

Supplerende vedlegg til Nome og Stige (2016) «Verdien av kulturminnevern – Boligprisgevinster i Oslo 2004–2013»

Vedlegget inneholder de komplette settene med OLS-koeffisienter i modellene som presenteres i artikkelen.

Tabell 1 Eneboliger: effekter på ln kvadratmeterpris (OLS-estimer og t-verdier)

	Modell 1		Modell 2		Modell 3		Modell 4	
	Koeff.	T	Koeff.	T	Koeff.	T	Koeff.	T
konstant	11,977	235,689	11,972	235,544	11,930	233,272	11,981	233,455
listeført	,084	6,474						
bevaringsverdig			,054	3,671	,036	2,356		
regulert til bevaring			,125	6,477	,079	3,838		
fredet			,466	5,092	,429	4,689	,360	3,930
andel listeført i sone					,294	6,115	,670	10,024
bevaringsverdig/regulert							,110	6,893
bevaringsverdig/regulert							-,564	-7,496
_X_andel listeført i sone								
ln_P_rom	-,312	-41,169	-,313	-41,352	-,312	-41,429	-,315	-41,845
ln_SiteArea_ene	,014	4,176	,016	4,539	,017	4,992	,013	3,653
alder_C	,000	5,036	,000	4,649	,000	4,341	,000	4,874
alder_C2	2,445E-05	9,868	2,326E-05	9,352	2,225E-05	8,947	2,365E-05	9,566
alder_C3	-1,203E-07	-9,684	-1,157E-07	-9,303	-1,108E-07	-8,908	-1,154E-07	-9,324
gml_oslo	-,561	-19,903	-,569	-20,048	-,618	-21,004	-,630	-21,477
grunerløkka	-,488	-17,309	-,500	-17,688	-,545	-18,701	-,561	-19,266
sagene	-,394	-9,800	-,407	-10,074	-,484	-11,461	-,537	-12,583
st_hanshaugen	-,471	-13,274	-,481	-13,467	-,561	-14,782	-,553	-14,611
alna	-,773	-37,953	-,772	-37,929	-,743	-35,672	-,752	-36,161
bjerke	-,581	-27,523	-,579	-27,460	-,551	-25,546	-,561	-26,061
grorud	-,827	-39,624	-,822	-39,287	-,798	-37,639	-,825	-38,622
nordre_aker_marka	-,314	-17,390	-,312	-17,247	-,292	-15,939	-,315	-17,042
nordstrand	-,424	-24,219	-,423	-24,133	-,403	-22,733	-,427	-23,809
stovner	-,800	-41,351	-,799	-41,292	-,778	-39,739	-,798	-40,548
søndre_nordstrand	-,874	-47,879	-,873	-47,793	-,843	-44,712	-,852	-45,273

ullern	-320	-17,340	-320	-17,325	-300	-16,046	-322	-17,082
vestre_aker	-,281	-16,195	-,279	-16,069	-,262	-14,930	-,288	-16,185
østensjø	-,605	-32,219	-,603	-32,090	-,574	-29,744	-,587	-30,394
Sale2005	,114	10,613	,115	10,706	,115	10,760	,115	10,729
Sale2006	,257	24,226	,257	24,316	,257	24,405	,259	24,666
Sale2007	,355	32,660	,356	32,769	,355	32,809	,357	33,092
Sale2008	,361	32,207	,361	32,332	,361	32,381	,360	32,428
Sale2009	,345	31,496	,345	31,504	,346	31,713	,348	32,018
Sale2010	,451	42,278	,452	42,368	,452	42,550	,453	42,731
Sale2011	,531	51,349	,532	51,478	,531	51,607	,532	51,851
Sale2012	,580	55,291	,580	55,388	,581	55,609	,580	55,766
Sale2013	,632	60,935	,633	61,125	,633	61,278	,632	61,494
justert R2	,696		,697		,698		,700	
N	7219		7219		7219		7219	

Tabell 2 Leiligheter: effekter på ln kvadratmeterpris (OLS-estimer og t-verdier)

	Modell 5		Modell 6		Modell 7		Modell 8	
	Koeff.	T	Koeff.	T	Koeff.	T	Koeff.	T
konstant	11,421	2326,044	11,422	2325,973	11,373	2217,242	11,362	2188,528
listeført	,018	12,423						
bevaringsverdig			,017	11,381	,008	5,353		
regulert til bevaring			,020	7,591	,007	2,567		
fredet			,063	12,009	,027	4,967	,014	2,538
andel listeført i sone					,103	32,252	,125	34,595
bevaringsverdig/regulert							,039	13,962
bevaringsverdig/regulert _X_andel listeført i sone							-,073	-13,070
ln_P_rom	-,250	-226,814	-,250	-226,839	-,248	-226,468	-,248	-226,013
alder_C	-,001	-73,227	-,001	-73,512	-,001	-75,615	-,001	-74,924
alder_C2	3,075E-05	87,675	3,050E-05	86,697	2,934E-05	83,249	2,968E-05	84,045
alder_C3	-5,134E-08	-65,660	-5,089E-08	-64,967	-4,869E-08	-62,144	-4,933E-08	-62,872
gml_oslo	-,305	-177,251	-,305	-177,324	-,287	-159,279	-,287	-159,204
grunerløkka	-,246	-152,937	-,248	-152,210	-,241	-146,847	-,239	-145,376
sagene	-,211	-126,143	-,211	-126,344	-,199	-116,574	-,198	-116,355
st_hanshaugen	-,103	-58,081	-,103	-57,932	-,106	-59,908	-,106	-60,043
alna	-,579	-289,154	-,580	-289,295	-,536	-222,438	-,528	-211,904
bjerke	-,423	-177,501	-,424	-177,739	-,379	-138,087	-,371	-131,562
grorud	-,617	-257,349	-,618	-257,537	-,576	-212,532	-,569	-205,891
nordre_aker_marka	-,156	-67,392	-,157	-67,638	-,114	-43,014	-,108	-39,825
nordstrand	-,366	-168,595	-,366	-168,862	-,325	-128,892	-,317	-122,942
stovner	-,645	-237,990	-,646	-238,182	-,604	-201,996	-,598	-197,055
søndre_nordstrand	-,721	-249,315	-,721	-249,501	-,677	-212,056	-,669	-205,602
ullern	-,118	-47,055	-,119	-47,355	-,078	-27,828	-,072	-25,142
vestre_aker	-,189	-75,696	-,190	-75,951	-,149	-53,720	-,143	-50,877
østensjø	-,450	-222,164	-,451	-222,360	-,408	-167,935	-,400	-160,427
Sale2005	,088	48,007	,088	48,035	,088	48,192	,088	48,233

