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Background Paper

September 2003

The Impact of Historic Districts on Residential Property Values

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SUMMARY

IBO's analysis of the impact of historic districts on residential property values was originally summarized in a July 2001 letter (available at: http://www.ibo.nyc.ny.us/iboreports/HistoricDistricts.pdf). In response to requests for additional information, this background paper provides more detail on the study's findings along with a fuller explanation of the data and methodology used in the analysis.

The original request—from former Council Members Andrew Eristoff and Kenneth Fisher—asked whether there was any evidence that historic districting in New York City has constrained the appreciation in residential property values. To answer this question, IBO used standard regression techniques which allowed us to control for differences in property characteristics and Department of Finance data on sales of one-, two-, and three-family houses from 1975 through 2002. IBO's study found:

- All else equal, prices of houses in historic districts are higher than those of similar houses outside historic districts.
- Although prices for historic properties have at times increased less rapidly than for similar properties outside historic districts, overall price appreciation from 1975 through 2002 was greater for houses inside historical districts.

OVERVIEW

Like many other communities, New York City has chosen to distinguish properties with architectural and/or historical significance by giving them individual landmark status or including them in an historic district.[1] New York City has designated over 80 historical districts since 1965, most of them in Manhattan (see list in appendix).

One concern of building owners in prospective historic districts is how districting will affect property values. On the positive side, inclusion in a historic district provides guarantees that surrounding properties will not be demolished and replaced, or their exteriors modified in ways that are not in harmony with the neighborhood's traditional appearance. Historic districts may also act as "brand labels" that guarantee, or at least convey an image of, neighborhood quality. Finally, federal tax benefits are associated with the purchase or rehabilitation of certain historic properties. To the extent that these tax benefits exist, they should be at least partially capitalized into the price of the property.

While historic districting has the potential to enhance property values, in theory it can also depress them. Owners of buildings located in historic districts face a significant curtailment of property rights, in the form of strong limitations on demolition and restrictions on how the structure may be altered physically. Concern over the loss of property rights has sometimes led owners to oppose the inclusion of their buildings in historic districts.

The impact of historic districting on property values is likely to vary, both in magnitude and direction, across localities. IBO undertook this study to determine how inclusion in an historic district affects property values in New York City. Our study focuses exclusively on one-, two-, and three-family dwellings, which are assigned to tax class one for purposes of the New York City real property tax.[2] There are several reasons for focusing on this type of property. Sales prices of commercial buildings are complicated by tax considerations and the length of existing leases, making commercial sales harder to analyze for evidence of changing market values than residential sales. Among residential owners, owners of class-one properties have typically been more vocal than apartment building owners in their concern over the possible negative impacts of districting. In addition, because class-one properties are not subject to rent regulations, the use of sales prices to get at market value changes is more straightforward than for larger residential buildings. Most importantly, the number of sales of class one properties provides reasonable sample sizes for statistical analysis.

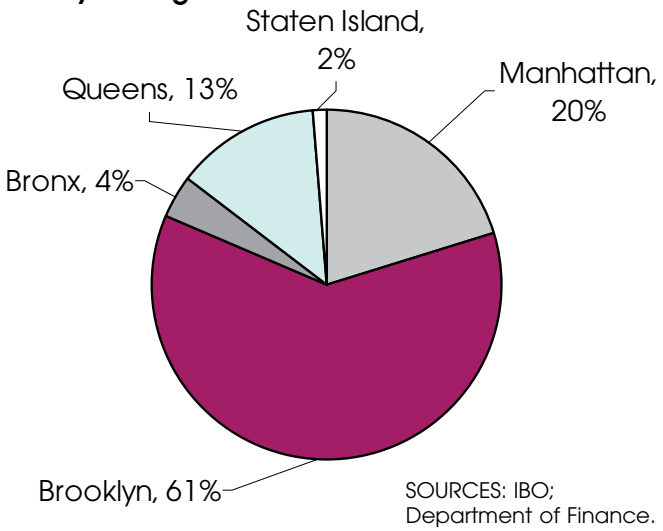
After accounting for differences in property characteristics, we found evidence of a statistically significant price premium associated with inclusion in an historic district. The extent of the premium varied from year to year, ranging from 22.6 percent in 1988, 1990, and 1997, to 71.8 percent in 1978.

