# Economic Consequences of Housing Speculation Internet Appendix

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In this Internet appendix, we provide the following robustness analyses to supplement the results reported in the main paper.

- Section A provides tables of placebo tests for the period of 1999-2001.
- Section B provides the regression results in Tables 4 and 5 in the main paper for two subsamples: 1) zip codes within 50 miles of state borders (Table B1), and 2) zip codes further than 50 miles from state borders (Table B2).
- Section C provides tables to present the results from the reduced form and OLS regressions of Tables 4 and 5 in the main paper.
- Section D provides tables using specifications after controlling the misreporting measure from Piskorski, Seru, and Witkin (2015) to repeat Tables 4 and 5 in the main paper.
- Section E provides panel regression results of the lead-lag relationship between capital gains taxes and economic performance at state level.
- Section F provides regression results using the Zillow house price index.
- Section G provides tables to verify the results reported in Tables 4 and 5 in the main paper by excluding the four sand states.
- Section H provides tables using specifications without the controls during the boom period to repeat Tables 4 and 5 in the main paper.

#### **References:**

Piskorski, Tomasz, Amit Seru, and James Witkin (2015), Asset Quality Misrepresentation by Financial Intermediaries: Evidence from the RMBS Market, *Journal of Finance*, 70(6), 2635-2678.

# **Section A:**

Table A1: Placebo Tests for the Period of 1999-2001

This table reports placebo tests of the reduced-form regressions of our main analyses for the period of 1999-2001.

	(1)	(2)	(3)	(4)	(5)
	Real house	Per capita	Change in no. of	Real payroll	Employment
	price change	income change	establishments in	change in	change in
	in 1999-2001	in 1999-2001	1999-2001	1999-2001	1999-2001
State capital	0.00791	0.00223	0.00245	0.00191	0.00288
gains tax rate					
for median					
income in 2000	(0.00507)	(0.00163)	(0.00242)	(0.00129)	(0.00241)
Constant	0.180	-0.414***	-0.316**	-0.0703	-0.329***
	(0.123)	(0.0567)	(0.112)	(0.0666)	(0.101)
Controls	Yes	Yes	Yes	Yes	Yes
Observations	3421	3421	3377	3377	3377
R-squared	0.455	0.363	0.103	0.192	0.117

#### **Section B:**

Table B1: Zip Codes within 50 Miles of State Borders

This table repeats Tables 4 and 5 in the main text for the subsample of zip codes within 50 miles of state borders.

Panel A: House price cycle

	(1) Fraction of Non-Owner-Occupied	(2) Real house price change in 2004-	(3) Real house price change in 2007-
	Home Purchases in 2004-06	06	09
State capital gain tax rate for	-0.538*		
median income	(0.297)		
Fraction of Non-Owner-			
Occupied Home Purchases in			
2004-06		1.243***	-2.448**
		(0.241)	(1.171)
Constant	0.255**	0.833*	0.863*
	(0.0969)	(0.448)	(0.461)
Controls	Yes	Yes	Yes
Observations	1815	1815	1815
R-squared	0.625	0.376	0.102

Panel B: Real effects during the boom period

	(1) Per capita income change in 2003-06	(2) Change in no. of establishments in 2004-06	(3) Real payroll change in 2004-06	(4) Employment change in 2004-06
Fraction of Non-Owner-				
Occupied Home Purchases in				
2004-06	0.991*	0.268**	1.088**	0.465*
	(0.533)	(0.115)	(0.543)	(0.245)
Constant	0.215	-0.137***	-0.291*	-0.263**
	(0.165)	(0.0498)	(0.176)	(0.106)
Controls	Yes	Yes	Yes	Yes
Observations	1815	1815	1815	1815
R-squared	0.287	0.354	0.032	0.112

Panel C: Real effects during the bust period

	(1)	(2)	(3)	(4)
	Per capita	Change in no. of	Real payroll	Employment
	income change	establishments in	change in	change in
	in 2007-09	2007-09	2007-09	2007-09
Fraction of Non-Owner-				
Occupied Home Purchases in				
2004-06	-0.716*	-0.986***	-1.627***	-1.472***
	(0.404)	(0.274)	(0.429)	(0.353)
Constant	0.535***	0.109	0.391	0.271
	(0.0975)	(0.134)	(0.256)	(0.176)
Controls	Yes	Yes	Yes	Yes
Observations	1815	1804	1804	1804
R-squared	0.228	0.065	0.033	0.027

Table B2: Zip Codes Further than 50 miles from State Borders

This table repeats Tables 4 and 5 in the main text for the subsample of zip codes further than 50 miles from state borders.

