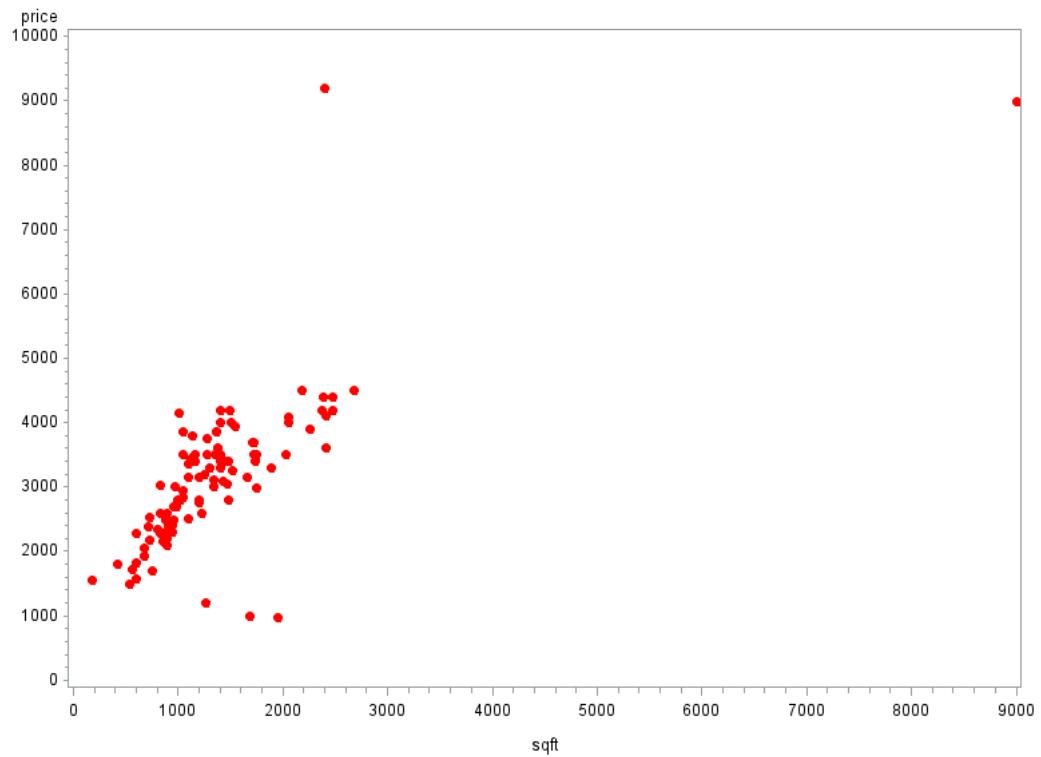
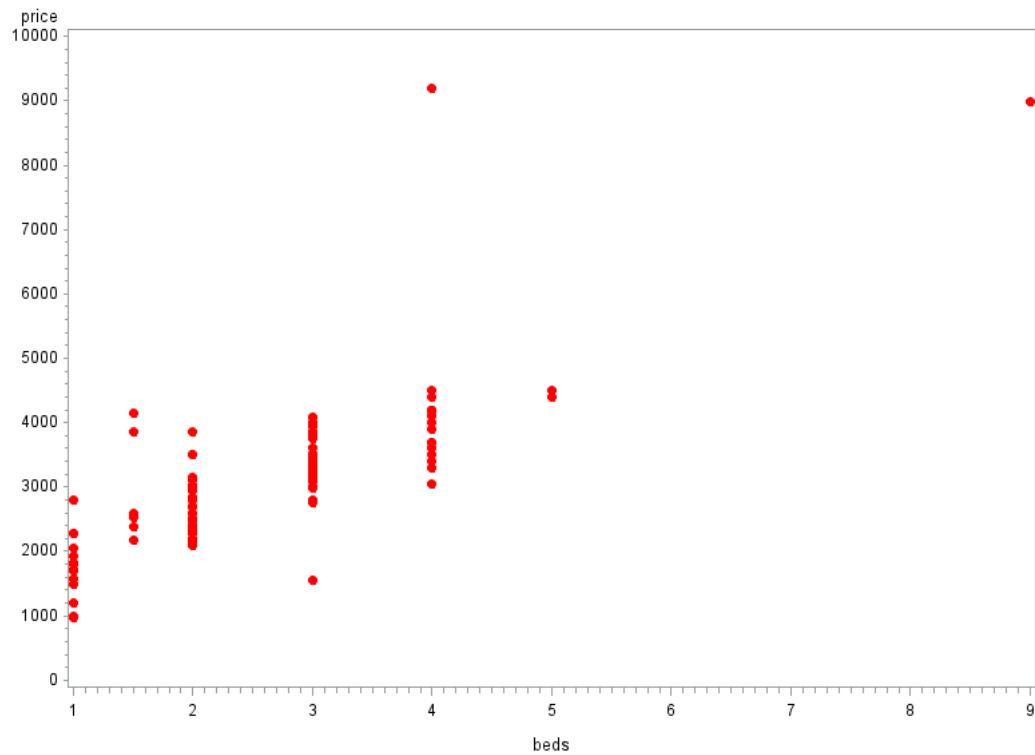
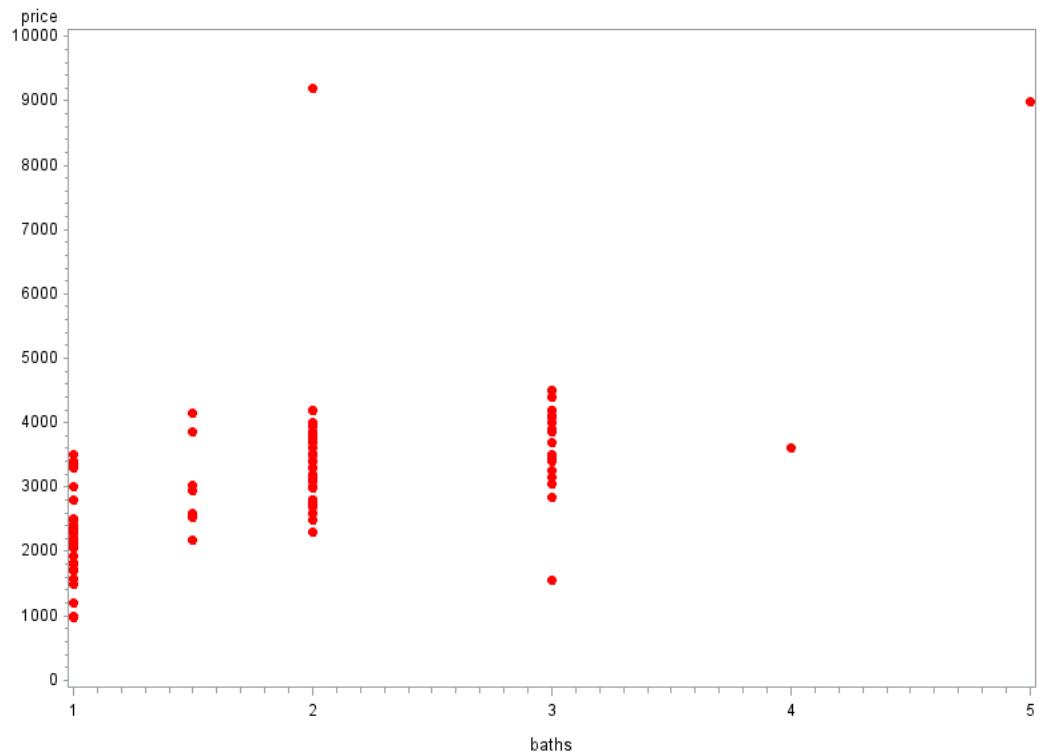
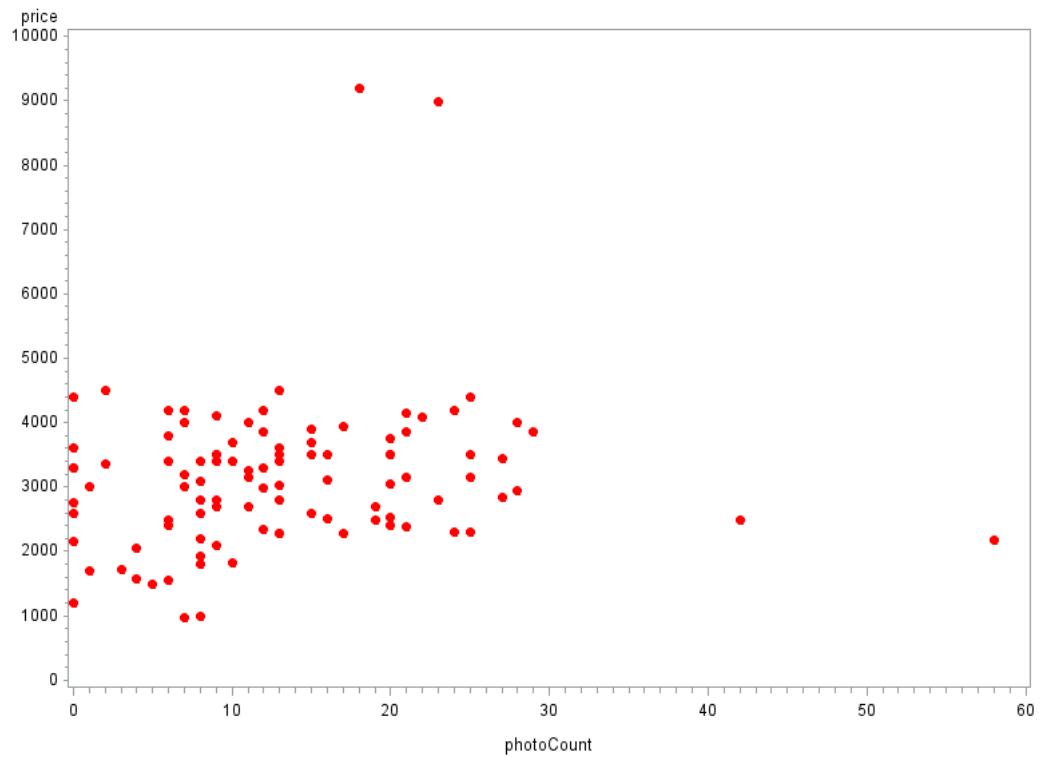


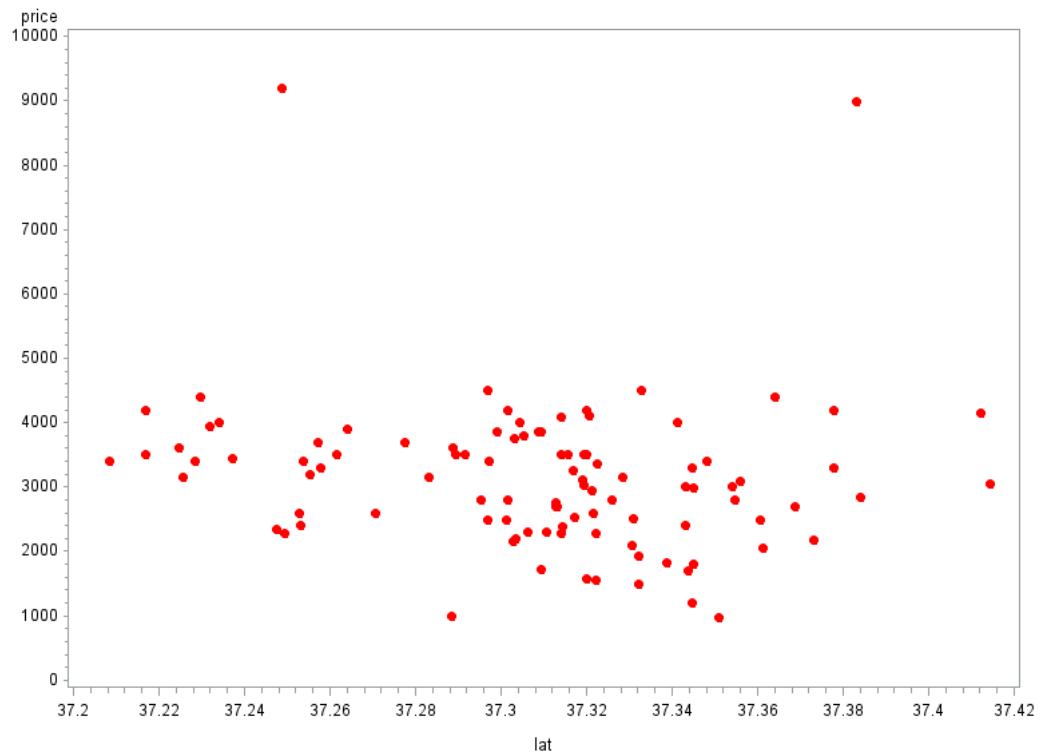
The SAS System	
The SURVEYSELECT Procedure	
Selection Method	Simple Random Sampling
Input Data Set	SANJOSE
Random Number Seed	386306000
Sample Size	100
Selection Probability	0.118203
Sampling Weight	8.46
Output Data Set	SANJOSE

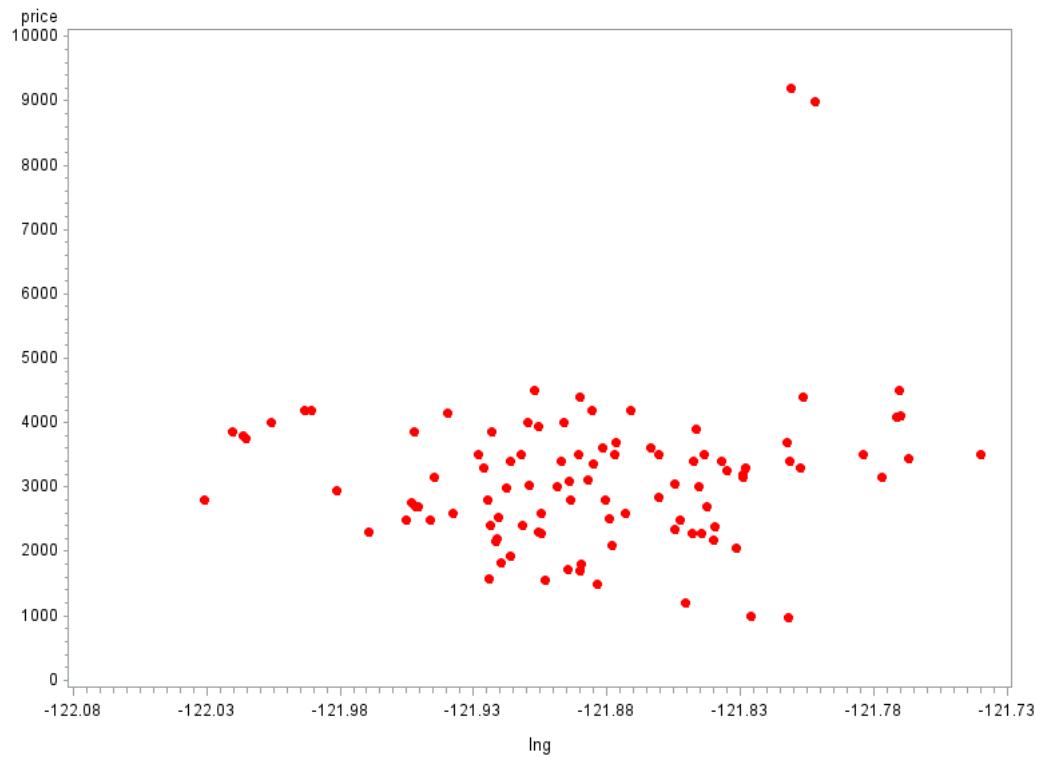


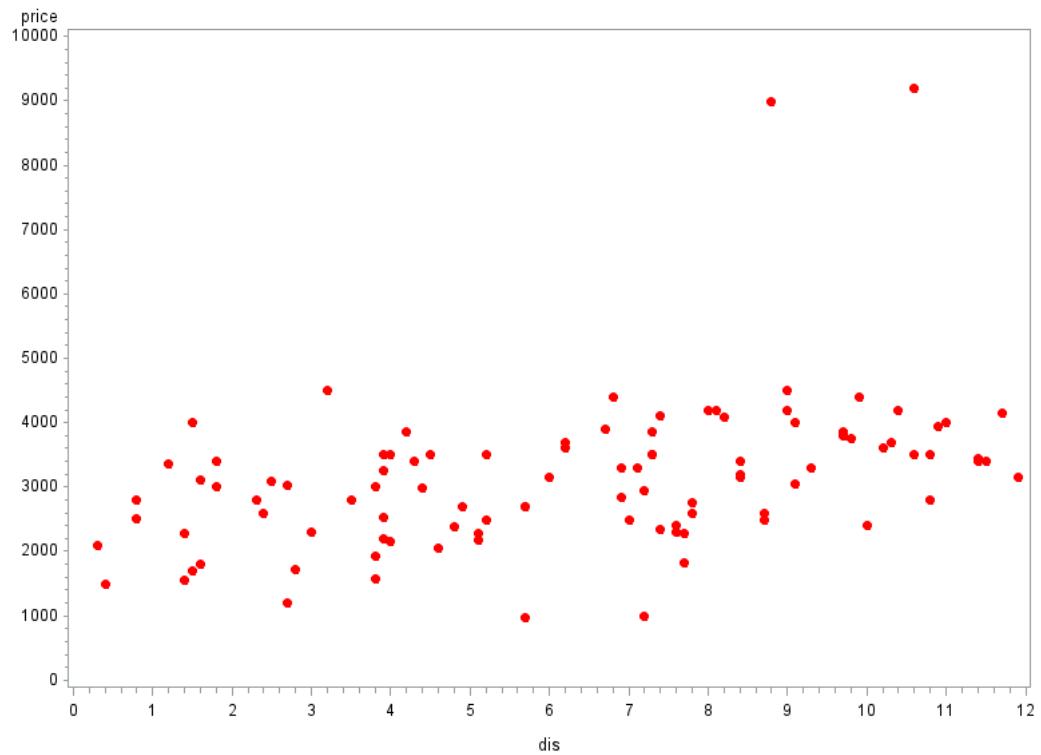


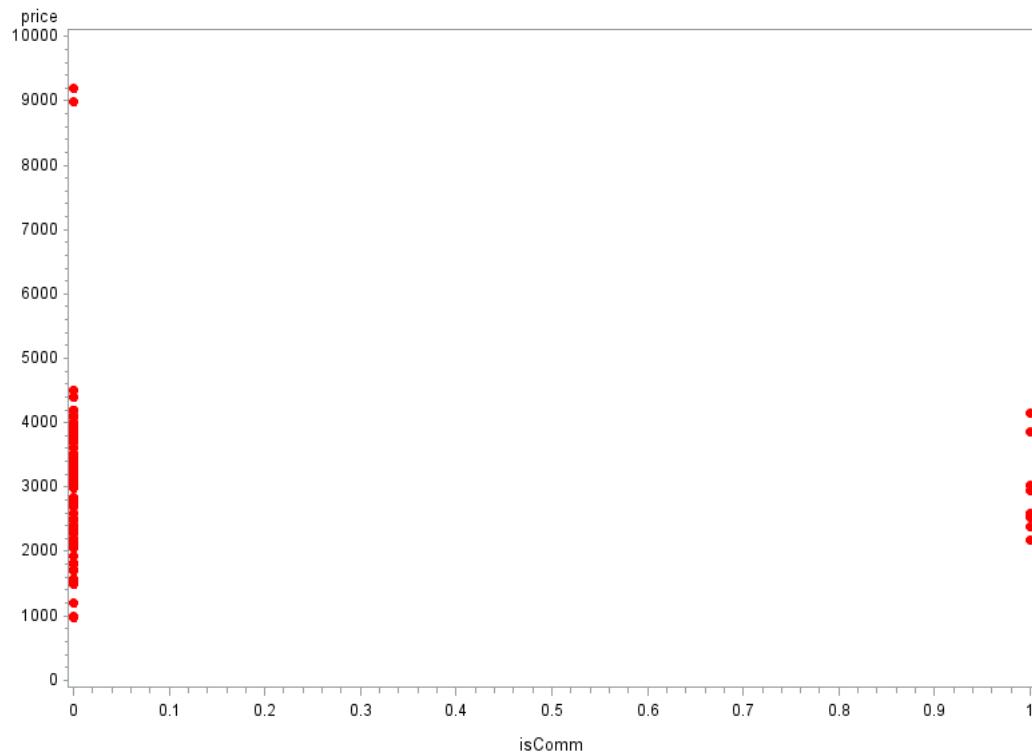


