README

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This document serves as a guide to the replication files for "How Does Mandatory Energy Efficiency Disclosure Affect Housing Prices," Journal of the Association of Environmental and Resource Economists Manuscript # 2020254R1, by Alecia Cassidy.

The programs can be found in the programs sub-folder. See disclosure statement in Disclosure sub-folder for an explanation of why not all data is provided- in particular, I cannot provide the MLS data. See appendix to the paper for an explanation of survey procedures.

- master_replication.do : this is a Stata-formatted .do file that cleans the data and produces all the figures and tables by calling the other .do files. The .do files should be run in the order specified in master_replication.do.
- All of the .do files have titles that indicate which tables and figures they produce. Otherwise, they are just data cleaning files to merge and create variables and setup for the estimation. In the order they should be run, these files are:
  - clean1a: initial cleaning and preparation for SmartyStreets
  - (Smartystreets service is used in between clean1a and clean1b)
  - clean1b: reads in SmartyStreets, defines some variables and labels.
  - clean2_and_table_a10: This cleans the data and creates table A10.
  - fuel_savings_prep: prepares fuel savings data
  - make_estimation_data: this prepares the data used for estimation and the treelet procedure.
  - table_9: this produces table 9
  - clean_survey_and_table_1: this cleans the survey data and produces table 1.
  - separate_main_and_test_data: this produces separate files for the main and test data.
  - treelet_1: This produces tables A1 and A2.
  - treelet_2_and_table_a1: get the loadings from treelet transform and save them to another file so we can use them later. Also outputs treelet loadings table, table A1.
  - cubes: This one calls setup_cubes, which uses the test data to produce figures A6 and A7, with some other robustness checks of the treelet process that are mentioned in the appendix but not displayed, such as cross-validation.
  - make_data_with_obs_indices: this combines the estimation data with loadings to create observability indices for the estimation of the regressions.
  - fig_1: this makes figure 1.

  - tables_2_to_4: this makes the main tables, tables 2, 3, and 4.
  - table_5: this creates table 5.
  - tables_6_and_a2_and_fig_a8: this creates table 6, table A2, and figure A8.
  - table_7: this creates table 7.
  - table_8: this creates table 8.
  - tables_a3_a4_a5: this creates tables A3, A4 and A5.
  - tables_a6_a7: this creates tables A6 and A7.
  - table_a11: this creates table A11.
  - table_a12_fig_a9: this creates table A12 and figure A9.
- These aforementioned programs call the following ancillary programs, stored in subfolder code_to_call:
  - draw_cubes: code for drawing cubes.
  - get_observability_indices: prepare observability indices.
  - make_key_for_cubes: prepare observability indices.
  - setup_cubes: setup for the cubes.
  - ttdendro_with_labels: makes the labelled final dendrograms.