The impact of objective and subjective measures of air quality and noise on house prices: a multilevel approach for downtown Madrid*

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Tables and figures

Table 1. The variables used in the model

Variable	Description	Source	Units	Period
LEVEL 1: HOUSES				
lprice	Housing price	Idealista	Euros (in logs)	Jan. 2008
A) Structural variables				
fl_1	First floor and upper	Idealista	0-1	Jan. 2008
attic	Attic	Idealista	0-1	Jan. 2008
house	House ('chalet')	Idealista	0-1	Jan. 2008
duplex	Duplex	Idealista	0-1	Jan. 2008
bedsit	Bedsit	Idealista	0-1	Jan. 2008
reform	Old house that must be reformed	Idealista	0-1	Jan. 2008
lm2	Living space	Idealista	Square meter (in logs)	Jan. 2008
B) Accessibility variables				
axis	Proximity to the main axis	Self-elab.	0-1	-
discen	Distance to the financial district	Self-elab	Km.	-
dispark	Distance to the nearest park	Self-elab.	Km.	-
C) Air and noise variables				
pollu	Objective air-pollution indicator	Munimadrid	100=average	2007
dBA	Objective noise indicator	Munimadrid	dB(A)	2008
cont	Subjective air-pollution indicator	Census	%	Nov. 2001
noise	Subjective noise indicator	Census	%	Nov. 2001
LEVEL 2: CENSUS TRACTS				
p65	Percent of population over 65 years	Padrón, INE	%	Jan. 2008
educ	Education level (secondary/university)	Census, INE	-	2001
unem	Unemployment rate	Census, INE	-	2001
ha90	House built after 1990	Census, INE	%	2001

Table 2.

Figure 1 (a) The city of Madrid and the Central Almond by districts. (b) Sample of houses.

