The REG Procedure
Model: MODEL1
Dependent Variable: lprice

Number of Observations Read	880
Number of Observations Used	880

Analysis of Variance

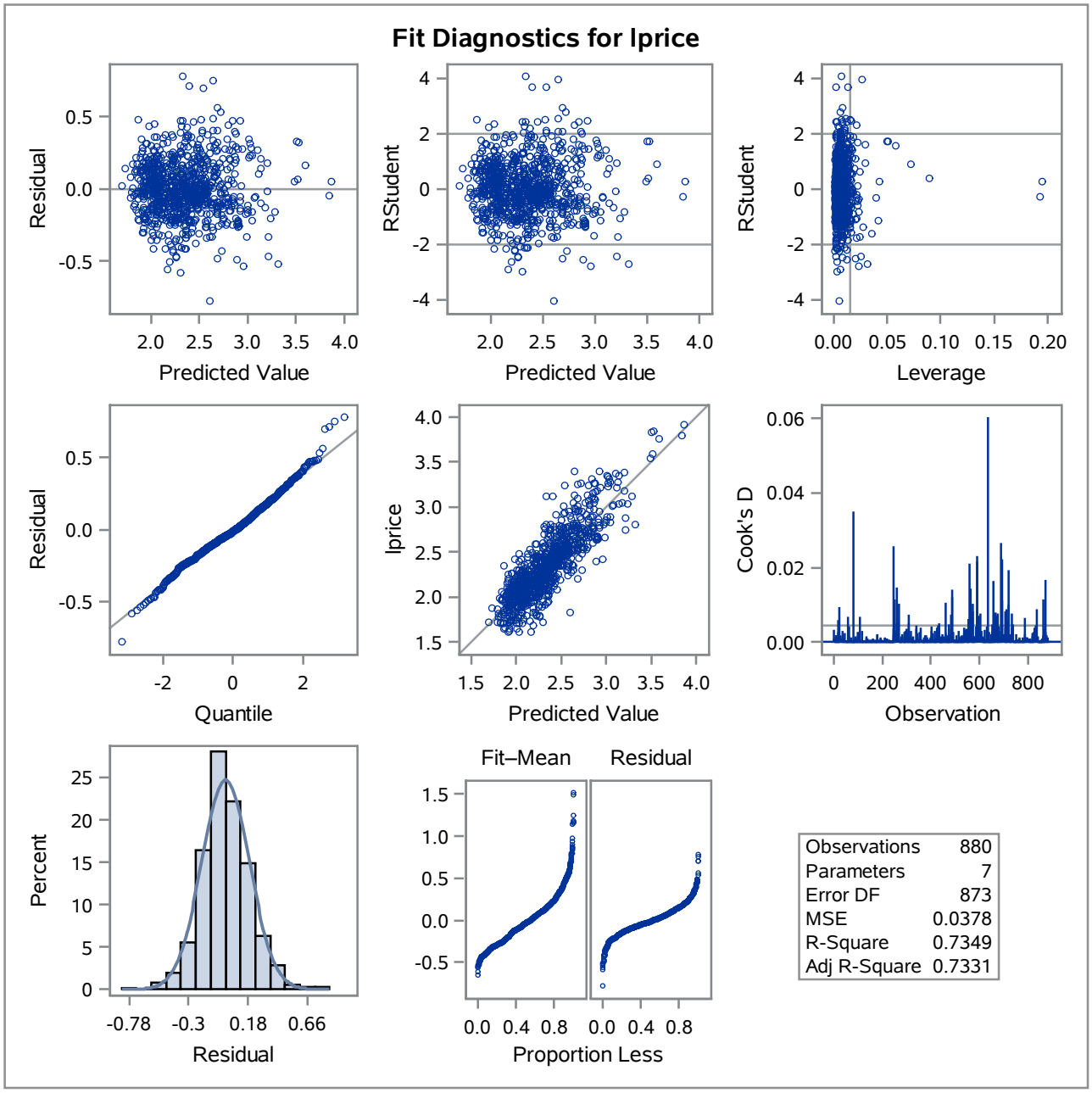
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	91.53023	15.25504	403.33	<.0001
Error	873	33.01892	0.03782		
Corrected Total	879	124.54915			

Root MSE	0.19448	R-Square	0.7349
Dependent Mean	2.34412	Adj R-Sq	0.7331
Coeff Var	8.29649		

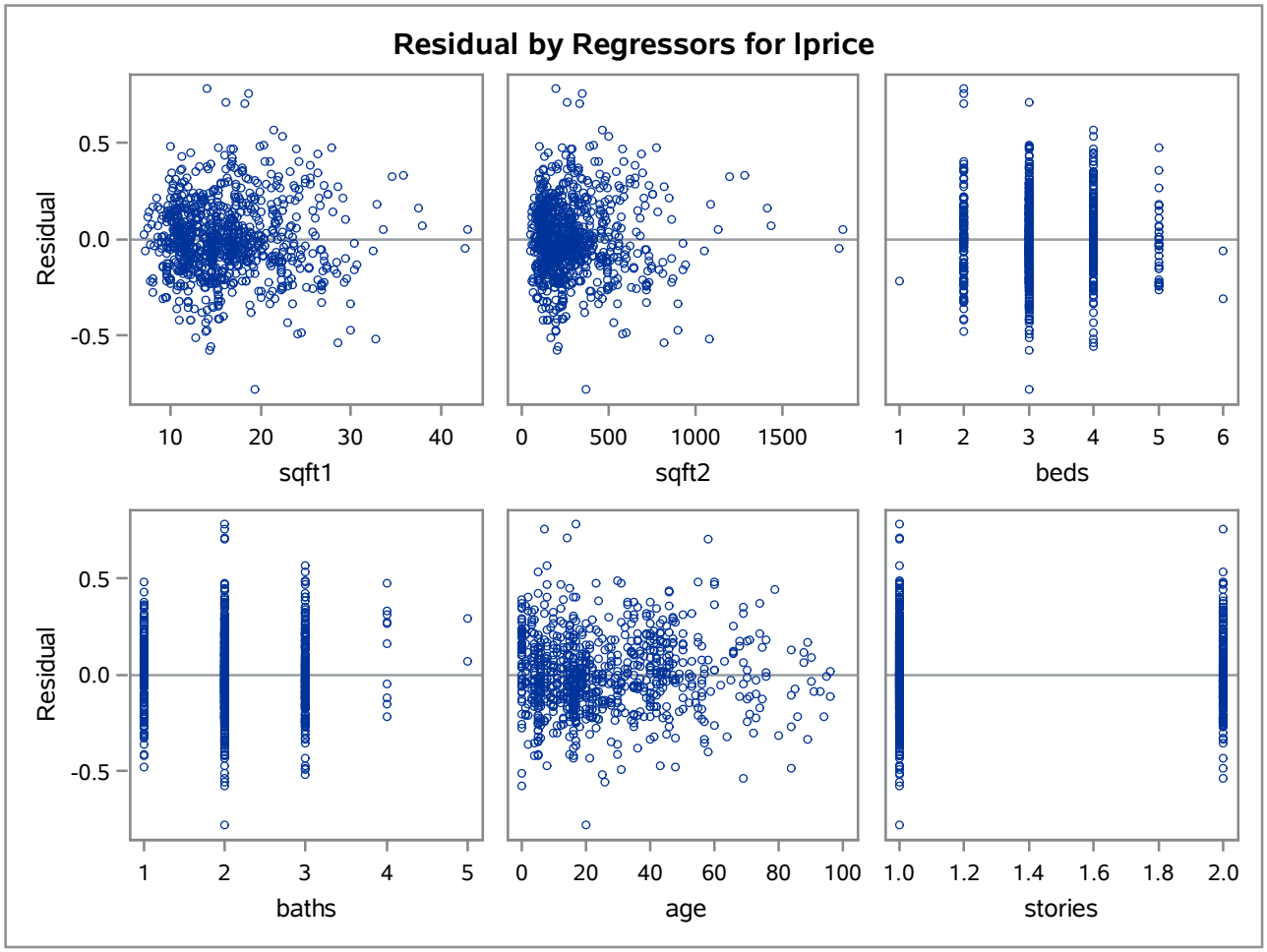
Parameter Estimates

Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|
Intercept	1	1.48665	0.05716	26.01	<.0001
sqft1	1	0.08405	0.00635	13.23	<.0001
sqft2	1	-0.00045545	0.00014715	-3.10	0.0020
beds	1	-0.08767	0.01368	-6.41	<.0001
baths	1	-0.00112	0.01854	-0.06	0.9520
age	1	-0.00221	0.00036905	-5.99	<.0001
stories	1	-0.02618	0.02220	-1.18	0.2387