We also examined whether property values in historic districts have appreciated faster or slower than property values outside the districts. To answer this question we employed statistical models that looked at change in property values over a number of years. The city's housing markets have shown very sharp swings over the last quarter century. Because the behavior of prices cannot be adequately modeled with a single time trend, we broke up the analysis into six shorter periods. For each period we estimated separate (linear) time trends for non-historic and historic properties. In two of the time periods—1975-1982 and 1997-2000—historic properties appreciated at a much higher rate than non-historic properties, and the difference was statistically significant. In three periods—1982-1989, 1993-1997, and 2000-2002—prices rose somewhat faster outside historic districts, after controlling for other physical and locational characteristics. However, in 2000-2002 the difference was very small, and not statistically significant. Finally, in 1989-1993 both historic and non-historic properties declined in price. The decline was slightly greater for properties within historic districts, but the difference with non-historic properties was not statistically significant. Despite some years when non-historic properties performed marginally better than historic ones, the overall price increase for the period 1975-2002 was higher inside the districts. In the absence of statistically significant evidence linking districting with consistently lower appreciation, we conclude that is not likely that property owners are adversely affected and may actually benefit from being included in a historic district.

THE DATA

For this study, IBO combined information from two data sets maintained by the New York City Department of Finance. The sales data file contains information on all residential property sales (excluding coops) since the mid-1970s. The department's real property assessment file (RPAD) contains assessed values and descriptive information, as well as an estimated market value that can be compared against actual sales data or the values computed by our own models. We have augmented the information contained in these files by adding variables for inclusion in historic districts, distance to the nearest subway or commuter rail station, and mean household income at the neighborhood level.

Class One Sales in Historic Districts, Shares by Borough



SOURCES: IBO; Department of Finance.

The combined data set contains 368,664 parcels in New York City that had at least one class one sale between 1975 and 2002. These parcels are concentrated in Queens (44 percent) and Brooklyn (31 percent), with less than 1 percent in Manhattan. Of all the parcels with at least one class-one sale, 4,333 belonged to historic districts as of late 2003. Over three-fifths (61 percent) of these historic properties were located in Brooklyn, which we have made the focus of our study. While all five boroughs of the city contain some class one historic properties, only in Brooklyn are there sufficient sales to make meaningful comparisons between similar properties located inside and outside historic districts. During most of the years covered by our data, the number of class one sales in Brooklyn's historic districts was well over 100. In no other borough did the number of class one historic district sales approach this level.

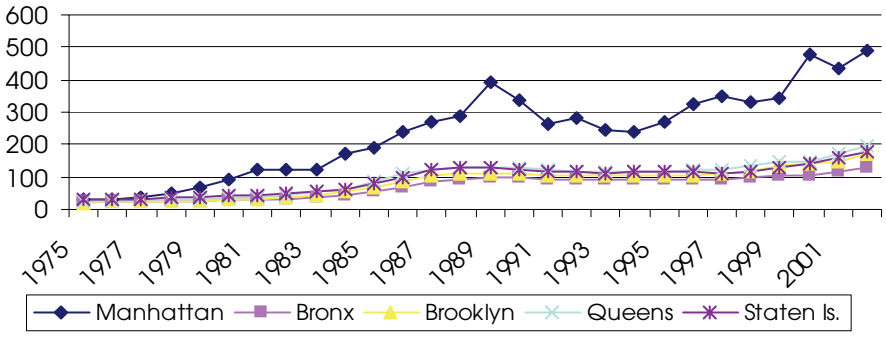
IBO's study compared prices of properties in historic districts with prices outside designated historic areas. Rather than use sales from the entire borough of Brooklyn, we restricted ourselves to those community districts that contain at least one historic district. The justification for this restriction was to compare historic district properties with non-districted properties that are at least somewhat similar in terms of architecture, age, and location.

The six Brooklyn community districts with historic districts (1, 2, 3, 6, 9, and 14) contain 21,905 parcels with at least one class one sale between 1975 and 2002. The total number of sales was 31,093, of which 3,948 took place within historic districts. We excluded those sales that give clear evidence of not being arms-length or that apparently involve major structural changes, as well as sales that are extreme outliers in terms of price or square footage.[3] These screening criteria eliminated roughly two percent of all sales.

OVERALL TRENDS IN CLASS ONE HOUSING PRICES IN NEW YORK CITY

The question posed was whether historic districting has an impact on housing prices that is separate from the overall price trends. The chart on price trends per square foot in all five boroughs shows the mean nominal price per square foot of tax class one properties from 1975 through 2002, for each of the five boroughs. Prices have generally followed an upward trend, with the exception of a period of stagnation and decline in the early 1990s. The pattern is remarkably similar across all of the boroughs, with the exception of Manhattan. Prices in Manhattan are much higher than in the rest of the city, have increased at a much faster rate during real estate booms, and have fallen much more sharply in periods of downturn.

