-Pascagoula, MS MSA	0.914	0.993	0.974
Binghamton, NY MSA	0.906	0.979	0.961
Birmingham, AL MSA	0.879	0.972	0.948
Bismarck, ND MSA	0.821	0.990	0.948
Bloomington, IN MSA	1.027	1.025	1.026
Bloomington-Normal, IL MSA	0.998	1.069	1.051
Boise City, ID MSA	1.073	1.024	1.036
Boston, MA-NH PMSA	1.658	1.141	1.271
Boulder-Longmont, CO PMSA	1.256	1.053	1.104
Brazoria, TX PMSA	0.826	0.965	0.930
Bremerton, WA PMSA	1.152	1.033	1.063
Bridgeport, CT PMSA	1.376	1.067	1.145
Brockton, MA PMSA	1.397	1.077	1.158
Brownsville-Harlingen-San Benito, TX MSA	0.843	0.990	0.953
Bryan-College Station, TX MSA	0.966	0.898	0.915
Buffalo-Niagara Falls, NY MSA	0.954	0.990	0.981
Burlington, VT MSA	1.331	1.077	1.141
Canton-Massillon, OH MSA	0.901	0.983	0.962
Casper, WY MSA	0.803	0.979	0.935
Cedar Rapids, IA MSA	0.882	0.980	0.955

Champaign-Urbana, IL MSA	1.003	1.053	1.040
Charleston-North Charleston, SC MSA	0.900	0.973	0.955
Charleston, WV MSA	0.892	0.939	0.927
Charlotte-Gastonia-Rock Hill, NC-SC MSA	0.979	0.998	0.993
Charlottesville, VA MSA	1.074	1.000	1.018
Chattanooga, TN-GA MSA	0.870	1.003	0.969
Cheyenne, WY MSA	0.902	0.986	0.965
Chicago, IL PMSA	1.287	1.054	1.112
Chico-Paradise, CA MSA	0.993	0.991	0.991
Cincinnati, OH-KY-IN PMSA	0.975	0.970	0.971
Clarksville-Hopkinsville, TN-KY MSA	0.783	0.943	0.903
Cleveland-Lorain-Elyria, OH PMSA	0.997	1.060	1.044
Colorado Springs, CO MSA	1.109	0.954	0.993
Columbia, MO MSA	0.836	1.001	0.960
Columbia, SC MSA	0.954	0.933	0.938
Columbus, GA-AL MSA	0.772	0.948	0.904
Columbus, OH MSA	0.969	0.998	0.991
Corpus Christi, TX MSA	0.948	0.969	0.964
Corvallis, OR MSA	0.943	1.069	1.037
Cumberland, MD-WV MSA	0.820	0.980	0.940
Dallas, TX PMSA	1.115	1.009	1.035
Danbury, CT PMSA	1.463	1.084	1.179
Danville, VA MSA	0.818	0.962	0.926
Davenport-Moline-Rock Island, IA-IL MSA	0.898	0.973	0.954
Dayton-Springfield, OH MSA	0.906	0.986	0.966
Daytona Beach, FL MSA	1.002	0.941	0.957
Decatur, AL MSA	0.795	0.939	0.902
Decatur, IL MSA	0.855	0.972	0.942
Denver, CO PMSA	1.267	1.050	1.105
Des Moines, IA MSA	0.958	1.001	0.990
Detroit, MI PMSA	1.119	1.001	1.031
Dothan, AL MSA	0.702	0.957	0.892
Dover, DE MSA	1.060	1.026	1.035
Dubuque, IA MSA	0.852	0.964	0.936
Duluth-Superior, MN-WI MSA	0.880	1.002	0.971
Dutchess County, NY PMSA	1.351	1.066	1.138
Eau Claire, WI MSA	0.909	0.972	0.957
El Paso, TX MSA	0.910	0.929	0.924
Elkhart-Goshen, IN MSA	0.933	0.949	0.945
Elmira, NY MSA	0.912	0.991	0.971
Enid, OK MSA	0.730	0.988	0.923
Erie, PA MSA	0.826	0.974	0.937
Eugene-Springfield, OR MSA	1.063	1.029	1.038
Evansville-Henderson, IN-KY MSA	0.836	0.907	0.889
Fargo-Moorhead, ND-MN MSA	0.901	1.005	0.979
Fayetteville, NC MSA	0.913	1.030	1.001
Fayetteville-Springdale-Rogers, AR MSA	0.793	0.912	0.882
Fitchburg-Leominster, MA PMSA	1.095	1.045	1.058
Flagstaff, AZ-UT MSA	1.109	0.959	0.997
Flint, MI PMSA	0.895	1.004	0.976
Florence, AL MSA	0.795	0.947	0.909
Florence, SC MSA	0.811	0.960	0.923
Fort Collins-Loveland, CO MSA	1.137	0.995	1.030
Fort Lauderdale, FL PMSA	1.192	1.026	1.068
Fort Myers-Cape Coral, FL MSA	0.963	0.979	0.975

