Table 2. Variable descriptions and expected relationship to dependent variable PRICE\_M²

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| **Variable name** | **Description** | **Expected relationship to dependent variable** |
| *Dependent variable* |  |  |
| PRICE\_M² | Price per square metre in NOK |  |
| *Property variables* |  |  |
| PRICE | Sales price of property in NOK | (incl. in dependent variable) |
| SIZE | Size of property in m2 | (incl. in dependent variable) |
| AGE | Year property was built subtracted from 2015 | Negative |
| YEARS\_REFURB | Year property was last refurbished subtracted from 2015 | Negative |
| HOUSE\_APART | Dummy variable indicating general type of property (1 for house / 0 for apartment) | Negative |
| GROUNDFLOOR | Dummy variable indicating whether property has ground floor access (1 for YES / 0 for NO) | Positive |
| MULTISTOREY | Dummy variable indicating whether property has multiple storeys (1 for multi / 0 for single) | Negative |
| ELEVATION | Elevation of the lot on which the property sits in m | Positive |
| BT\_COURTYARD | Dummy variable indicating whether property is a courtyard block (1 for YES / 0 for NO) | ? |
| BT\_HYBRID | Dummy variable indicating whether property is a hybrid building (1 for YES / 0 for NO) | ? |
| BT\_SLABBLOCK | Dummy variable indicating whether property is a slab block (1 for YES / 0 for NO) | ? |
| BT\_TERRACE | Dummy variable indicating whether property is a terrace house (1 for YES / 0 for NO) | ? |
| BT\_BIGHOUSE | Dummy variable indicating whether property is a big house (1 for YES / 0 for NO) | ? |
| BT\_TOWER | Dummy variable indicating whether property is a tower block (1 for YES / 0 for NO) | Negative |
| BT\_URBANVILLA | Dummy variable indicating whether property is a urban villa (1 for YES / 0 for NO) | ? |
| *Proximity variables* |  |  |
| DIST\_BUSSTOP | Distance to nearest bus stop in m | Negative |
| DIST\_SUPERMARKET | Distance to nearest supermarket in m | Negative |
| DIST\_HIGHEREDU | Distance to nearest higher education facility in m | Negative |
| DIST\_KINDERGARTEN | Distance to nearest kindergarten in m | Negative |
| DIST\_SCHOOL | Distance to nearest school in m | Negative |
| DIST\_SHOPPING | Distance to nearest shopping centre / mall in m | Negative |
| DIST\_FJORD | Distance to Trondheim fjord in m | Negative |
| DIST\_NATURE | Distance to recreational green areas / nature in m | Positive |
| *Density variables* |  |  |
| PERC\_BUILT | Percentage land area that is built area within 1-hectare circle | ? |
| POP\_HA | Number of people within 1-hectare circle | ? |
| DWELLINGS\_HA | Number of dwellings within 1-hectare circle | ? |