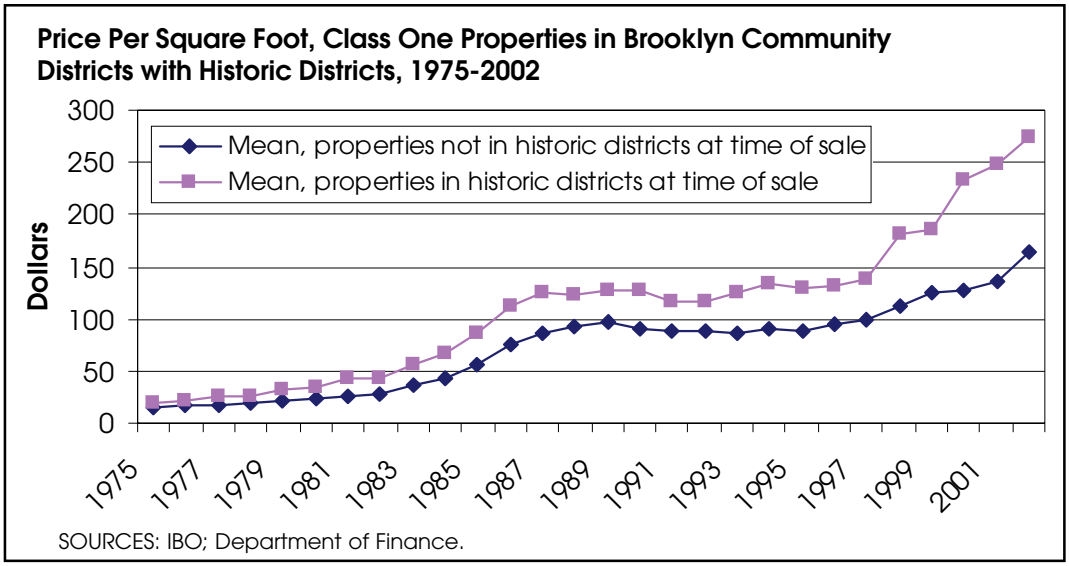
Trend in Price Per Square Foot, Class One Housing, Five Boroughs



SOURCES: IBO; Department of Finance.

The chart on price trends in Brooklyn uses only sales from community districts that contain historic districts. The chart contrasts nominal prices of properties included in an historic district at the time of sale, with properties outside the historic district, but in the same community district.

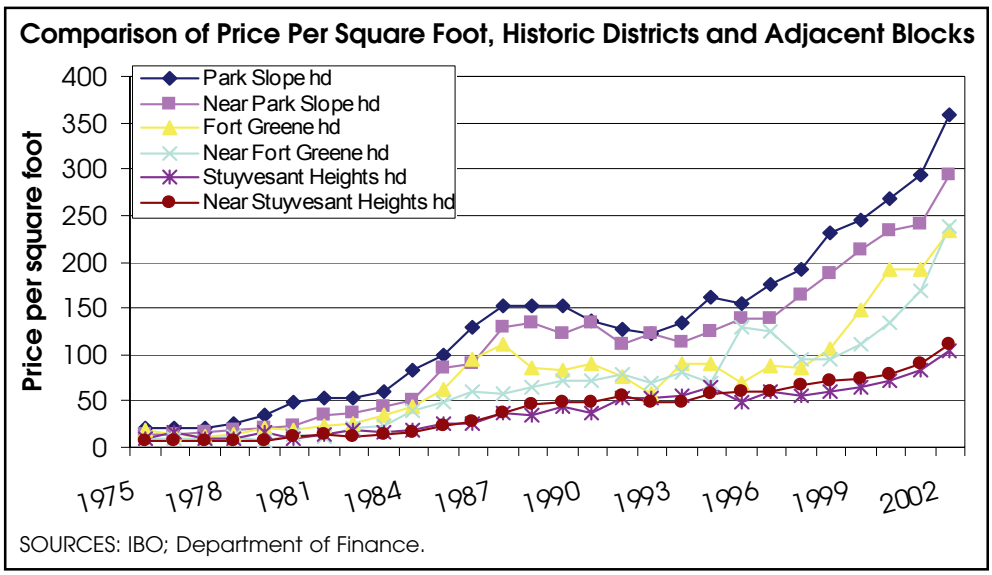
The Brooklyn chart shows that the mean sales price of tax class one properties in the borough increased at a moderate pace from 1975 through 1982. Prices then rose rapidly from 1982 through 1989. From 1989 through 1993 there was a period of decline. A recovery began around 1993, and accelerated beginning in



1997. Throughout the period under consideration, properties in historic districts were more expensive than non-district properties. The divergence became especially great beginning around 1997, due to the very rapid appreciation of high-end properties in historic districts. Over the entire 1975-2002 period, historic properties increased in value an average of 10.2 percent per year, while non-historic properties experienced a rate of growth of 9.0 percent per year. When we adjust prices for inflation, the increases of the mid-1980s are less dramatic, and the decline of the early 1990s more pronounced. In inflation-adjusted terms, prices of historic properties have risen an average of 5.3 percent per year since 1975, while non-historic district properties have risen an average of 4.2 percent.