Panel A: House price cycle

	(1) Fraction of Non-Owner- Occupied Home Purchases in 2004-06	(2) Real house price change in 2004- 06	(3) Real house price change in 2007- 09
State capital gain tax rate for median income	-0.681***		
Engetion of Non-Owner	(0.157)		
Fraction of Non-Owner- Occupied Home Purchases in 2004-06		4.119***	-6.798***
		(1.102)	(2.116)
Constant	0.360**	-1.254	2.305*
	(0.163)	(0.779)	(1.249)
Controls	Yes	Yes	Yes
Observations	2120	2120	2120
R-squared	0.658	0.213	0.283

Panel B: Real effects during the boom period

	(1) Per capita income change in 2003-06	(2) Change in no. of establishments in 2004-06	(3) Real payroll change in 2004-06	(4) Employment change in 2004-06
Fraction of Non-Owner- Occupied Home Purchases in		2001 00	2001.00	2001 00
2004-06	1.423***	0.907***	1.630***	1.083***
	(0.236)	(0.208)	(0.467)	(0.257)
Constant	-0.0385	-0.302	-0.833***	-0.616***
	(0.210)	(0.210)	(0.284)	(0.189)
Controls	Yes	Yes	Yes	Yes
Observations	2120	2120	2120	2120
R-squared	0.268	0.150	0.062	0.068

Panel C: Real effects during the bust period

	(1)	(2)	(3)	(4)
	Per capita income change in 2007-09	Change in no. of establishments in 2007-09	Real payroll change in 2007-09	Employment change in 2007-09
Fraction of Non-Owner-				
Occupied Home Purchases in				
2004-06	-1.277***	-1.045***	-1.886***	-1.808***
	(0.490)	(0.378)	(0.696)	(0.616)
Constant	0.691***	0.397**	0.535*	0.586*
	(0.212)	(0.182)	(0.314)	(0.310)
Controls	Yes	Yes	Yes	Yes
Observations	2119	2100	2100	2100
R-squared	0.201	0.103	0.024	0.031

# **Section C:**

Table C1: Reduced Form Regressions for Tables 4 and 5

This table reports reduced form regressions for Tables 4 and 5 in the main text.

Panel A: House price cycle

	(1) Real house price change in 2004-06	(2) Real house price change in 2007-09
State capital gain tax rate for median		
income	-1.789**	2.581**
	(0.660)	(0.972)
Constant	0.619**	-0.0361
	(0.235)	(0.222)
Controls	Yes	Yes
Observations	3935	3935
R-squared	0.693	0.629

Panel B: Real effects during the boom period

	(1) Per capita income change in 2003- 06	(2) Change in no. of establishments in 2004-06	(3) Real payroll change in 2004-06	(4) Employment change in 2004-06
State capital gain tax rate for median				
income	-1.055***	-0.593**	-1.129***	-0.712***
	(0.346)	(0.227)	(0.242)	(0.207)
Constant	0.566***	0.0378	-0.0761	-0.109
	(0.0880)	(0.0559)	(0.119)	(0.0975)
Controls	Yes	Yes	Yes	Yes
Observations	3941	3935	3935	3935
R-squared	0.482	0.418	0.155	0.157

Panel C: Real effects during the bust period

	(1) Per capita income change in 2007- 09	(2) Change in no. of establishments in 2007-09	(3) Real payroll change in 2007-09	(4) Employment change in 2007-09
State capital gain tax rate for median				
income	0.528**	0.586***	1.039***	1.003***
	(0.241)	(0.174)	(0.335)	(0.289)
Constant	0.272***	-0.0527	-0.144	-0.110
	(0.0667)	(0.0392)	(0.113)	(0.0970)
Controls	Yes	Yes	Yes	Yes
Observations	3940	3910	3910	3910
R-squared	0.370	0.284	0.097	0.152

Table C2: OLS Regressions for Tables 4 and 5

This table reports OLS regressions for Tables 4 and 5 in the main text.