The REG Procedure
Model: MODEL1
Dependent Variable: lprice



The REG Procedure
Model: MODEL1
Dependent Variable: lprice



The REG Procedure
Model: MODEL1
Dependent Variable: lprice

Vacant=0

Number of Observations Read	415
Number of Observations Used	415

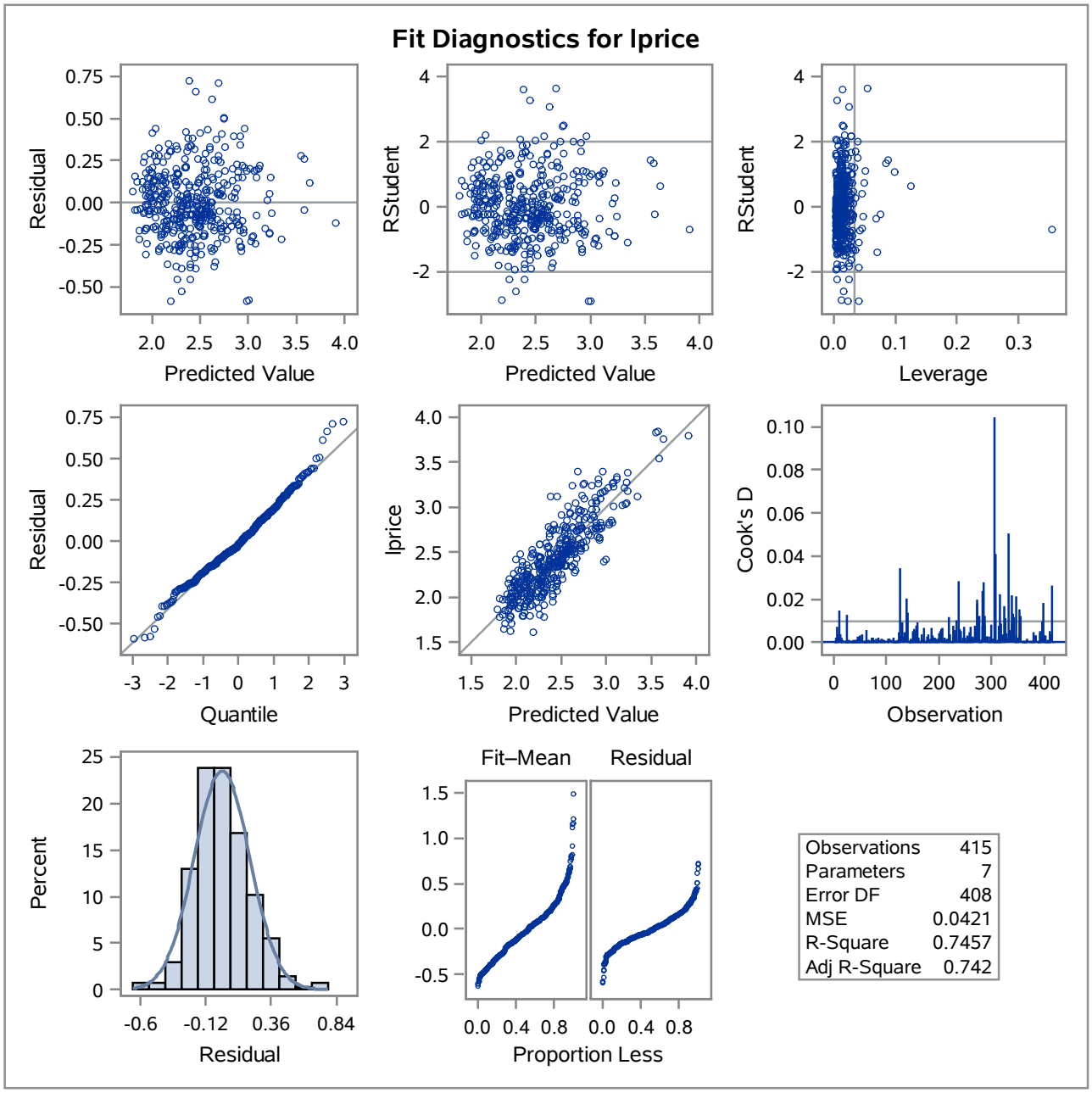
Analysis of Variance					
Source	**DF**	**Sum of Squares**	**Mean Square**	**F Value**	**Pr > F**
Model	6	50.38056	8.39676	199.41	<.0001
Error	408	17.18038	0.04211		
Corrected Total	414	67.56094			

Root MSE	0.20520	**R-Square**	0.7457
Dependent Mean	2.42896	**Adj R-Sq**	0.7420
Coeff Var	8.44822		

Parameter Estimates					
Variable	**DF**	**Parameter Estimate**	**Standard Error**	**t Value**	**Pr > |t|**
Intercept	1	1.47258	0.09058	16.26	<.0001
sqft1	1	0.09503	0.00981	9.69	<.0001
sqft2	1	-0.00063017	0.00022180	-2.84	0.0047
beds	1	-0.10577	0.01999	-5.29	<.0001
baths	1	0.00891	0.02523	0.35	0.7242
age	1	-0.00200	0.00053414	-3.74	0.0002
stories	1	-0.06334	0.03346	-1.89	0.0591

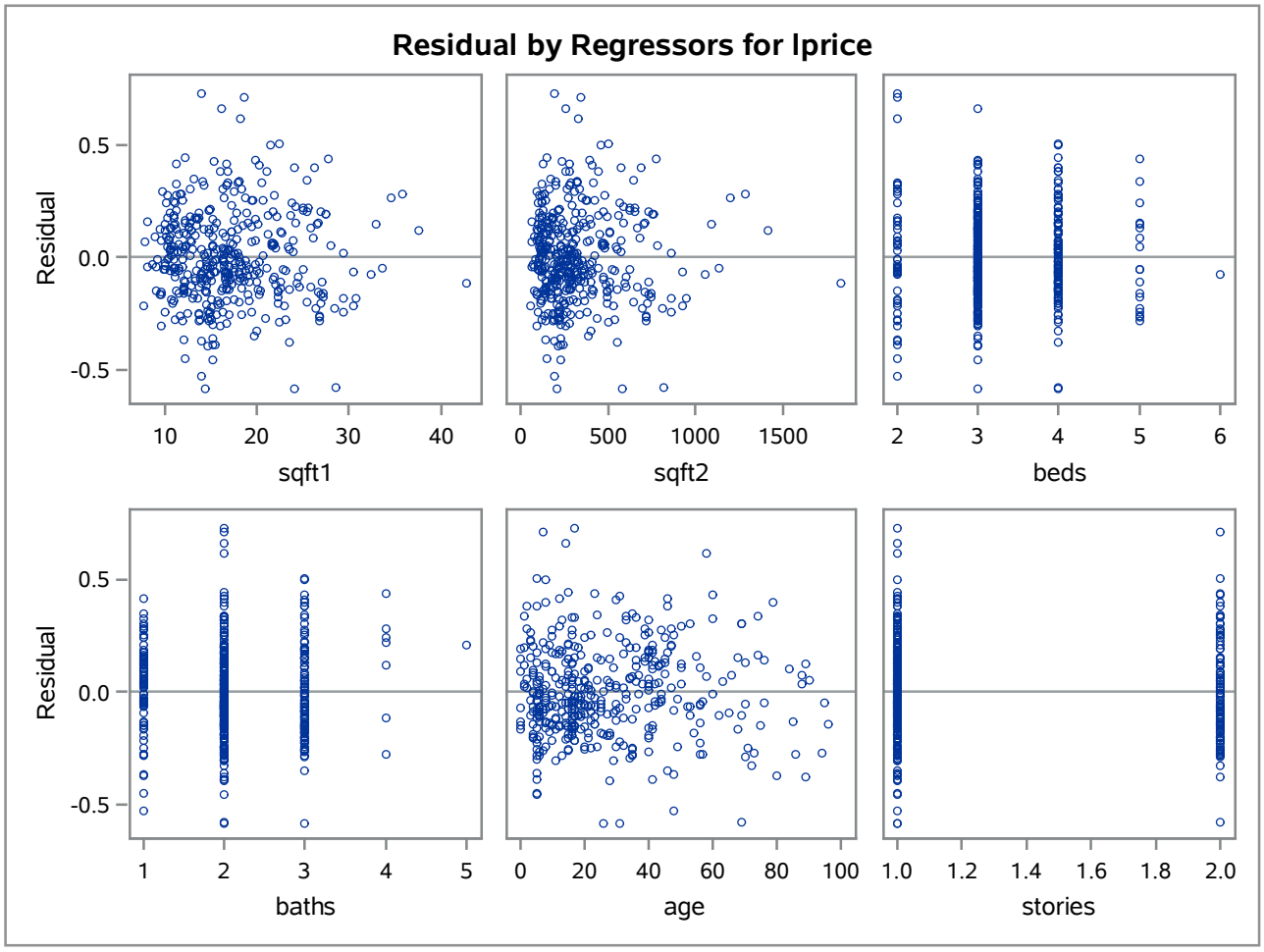
The REG Procedure
Model: MODEL1
Dependent Variable: lprice

Vacant=0



The REG Procedure
Model: MODEL1
Dependent Variable: lprice

Vacant=0



The REG Procedure
Model: MODEL1
Dependent Variable: lprice

Vacant=1

Number of Observations Read	465
Number of Observations Used	465

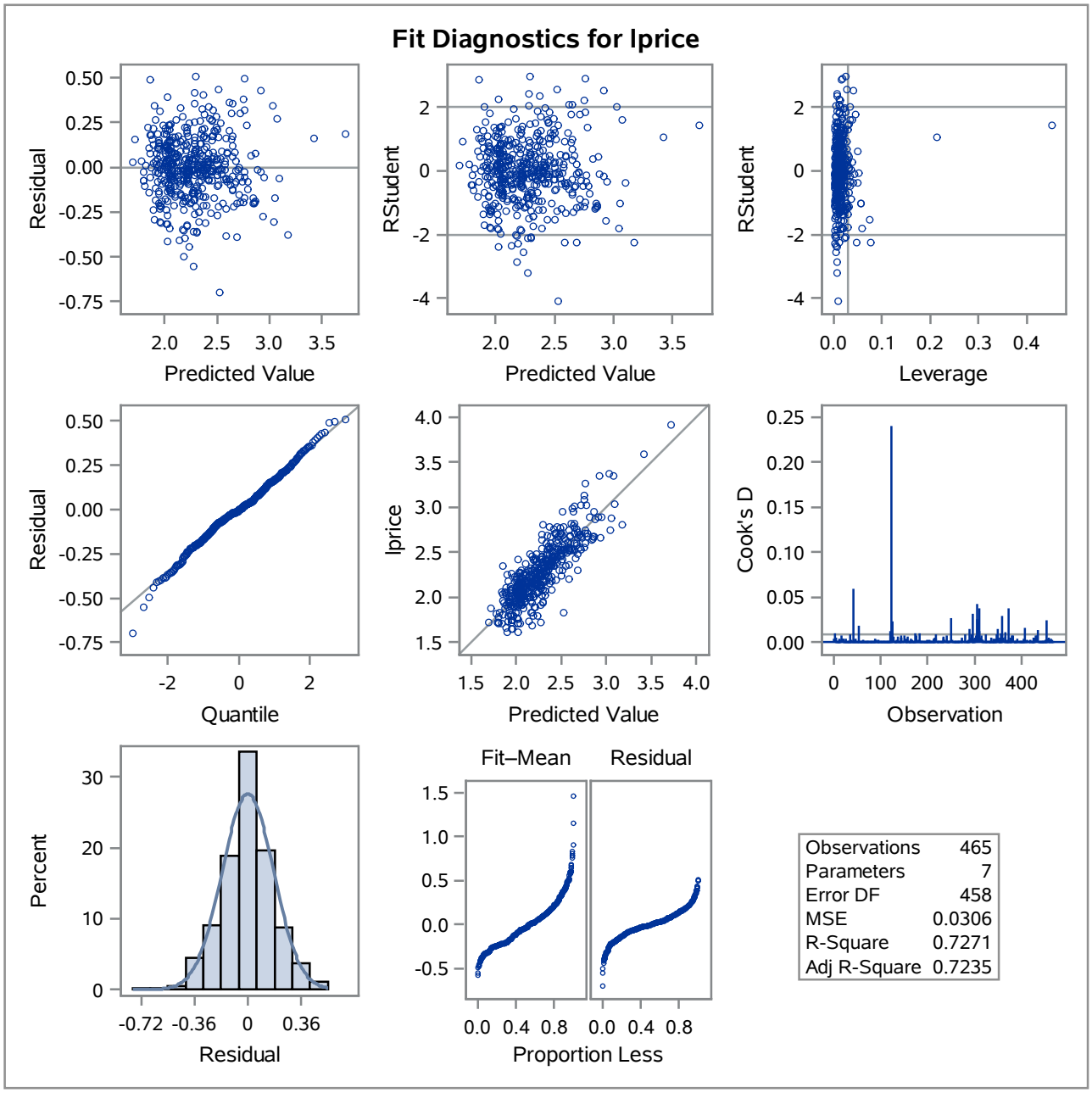
Analysis of Variance					
Source	**DF**	**Sum of Squares**	**Mean Square**	**F Value**	**Pr > F**
Model	6	37.32408	6.22068	203.35	<.0001
Error	458	14.01084	0.03059		
Corrected Total	464	51.33492			

