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Geographically Weighted Regression: The Analysis of Spatially Varying Relationships

Fotheringham A. Stewart Brunsdon Chris Charlton Martin **Geographically Weighted Regression: The Analysis of Spatially Varying Relationships** 2002 Hoboken, NJ John Wiley & Sons 288 \$95.00

[Daniel P. McMillen](#)

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Geographically Weighted Regression (GWR) is a phrase coined by geographers Stewart Fotheringham, Chris Brunsdon, and Martin Charlton for a special type of nonparametric regression estimator. Consider an example from the book: constructing a house price index for London's boroughs. In a typical parametric approach, we might construct the price index by regressing house prices in each of the 33 boroughs on such explanatory variables as building size, lot size, and the age of the home. The predicted price in a borough is the estimated value for a standard home—perhaps a 1,400 square foot, 80-year old home, on a 4,000 square foot lot. In a standard nonparametric approach to the problem, a nonparametric regression might be estimated separately for each of the boroughs, placing more weight on homes that are similar to the target house. A 1,200 square foot, 60-year old home on a 4,500...

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