Panel A: House price cycle

	(1) Real house price change in 2004-06	(2) Real house price change in 2007-09
Fraction of Non-Owner-Occupied Home		
Purchases in 2004-06	0.247**	-0.482***
	(0.0950)	(0.129)
Constant	0.467*	0.231
	(0.261)	(0.216)
Controls	Yes	Yes
Observations	3935	3935
R-squared	0.670	0.611

Panel B: Real effects during the boom period

	(1) Per capita income change in 2003-06	(2) Change in no. of establishments in 2004-06	(3) Real payroll change in 2004-06	(4) Employment change in 2004-06
Fraction of Non-Owner-				
Occupied Home Purchases				
in 2004-06	0.288***	0.140***	0.273***	0.182***
	(0.0768)	(0.0322)	(0.0613)	(0.0579)
Constant	0.426***	-0.0316	-0.211*	-0.199*
	(0.0595)	(0.0442)	(0.118)	(0.0957)
Controls	Yes	Yes	Yes	Yes
Observations	3935	3935	3935	3935
R-squared	0.479	0.412	0.150	0.155

Panel C: Real effects during the bust period

	(1) Per capita income change in 2007-09	(2) Change in no. of establishments in 2007-09	(3) Real payroll change in 2007-09	(4) Employment change in 2007-09
Fraction of Non-Owner-				
Occupied Home Purchases				
in 2004-06	-0.212***	-0.114***	-0.224***	-0.198***
	(0.0310)	(0.0249)	(0.0385)	(0.0308)
Constant	0.368***	0.00947	-0.0361	-0.00288
	(0.0559)	(0.0389)	(0.0928)	(0.0864)
Controls	Yes	Yes	Yes	Yes
Observations	3934	3904	3904	3904
R-squared	0.379	0.270	0.093	0.143

#### **Section D:**

Table D: Speculation, Housing Price Cycle and Real Effects
(After controlling the misreporting measure from Piskorski, Seru, and Witkin (2015))

This table uses specifications after controlling the misreporting measure from Piskorski, Seru, and Witkin (2015) to repeat Tables 4 and 5 in the main paper.

Panel A: House price cycle

	(1)	(2)	(3)
	Fraction of Non-Owner-	Real house price	Real house price
	Occupied Home Purchases in	change in 2004-	change in 2007-
	2004-06	06	09
State capital gain tax rate for			
median income	-0.671**		
	(0.268)		
Fraction of Non-Owner-		2.656**	-3.761***
Occupied Home Purchases in		(1.041)	(0.863)
2004-06		,	
Misreporting	0.219***	-0.360	-0.138
	0.128***	-0.413	-0.165
	(0.0294)	(0.258)	(0.248)
Constant	0.409***	-0.458	1.518***
	(0.114)	(0.646)	(0.530)
Controls	Yes	Yes	Yes
Observations	3819	3819	3819
R-squared	0.621	0.572	0.474

Panel B: Real effects during the boom period

	(1) Per capita income change in 2003-06	(2) Change in no. of establishments in 2004-06	(3) Real payroll change in 2004-06	(4) Employment change in 2004-06
Fraction of Non-Owner-				
Occupied Home Purchases				
in 2004-06	1.280***	0.704***	1.388***	0.860***
	(0.339)	(0.258)	(0.420)	(0.306)
Misreporting	-0.283***	0.124**	0.0141	0.234**
	(0.103)	(0.0633)	(0.106)	(0.108)
Constant	-0.00763	-0.296*	-0.741***	-0.532***
	(0.238)	(0.175)	(0.240)	(0.157)
Controls	Yes	Yes	Yes	Yes
Observations	3819	3819	3819	3819
R-squared	0.233	0.243	0.074	0.085

