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International Journal of Geographical Information Science > Volume 24, 2010 - Issue 3

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## Geographically and temporally weighted regression for modeling spatio-temporal variation in house prices

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Pages 383-401 | Received 10 Apr 2008, Accepted 30 Nov 2008, Published online: 10 Mar 2010

66 Cite this article ▲ https://doi.org/10.1080/13658810802672469

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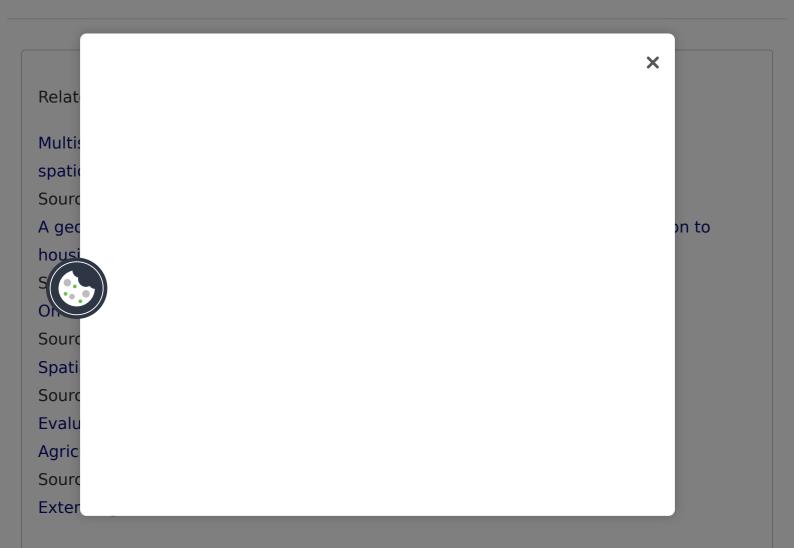
both spatial and temporal nonstationarity simultaneously. In the test sample, the TWR,

GWR, and GTWR models, respectively, reduced absolute errors by 3.5%, 31.5%, and 46.4% relative to a global ordinary least squares model. More impressively, the GTWR model demonstrated a better goodness-of-fit (0.9282) than the TWR model (0.7794) and the GWR model (0.8897). McNamara's test supported the hypothesis that the improvements made by GTWR over the TWR and GWR models are statistically significant for the sample data.

Q Keywords: geographically and temporally weighted regression geographically weighted regression spatial nonstationarity temporal nonstationarity housing price Calgary

## Acknowledgments

This research is funded by the Hong Kong Research Grants Council (RGC) under CERG project no. CUHK 444107 and the Natural Sciences and Engineering Research Council (NSERC) of Canada under discovery grant no. 312166-05. Their support is gratefully acknowledged. We also thank the two anonymous reviewers for their insightful comments that have been very helpful in improving this article.



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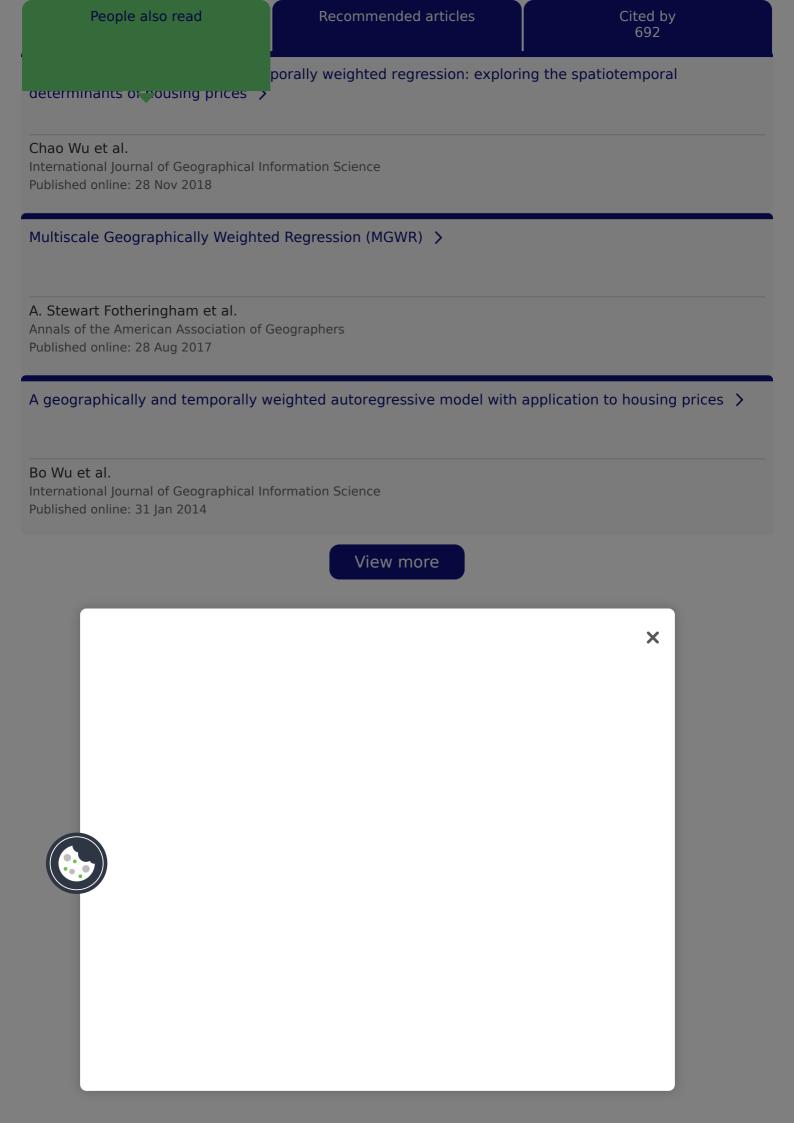
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