Neighborhood Level Trends. Of course, property markets can vary widely, even within the limited geographic extent of a single borough. Therefore, we next looked at trends at the neighborhood level. We chose three historic districts as examples of the variation among historic districts. Park Slope is a relatively high-income district, with a 1990 per capita income of $32,000 according to census data. Fort Greene is a middle-income neighborhood (per capita income of $18,000), and Stuyvesant Heights is relatively low-income (per capita income of $12,500). We then compare the mean nominal price per square foot for sales inside each historic district, to the prices in areas within 1,000 to 1,250 feet of historic district boundaries. Prices just outside each district follow similar patterns to prices inside. As the comparative chart shows, in Park Slope and Fort Greene, prices in most years are noticeably higher inside the districts than *just outside them.* Prices inside and adjacent to the Stuyvesant Heights historic district are very similar, but in most years are slightly higher inside.

The Stuyvesant Heights and Park Slope historic districts were established in 1971 and 1973, respectively. Since the sales data begin in 1975, for these neighborhoods it is not possible to compare prices before and after districting. The Fort Greene Historic District was established in September 1978. The price per square foot was substantially higher in 1979 than in 1978 ($21.11 vs. $13.57). While these results may indicate that districting itself had a positive impact on property values, the number of sales—only 13 per year—is too small to give conclusive results.



STATISTICAL MODELS OF HOUSING PRICES

Based on the analysis of the previous sections, IBO concluded that inclusion in an historical district is generally associated with higher prices. However, the analysis has thus far made no explicit effort to control for other aspects of the houses, other than the uniformity that would be expected from looking at properties within a restricted geographic area. Interior

and exterior dwelling characteristics, as well as neighborhood traits, influence housing prices. If properties in historic districts sell for more than properties outside districts, in part this may be because of differences in these other variables.

This study uses the statistical technique known as linear regression to analyze how the price of a house is influenced by inclusion in an historic district, as well as by other structural and neighborhood characteristics. The analysis requires a larger number of observations than is available at the individual historic district level, and thus sales from all Brooklyn community districts that contain historic districts are grouped together. There are two different model formulations, each designed to measure the influence of historical districts on property values in a different way. The variables contained in the models are described below.

Sales Price. The dependent variable in our models is the sales price of the house (***housval***). As explained earlier, extreme outliers and sales that did not appear to be arms-length were discarded.

The variable for sales price is expressed in logarithmic form in our models. The coefficients on the continuous independent variables, multiplied by 100, indicate the percentage change in the sales price for a one-unit change in the independent variable. The coefficients on the dummy variables indicate the difference in log values between properties that have the characteristic and those that do not. As Halvorsen and Palmquist (1980) and Kennedy (1981) have shown, the percentage effect of a difference in logs, ***b***, can be expressed as $100(e^b - 1)$. For example, if the coefficient on a dummy variable is 0.5, this means that houses with the characteristic are worth $100(e^5 -1)$, or 65 percent more than houses without the characteristic.

Yard Size. The variable ***yardsize*** refers to the area of the lot not taken up by the house. Yard size was calculated by first estimating the "footprint" of the building, i.e., the area of the lot taken up by the structure. The footprint was computed by multiplying the building's reported frontage by its reported depth (both numbers are contained in the RPAD file). The actual footprint may vary slightly from the calculated result, due to the building not having an exact square or rectangular shape. The footprint was subtracted from the total lot size, to give yard size. The vast majority of the calculated values were reasonable, given the size of the lot and the house. In the few cases (less than one percent) in which the calculated yard size was negative, or unrealistically small or large, the observation was discarded. The yard size variable allows us to control for differences in plot size—an important determinant of value—while avoiding the statistical problems that would result from simply using total lot size which is partially correlated with another of our variables: building square footage (**grosqft**).