Panel C: Real effects during the bust period

	(1)	(2)	(3)	(4)
	Per capita	Change in no. of	Real payroll	Employment
	income change	establishments in	change in	change in
	in 2007-09	2007-09	2007-09	2007-09
Fraction of Non-Owner-				
Occupied Home Purchases				
in 2004-06	-0.773***	-0.877***	-1.573***	-1.494***
	(0.192)	(0.209)	(0.379)	(0.367)
Misreporting	0.0605	0.0544	-0.0912	0.118
	(0.0651)	(0.0533)	(0.140)	(0.119)
Constant	0.584***	0.311**	0.503***	0.503***
	(0.0933)	(0.123)	(0.191)	(0.184)
Controls	Yes	Yes	Yes	Yes
Observations	3818	3792	3792	3792
R-squared	0.245	0.093	0.031	0.038

#### **Section E:**

Table E: Capital gains taxes and economic performances

This table provides the state level panel regressions of marginal state capital gains tax rate for 50,000 in income (in 2005 USD) on contemporaneous, lagged (one or five years), or leading (one or five years) changes in housing prices, and economic performance including wages and salaries, number of establishments, employment, per capita income, and unemployment rate. We also control for corporate rate, sales tax rate and the year fixed effect.

State capital gains tax rates for 50000 USD (2005)					05)
	The same	One year	Five years	One year	Five years
	year	lagged	lagged	leading	leading
Change in wages and					
salaries	-2.396	-1.777	-0.187	-0.116	2.291
	(9.310)	(8.408)	(7.465)	(8.817)	(10.87)
Real house price change	2.860	3.654	3.338	2.631	1.347
	(5.103)	(5.005)	(5.380)	(5.041)	(5.435)
Change in no. of					
establishments	2.896	5.971	12.01	2.422	1.448
	(11.58)	(11.67)	(11.22)	(11.42)	(13.74)
Employment changes	-3.470	-8.185	-11.27	-6.283	-5.850
	(13.82)	(12.70)	(10.99)	(12.83)	(14.86)
Per capita income					
change	-3.623	-3.461	-2.188	-5.895	-3.539
	(4.637)	(4.274)	(4.154)	(4.287)	(5.190)
Unemployment rate	-0.0131	-0.0159	-0.0237	-0.0154	-0.0577
	(0.178)	(0.176)	(0.170)	(0.181)	(0.203)
Corporate Rate	0.318***	0.313***	0.308***	0.318***	0.332***
	(0.0792)	(0.0781)	(0.0747)	(0.0806)	(0.0891)
Statutory Sales Tax Rate	-0.0663	-0.0656	-0.0670	-0.0666	-0.0705
	(0.228)	(0.226)	(0.218)	(0.231)	(0.243)
Observations	1500	1500	1400	1500	1350
R-squared	0.240	0.252	0.280	0.228	0.176

# **Section F**:

**Table F1: Speculation and Housing Price Cycles (Zillow Index)** 

This table repeats Table 3 using Zillow house price index.

	(1) Fraction of Non-Owner- Occupied Home Purchases in 2004-06	(2) Real house price change in 2004- 06	(3) Real house price change in 2007- 09
State capital gain tax rate for median income	-0.457**		
Fraction of Non-Owner-Occupied Home Purchases in 2004-06	(0.191)	2.302** (1.011)	-2.561** (1.281)
Constant	0.352***	-0.457	-0.271*
	(0.102)	(0.514)	(0.160)
Controls	Yes	Yes	Yes
Observations	6238	6177	6240
R-squared	0.536	0.314	0.473

**Table F2: Housing Speculation and Extrapolation (Zillow Index)** 

This table repeats Table 10 using Zillow house price index.