Fort Pierce-Port St. Lucie, FL MSA	1.066	0.995	1.013
Fort Smith, AR-OK MSA	0.715	0.907	0.858
Fort Walton Beach, FL MSA	0.922	1.021	0.996
Fort Wayne, IN MSA	0.858	0.976	0.946
Fort Worth-Arlington, TX PMSA	0.990	0.930	0.945
Fresno, CA MSA	0.929	1.074	1.037
Gadsden, AL MSA	0.682	0.945	0.879
Gainesville, FL MSA	0.945	0.974	0.967
Galveston-Texas City, TX PMSA	0.983	0.990	0.988
Gary, IN PMSA	1.020	1.014	1.015
Glens Falls, NY MSA	1.046	1.060	1.056
Goldsboro, NC MSA	0.762	0.943	0.897
Grand Forks, ND-MN MSA	0.861	0.917	0.903
Grand Junction, CO MSA	0.943	0.988	0.976
Grand Rapids-Muskegon-Holland, MI MSA	0.973	1.049	1.030
Great Falls, MT MSA	0.876	0.961	0.940
Greeley, CO PMSA	0.991	1.035	1.024
Green Bay, WI MSA	0.898	0.984	0.963
Greensboro--Winston-Salem--High Point, NC MS	0.963	0.956	0.958
Greenville, NC MSA	0.812	0.972	0.932
Greenville-Spartanburg-Anderson, SC MSA	0.922	0.935	0.932
Hagerstown, MD PMSA	0.950	1.007	0.993
Hamilton-Middletown, OH PMSA	1.034	1.006	1.013
Harrisburg-Lebanon-Carlisle, PA MSA	0.992	1.014	1.008
Hartford, CT MSA	1.303	1.059	1.120
Hattiesburg, MS MSA	0.681	0.951	0.883
Hickory-Morganton-Lenoir, NC MSA	0.868	0.976	0.948
Honolulu, HI MSA	1.442	1.124	1.204
Houma, LA MSA	0.732	0.963	0.905
Houston, TX PMSA	0.992	0.978	0.981
Huntington-Ashland, WV-KY-OH MSA	0.798	0.956	0.916
Huntsville, AL MSA	0.792	1.011	0.956
Indianapolis, IN MSA	0.998	0.948	0.961
Iowa City, IA MSA	1.023	0.995	1.002
Jackson, MI MSA	1.016	1.008	1.010
Jackson, MS MSA	0.845	0.898	0.885
Jackson, TN MSA	0.849	1.026	0.982
Jacksonville, FL MSA	0.947	0.972	0.966
Jacksonville, NC MSA	0.809	0.964	0.925
Jamestown, NY MSA	0.912	0.993	0.973
Janesville-Beloit, WI MSA	0.970	1.001	0.993
Jersey City, NJ PMSA	1.325	1.060	1.127
Johnson City-Kingsport-Bristol, TN-VA MSA	0.807	0.885	0.865
Johnstown, PA MSA	0.839	0.974	0.940
Jonesboro, AR MSA	0.767	0.893	0.861
Joplin, MO MSA	0.763	0.916	0.878
Kalamazoo-Battle Creek, MI MSA	0.918	0.992	0.974
Kankakee, IL PMSA	1.036	1.017	1.022
Kansas City, MO-KS MSA	0.935	1.001	0.984
Kenosha, WI PMSA	1.113	1.035	1.055
Killeen-Temple, TX MSA	0.921	0.899	0.905
Knoxville, TN MSA	0.866	0.940	0.922
Kokomo, IN MSA	0.907	0.995	0.973
La Crosse, WI-MN MSA	0.870	0.978	0.951
Lafayette, LA MSA	0.735	0.965	0.907