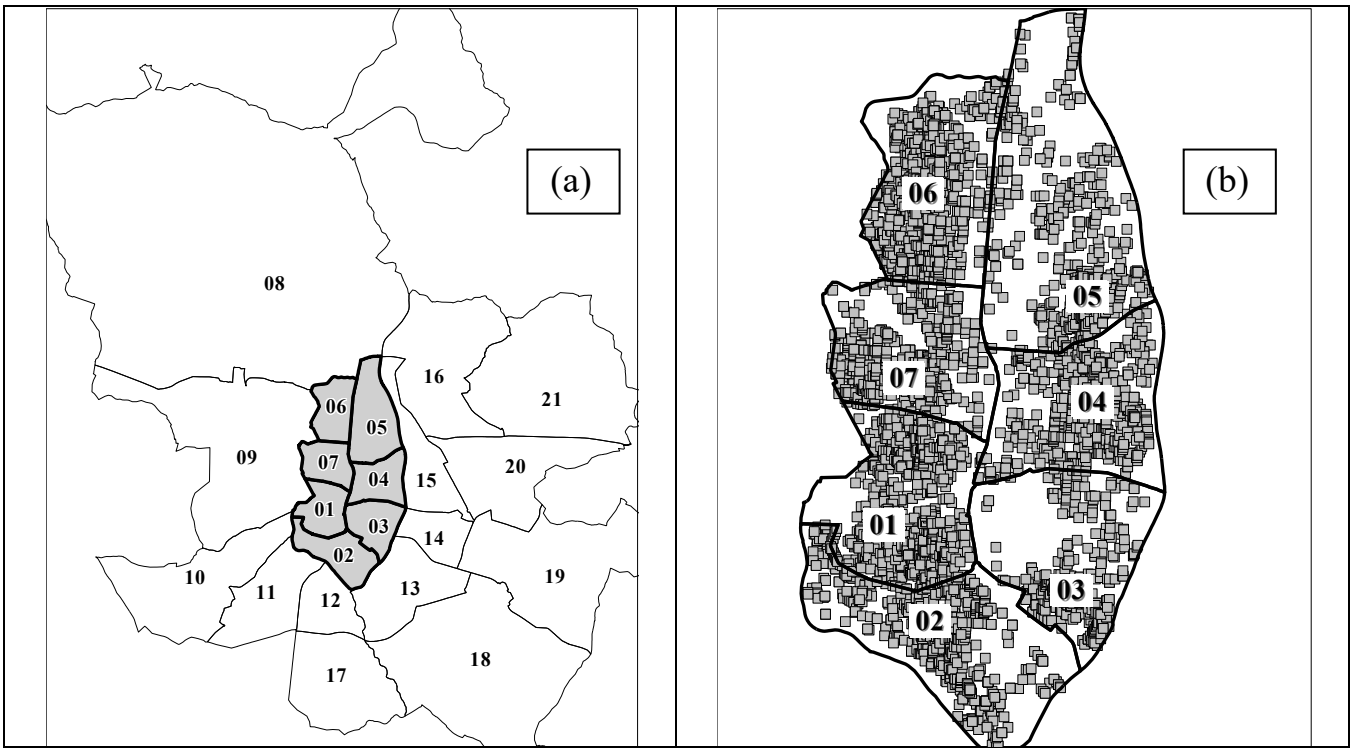


Figure 2 (a) Proximity to CBD and the main axis: 1 (*Castellana-Recoletos-Prado*), 2 (*Raimundo Fernández Villaverde-Concha Espina*), 3 (*José Abascal-María de Molina-América*), 4) (*Alberto Aguilera-Bilbao-Colón-Goya*), 5 (*Princesa-Gran Vía-Alcalá*). (b) Parks in the Central Almond.

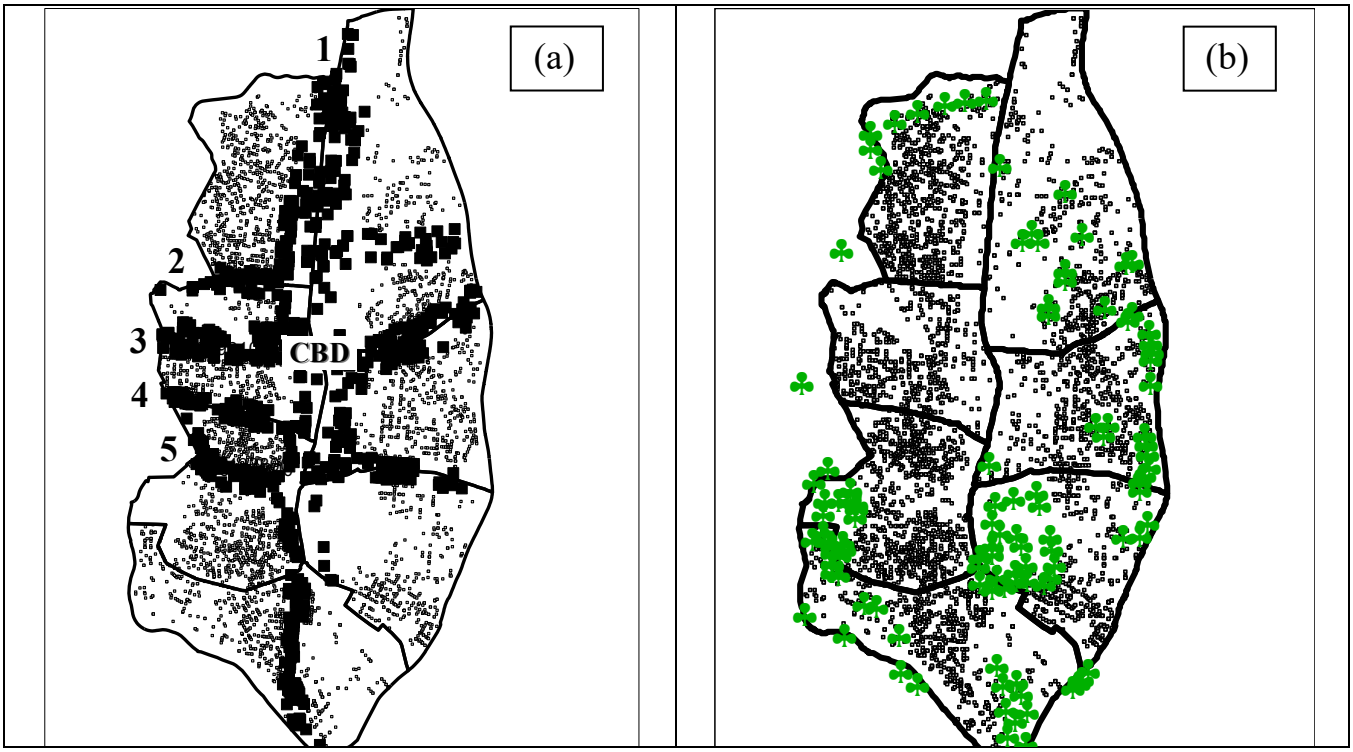


Figure 3 (a) Scatterplot map of objective air-pollution (P) and subjective air-pollution (C). (b) Scatterplot map of objective noise (B) and subjective noise (N).