Age of the Building. The data set contains a variable, ***yrblt,*** which refers to the year the house currently occupying the lot was built. In a few cases a given lot has been occupied by more than one structure since 1975. Sales of any previous structure

Mean Values for Housing Characteristics, Class One Properties In Brooklyn that Have Sold at Least Once Since 1975

Variable	*Description*	*Mean Value of Variable (weighted by number of observations)*		
		All Community Districts	***Community Districts with Historic Districts***	***Historic Districts as of July 2000***
HOUSVAL*	Sale price of a house, excluding outliers and non-arm's length transactions	$41,386 (1975) $344,295 (2002)	$37,859 (1975) $415,635 (2002)	$60,164 (1975) $870,931 (2002)
GROSQFT	The square footage of the house	2,245	2,597	3,247
ONEFAM	Dummy variable equal to one if the house is one-family; zero otherwise	0.33	0.28	0.35
YARDSIZE	The size of the yard in square feet	1,538	1,534	1,479
YRBLT	Year in which the house was built	1920	1913	1904
INCLEVEL	The income level of the census tract where the property is located (1=low, 2=medium, 3=high)	2.29	2.2	2.74
SUBWDIST	Approximate distance to the nearest subway station (see text)	2,831 feet	1,549 feet	1,337 feet

SOURCE: IBO.

NOTE: *Dependent variable; expressed in logarithmic form in regression equation.

that occupied the lot cannot be used, because the data set would contain no information on the year the house was built, its square footage, or the building class.

Distance to the Subway. The variable ***subwdist*** represents the approximate distance from a house to the nearest subway or commuter rail station. The assumption is that in New York City, distance from mass transit access affects market values. More specifically, it is the distance from the center of the tax block in which a house is located. The RPAD file contains geographic coordinates for *centroids* (central points) of each tax block. After assigning a tax block location to each subway and commuter rail station, we calculated the straight-line distance between the block and each station. We then determined the distance to the closest station. This distance is expressed in feet. We added 200 feet to each value, to account for the distance that subway users must travel from the entrance to the platform, and to avoid having distances equal to zero. The resulting value is assigned to the variable *subwdist*. All houses in a given tax block have the same value for *subwdist*, and houses that are in the same block as a rail station have a value of 200.

Neighborhood Income and "Quality of Life" Indicators. Property values in New York City are subject to wide variation between one neighborhood and another. Properties with similar physical characteristics and even similar subway accessibility can be valued quite differently, depending on the perceived desirability or quality of life of their respective neighborhoods. Quality of life indicators could include crime rates, school scores, cleanliness of streets, and availability of recreational facilities. However, even if all this information were available at the neighborhood level, there is no one "correct" way to combine the individual measures into an index. The quality ranking of a group of neighborhoods may be different, depending on how a quality of life index is constructed.

Differences in neighborhood quality may be hard to quantify, but are very real to consumers. Neighborhood quality is in economic terms a "normal" good, meaning that as their income rises, households demand more of it. As a result, higher-income households will tend to concentrate in neighborhoods with a higher perceived quality of life. This means that neighborhood quality of life should be highly correlated with household income. For this reason, IBO's study took the level of per capita income (low, medium, or high) as a proxy for neighborhood quality. This variable is labeled ***inclevel***.

The table on mean values for housing characteristics lists the explanatory variables used in the models, together with their mean values. On average, houses located in historic districts are larger and older than non-districted properties, are located in census tracts with a higher income level, and are closer to the subway.

MODEL I: DUMMY VARIABLE FOR INCLUSION IN HISTORIC DISTRICTS

The first model attempts to answer the following question: In a given year, controlling for other building and neighborhood characteristics, are historic properties more expensive than non-districted properties? The model uses a "dummy" variable that takes a value of one if the property is located inside an historic district at the time of sale, and zero otherwise, along with the variables listed in the table on housing characteristics.

As the table listing the coefficients computed for the (dummy) historic district variable shows, in every year from 1975 through 2002 this coefficient is positive and statistically significant at the .01 level. This implies that historic district properties are more expensive than non-districted properties, even after controlling for other influences on property values. As explained above, the coefficient on the dummy variable can be used to calculate the percentage premium for an historic district house. The coefficient ranges from .204 (a 22.6 percent premium) in 1988, 1990, and 1997, to .541 (a 71.8 percent premium) in 1978.