Lafayette, IN MSA	1.007	0.942	0.958
Lake Charles, LA MSA	0.869	0.924	0.910
Lakeland-Winter Haven, FL MSA	0.896	0.963	0.946
Lancaster, PA MSA	1.027	1.008	1.013
Lansing-East Lansing, MI MSA	1.055	1.007	1.019
Laredo, TX MSA	0.850	0.944	0.920
Las Cruces, NM MSA	0.910	0.931	0.926
Las Vegas, NV-AZ MSA	1.159	1.008	1.046
Lawrence, KS MSA	0.959	0.987	0.980
Lawrence, MA-NH PMSA	1.311	1.064	1.126
Lawton, OK MSA	0.730	0.986	0.922
Lewiston-Auburn, ME MSA	0.971	1.000	0.993
Lexington, KY MSA	0.865	0.985	0.955
Lima, OH MSA	0.797	0.954	0.915
Lincoln, NE MSA	0.873	0.998	0.966
Little Rock-North Little Rock, AR MSA	0.817	0.960	0.924
Longview-Marshall, TX MSA	0.806	0.953	0.916
Los Angeles-Long Beach, CA PMSA	1.417	1.090	1.172
Louisville, KY-IN MSA	0.936	0.986	0.974
Lowell, MA-NH PMSA	1.427	1.075	1.164
Lubbock, TX MSA	0.897	0.973	0.954
Lynchburg, VA MSA	0.882	0.950	0.933
Macon, GA MSA	0.891	0.980	0.958
Madison, WI MSA	1.140	1.022	1.052
Manchester, NH PMSA	1.278	0.987	1.061
Mansfield, OH MSA	0.819	0.961	0.925
McAllen-Edinburg-Mission, TX MSA	0.729	0.928	0.878
Medford-Ashland, OR MSA	1.030	1.009	1.014
Melbourne-Titusville-Palm Bay, FL MSA	1.002	0.981	0.986
Memphis, TN-AR-MS MSA	0.853	0.933	0.913
Merced, CA MSA	0.976	1.000	0.994
Miami, FL PMSA	1.194	1.018	1.062
Middlesex-Somerset-Hunterdon, NJ PMSA	1.634	1.087	1.224
Milwaukee-Waukesha, WI PMSA	1.076	0.975	1.000
Minneapolis-St. Paul, MN-WI MSA	1.263	1.083	1.129
Missoula, MT MSA	0.999	1.052	1.039
Mobile, AL MSA	0.882	0.935	0.922
Modesto, CA MSA	1.039	1.076	1.067
Monmouth-Ocean, NJ PMSA	1.569	1.089	1.210
Monroe, LA MSA	0.757	0.964	0.912
Montgomery, AL MSA	0.835	0.978	0.942
Muncie, IN MSA	0.807	0.947	0.911
Myrtle Beach, SC MSA	0.941	0.979	0.970
Naples, FL MSA	1.211	1.017	1.066
Nashua, NH PMSA	1.495	1.086	1.189
Nashville, TN MSA	1.051	0.949	0.975
Nassau-Suffolk, NY PMSA	1.814	1.233	1.379
New Bedford, MA PMSA	1.207	1.052	1.091
New Haven-Meriden, CT PMSA	1.334	1.059	1.128
New London-Norwich, CT-RI MSA	1.260	1.054	1.106
New Orleans, LA MSA	0.892	0.993	0.968
New York, NY PMSA	1.626	1.087	1.223
Newark, NJ PMSA	1.490	1.072	1.177
Newburgh, NY-PA PMSA	1.291	1.058	1.117
Norfolk-Virginia Beach-Newport News, VA-NC MSA	1.020	0.969	0.982

