Review of: "The Residential Property Price Impact of Luas Investments"

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This is an excellent article, and I congratulate the author for the developed work.

I have a couple of comments that do not affect my previous opinion.

In the data chapter, the author says:

"only 58,315 of these include data on the number of bedrooms. Since this variable is shown to be important in my hedonic pricing model, I restrict the statistical analysis to property sales which include this item. Excluding these observations lowers the average price in the sample by 1.09% so the sales without data on the number of bedrooms tend to be on average very slightly lower-priced properties."

I might be wrong, but it seems that the conclusion is the opposite: buildings without bedrooms are higher-priced properties. This would make sense if you consider that the sample includes office buildings (no bedrooms) and commercial properties, and not only homes. I know it is said that the data from Draft Inc. is about residential property, but the outliers in the sample (properties with a price above 50 M€) suggest that there are office building, malls or shopping centers in the sample.

This hypothesis would also explain the following sentence from the results section:

"The business district stations had a larger estimated pricing impact than the non-business district stations, going against my original intuition that the price impact would be smaller for "destination" stations in the business district than for those in more predominantly residential areas."

If commercial real estate is included in the sample, it makes sense that an extension of the line to new residential destinations would bring more clients/workers to the business districts, and thus increase the price of commercial properties in those central locations.