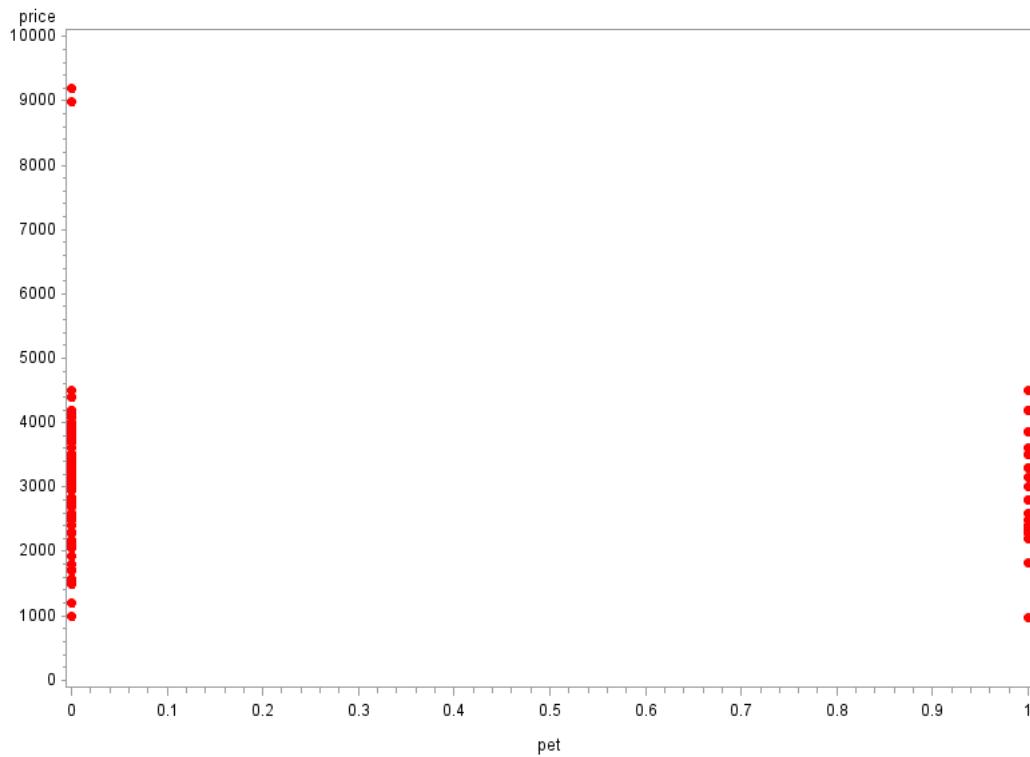


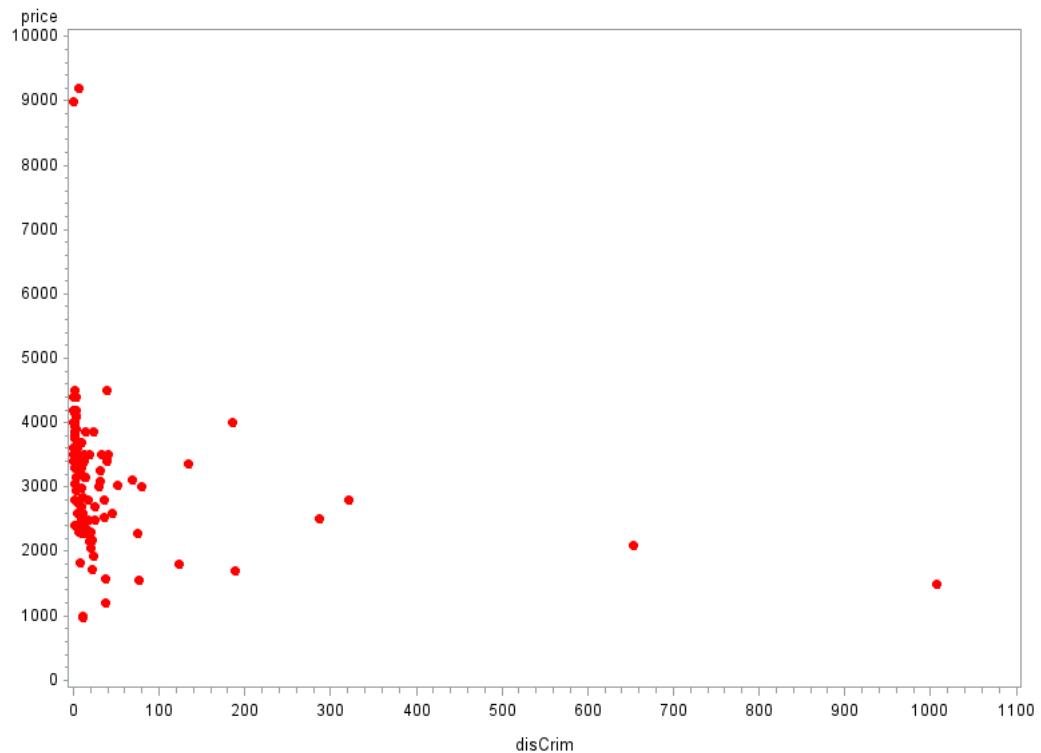










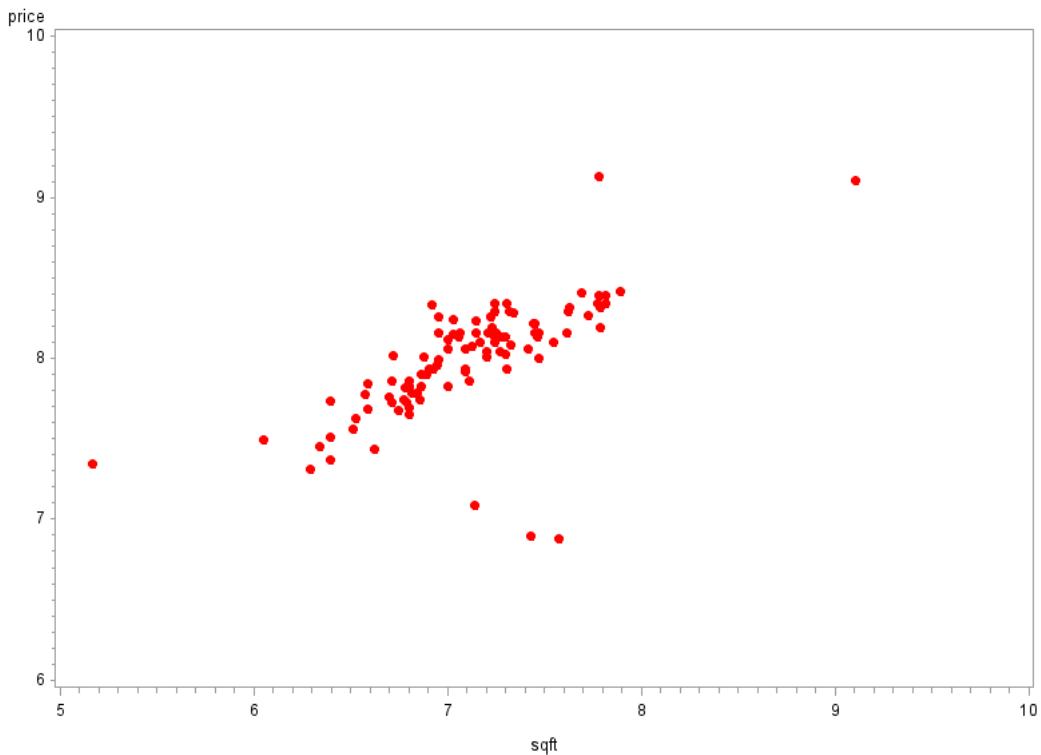


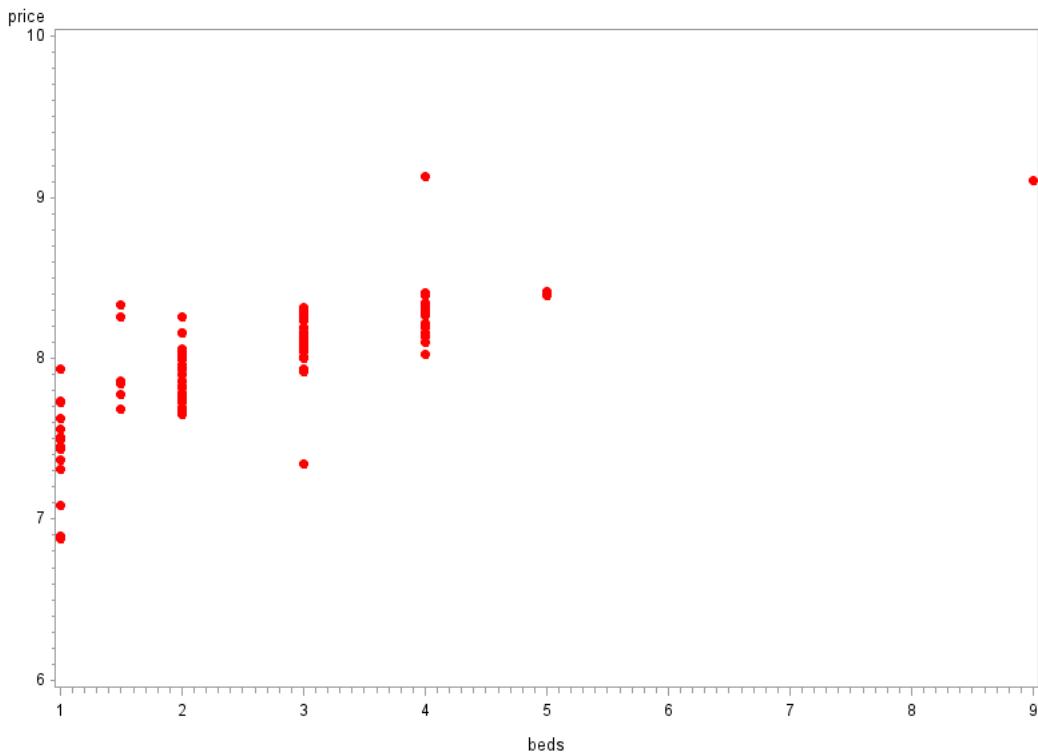
The SAS System											
The CORR Procedure											
10 Variables:		sqft	beds	baths	photoCount	lat	Ing	dis	isComm	pet	disCrim
Variable	N	Mean	Std Dev	Sum	Minimum	Maximum					
sqft	100	1374	932.46546	137396	175.00000	9000					
beds	100	2.61000	1.20726	261.00000	1.00000	9.00000					
baths	100	1.91500	0.81667	191.50000	1.00000	5.00000					
photoCount	100	13.15000	9.44134	1315	0	58.00000					
lat	100	37.30834	0.04413	3731	37.20854	37.41435					