Coefficients of Historic District Dummy Variable

Year	Coefficient (percentage effect)	Year	Coefficient (percentage effect)
1975	.497 (64.4)	1989	.295 (26.2)
1976	.442 (55.6)	1990	.204 (22.6)
1977	.536 (70.9)	1991	.233 (26.2)
1978	.541 (71.8)	1992	.286 (33.1)
1979	.445 (56.0)	1993	.334 (39.7)
1980	.466 (59.4)	1994	.358 (43.0)
1981	.418 (51.9)	1995	.236 (26.6)
1982	.301 (35.1)	1996	.214 (23.9)
1983	.531 (70.1)	1997	.204 (22.6)
1984	.341 (40.6)	1998	.334 (39.7)
1985	.351 (42.0)	1999	.290 (33.6)
1986	.324 (38.3)	2000	.460 (58.4)
1987	.281 (32.4)	2001	.428 (53.4)
1988	.204 (22.6)	2002	.465 (59.2)

SOURCE: IBO.
NOTE: All coefficients are statistically significant at the .01 level.

MODEL II: TIME TREND VARIABLES

The results from the first model provide strong evidence

that historic district properties are more expensive than non-district properties, even after controlling for square footage and other house and neighborhood characteristics. However, of greater concern to many owners is how districting will affect the rate of change, or appreciation, in property values. To answer this question, IBO used separate equations in which the sales price depended on neighborhood and building characteristics, plus a time trend. As shown in the chart on Brooklyn prices per square foot, prices did not follow a single linear trend from 1975 through 2002. However, we can approximate the overall movement of prices by breaking down the data into overlapping time periods and estimating a linear trend for each period. We have divided that data into six periods: 1975-1982, 1982-1989, 1989-1993, 1993-1997, 1997-2000, and 2000-2002. Because the dependent variable (***housval***) is expressed in logarithmic form, the coefficients of the time trend variables can be interpreted as annual percentage rates of change. For each time period there is one equation for all properties sold that are inside historic districts at the time of sale, and another for all sales of properties outside historic districts at the time of sale but still in the six community districts that contain historic districts. The model coefficients are listed in the table on the time trend model.

Although the price trends estimated in Model II control for house and neighborhood characteristics, the results are similar to the simple measure of housing prices per square foot displayed in the chart on Brooklyn price trends. In 1975-1982, properties in historic districts increased in price at an annual rate of 12.5 percent, compared with a rate of increase of only 8.4 percent for properties outside historic districts. In 1982-1989, historic district houses increased in price by an estimated 16.8 percent annually, compared with a 19.8 percent increase for houses outside. During the downturn of 1989-1993, prices fell slightly more inside historic districts than outside (-1.9 percent vs. -1.7 percent). The market for historic properties then recovered somewhat slowly, with an annual price increase of 1.2 percent in 1993-1997, compared with 4.4 percent for non-historic properties.[4] During the boom of 1997-2000, historic properties increased in value at an annual rate of 13.4 percent, much higher than the 4.7 percent rate for properties outside historic districts. Finally, during 2000-2002 the annual rate of price increase for historic properties was 12.2 percent, below the rate of 15.1 percent for non-historic properties.

Regression Coefficients, Time Trend Model

Time period>	1975-1982		1982-1989		1989-1993	
Explanatory variable	In Historic District	Not in Historic District	In Historic District	Not in Historic District	In Historic District	Not in Historic District
Time trend	**.125***	**.084***	**.168***	**.198***	**-0.0186**	**-.017***
Difference in historic district and non-historic district time trends statistically significant?	**Yes**		**Yes**		**No**	
Grosqft	.00021*	.00016*	.00018*	.00019*	.00016*	.00017*
Onefam	.113*	.157*	.0822*	.119*	0.07	.0867*
Yardsize	-0.00002	.00013*	-.000027*	.00013*	-0.000019	.000097*
Yrblt	-.00362*	.00664*	-0.00298	.00525*	-.00398*	.0045*
Inclevel	.336*	.241*	.470*	.409*	.416*	.269*
Subwdist	.000184*	-.000035*	.000184*	-.00005*	.000179*	-.00004*
Time period>	*1993-1997*		*1997-2000*		*2000-2002*	
Time trend	**0.0122**	**.0436***	**.134***	**.0467***	**.122***	**.151***
Difference in historic district and non-historic district time trends statistically significant?	**Yes**		**Yes**		**No**	
Grosqft	.00022*	.00018*	.00025*	.00016*	.00023*	.0001*
Onefam	0.0243	.043*	0.051	0.0222	0.0414	.0409*
Yardsize	-.000055*	.000068*	-.000061*	.000075*	-0.000039	.000038*
Yrblt	-.0071*	.0038*	-.0063*	.0011*	-0.00045	-.00015*
Inclevel	.448*	.233*	.56*	.281*	.607*	.269*
Subwdist	.000275*	-.000037*	.0002*	-.000032*	.00027*	-.00003*

SOURCE: IBO.
NOTE: *Denotes coefficient significant at .01 level.

