

References

TSA Data Science and Analytics Team 26133-1

1. **Black, Sandra E.** "Do Better Schools Matter? Parental Valuation of Elementary Education." *The Quarterly Journal of Economics*, vol. 114, no. 2, 1999, pp. 577–599. JSTOR, <https://doi.org/10.1162/003355399556070>.
2. **Gary, Pivo, and Jeffrey D. Fisher.** "Transit Oriented Development and the Value of Proximity to Transit: A Hedonic Price Regression Analysis." *Real Estate Economics*, vol. 39, no. 1, 2011, pp. 121–150. <https://doi.org/10.1111/j.1540-6229.2010.00257.x>.
3. **Gibbons, Stephen, and Stephen Machin.** "Valuing School Quality, Better Transport, and Lower Crime: Evidence from House Prices." *Oxford Review of Economic Policy*, vol. 24, no. 1, 2008, pp. 99–119. <https://doi.org/10.1093/oxrep/grn008>.
4. **Li, Fang, Kenneth Joh, and Cezary Pokorski.** "Light Rail Transit and Property Values: A High-Resolution Analysis." *Transportation Research Record: Journal of the Transportation Research Board*, no. 2675, 2021, pp. 142–153. <https://doi.org/10.1177/03611981211012345>.
5. **King County GIS Center.** "School Sites in King County." King County GIS Open Data, <https://gis-kingcounty.opendata.arcgis.com/datasets/kingcounty::school-sites-in-king-county-schsite-point/about>.
6. **King County GIS Center.** "Transit Stops for King County Metro." King County GIS Open Data, <https://gis-kingcounty.opendata.arcgis.com/datasets/kingcounty::transit-stops-for-king-county-metro-transitstop-point/about>.
7. **King County GIS Center.** "Transit Routes for King County Metro." King County GIS Open Data, <https://gis-kingcounty.opendata.arcgis.com/datasets/kingcounty::transit-routes-for-king-county-metro-transitroute-line/about>.
8. **King County Metro.** *Strategic Plan for Public Transportation, 2021–2031*. King County, 2021, <https://kingcounty.gov/depts/transportation/metro/about/plans/strategic-plan.aspx>.

9. **Puget Sound Regional Council.** *Growing Transit Communities Strategy*. PSRC, 2013, <https://www.psrc.org/growing-transit-communities-strategy>.
10. **U.S. Department of Housing and Urban Development.** *Evidence Matters: Accessibility, Transit, and Housing*. Office of Policy Development and Research, 2019, <https://www.huduser.gov/portal/periodicals/em/EM-Newsletters.html>.
11. **U.S. Census Bureau.** "Population Demographics 2010–2023." data.census.gov, <https://data.census.gov/>.
12. **U.S. Census Bureau.** "Census Tract Maps (Tract20)." data.census.gov, <https://data.census.gov/>.
13. **Zillow.** "Neighborhood ZHVI UC SFRCondo Tier 0.33–0.67 SM SA Month." *Zillow Research Data*, <https://www.zillow.com/research/data/>
14. **Zillow.** "Zillow Neighborhoods Geodatabase." *Zillow Research Data*, <https://www.zillow.com/research/data/>