Sale2006	,244	136,414	,244	136,324	,244	136,956	,244	137,158
Sale2007	,338	184,137	,337	183,911	,337	184,565	,338	184,817
Sale2008	,277	143,405	,277	143,248	,277	144,163	,278	144,425
Sale2009	,294	154,040	,294	153,907	,294	154,694	,294	154,891
Sale2010	,371	204,551	,371	204,387	,371	205,342	,371	205,596
Sale2011	,477	266,427	,476	266,263	,477	267,481	,477	267,768
Sale2012	,571	318,145	,571	318,020	,572	319,682	,572	320,011
Sale2013	,613	339,657	,613	339,500	,614	341,272	,614	341,627
justert R2	,782		,782		,783		,783	
N	149 736		149 736		149 736		149 736	

Tabell 3 Småhus: effekter på ln kvadratmeterpris (OLS-estimer og t-verdier)

	Modell 9		Modell 10		Modell 11		Modell 12	
	Koeff.	T	Koeff.	T	Koeff.	T	Koeff.	T
konstant	11,808	400,431	11,808	398,701	11,751	392,780	11,807	395,499
listeført	,050	5,168						
bevaringsverdig			,053	4,799	,039	3,598		
regulert til bevaring			,049	3,268	-,014	-,865		
fredet			-,021	-,402	-,077	-1,500	-,176	-3,448
andel listeført i sone					,320	11,103	,729	18,810
bevaringsverdig/regulert							,129	10,893
bevaringsverdig/regulert							-,798	-15,859
_X_andel listeført i sone								
ln_P_rom	-,292	-57,615	-,292	-57,622	-,295	-58,364	-,299	-59,637
alder_C	,000	2,346	,000	2,330	,000	2,086	,000	3,186
alder_C2	4,460E-05	24,949	4,459E-05	24,770	4,374E-05	24,392	4,636E-05	26,060
alder_C3	-2,235E-07	-18,228	-2,235E-07	-18,223	-2,237E-07	-18,328	-2,255E-07	-18,649
gml_oslo	-,455	-26,451	-,456	-26,132	-,431	-24,638	-,541	-28,915
grunerløkka	-,364	-19,910	-,363	-19,461	-,349	-18,744	-,432	-22,599
sagene	-,242	-8,297	-,242	-8,302	-,277	-9,489	-,425	-13,976
st_hanshaugen	-,187	-4,919	-,188	-4,927	-,251	-6,529	-,289	-7,581
alna	-,705	-51,702	-,705	-50,433	-,637	-41,889	-,676	-44,304
bjerge	-,532	-38,170	-,532	-37,252	-,464	-29,905	-,502	-32,318
grorud	-,694	-48,144	-,694	-46,890	-,632	-40,199	-,684	-43,022
nordre_aker_marka	-,202	-15,277	-,202	-14,839	-,141	-9,666	-,192	-12,973
nordstrand	-,403	-30,659	-,403	-29,845	-,343	-23,653	-,395	-26,829
stovner	-,758	-55,773	-,758	-54,392	-,699	-46,934	-,748	-49,661
søndre_nordstrand	-,858	-63,959	-,858	-62,327	-,789	-52,447	-,827	-54,839
ullern	-,293	-21,804	-,293	-21,182	-,233	-15,677	-,283	-18,849
vestre_aker	-,250	-19,149	-,250	-18,562	-,193	-13,455	-,251	-17,111
østensjø	-,495	-37,397	-,495	-36,385	-,428	-28,913	-,469	-31,536
Sale2005	,096	15,487	,096	15,479	,097	15,622	,097	15,846

Sale2006	,239	39,129	,239	39,123	,239	39,313	,240	39,796
Sale2007	,371	58,448	,371	58,450	,372	58,828	,372	59,409
Sale2008	,359	55,244	,359	55,234	,359	55,486	,359	56,065
Sale2009	,354	54,206	,353	54,197	,354	54,514	,354	55,052
Sale2010	,449	71,216	,449	71,223	,449	71,635	,449	72,207
Sale2011	,537	87,220	,537	87,210	,537	87,701	,538	88,549
Sale2012	,606	98,609	,606	98,611	,606	99,199	,606	100,073
Sale2013	,639	105,213	,639	105,212	,640	105,804	,639	106,733
justert R2	,783		,783		,785		,789	
N	12 912		12 912		12 912		12 912	