# Panel B:

	(1)	(2)
		ccupied Home Purchases in 4-06
Real house price change in 2001-03	0.0190	0.310***
	(0.0656)	(0.0567)
Interaction		-6.832***
interaction		(1.128)
State capital gain tax rate for median income		-0.287**
		(0.141)
Constant	0.264***	0.251***
	(0.0777)	(0.0712)
Controls	Yes	Yes
Observations	5370	5370
R-squared	0.512	0.550

# **Section G:**

Table G: Speculation, Housing Price Cycle and Real Effects Excluding Sand States

This table repeats Tables 4 and 5 excluding the "Sand States" of Arizona, California, Florida, and Nevada from our sample.

Panel A: House price cycle

	(1) Fraction of Non-Owner- Occupied Home Purchases in 2004-06	(2) Real house price change in 2004- 06	(3) Real house price change in 2007- 09
State capital gain tax rate for median income	-0.472*		
Fraction of Non-Owner- Occupied Home Purchases in 2004-06	(0.233)	3.374** (1.545)	-4.816*** (1.369)
Constant	0.477***	-0.751	1.984***
Controls	(0.122)	(1.023)	(0.760)
Controls	Yes	Yes	Yes
Observations	2984	2984	2984
R-squared	0.636	0.426	0.414

Panel B: Real effects during the boom period

	(1)	(2)	(3)	(4)
	Per capita	Change in no. of	Real payroll	Employment
	income change	establishments in	change in	change in
	in 2003-06	2004-06	2004-06	2004-06
Fraction of Non-Owner-				
Occupied Home Purchases in				
2004-06	1.744***	0.890**	1.632**	0.881**
	(0.485)	(0.392)	(0.668)	(0.432)
Constant	-0.323	-0.473*	-0.832**	-0.515**
	(0.339)	(0.265)	(0.374)	(0.246)
Controls	Yes	Yes	Yes	Yes
Observations	2984	2984	2984	2984
R-squared	0.346	0.114	0.135	0.044

Panel C: Real effects during the bust period

	(1) Per capita income change in 2007-09	(2) Change in no. of establishments in 2007-09	(3) Real payroll change in 2007-09	(4) Employment change in 2007-09
Fraction of Non-Owner- Occupied Home Purchases	-0.686**	-1.167***	-1.940***	-1.812***
in 2004-06	(0.321)	(0.323)	(0.539)	(0.500)
Constant	0.512***	0.459***	0.670**	0.651**
	(0.149)	(0.170)	(0.265)	(0.265)
Controls	Yes	Yes	Yes	Yes
Observations	2983	2962	2962	2962
R-squared	0.314	0.057	0.049	0.033

#### **Section H**:

Table H: Speculation, Housing Price Cycle and Real Effects
(Without the controls during the boom period)

This table uses specifications without the controls during the boom period to repeat Tables 4 and 5 in the main paper.

Panel A: House price cycle

	(1) Fraction of non-owner-occupied home purchases in	(2) Real house price change in 2004-	(3) Real house price change in 2007-
State conital coin toy rate for	2004-06	06	09
State capital gain tax rate for median income	-0.778**		
median mediae	(0.321)		
Fraction of non-owner-occupied	(0.321)		
home purchases in 2004-06		3.184***	-3.933***
		(1.095)	(1.049)
Saiz's elasticity	0.0109*	-0.116***	0.107***
	(0.00558)	(0.0132)	(0.0158)
Ln of population in 2000	-0.0228***	0.0633*	-0.111***
• •	(0.00643)	(0.0367)	(0.0396)
Fraction of the college educated			
in 2000	0.00182***	-0.00607***	0.0111***
	(0.000272)	(0.00211)	(0.00193)
Fraction of the employed in	0.000077	0.01.60	0.0122
2000	0.000977	-0.0168	0.0122
	(0.00221)	(0.0108)	(0.0208)
Fraction of workforce in 2000	-0.00355	0.0214	-0.0222
Madian haveshald Income in	(0.00267)	(0.0131)	(0.0208)
Median household Income in 2000	-0.00000214***	0.00000592**	-0.00000793**
2000	(0.00000214	(0.00000392	(0.00000735)
Poverty rate in 2000	0.00283**	-0.00940*	0.00666
overty fate in 2000	(0.00283	(0.00540)	(0.00607)
Urban rate in 2000	0.000553**	-0.00189*	0.00113
Orban rate in 2000	(0.000199)	(0.000985)	(0.00113
Fraction of the white in 2000	-0.000271	0.000720	-0.000227
raction of the winte in 2000	(0.000271	(0.00106)	(0.000790)
Fraction of employment in arts entertainment and recreation in	(0.000273)	(0.00100)	(0.000770)
2000	0.825***	-2.539**	3.167***
	(0.130)	(1.001)	(1.017)
Fraction of renters in 2000	-0.128***	0.393	-0.0878
	(0.0359)	(0.250)	(0.318)