Ing	100	-121.88556	0.06085	-12189	-122.03085	-121.73985					
dis	100	6.26500	3.17949	626.50000	0.30000	11.90000					
isComm	100	0.08000	0.27266	8.00000	0	1.00000					
pet	100	0.23000	0.42295	23.00000	0	1.00000					
disCrim	100	43.12589	126.92542	4313	0.09259	1008					

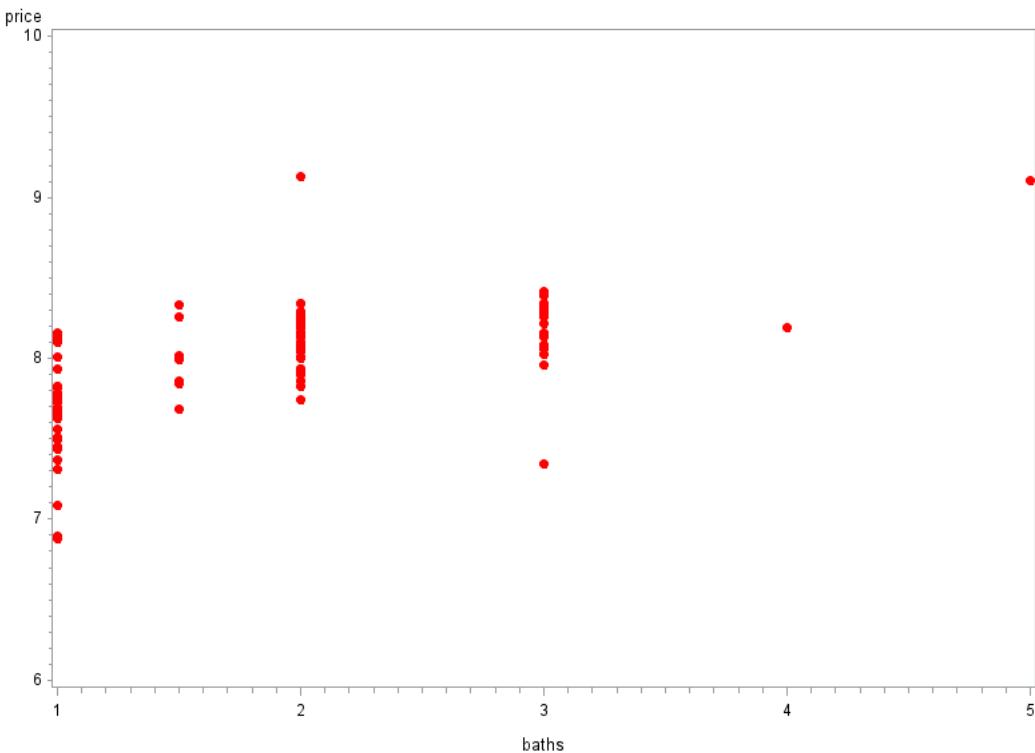
Pearson Correlation Coefficients, N = 100 Prob > r under H0: Rho=0											
	sqft	beds	baths	photoCount	lat	Ing	dis	isComm	pet	disCrim	
sqft	1.00000	0.78518 <.0001	0.66373 <.0001	0.08232 0.4155	0.04005 0.6924	0.31925 0.0012	0.26792 0.0070	-0.16176 0.1079	-0.09054 0.3703	-0.15490 0.1238	
