|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **Unimproved** | **Residential** | **Commercial** | **Multifamily** | **Mixed Use** |
| **Area (Mean)** | **0.03588** | **-0.14732** | **0.04329** | **0.06381** | **0.00435** |
| Median | 0.03040 | -0.13014 | 0.02716 | 0.03495 | 0.00250 |
| SD | 0.05183 | 0.09856 | 0.04532 | 0.07168 | 0.00567 |
| Min | -0.21468 | -0.47120 | -0.12738 | -0.00827 | -0.03276 |
| Max | 0.28888 | 0.02221 | 0.32599 | 0.44166 | 0.07355 |
| **Dist. ZEIS (Mean)** | **-0.01143** | **-0.00373** | **0.00599** | **0.00840** | **0.00077** |
| Median | -0.00599 | -0.00455 | 0.00080 | 0.00339 | 0.00015 |
| SD | 0.02490 | 0.02559 | 0.01197 | 0.01351 | 0.00136 |
| Min | -0.13020 | -0.05714 | -0.02983 | -0.02946 | -0.00758 |
| Max | 0.04942 | 0.10147 | 0.07192 | 0.10501 | 0.01876 |
| **Dist. Roadways (Mean)** | **-0.00799** | **0.00470** | **-0.00225** | **0.00711** | **0.00333** |
| Median | -0.00872 | 0.00203 | -0.00124 | -0.00053 | -0.00002 |
| SD | 0.04751 | 0.06831 | 0.05994 | 0.06686 | 0.02029 |
| Min | -0.48591 | -0.38411 | -0.28786 | -0.72562 | -0.07123 |
| Max | 0.29649 | 0.25951 | 0.56691 | 0.59888 | 0.36980 |
| **Dist. Main Avenues (Mean)** | **0.00730** | **0.01617** | **-0.02208** | **0.00107** | **-0.00246** |
| Median | 0.00277 | 0.01261 | -0.01371 | -0.00022 | -0.00137 |
| SD | 0.01281 | 0.02130 | 0.02409 | 0.01043 | 0.00360 |
| Min | -0.03253 | -0.05208 | -0.22343 | -0.05201 | -0.03908 |
| Max | 0.16739 | 0.16514 | 0.02367 | 0.20602 | 0.01664 |
| **Dist. Subway (Mean)** | **-0.00612** | **0.01688** | **-0.01734** | **0.01008** | **-0.00350** |
| Median | 0.00494 | 0.00343 | -0.00518 | 0.00376 | -0.00043 |
| SD | 0.04435 | 0.04985 | 0.03007 | 0.04518 | 0.00911 |
| Min | -0.20392 | -0.15949 | -0.35120 | -0.40867 | -0.10358 |
| Max | 0.31816 | 0.30929 | 0.10463 | 0.35157 | 0.04117 |
| **Dist. Open Areas (Mean)** | **0.01946** | **-0.01602** | **0.00448** | **-0.00672** | **-0.00121** |
| Median | 0.00895 | -0.01065 | 0.00143 | -0.00086 | 0.00012 |
| SD | 0.02984 | 0.03650 | 0.01880 | 0.02060 | 0.00626 |
| Min | -0.03062 | -0.17792 | -0.09475 | -0.18295 | -0.06946 |
| Max | 0.19758 | 0.10947 | 0.17047 | 0.05113 | 0.02476 |
| **Dist. Beach (Mean)** | **0.04314** | **0.04625** | **-0.06396** | **-0.01954** | **-0.00631** |
| Median | 0.00448 | 0.04462 | -0.01351 | -0.01274 | -0.00209 |
| SD | 0.13463 | 0.17945 | 0.12180 | 0.10099 | 0.01141 |
| Min | -0.34615 | -0.66961 | -0.77408 | -0.92056 | -0.15542 |
| Max | 1.01887 | 0.57644 | 0.88863 | 0.76391 | 0.04108 |
| **Dist. Capibaribe River (Mean)** | **0.01040** | **-0.00623** | **-0.00194** | **-0.00084** | **-0.00139** |
| Median | -0.00984 | 0.00742 | 0.00123 | -0.00133 | -0.00011 |
| SD | 0.08725 | 0.08227 | 0.02743 | 0.02546 | 0.00603 |
| Min | -0.23690 | -0.41282 | -0.19453 | -0.38140 | -0.08158 |
| Max | 0.44856 | 0.22740 | 0.25826 | 0.19262 | 0.02169 |

**Table 1A – CPAR multinominal logit marginal effects excluding the control of distance to Kilometer Zero.**

Note: The number of observations is 95,708. The outcome variables are the categories of urban land use: unimproved, residential, commercial, multifamily residential and mixed use. All the explanatory variables are in logarithmic format.