Fraction of immigrants in 2000	0.233***	-0.511	0.529
	(0.0476)	(0.360)	(0.430)
Dummy for states with non-			
recourse mortgage law	0.00991	0.00495	0.0990
	(0.0203)	(0.0496)	(0.0633)
Dummy for sand states	-0.00204	0.191***	-0.364***
	(0.0207)	(0.0507)	(0.0744)
Constant	0.474***	-0.770	1.442**
	(0.124)	(0.718)	(0.639)
Observations	3975	3975	3975
R-squared	0.563	0.421	0.328

Panel B: Real effects during the boom period

	(1)	(2)	(3)	(4)
	Per capita	Change in no. of	Real payroll	Employment
	income change	establishments in	change in	change in
-	in 2003-06	2004-06	2004-06	2004-06
Fraction of non-owner-occupied home purchases in				
2004-06	1.212***	0.700**	1.402**	0.874**
2001.00	(0.376)	(0.330)	(0.547)	(0.393)
Saiz's elasticity	-0.0364***	-0.0243***	-0.0204***	-0.0149***
Saiz s classicity	(0.00877)	(0.00601)	(0.00522)	(0.00460)
Ln of population in 2000	0.00440	0.0140*	0.0279**	0.0172**
En of population in 2000	(0.0113)	(0.00815)	(0.0121)	(0.00767)
Fraction of the college	(0.0113)	(0.00012)	(0.0121)	(0.00707)
educated in 2000	0.00239***	-0.000823	-0.00252**	-0.00214**
	(0.000727)	(0.000673)	(0.00122)	(0.000893)
Fraction of the employed in				
2000	-0.00386	0.00106	0.000173	0.000319
	(0.00368)	(0.00245)	(0.00509)	(0.00423)
Fraction of workforce in 2000	0.00300	0.00137	0.00437	0.00335
	(0.00452)	(0.00351)	(0.00624)	(0.00505)
Median household Income in	0.00000076***	0.000000024	0.00000355*	0.00000236*
2000	0.00000276***	0.000000824		
D	(0.000000836)	(0.00000749)	(0.00000145)	(0.0000108)
Poverty rate in 2000	-0.00184	-0.00210*	-0.00161	-0.00105
111	(0.00179)	(0.00111)	(0.00247)	(0.00158)
Urban rate in 2000	-0.00166***	-0.00107***	-0.00137***	-0.00110***
	(0.000244)	(0.000407)	(0.000442)	(0.000314)
Fraction of the white in 2000	0.00156***	0.0000432	0.000807**	0.000645**
Dunama for states with a sa	(0.000414)	(0.000215)	(0.000349)	(0.000278)
Dummy for states with non- recourse mortgage law	0.000991	-0.000847	0.0221	0.0125
recourse mortgage iaw	(0.0180)	(0.0125)	(0.0230)	(0.0152)
Dummy for sand states	0.0295	0.0365***	0.0586**	0.0483***
Dunning for said states	(0.0205)	(0.0139)	(0.0242)	(0.0171)
Fraction of employment in	(0.0203)	(0.0137)	(0.0242)	(0.0171)
arts entertainment and				
recreation in 2000	-0.698	-0.498*	-0.987**	-0.544
	(0.446)	(0.282)	(0.485)	(0.344)
Fraction of renters in 2000	0.156**	-0.0575	0.0444	-0.0199
	(0.0694)	(0.0546)	(0.112)	(0.0781)
Fraction of immigrants in	0.700	0.100	6 4 4 -	6.125
2000	-0.308***	0.190*	0.149	0.180
_	(0.109)	(0.106)	(0.133)	(0.114)
Constant	-0.146	-0.182	-0.668**	-0.434**