Root MSE	0.17490	**R-Square**	0.7271
Dependent Mean	2.26840	**Adj R-Sq**	0.7235
Coeff Var	7.71045		

Parameter Estimates					
Variable	**DF**	**Parameter Estimate**	**Standard Error**	**t Value**	**Pr > |t|**
Intercept	1	1.54092	0.07075	21.78	<.0001
sqft1	1	0.07087	0.00801	8.84	<.0001
sqft2	1	-0.00029283	0.00019055	-1.54	0.1250
beds	1	-0.07076	0.01788	-3.96	<.0001
baths	1	-0.01476	0.02658	-0.56	0.5789
age	1	-0.00290	0.00049893	-5.81	<.0001
stories	1	0.02500	0.02844	0.88	0.3798

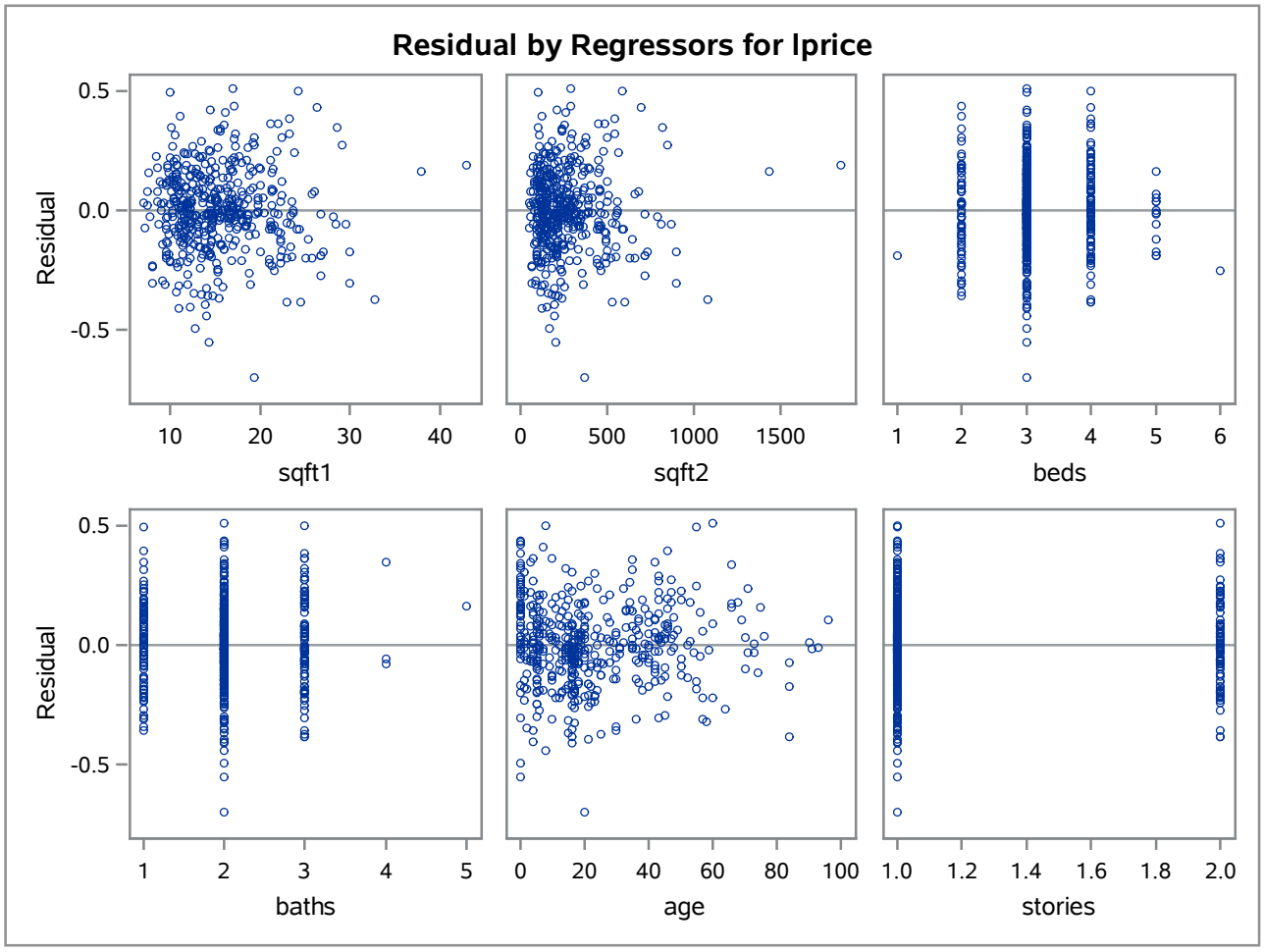
The REG Procedure
Model: MODEL1
Dependent Variable: lprice

Vacant=1



The REG Procedure
Model: MODEL1
Dependent Variable: lprice

Vacant=1



The REG Procedure
Model: MODEL1
Dependent Variable: lprice

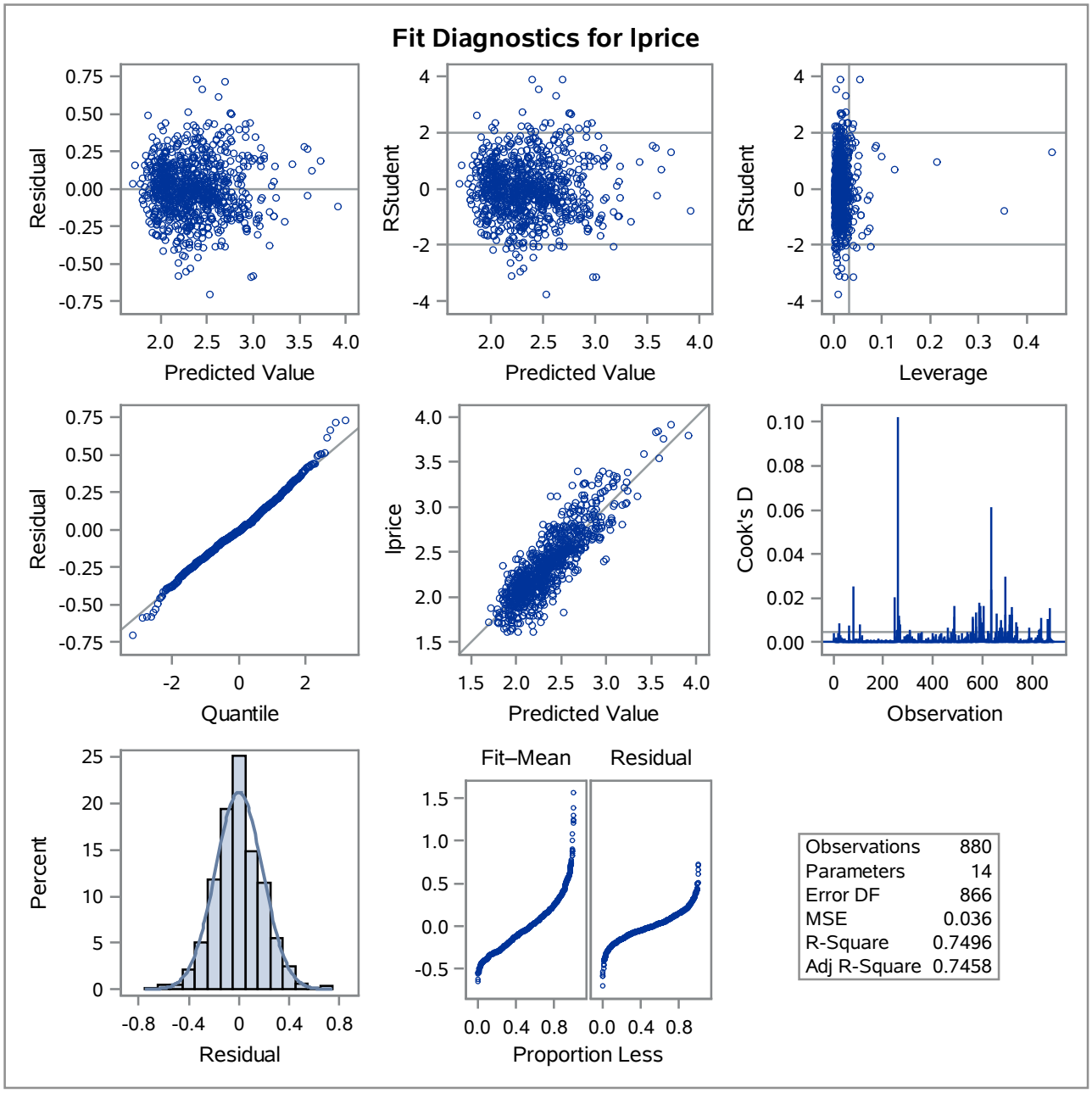
Number of Observations Read	880
Number of Observations Used	880

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	13	93.35794	7.18138	199.39	<.0001
Error	866	31.19122	0.03602		
Corrected Total	879	124.54915			

