

Table 1: Rental Housing Changes, pre-colonial times to date

Key Changes	Pre-Colonial	Colonial	Postcolonial	Neoliberal
Housing Provider	Families, Communities, and Chiefdoms	Colonial State	Postcolonial State	Neoliberal State
Idea of Housing	Social Right	Privilege of state employees and service staff	Right	Commodity
Rent determination and institutions	No Rentals	State and petty landlord Rentals	State and rent-controlled private rentals	Open market rentals
Rental Housing Form	Not Applicable	Bungalows, flats, and compound housing	Flats, bungalows, and compound housing	Flats, compound housing, and gated housing

Sources: Based on Peil (1976); Tipple (1988); Malpezzi et al. (1989); Konadu-Agyemang (2001); Yeboah (2005); Arku (2009), Arku et al. (2012), Obeng-Odoom (2011a; 20

Table 2: Regression results

Variables	Coefficient	T-value
Number of rooms	0.2231	6.06
Location		
Upper market	0.8973	14.41
Gated market	0.6312	10.25
Emerging market	0.2315	7.65
Middle income market	-0.0934	2.07
Dwelling type		
Detached	0.6223	9.27
Semi-detached	0.3817	6.43
Condition		
Good	0.1813	5.67
Average	0.0928	3.02
Adjusted R ²	0.7182	