The model implies that controlling for structural and neighborhood characteristics, historic properties appreciated at a slightly lower rate than non-historic properties during the periods 1982-1989, 1993-1997, and 2000-2002. In addition, the decline in prices during 1989-1993 was slightly greater for historic properties. However, two caveats are in order. First, the *difference* in the time trend coefficients for historic vs. non-historic properties is not statistically significant in two of these periods—1989-1993 and 2000-2002. Second, during 1975-1982 and 1997-2000 appreciation is so much higher among historic

compared to non-historic properties that it more than makes up for the periods of weaker performance.

Controlling for other dwelling and neighborhood characteristics, prices of class one properties in historic districts sometimes increased faster, sometimes slower, than properties outside the districts. However, the overall effect of inclusion in an historic district during the 28-year period 1975-2002 was positive. Applying the time trend coefficients, a house valued at $37,859 in 1975—the mean price for all class one properties sold in community districts with historic districts—would have risen in value to $457,715 if it had been in an historic district, but only $396,762 if it had been outside the historic district.

Other variables also have a significant impact on house prices. Not surprisingly, square footage of the house (variable ***grosqft***) is consistently a strong predictor of sales prices, with all coefficients positive and statistically significant. All coefficients on the census tract income level variable (***inclevel***) are also positive and highly significant. The dummy variable for a one-family house (***onefam***) is consistently positive, but not always statistically significant. The size of the yard (***yardsize***) has a positive and statistically significant impact on the sales price of non-historic properties. However, in the case of houses located inside historic districts, larger yard sizes are associated with ***lower*** sales prices. This negative relationship was statistically significant in three of the six time periods. Houses in the expensive brownstone neighborhoods where prices have risen extremely rapidly typically have smaller yards than houses in more modest historic districts. For example, houses in the Brooklyn Heights historic district that sold between 1975 and 2000 had an average yard size of 924 square feet. This compares with an average yard size of 1,196 square feet in the Stuyvesant Heights district, and 4,762 square feet in the Ditmas Park district, both areas with lower per capita income and lower housing prices, than Brooklyn Heights.

The year in which the house was built (***yrblt***) is statistically significant in 10 out of the 12 equations. The coefficients for the historic district equations are all negative, while the coefficients for non-districted properties are all positive. Inside historic districts, older houses are often associated with greater architectural significance. Outside the districts, older houses may be more associated with increased maintenance costs and obsolete design.

The distance from the house to the nearest subway station (***subwdist***) is statistically significant in all 12 equations. As expected, the coefficient is negative for sales of properties outside historic districts, indicating that buyers are willing to pay a premium for better subway access. However, the coefficient is *positive* for sales *within* historic districts. Most historic district properties in Brooklyn are close to a subway line, and it may be that within these districts, living at a moderate walking distance from a station is preferred to living adjacent to a station.

CONCLUSION

IBO found clear evidence that after controlling for property and neighborhood characteristics, market values of properties in historic districts were higher than those outside historic districts for every year in our study. Although the results for price appreciation during particular sub-periods are mixed, for the entire 1975 through 2002 period properties in historic districts increased in price at a slightly greater rate than properties not in districts. Finally, there is not sufficient evidence to conclude that districting itself *causes* higher prices or greater price appreciation.

Written by Alan Treffeisen

END NOTES

[1] Charleston, South Carolina was the first city in the US to establish an historic district, in 1931. New York City's first historic district was Brooklyn Heights in 1965.

[2] Tax class one also contains small condo buildings, garages and vacant land adjacent to another class one parcel, and some small mixed-use properties. This study excluded such properties. Hereinafter, tax class one properties refers only to conventional one-, two-, and three-family houses.

[3]Sales are classified as not arms-length if the property is sold two years in a row, *and* one of two conditions holds: 1) if the price *increases* by 100 percent or more between the first year and the second year, the *first* transaction is considered not arms-length; 2) if the price *decreases* by 9 percent or more between the first year and the second year, the *second* transaction is considered not arms-length. Price outliers are defined relative to average prices in the community district.

[4] While the model implies that historic properties performed less well than non-historic properties during the periods 1989-1993 and 1993-1997, the time trend variables for historic districts during these two periods are not statistically significant.