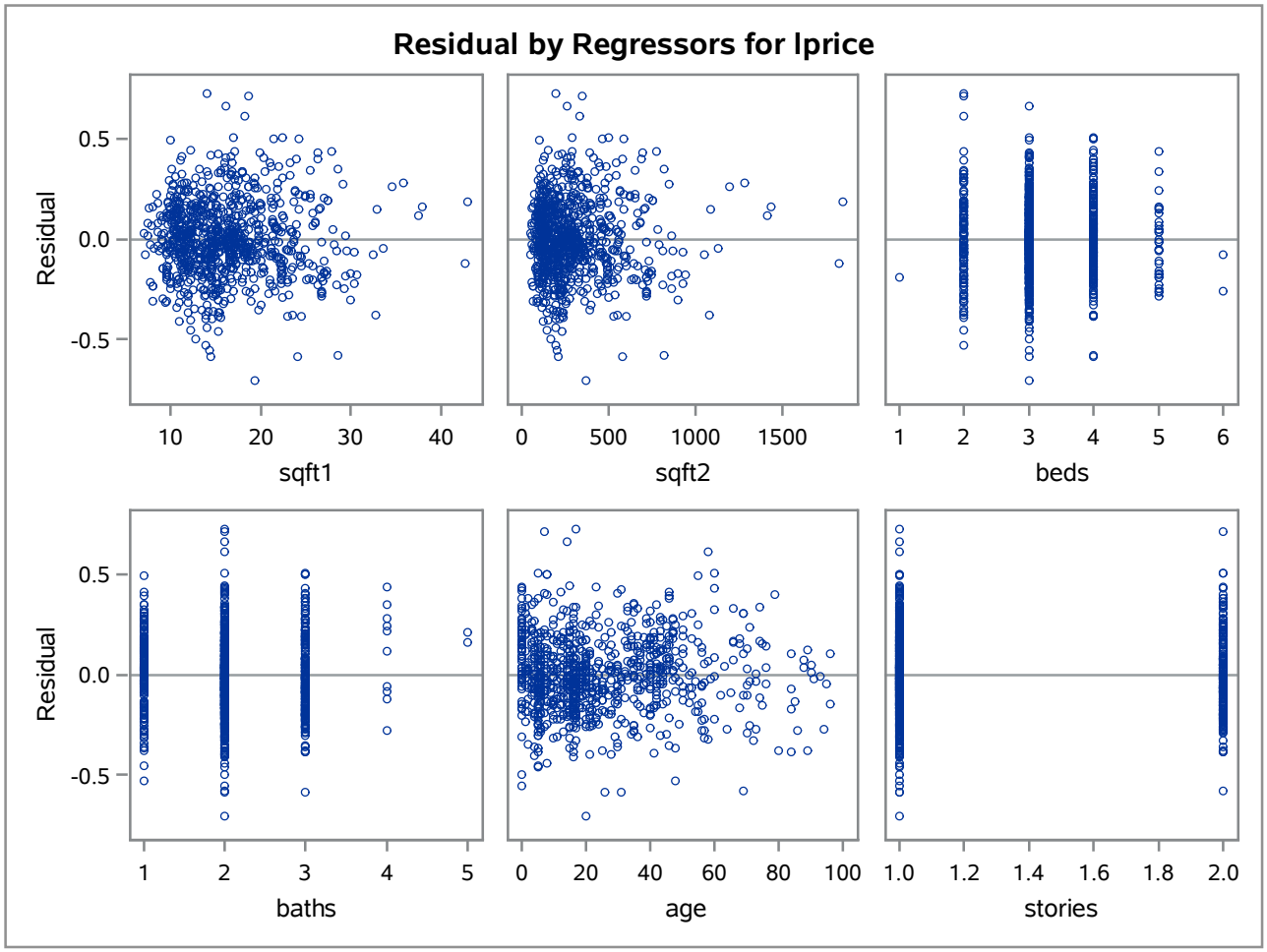
Root MSE	0.18978	R-Square	0.7496
Dependent Mean	2.34412	Adj R-Sq	0.7458
Coeff Var	8.09613		

Parameter Estimates					
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|
Intercept	1	1.47258	0.08378	17.58	<.0001
sqft1	1	0.09503	0.00907	10.47	<.0001
sqft2	1	-0.00063017	0.00020513	-3.07	0.0022
beds	1	-0.10577	0.01849	-5.72	<.0001
baths	1	0.00891	0.02333	0.38	0.7027
age	1	-0.00200	0.00049400	-4.04	<.0001
stories	1	-0.06334	0.03094	-2.05	0.0410
dbeds	1	0.03501	0.02679	1.31	0.1917
dage	1	-0.00090570	0.00073288	-1.24	0.2169
dsqft1	1	-0.02416	0.01257	-1.92	0.0549
dsqft2	1	0.00033734	0.00029125	1.16	0.2471
dstories	1	0.08834	0.04370	2.02	0.0435
dbaths	1	-0.02367	0.03709	-0.64	0.5236
Vacant	1	0.06834	0.11363	0.60	0.5477

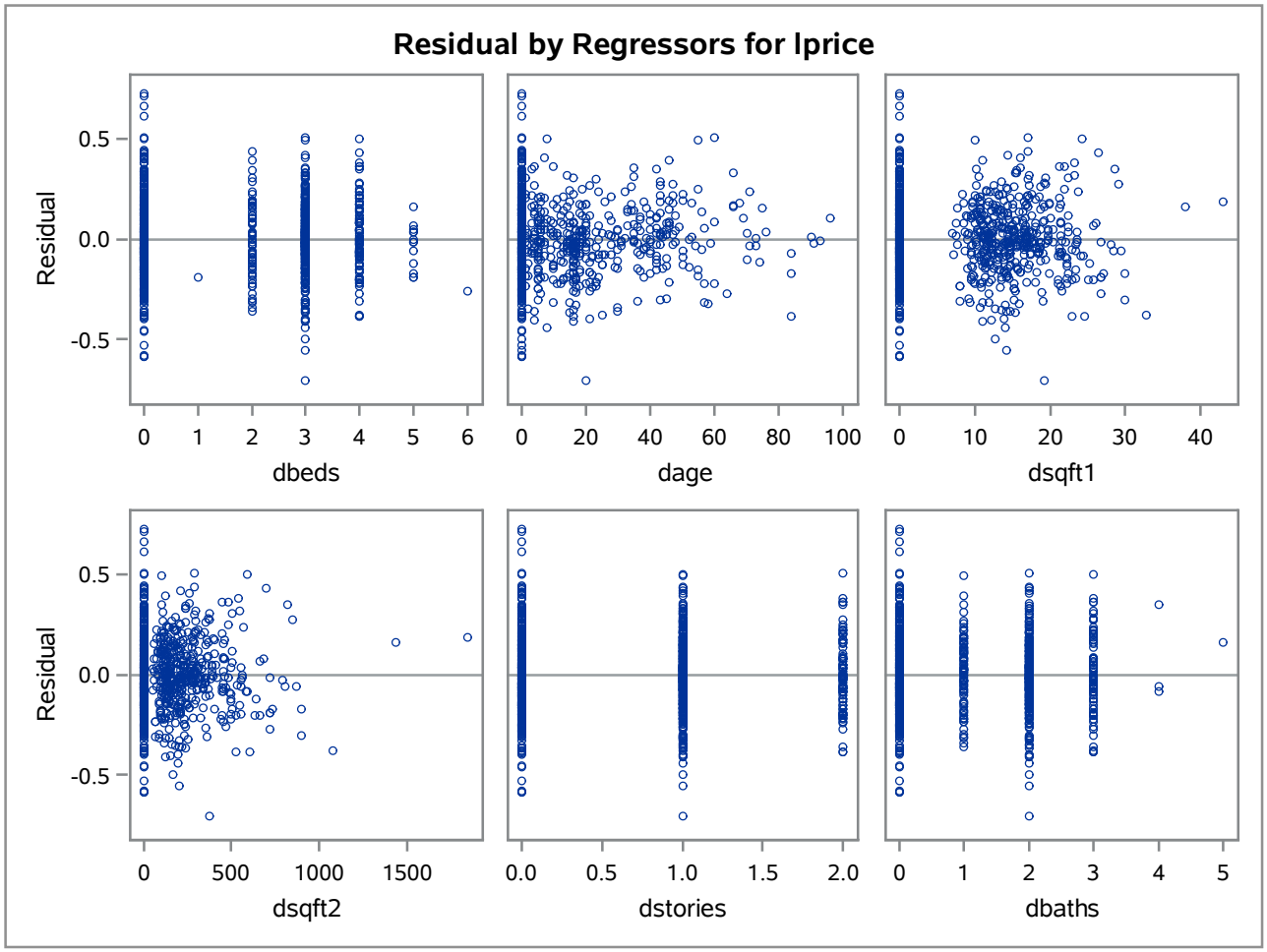
The REG Procedure
Model: MODEL1
Dependent Variable: lprice



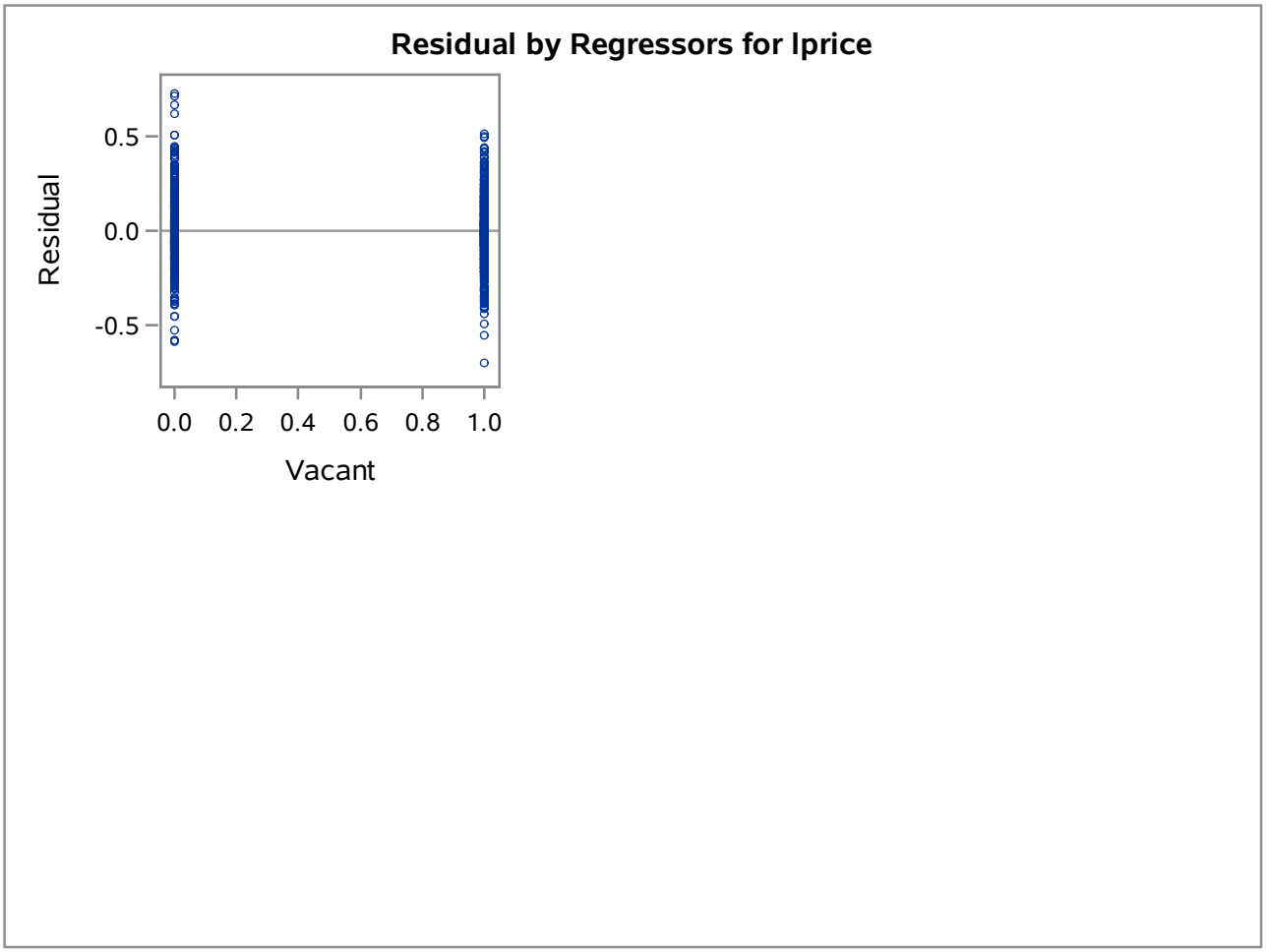
The REG Procedure
Model: MODEL1
Dependent Variable: lprice