beds	0.78518 <.0001	1.00000	0.73699 <.0001	0.03133 0.7570	-0.10606 0.2936	0.20755 0.0383	0.37337 0.0001	-0.24181 0.0154	-0.14896 0.1391	-0.20190 0.0440	
baths	0.66373 <.0001	0.73699 <.0001	1.00000	0.14316 0.1554	-0.08054 0.4257	0.21551 0.0313	0.34487 0.0004	-0.17329 0.0847	-0.17678 0.0785	-0.24471 0.0141	
photoCount	0.08232 0.4155	0.03133 0.7570	0.14316 0.1554	1.00000	0.21941 0.0283	0.06531 0.5186	0.03810 0.7067	0.36413 0.0002	-0.02390 0.8134	-0.10252 0.3101	
lat	0.04005 0.6924	-0.10606 0.2936	-0.08054 0.4257	0.21941 0.0283	1.00000	-0.10233 0.3110	-0.50203 <.0001	0.12848 0.2027	-0.01221 0.9040	0.15878 0.1146	
Ing	0.31925 0.0012	0.20755 0.0383	0.21551 0.0313	0.06531 0.5186	-0.10233 0.3110	1.00000	0.08563 0.3970	-0.08619 0.3939	-0.11023 0.2749	-0.00062 0.9951	
dis	0.26792 0.0070	0.37337 0.0001	0.34487 0.0004	0.03810 0.7067	-0.50203 <.0001	0.08563 0.3970	1.00000	-0.03169 0.7543	-0.08033 0.4269	-0.48291 0.0001	
isComm	-0.16176 0.1079	-0.24181 0.0154	-0.17329 0.0847	0.36413 0.0002	0.12848 0.2027	-0.08619 0.3939	-0.03169 0.7543	1.00000	0.10160 0.3145	-0.05345 0.5974	
