Table S2. Summary of the full hedonic pricing model estimated using geographically-weighted regression.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Variable** | **Min** | **1st qu.** | **Median** | **Mean** | **3rd qu.** | **Max** |
| (Intercept) | -7.499 | 9.499 | 14.981 | 16.968 | 24.698 | 42.898 |
| ***Property*** |  |  |  |  |  |  |
| Acres | -0.213 | 0.761 | 1.108 | 1.228 | 1.475 | 4.333 |
| Acres\_sq | -6.763 | -1.311 | -0.696 | -1.055 | -0.373 | 0.934 |
| Built\_area | 8.700E-05 | 1.760E-04 | 2.160E-04 | 2.260E-04 | 2.790E-04 | 3.850E-04 |
| Total\_rooms | 0.004 | 0.018 | 0.023 | 0.024 | 0.029 | 0.050 |
| Age | -0.029 | -0.012 | -0.010 | -0.008 | -0.005 | 0.005 |
| Age\_sq | -5.800E-05 | 3.300E-05 | 6.200E-05 | 6.500E-05 | 9.100E-05 | 3.150E-04 |
| Garage\_sqft | 2.000E-06 | 9.300E-05 | 1.220E-04 | 1.270E-04 | 1.560E-04 | 2.800E-04 |
| Fireplace | -0.057 | 0.047 | 0.059 | 0.058 | 0.080 | 0.117 |
| MainAC | -2.440 | 0.047 | 0.118 | 0.052 | 0.164 | 0.329 |
| Floodway | -0.192 | -0.067 | -0.028 | -0.019 | 0.009 | 0.168 |
| ***Parcel*** |  |  |  |  |  |  |
| Impervious | -0.003 | 1.190E-04 | 0.001 | 0.001 | 0.003 | 0.004 |
| Grass | -0.004 | -0.002 | -0.001 | -0.001 | -1.400E-04 | 0.002 |
| Water | -0.040 | -0.007 | 4.000E-04 | -2.840E-04 | 0.007 | 0.031 |
| Wetland | -0.052 | -0.008 | 0.005 | 0.024 | 0.037 | 0.184 |
| Canopy | -0.003 | -4.230E-04 | -6.500E-05 | 6.600E-05 | 3.590E-04 | 0.003 |
| Tree\_height | -0.009 | -0.001 | 0.002 | 0.002 | 0.005 | 0.009 |
| Tree\_ht\_sd | -0.027 | -0.011 | -0.006 | -0.006 | -1.220E-04 | 0.012 |
| Cohesion\_forest | -0.004 | -0.001 | -4.330E-04 | -0.001 | 2.590E-04 | 0.001 |
| Cohesion\_grass | -0.004 | -0.001 | -1.290E-04 | -1.460E-04 | 1.780E-04 | 0.003 |
| Cohesion\_imperv | -0.007 | -0.001 | -4.990E-04 | -2.370E-04 | 0.001 | 0.006 |
| Simpson | -0.229 | -0.060 | 0.031 | 0.043 | 0.138 | 0.310 |
| ***250-m*** |  |  |  |  |  |  |
| Agriculture | -0.079 | -0.003 | 6.100E-05 | 0.001 | 0.004 | 0.065 |
| Impervious | -0.004 | -4.880E-04 | 4.140E-04 | 3.770E-04 | 0.001 | 0.004 |
| Grass | -0.019 | -0.002 | 0.001 | -3.300E-05 | 0.004 | 0.009 |
| Water | -0.107 | -0.025 | -0.008 | -0.016 | 0.003 | 0.028 |
| Wetland | -0.178 | -0.074 | 0.032 | 0.064 | 0.137 | 0.668 |
| Canopy | -0.008 | -0.001 | 0.004 | 0.005 | 0.009 | 0.032 |
| Tree\_height | -0.098 | -0.023 | 0.002 | -0.001 | 0.021 | 0.078 |
| Tree\_ht\_sd | -0.151 | -0.046 | -0.003 | 0.002 | 0.056 | 0.171 |
| Cohesion\_forest | -0.078 | -0.010 | -0.002 | -3.640E-04 | 0.012 | 0.087 |
| Cohesion\_grass | -0.065 | -0.032 | -0.015 | -0.011 | 0.001 | 0.076 |
| Cohesion\_imperv | -0.285 | -0.105 | -0.032 | -0.045 | 0.014 | 0.167 |
| Simpson | -1.663 | -0.335 | -0.017 | 0.124 | 0.524 | 2.721 |
| Quasi Global R2 | 0.9006 |  |  |  |  |  |
| Resid.sum of sq. | 34.9323 |  |  |  |  |  |
| Sigma | 0.1228 |  |  |  |  |  |