The REG Procedure
Model: MODEL1
Dependent Variable: lprice



The REG Procedure
Model: MODEL1
Dependent Variable: lprice



The REG Procedure
Model: MODEL1

Test 1 Results for Dependent Variable lprice				
Source	DF	Mean Square	F Value	Pr > F
Numerator	7	0.26110	7.25	<.0001
Denominator	866	0.03602		

The REG Procedure
Model: MODEL1
Dependent Variable: VOL

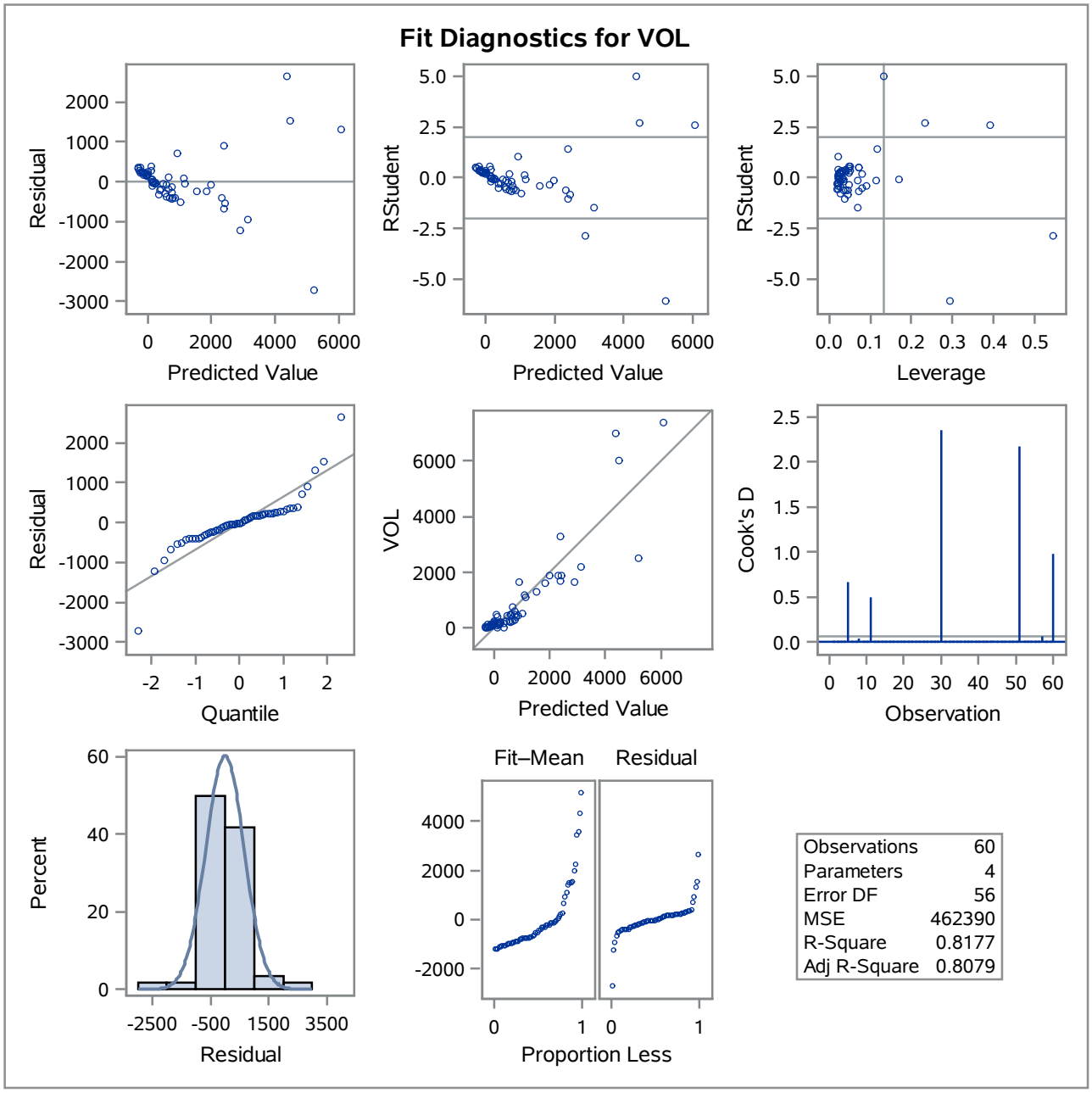
Number of Observations Read	60
Number of Observations Used	60

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	116137986	38712662	83.72	<.0001
Error	56	25893862	462390		
Corrected Total	59	142031848			

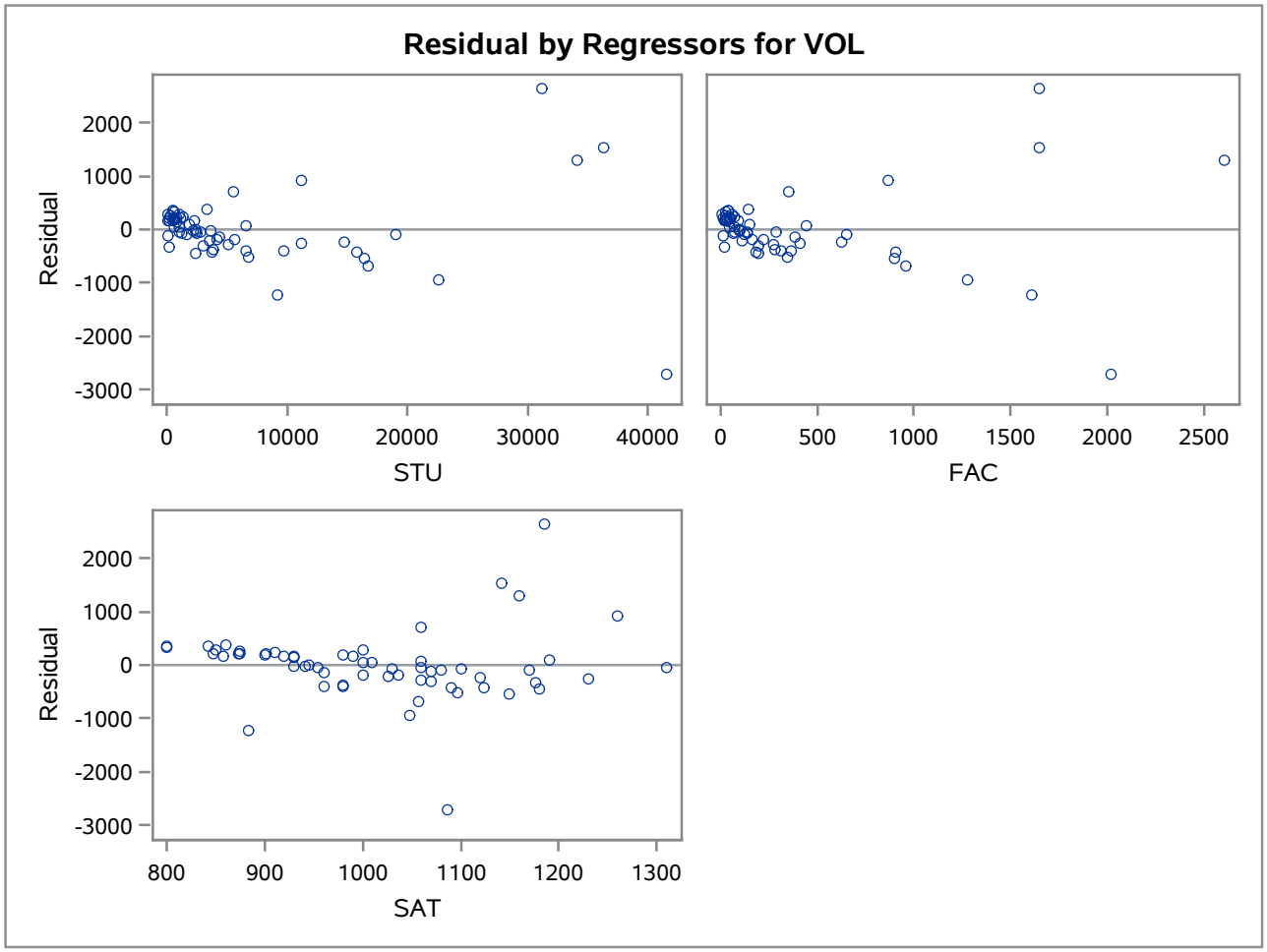
Root MSE	679.99293	R-Square	0.8177
Dependent Mean	904.22833	Adj R-Sq	0.8079
Coeff Var	75.20146		

Parameter Estimates						
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|	Variance Inflation
Intercept	1	-1842.00654	810.07252	-2.27	0.0268	0
STU	1	0.03785	0.02618	1.45	0.1537	7.91096
FAC	1	1.72789	0.44203	3.91	0.0003	7.61730
SAT	1	1.83170	0.81980	2.23	0.0295	1.23681