Oakland, CA PMSA	1.565	1.101	1.218
Ocala, FL MSA	0.858	0.958	0.933
Odessa-Midland, TX MSA	0.845	0.965	0.935
Oklahoma City, OK MSA	0.892	0.973	0.952
Olympia, WA PMSA	1.086	1.036	1.049
Omaha, NE-IA MSA	1.029	0.936	0.959
Orange County, CA PMSA	1.474	1.066	1.169
Orlando, FL MSA	1.102	0.976	1.008
Owensboro, KY MSA	0.749	0.959	0.906
Panama City, FL MSA	0.878	0.983	0.956
Parkersburg-Marietta, WV-OH MSA	0.807	0.960	0.922
Pensacola, FL MSA	0.871	0.986	0.957
Peoria-Pekin, IL MSA	0.923	1.014	0.991
Philadelphia, PA-NJ PMSA	1.243	1.080	1.121
Phoenix-Mesa, AZ MSA	1.132	0.962	1.005
Pine Bluff, AR MSA	0.734	0.942	0.890
Pittsburgh, PA MSA	0.970	1.014	1.003
Pittsfield, MA MSA	1.083	1.039	1.050
Pocatello, ID MSA	0.811	1.020	0.967
Portland, ME MSA	1.258	1.048	1.101
Portland-Vancouver, OR-WA PMSA	1.150	1.048	1.074
Portsmouth-Rochester, NH-ME PMSA	1.324	1.068	1.132
Providence-Fall River-Warwick, RI-MA MSA	1.207	1.040	1.082
Provo-Orem, UT MSA	1.027	1.015	1.018
Pueblo, CO MSA	0.983	0.931	0.944
Punta Gorda, FL MSA	1.194	1.001	1.049
Racine, WI PMSA	0.943	1.002	0.987
Raleigh-Durham-Chapel Hill, NC MSA	1.008	1.017	1.015
Rapid City, SD MSA	0.939	0.989	0.976
Reading, PA MSA	1.001	1.009	1.007
Redding, CA MSA	0.963	0.980	0.976
Reno, NV MSA	1.208	1.060	1.098
Richland-Kennewick-Pasco, WA MSA	1.045	1.003	1.013
Richmond-Petersburg, VA MSA	1.041	0.984	0.998
Riverside-San Bernardino, CA PMSA	1.150	1.087	1.103
Roanoke, VA MSA	0.882	0.925	0.914
Rochester, MN MSA	0.992	1.024	1.016
Rochester, NY MSA	1.109	1.025	1.046
Rockford, IL MSA	0.990	1.007	1.002
Rocky Mount, NC MSA	0.796	0.959	0.918
Sacramento, CA PMSA	1.140	1.097	1.108
Saginaw-Bay City-Midland, MI MSA	1.055	1.015	1.025
St. Cloud, MN MSA	0.931	1.014	0.993
St. Joseph, MO MSA	0.764	0.943	0.898
St. Louis, MO-IL MSA	0.875	0.998	0.967
Salem, OR PMSA	1.018	1.044	1.038
Salinas, CA MSA	1.228	1.069	1.109
Salt Lake City-Ogden, UT MSA	1.097	1.049	1.061
San Angelo, TX MSA	0.825	0.970	0.933
San Antonio, TX MSA	0.928	0.935	0.933
San Diego, CA MSA	1.335	1.079	1.143
San Francisco, CA PMSA	2.043	1.155	1.379
San Jose, CA PMSA	1.963	1.124	1.336
San Luis Obispo-Atascadero-Paso Robles, CA MSA	1.305	1.056	1.119
Santa Barbara-Santa Maria-Lompoc, CA MSA	1.475	1.009	1.127