pet	-0.09054 0.3703	-0.14896 0.1391	-0.17678 0.0785	-0.02390 0.8134	-0.01221 0.9040	-0.11023 0.2749	-0.08033 0.4269	0.10160 0.3145	1.00000	-0.09795 0.3323	
disCrim	-0.15490 0.1238	-0.20190 0.0440	-0.24471 0.0141	-0.10252 0.3101	0.15878 0.1146	-0.00062 0.9951	-0.48291 <.0001	-0.05345 0.5974	-0.09795 0.3323	1.00000	

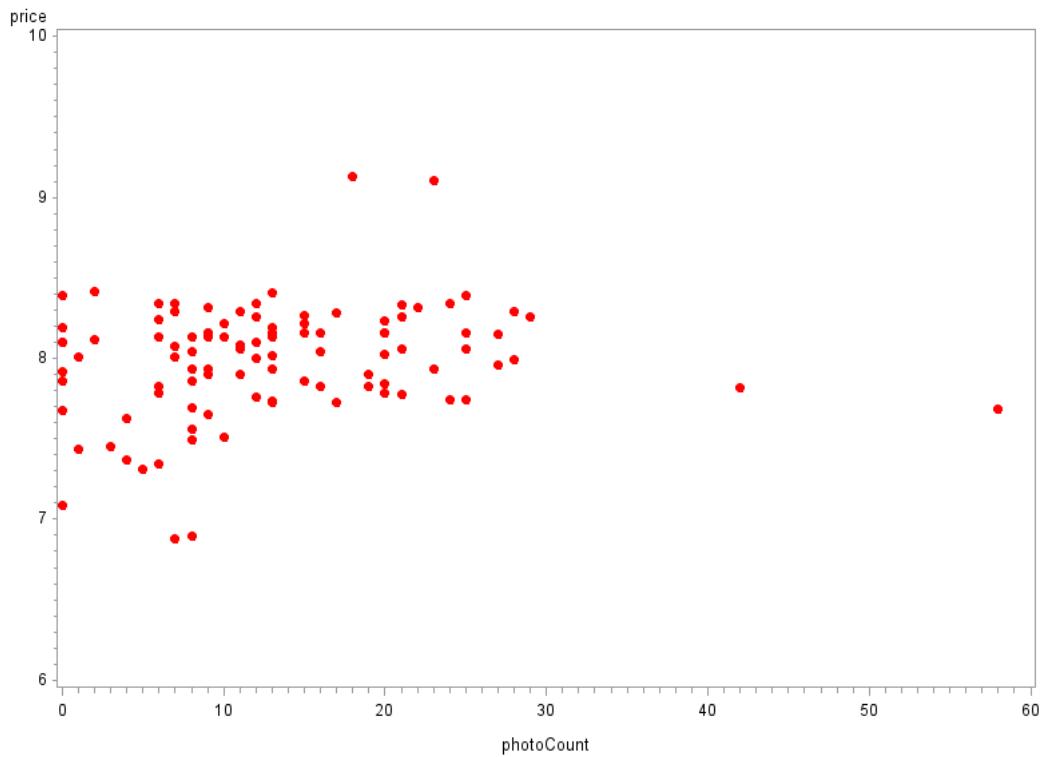
The SAS System**The MEANS Procedure**

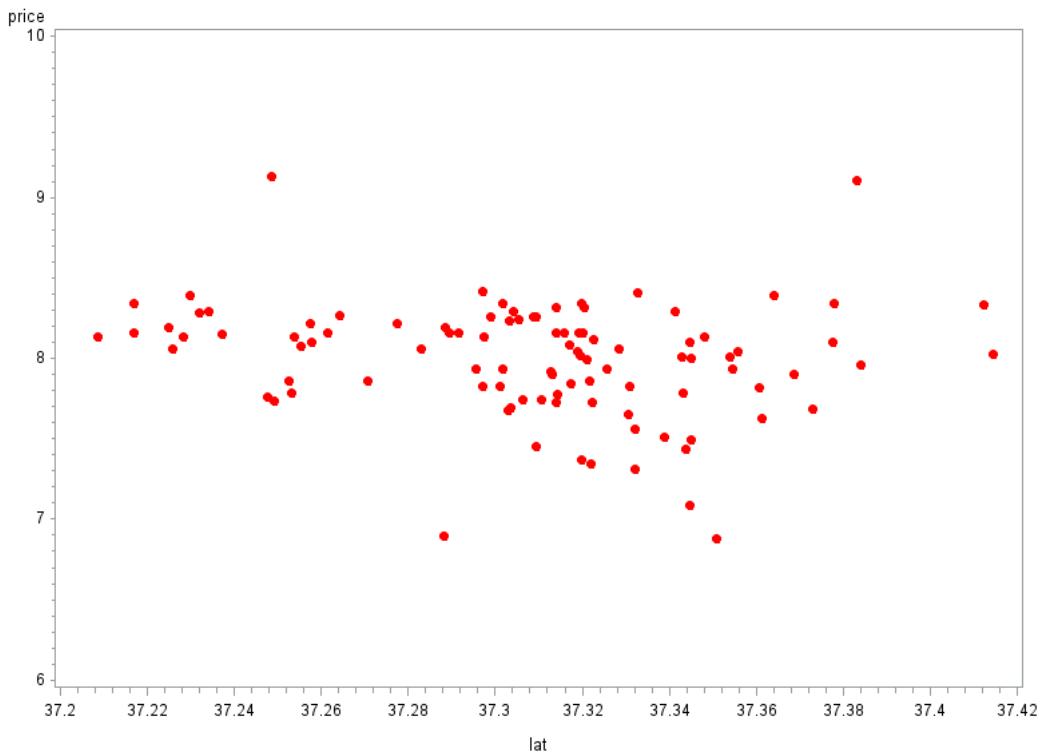
Variable	Mean	Std Dev	Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Lower 95% CL for Mean	Upper 95% CL for Mean	Pr > t	t Value
price	3140.25	1184.49	975.0000000	2440.00	3125.00	3647.50	9200.00	2905.22	3375.28	<.0001	26.51