The REG Procedure
Model: MODEL1
Dependent Variable: VOL



The REG Procedure
Model: MODEL1
Dependent Variable: VOL



The REG Procedure
Model: MODEL1
Dependent Variable: VOL

Number of Observations Read	60
Number of Observations Used	60

Analysis of Variance

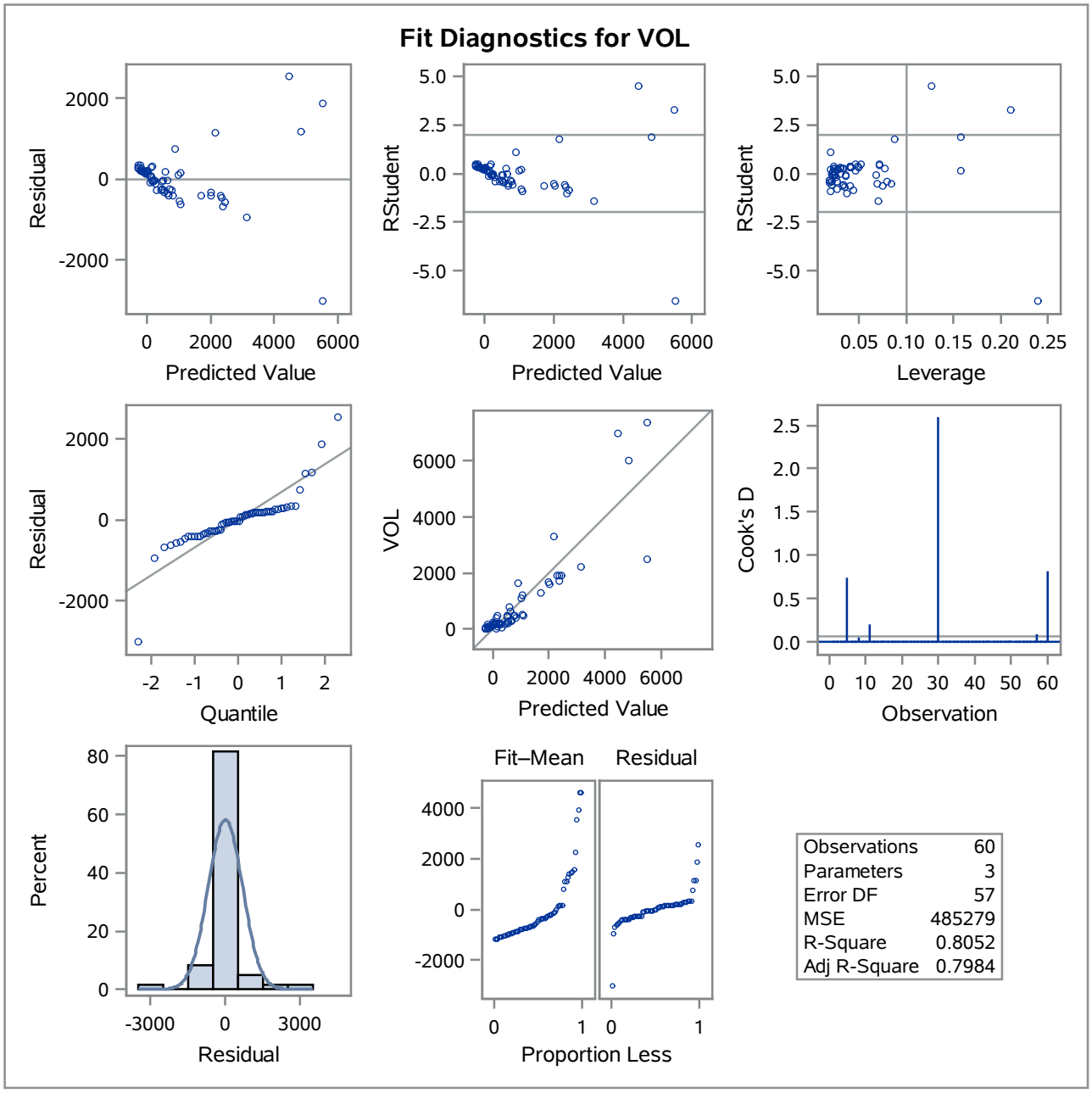
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	114370934	57185467	117.84	<.0001
Error	57	27660914	485279		
Corrected Total	59	142031848			

Root MSE	696.61983	R-Square	0.8052
Dependent Mean	904.22833	Adj R-Sq	0.7984
Coeff Var	77.04026		

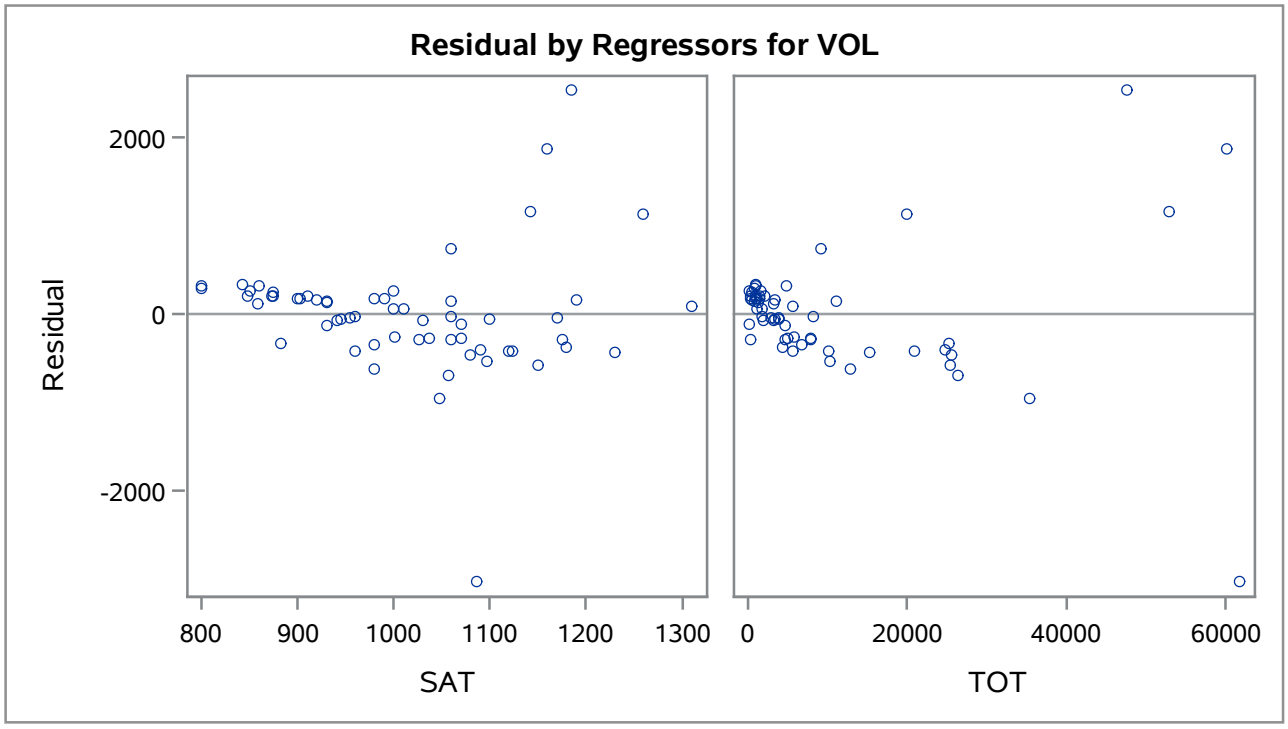
Parameter Estimates

Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|	Variance Inflation
Intercept	1	-1704.47685	826.74453	-2.06	0.0438	0
SAT	1	1.69003	0.83656	2.02	0.0481	1.22715
TOT	1	0.08735	0.00679	12.87	<.0001	1.22715

The REG Procedure
Model: MODEL1
Dependent Variable: VOL



The REG Procedure
Model: MODEL1
Dependent Variable: VOL



The REG Procedure
Model: MODEL1
Dependent Variable: VOL

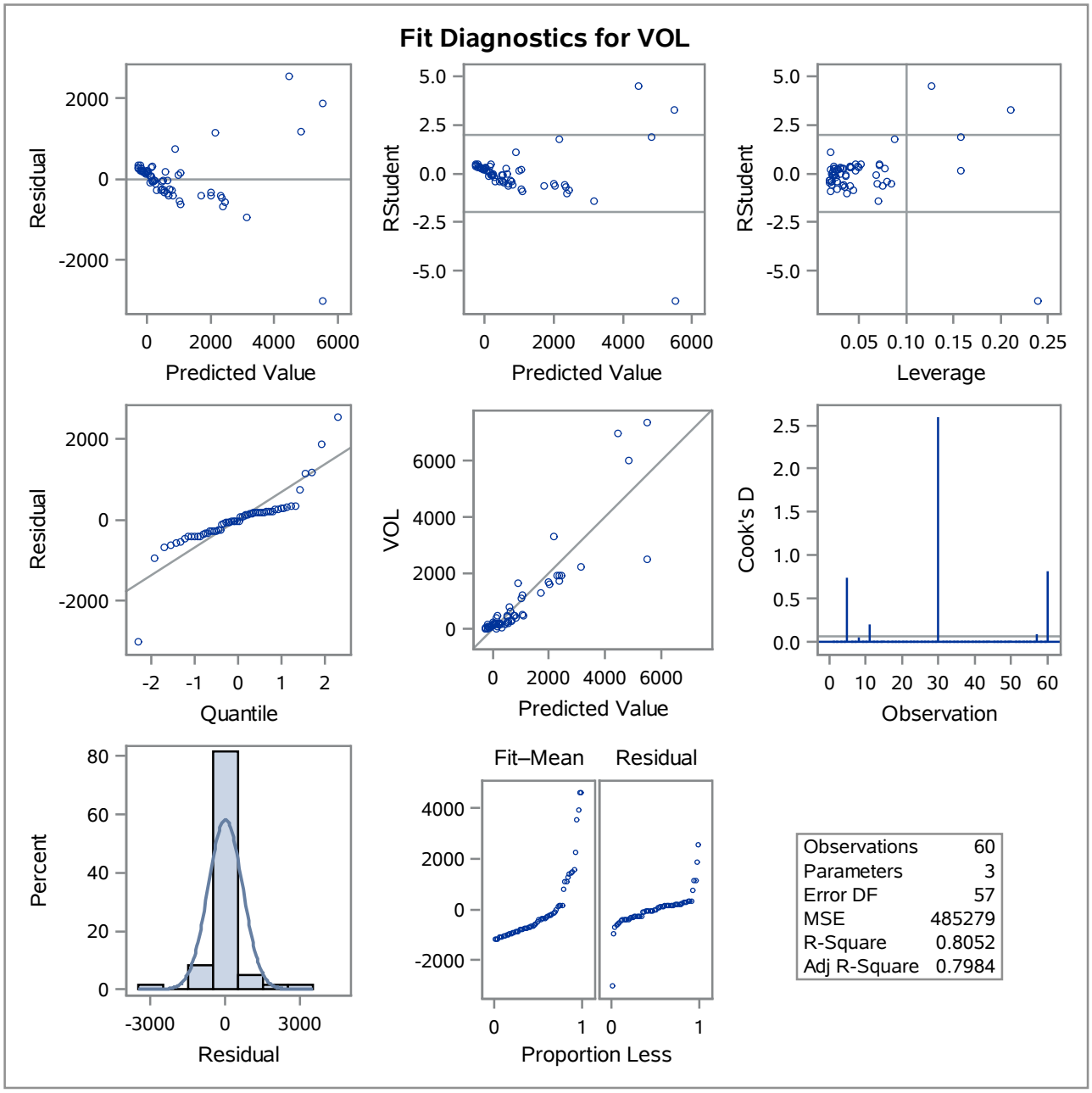
Number of Observations Read	60
Number of Observations Used	60