Santa Cruz-Watsonville, CA PMSA	1.789	1.134	1.299
Santa Fe, NM MSA	1.192	1.028	1.069
Santa Rosa, CA PMSA	1.464	1.088	1.182
Sarasota-Bradenton, FL MSA	1.112	1.015	1.040
Savannah, GA MSA	1.027	0.992	1.001
Scranton--Wilkes-Barre--Hazleton, PA MSA	0.933	0.990	0.975
Seattle-Bellevue-Everett, WA PMSA	1.373	1.076	1.151
Sharon, PA MSA	0.803	0.967	0.926
Sheboygan, WI MSA	0.943	0.959	0.955
Sherman-Denison, TX MSA	0.824	0.969	0.933
Shreveport-Bossier City, LA MSA	0.756	0.932	0.887
Sioux City, IA-NE MSA	0.873	0.975	0.949
Sioux Falls, SD MSA	0.969	0.985	0.981
South Bend, IN MSA	0.959	0.910	0.922
Spokane, WA MSA	1.010	1.043	1.035
Springfield, IL MSA	0.949	0.927	0.932
Springfield, MO MSA	0.816	0.982	0.940
Springfield, MA MSA	1.205	1.034	1.077
Stamford-Norwalk, CT PMSA	1.969	1.124	1.337
State College, PA MSA	1.018	1.004	1.007
Steubenville-Weirton, OH-WV MSA	0.802	0.960	0.920
Stockton-Lodi, CA MSA	1.039	1.016	1.022
Sumter, SC MSA	0.721	0.992	0.923
Syracuse, NY MSA	1.025	1.008	1.012
Tacoma, WA PMSA	1.086	1.034	1.047
Tallahassee, FL MSA	0.945	1.058	1.029
Tampa-St. Petersburg-Clearwater, FL MSA	1.022	0.997	1.004
Terre Haute, IN MSA	0.863	0.967	0.940
Texarkana, TX-Texarkana, AR MSA	0.749	0.896	0.859
Toledo, OH MSA	0.943	0.996	0.983
Topeka, KS MSA	0.894	0.958	0.942
Trenton, NJ PMSA	1.243	1.058	1.105
Tucson, AZ MSA	1.023	0.968	0.982
Tulsa, OK MSA	0.942	0.959	0.955
Tuscaloosa, AL MSA	0.841	1.001	0.961
Tyler, TX MSA	0.932	0.973	0.962
Utica-Rome, NY MSA	0.910	0.993	0.972
Vallejo-Fairfield-Napa, CA PMSA	1.347	1.072	1.141
Ventura, CA PMSA	1.445	1.082	1.173
Victoria, TX MSA	0.826	0.944	0.914
Vineland-Millville-Bridgeton, NJ PMSA	1.270	1.067	1.118
Visalia-Tulare-Porterville, CA MSA	0.942	1.075	1.042
Waco, TX MSA	0.859	0.954	0.930
Washington, DC-MD-VA-WV PMSA	1.367	1.091	1.161
Waterbury, CT PMSA	1.463	1.089	1.183
Waterloo-Cedar Falls, IA MSA	0.868	0.975	0.948
Wausau, WI MSA	0.910	0.995	0.974
West Palm Beach-Boca Raton, FL MSA	1.240	1.069	1.112
Wheeling, WV-OH MSA	0.834	0.962	0.930
Wichita, KS MSA	0.872	0.968	0.944
Wichita Falls, TX MSA	0.866	0.956	0.934
Williamsport, PA MSA	0.899	0.985	0.964
Wilmington-Newark, DE-MD PMSA	1.163	1.061	1.087
Wilmington, NC MSA	1.049	0.996	1.009
Worcester, MA-CT PMSA	1.210	1.065	1.101