	(0.239)	(0.176)	(0.289)	(0.188)	
Observations	3941	3941	3941	3941	
R-squared	0.232	0.213	0.083	0.074	

Panel C: Real effects during the bust period

	(1)	(2)	(3)	(4)
	Per capita	Change in no. of	(3) Real payroll	(4) Employment
	income change	establishments in	change in	change in
	in 2007-09	2007-09	2007-09	2007-09
Fraction of non-owner-				
occupied home purchases in	U U00***	0.640**	1 175***	1 052***
2004-06	-0.988***	-0.648**	-1.175***	-1.053***
	(0.167)	(0.262)	(0.396)	(0.350)
Saiz's elasticity	-0.000514	-0.000374	0.00818	0.00655
	(0.00499)	(0.00328)	(0.00628)	(0.00621)
Ln of population in 2000	-0.0241***	-0.0221***	-0.0348***	-0.0353***
Francisco of the college	(0.00589)	(0.00531)	(0.0106)	(0.00744)
Fraction of the college educated in 2000	0.000194	0.00181***	0.00489***	0.00371***
educated in 2000	(0.000154	(0.000480)	(0.00744)	(0.00571
Fraction of the employed in	(0.000439)	(0.000480)	(0.000744)	(0.000393)
2000	0.000250	-0.00137	-0.00695**	-0.00345*
	(0.00353)	(0.00173)	(0.00314)	(0.00206)
Fraction of workforce in 2000	-0.000379	-0.000295	0.00383	0.000911
	(0.00358)	(0.00211)	(0.00318)	(0.00250)
	· · · · · · · · · · · · · · · · · · ·	,	-	-
Median household Income in	-		0.00000394*	0.00000292*
2000	0.00000303***	-0.00000123*	**	**
	(0.000000592)	(0.00000645)	(0.0000107)	(0.00000839
Poverty rate in 2000	0.00139	0.00202	0.00318	0.00308
1 overty rate in 2000	(0.00141)	(0.00132)	(0.00235)	(0.00212)
Urban rate in 2000	0.000199	0.0000540	0.000755**	0.000392*
010dii 1dt0 iii 2000	(0.000224)	(0.000157)	(0.000324)	(0.000332
Fraction of the white in 2000	-0.00116***	-0.000316**	-0.000614*	-0.000577**
Traction of the white in 2000	(0.00110	(0.000310	(0.000365)	(0.000247)
Fraction of employment in	(0.000177)	(0.000130)	(0.000303)	(0.000247)
arts entertainment and				
recreation in 2000	0.495**	0.523**	0.929***	0.855***
	(0.195)	(0.217)	(0.298)	(0.288)
Fraction of renters in 2000	-0.128**	-0.0868*	-0.226***	-0.190***
	(0.0610)	(0.0474)	(0.0852)	(0.0711)
Fraction of immigrants in				
2000	-0.00259	0.142*	0.161	0.185*
Design of the state of the stat	(0.0633)	(0.0745)	(0.119)	(0.0970)
Dummy for states with non- recourse mortgage law	0.000267	0.0146	0.0299**	0.0330***
recourse mortgage law	(0.00976)	(0.00998)	(0.0136)	(0.0127)
Dummy for sand states	-0.0301***	-0.0133	-0.0471**	-0.0516***
Duminy for samu states	(0.0117)	(0.0137)	(0.0189)	(0.0178)

Constant	0.488***	0.342***	0.551***	0.537***	
	(0.0952)	(0.116)	(0.177)	(0.144)	
Observations	3974	3924	3924	3924	
R-squared	0.250	0.217	0.081	0.063	