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	114370934	57185467	117.84	<.0001
Error	57	27660914	485279		
Corrected Total	59	142031848			

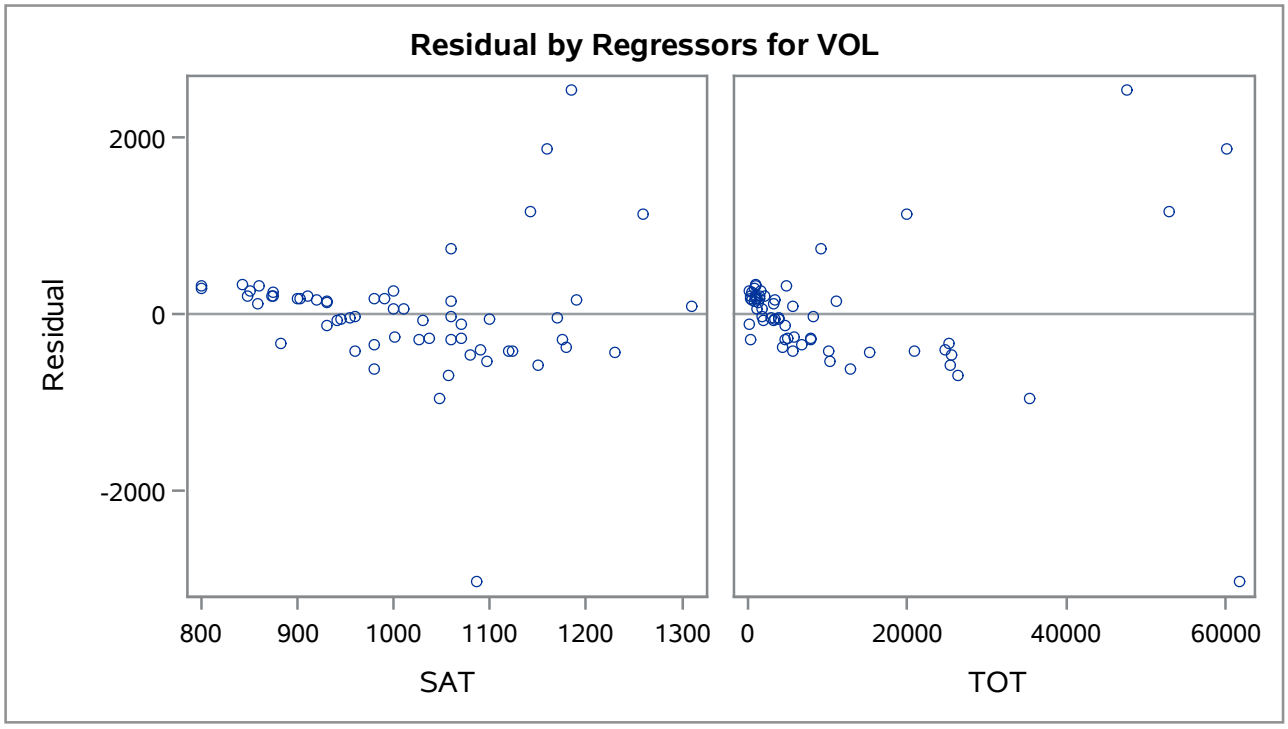
Root MSE	696.61983	R-Square	0.8052
Dependent Mean	904.22833	Adj R-Sq	0.7984
Coeff Var	77.04026		

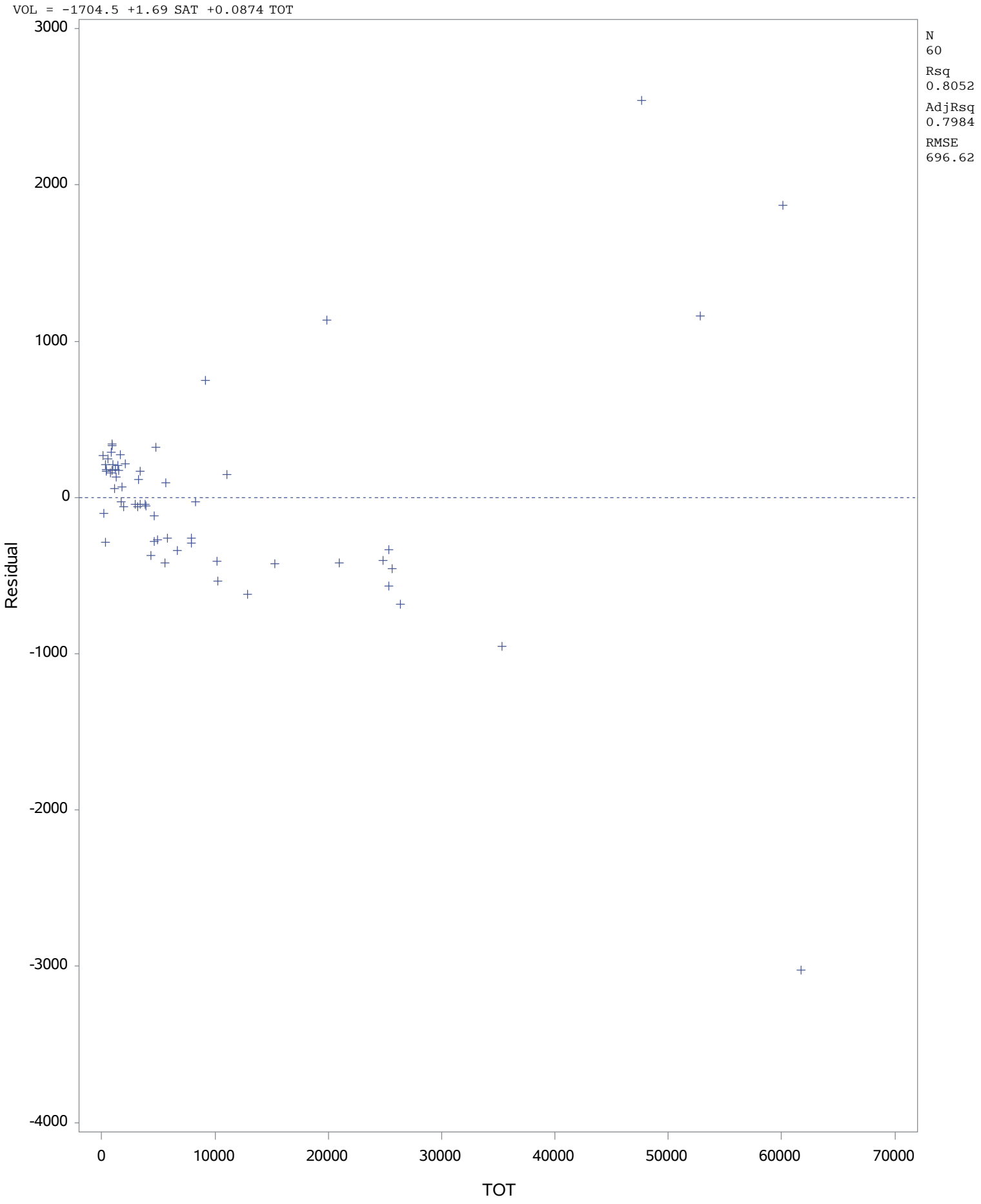
Parameter Estimates								
						Heteroscedasticity Consistent		
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|	Standard Error	t Value	Pr > |t|
Intercept	1	-1704.47685	826.74453	-2.06	0.0438	628.28969	-2.71	0.0088
SAT	1	1.69003	0.83656	2.02	0.0481	0.69189	2.44	0.0177
TOT	1	0.08735	0.00679	12.87	<.0001	0.01774	4.92	<.0001