Yakima, WA MSA	1.001	1.016	1.012
Yolo, CA PMSA	1.126	1.022	1.048
York, PA MSA	1.001	1.009	1.007
Youngstown-Warren, OH MSA	0.834	0.916	0.896
Yuba City, CA MSA	0.923	0.978	0.964
Yuma, AZ MSA	0.969	0.930	0.940

Nonmetropolitan Areas

AL	0.672	0.916	0.855
AK	1.364	1.209	1.248
AZ	0.874	1.002	0.969
AR	0.664	0.955	0.882
CA	1.092	1.015	1.034
CO	0.939	1.074	1.040
CT	1.219	1.052	1.094
DE	1.063	1.002	1.017
FL	0.893	1.045	1.007
GA	0.826	0.973	0.936
HI	1.408	1.116	1.190
ID	0.989	0.993	0.992
IL	0.742	0.972	0.914
IN	0.804	0.960	0.921
IA	0.769	0.962	0.913
KS	0.733	0.968	0.909
KY	0.726	0.969	0.908
LA	0.674	0.942	0.875
ME	0.985	1.004	0.999
MD	1.063	1.006	1.021
MA	1.219	1.043	1.087
MI	0.807	0.973	0.931
MN	0.801	0.970	0.927
MS	0.681	0.951	0.883
MO	0.660	0.937	0.867
MT	0.811	1.031	0.976
NE	0.759	0.971	0.917
NV	1.104	1.023	1.043
NH	1.089	1.024	1.041
NM	0.768	0.976	0.924
NY	1.016	1.050	1.042
NC	0.784	0.985	0.934
ND	0.704	0.940	0.880
OH	0.826	0.993	0.951
OK	0.730	0.946	0.891
OR	0.943	1.045	1.019
PA	0.858	0.982	0.950
RI	1.454	1.068	1.165
SC	0.767	1.038	0.969
SD	0.782	1.014	0.955
TN	0.702	0.945	0.883
TX	0.722	0.907	0.860
UT	0.861	1.000	0.965
VT	1.123	1.016	1.043
VA	0.778	0.955	0.910
WA	0.962	1.054	1.031
WV	0.737	0.947	0.894

WI	0.809	0.995	0.948
WY	0.765	0.992	0.935

Notes: Housing price index is based on specification using missing value indicators. Other goods price index is based on ACCRA indices for goods other than housing and utilities and average expenditure shares from CES when available and fitted values otherwise. Overall consumer price index applies average expenditure shares from CES to the price indices for housing and other goods. Each index is scaled so that the mean across all 380 areas is 1.

Table A-5. Comparison of Housing Price Indices Based on Alternative Methods Using CSS Data (2000)

Alternative Methodology	Regression Results			Sample Size	Absolute Percent Difference	
	Slope	Std. Error	R2		Mean	Maximum
Median regression	1.031	0.003	0.996	380	1.145	5.710
CCA -- All variables	0.977	0.003	0.997	380	0.995	5.427
CCA --Selected variables	0.982	0.002	0.998	380	0.730	3.639
Truncated regression	0.983	0.006	0.986	380	1.880	15.411
Separate hedonic each area	1.017	0.013	0.942	360	4.182	21.091

Table A-6. CEX Average Expenditure Shares for ACCRA Composite Commodities

Goods Categories		Expenditure Shares	
ACCRA	CES	ACCRA	All Consumers
Housing	Shelter	28.0	18.7
Utilities	Utilities, fuels, and public services	8.0	6.5
Grocery Items	Food at home	16.0	10.0
	Tobacco products and smoking supplies		
	Housekeeping supplies		
Transportation	Gasoline and motor oil	10.0	10.5
	Other vehicle expenses		
	Public transportation		
Health Care	Health Care	5.0	5.4
Miscellaneous	All other items	33.0	48.9