Appendix

New York City Historical Districts: Locations and Dates of Designation

Name	Borough	Community Board	Date of Designation (yr./mo./day)
African Burial Grounds and the Commons	Manhattan	1	93/02/25
Audobon Terrace	Manhattan	12	79/01/23
Carnegie Hill	Manhattan	8	74/07/23
Expanded Carnegie Hill	Manhattan	8	93/12/21
Central Park West 73-74 Street	Manhattan	7	77/07/12
Central Park West 76 Street	Manhattan	7	73/04/19
Charlton-King-Vandam	Manhattan	2	66/08/16
Chelsea	Manhattan	4	70/09/15
East 17th Street/Irving Place	Manhattan	5	98/06/30
Ellis Island	Manhattan	1	93/11/16
Fraunces Tavern Block	Manhattan	1	78/11/14
Governors Island	Manhattan	1	96/06/18
Gramercy Park	Manhattan	6	66/09/20
Greenwich Village	Manhattan	2	69/04/29
Hamilton Heights	Manhattan	9	74/11/26
Hamilton Heights/Sugar Hill	Manhattan	9	00/06/27
Hamilton Heights/Sugar Hill Northwest	Manhattan	9	02/06/18
Hardenbergh/Rhinelander	Manhattan	8	98/05/05
Henderson Place	Manhattan	8	69/02/11
Jumel Terrace	Manhattan	12	70/08/18
Ladies' Mile	Manhattan	4/5	89/05/02
MacDougal-Sullivan Gardens	Manhattan	2	67/08/02
Madison Square North	Manhattan	5	01/06/26
Metropolitan Museum	Manhattan	7	77/09/20
Mount Morris Park	Manhattan	10	71/11/03
Murray Hill	Manhattan	6	02/01/29
NoHo	Manhattan	2	99/06/29
Riverside Drive-West 80-81	Manhattan	7	85/03/26
Riverside Drive-West 105	Manhattan	7	73/04/19
Riverside-West End	Manhattan	7	89/12/19
St. Mark's	Manhattan	3	69/01/14
St. Nicholas	Manhattan	9	67/03/16
Sniffen Court	Manhattan	6	66/06/21
Soho-Cast Iron	Manhattan	2	73/08/14
South Street Seaport	Manhattan	1	89/07/11
Stone Street	Manhattan	1	96/06/25
Stuyvesant Square	Manhattan	6	75/09/23
Treadwell Farm	Manhattan	8	67/12/13
Tribeca East	Manhattan	1	92/12/08
Tribeca North	Manhattan	1	92/12/08
Tribeca South	Manhattan	1	92/12/08
Tribeca South Extension	Manhattan	1	02/11/19
Tribeca West	Manhattan	1	91/05/07
Tudor City	Manhattan	6	88/05/17
Turtle Bay Gardens	Manhattan	6	66/06/21
Upper East Side	Manhattan	8	81/05/19
Upper West Side/Central Park West	Manhattan	7	90/04/24
West 71st Street	Manhattan	7	89/08/29
West End-Collegiate	Manhattan	7	84/01/03

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Bertine Block	Bronx	1	94/04/05
Clay Avenue	Bronx	3	94/04/05
Longwood	Bronx	2	80/07/08
Morris Avenue	Bronx	5	86/07/15
Morris High School	Bronx	2	82/12/21
Mott Haven	Bronx	1	69/07/29
Mott Haven East	Bronx	1	94/04/05
Riverdale	Bronx	8	90/10/16
Albemarle-Kenmore Terraces	Brooklyn	14	78/07/11
Boerum Hill	Brooklyn	2	73/11/20
Brooklyn Academy of Music	Brooklyn	2	76/09/26
Brooklyn Heights	Brooklyn	2	65/11/23
Carroll Gardens	Brooklyn	6	73/09/25
Clinton Hill	Brooklyn	2	81/11/10
Cobble Hill	Brooklyn	6	69/12/30
Ditmas Park	Brooklyn	14	81/08/29
Fort Greene	Brooklyn	2	78/09/26
Fulton Ferry	Brooklyn	2	77/06/28
Greenpoint	Brooklyn	1	82/09/14
Park Slope	Brooklyn	6	73/07/17
Prospect-Lefferts Gardens	Brooklyn	9	79/10/09
Prospect Park South	Brooklyn	14	79/02/08
Stuyvesant Heights	Brooklyn	3	71/09/14
Vinegar Hill	Brooklyn	2	97/01/14
Douglaston	Queens	11	97/06/24
Fort Totten	Queens	7	99/06/29
Hunters Point	Queens	2	68/05/15
Jackson Heights	Queens	3	93/10/19
Stockholm Street	Queens	5	00/11/28
St. George	Staten Island	1	94/07/19
NYC Farm Colony	Staten Island	2	85/03/26

SOURCE: IBO; Landmarks Preservation Commission.