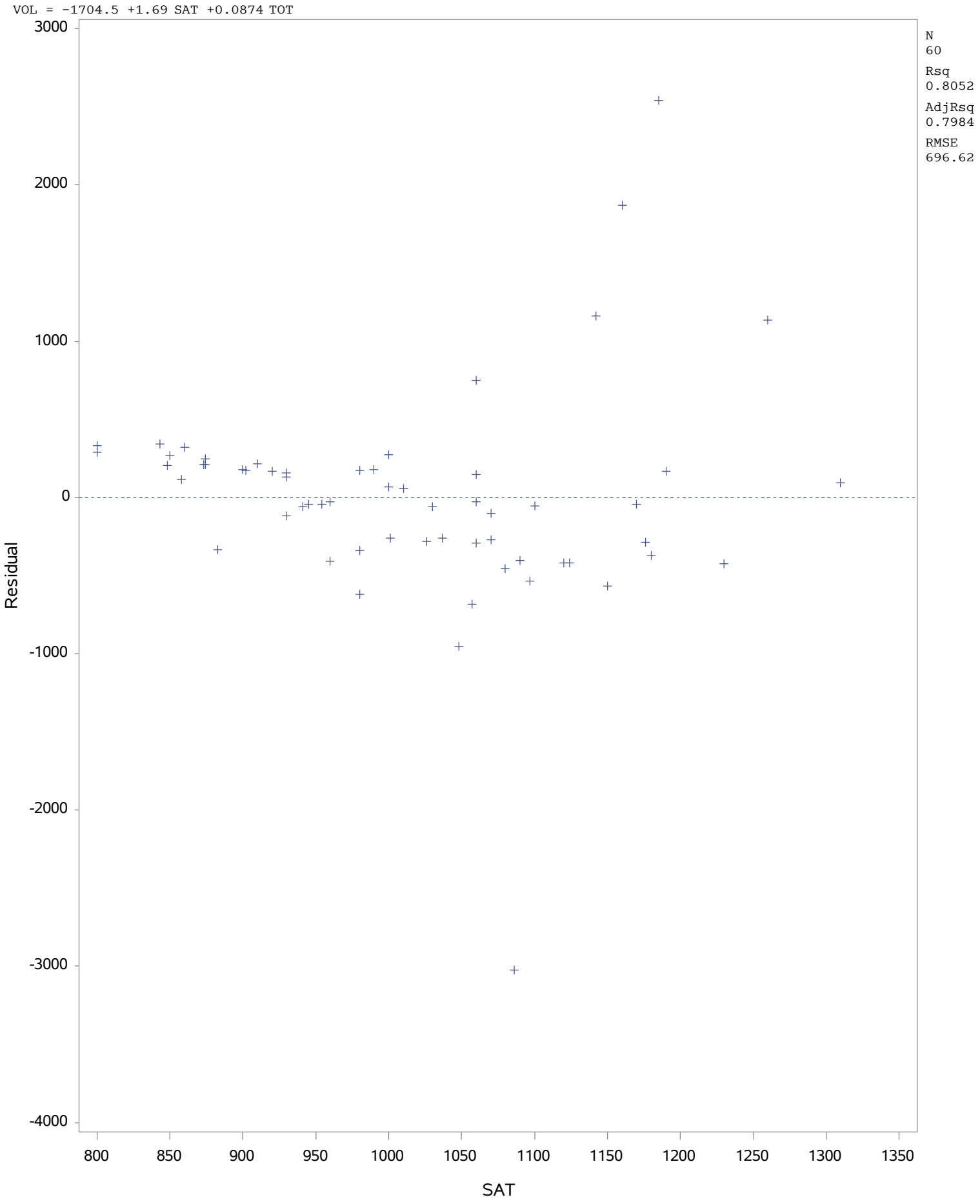
The REG Procedure
Model: MODEL1
Dependent Variable: VOL



The REG Procedure
Model: MODEL1
Dependent Variable: VOL




VOL = -1704.5 +1.69 SAT +0.0874 TOT
N
60
Rsq
0.8052
AdjRsq
0.7984
RMSE
696.62
Residual
3000
2000
1000
0
-1000
-2000
-3000
-4000
0
10000
20000
30000
40000
50000
60000
70000
TOT


VOL = -1704.5 +1.69 SAT +0.0874 TOT
N
60
Rsq
0.8052
AdjRsq
0.7984
RMSE
696.62
Residual
SAT
3000
2000
1000
0
-1000
-2000
-3000
-4000
800
850
900
950
1000
1050
1100
1150
1200
1250
1300
1350

The REG Procedure
Model: MODEL1
Dependent Variable: VOL

Number of Observations Read	60
Number of Observations Used	60

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	114370934	57185467	117.84	<.0001
Error	57	27660914	485279		
Corrected Total	59	142031848			

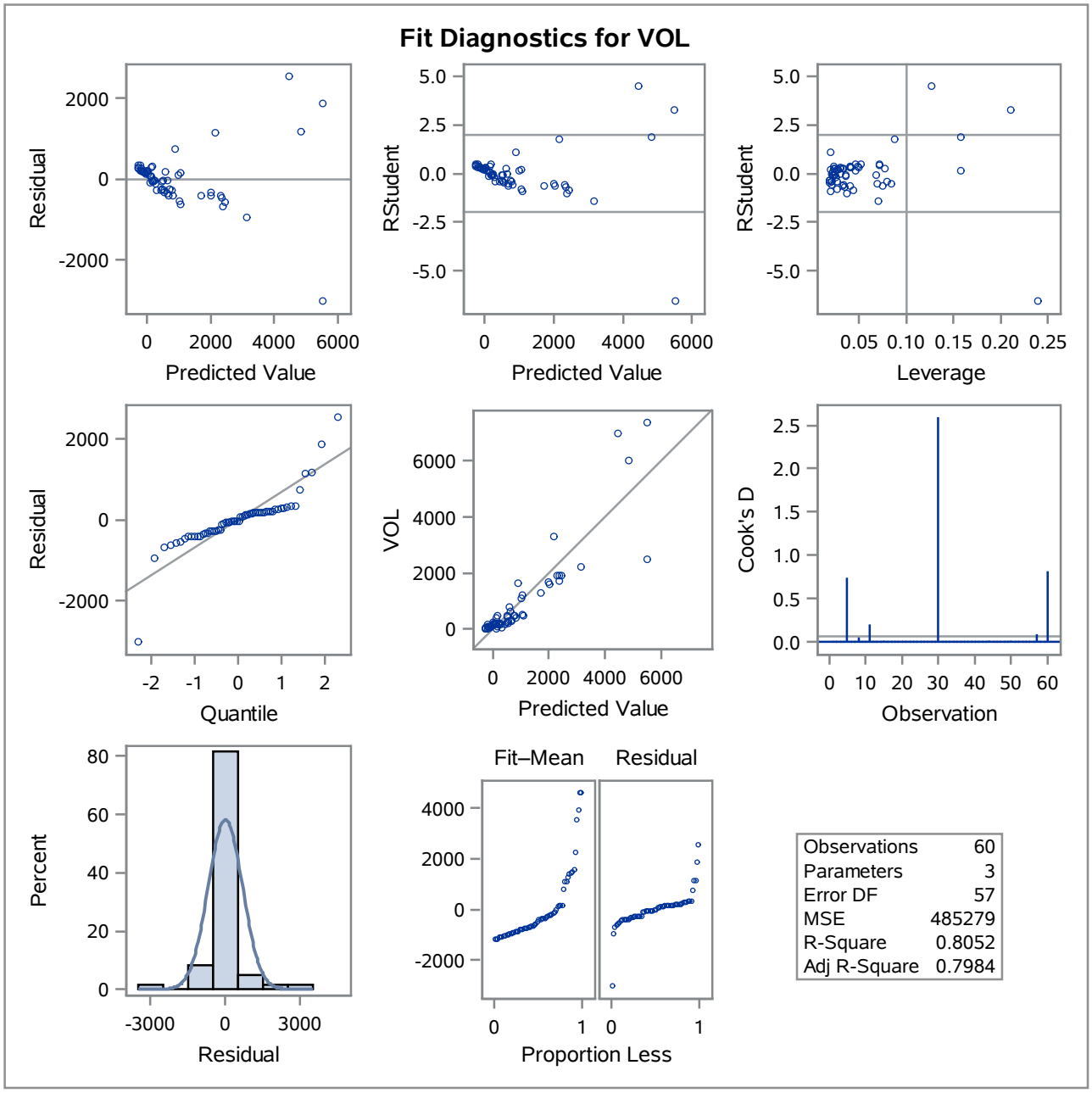
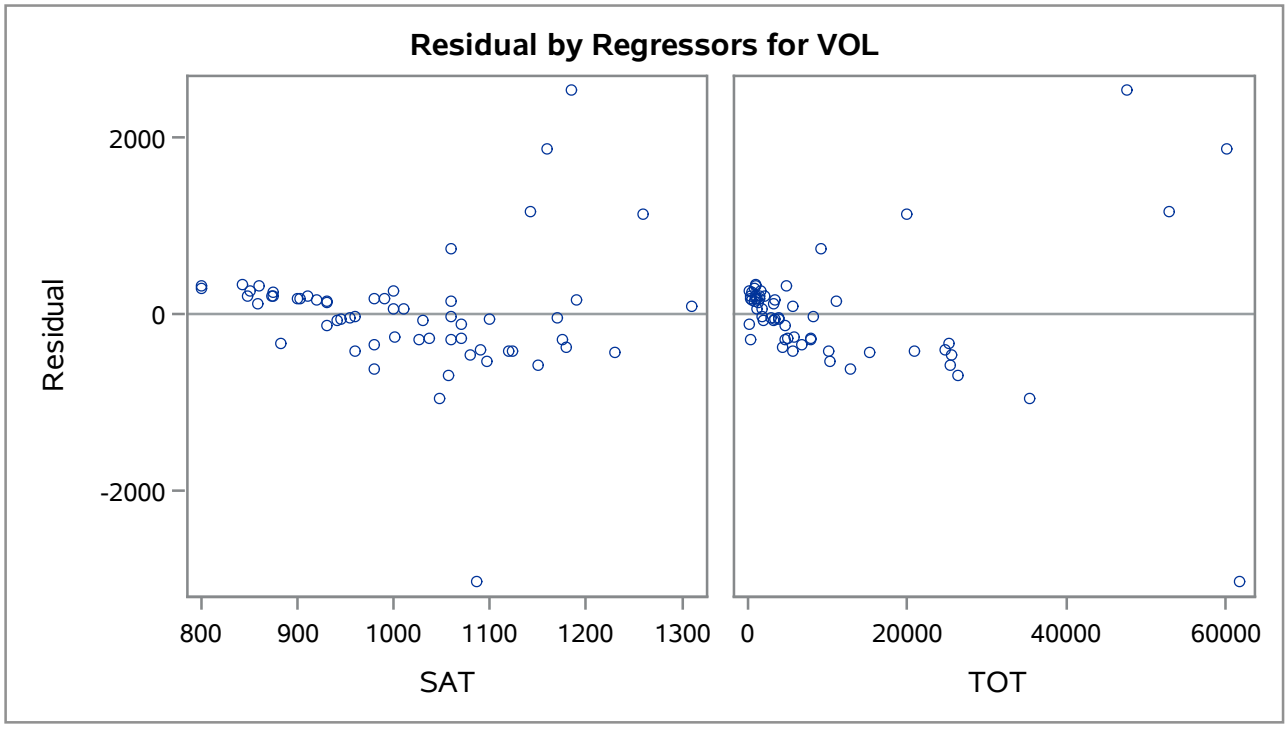
Root MSE	696.61983	R-Square	0.8052
Dependent Mean	904.22833	Adj R-Sq	0.7984
Coeff Var	77.04026		

Parameter Estimates								
						Heteroscedasticity Consistent		
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|	Standard Error	t Value	Pr > |t|
Intercept	1	-1704.47685	826.74453	-2.06	0.0438	628.28969	-2.71	0.0088
SAT	1	1.69003	0.83656	2.02	0.0481	0.69189	2.44	0.0177
TOT	1	0.08735	0.00679	12.87	<.0001	0.01774	4.92	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: VOL

Test of First and Second Moment Specification		
DF	Chi-Square	Pr > ChiSq
5	5.56	0.3518

The REG Procedure
Model: MODEL1
Dependent Variable: VOL



The REG Procedure
Model: MODEL1
Dependent Variable: VOL