Source: <http://www.bls.gov/cex/2000/share/quintile.pdf>

Table A-7: Interpolation of BLS Missing Data

Area	Missing data period	Assumptions
Phoenix-Mesa, AZ	1982 - 2001	Percentage change in prices for missing years same as for Size Class B/C in West region
Tampa-St. Petersburg-Clearwater, FL	1982 - 1986	Percentage change in prices for missing years same as for Miami-Fort Lauderdale, FL
Washington-Baltimore, DC-MD-VA-WV	1982 - 1996	Percentage change in prices for missing years same as for New York-Northern New Jersey-Long Island, NY-NJ-CT-PA
Midwest metro- Urban Size Class B/C	1982 - 1997	Percentage change in prices for missing years same as for overall Midwest region
Northeast metro - Urban Size Class B/C	1982 - 1997	Percentage change in prices for missing years same as for overall Northeast region
South metro - Urban Size Class B/C	1982 - 1997	Percentage change in prices for missing years same as for overall South region
West metro - Urban Size Class B/C	1982 - 1997	Percentage change in prices for missing years same as for overall West region
Non-metro parts of each state	1982 - 2008	Percentage change in prices same as for smallest urban size class in region except that the Anchorage index was used for non-metro Alaska and Honolulu for non-metro Hawaii

Table A-8. Price Indices for Housing and All Produced Goods

Geographical Area	Housing			All Goods		
	1982	2012	% inc.	1982	2012	% inc.
<i>Areas with Ten Highest CPI (2012)</i>						
Nassau-Suffolk, NY	0.874	2.69246	208%	0.720	1.909	165%
Stamford, CT	0.949	2.92202	208%	0.698	1.851	165%
San Francisco-Oakland, CA	0.941	2.73107	190%	0.747	1.833	146%
San Jose, CA	0.904	2.62414	190%	0.723	1.776	146%
Boston, MA	0.821	2.2724	177%	0.661	1.715	159%
Honolulu, HI	0.772	2.22803	189%	0.664	1.704	157%
Nonmetro AK	0.963	1.9205	99%	0.806	1.703	111%
Middlesex-Somerset-Hunterdon, NJ	0.787	2.42405	208%	0.639	1.695	165%
New York, NY-NJ	0.784	2.41333	208%	0.639	1.693	165%
Anchorage, AK	0.936	1.86617	99%	0.800	1.691	111%
<i>Areas with Ten Middle CPI (2012)</i>						
Akron, OH	0.543	1.21186	123%	0.565	1.290	128%
Colorado Springs, CO	0.603	1.44112	139%	0.564	1.290	129%
Fort Myers-Cape Coral, FL	0.571	1.29384	126%	0.565	1.290	128%
Nashville-Davidson, TN	0.624	1.41238	126%	0.565	1.289	128%
Nonmetro ID	0.538	1.2851	139%	0.564	1.289	129%
Louisville, KY-IN	0.555	1.2572	126%	0.564	1.288	128%
Chico, CA	0.540	1.29149	139%	0.563	1.288	129%
Biloxi-Gulfport, MS	0.542	1.22827	126%	0.564	1.288	128%
Toledo, OH-MI	0.528	1.18685	125%	0.566	1.287	127%
Nonmetro GA	0.480	1.0981	129%	0.539	1.286	138%
<i>Areas with Ten Lowest CPI (2012)</i>						
Fayetteville-Springdale, AR	0.471	1.0659	126%	0.511	1.167	128%
Evansville, IN-KY	0.468	1.0518	125%	0.512	1.165	127%
Gadsden, AL	0.405	0.9163	126%	0.509	1.162	128%
McAllen-Pharr-Edinburg, TX	0.432	0.9787	126%	0.509	1.161	128%
Nonmetro MO	0.405	0.878	117%	0.518	1.152	122%
Joplin, MO	0.428	0.9604	125%	0.506	1.150	127%
Johnson City-Kingsport-Bristol, TN-VA	0.479	1.0846	126%	0.502	1.145	128%
Jonesboro, AR	0.455	1.0298	126%	0.499	1.139	128%
Texarkana, TX-Texarkana, AR	0.444	1.0063	126%	0.498	1.137	128%
Fort Smith, AR-OK	0.424	0.96	126%	0.498	1.136	128%

Notes: Each index is scaled so that the mean across all 380 areas in 2000 is 1.