sqft	1373.96	932.4654641	175.0000000	906.0000000	1214.50	1531.50	9000.00	1188.94	1558.98	<.0001	14.73
beds	2.6100000	1.2072592	1.0000000	2.0000000	3.0000000	3.0000000	9.0000000	2.3704536	2.8495464	<.0001	21.62
baths	1.9150000	0.8166667	1.0000000	1.0000000	2.0000000	2.0000000	5.0000000	1.7529556	2.0770444	<.0001	23.45
photoCount	13.1500000	9.4413394	0	7.0000000	12.0000000	20.0000000	58.0000000	11.2766334	15.0233666	<.0001	13.93
lat	37.3083399	0.0441332	37.2085400	37.2884815	37.3139835	37.3358005	37.4143500	37.2995829	37.3170969	<.0001	8453.58
lng	-121.8855636	0.0608471	-122.0308500	-121.9215150	-121.8897050	-121.8439200	-121.7398500	-121.8976370	-121.8734902	<.0001	-20031
dis	6.2650000	3.1794916	0.3000000	3.8500000	6.8500000	8.7500000	11.9000000	5.6341199	6.8958801	<.0001	19.70
isComm	0.0800000	0.2726599	0	0	0	0	1.0000000	0.0258984	0.1341016	0.0042	2.93
pet	0.2300000	0.4229526	0	0	0	0	1.0000000	0.1460770	0.3139230	<.0001	5.44
disCrim	43.1258931	126.9254156	0.0925926	2.9161138	10.2518315	27.4624060	1007.50	17.9411370	68.3106492	0.0010	3.40

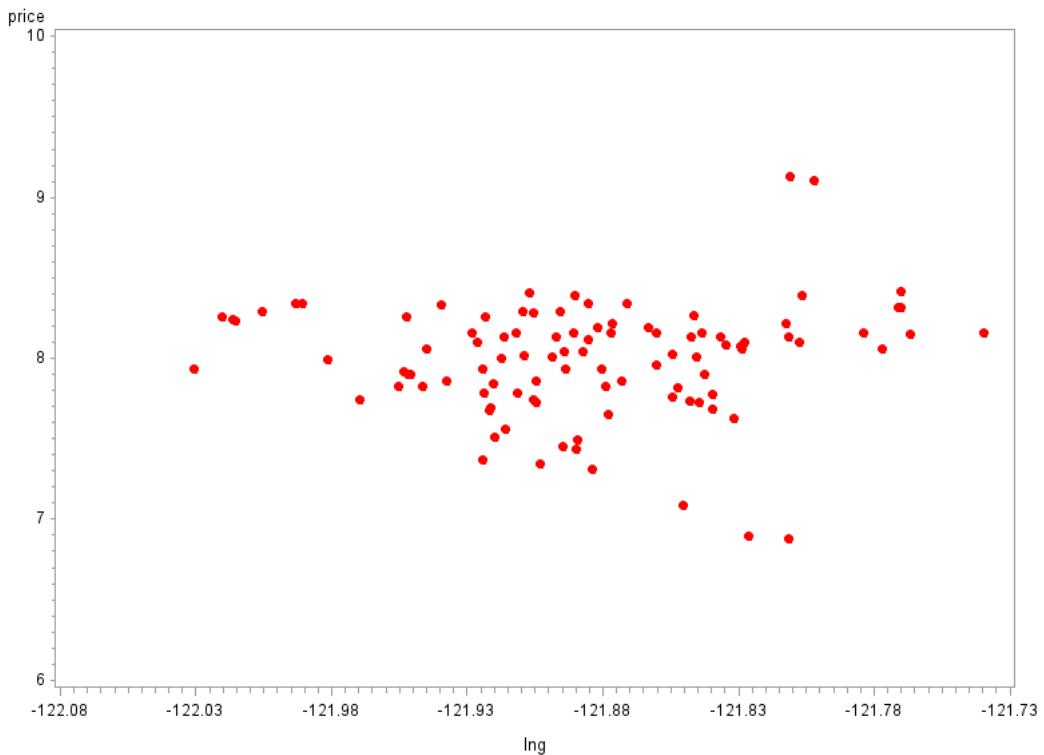


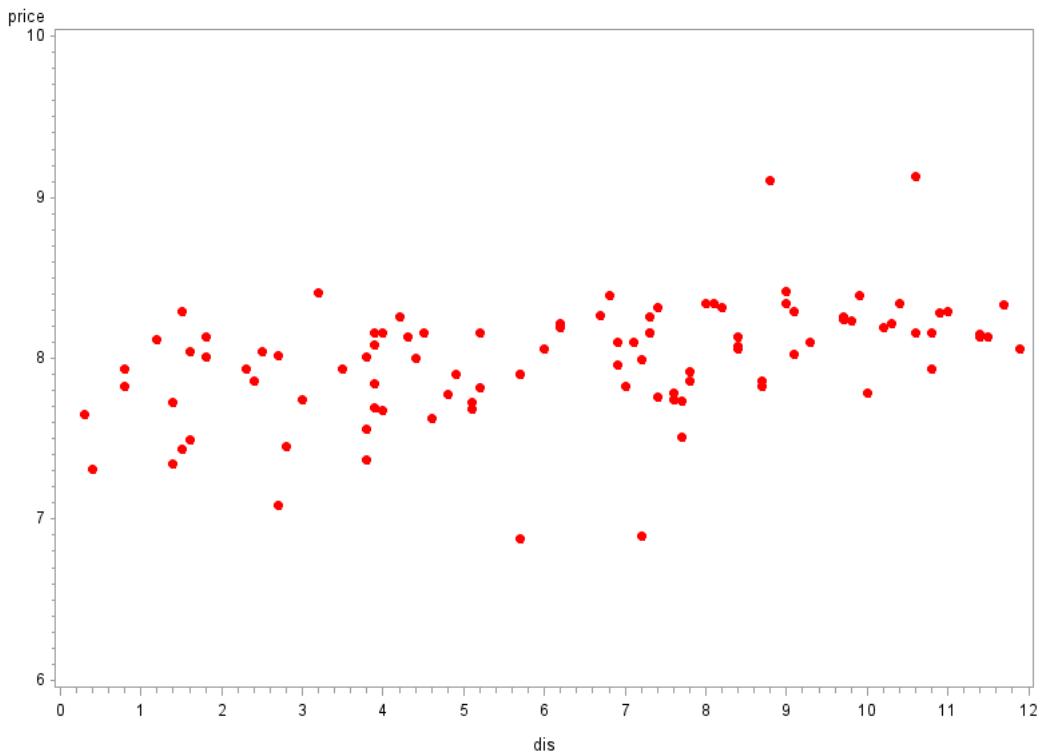


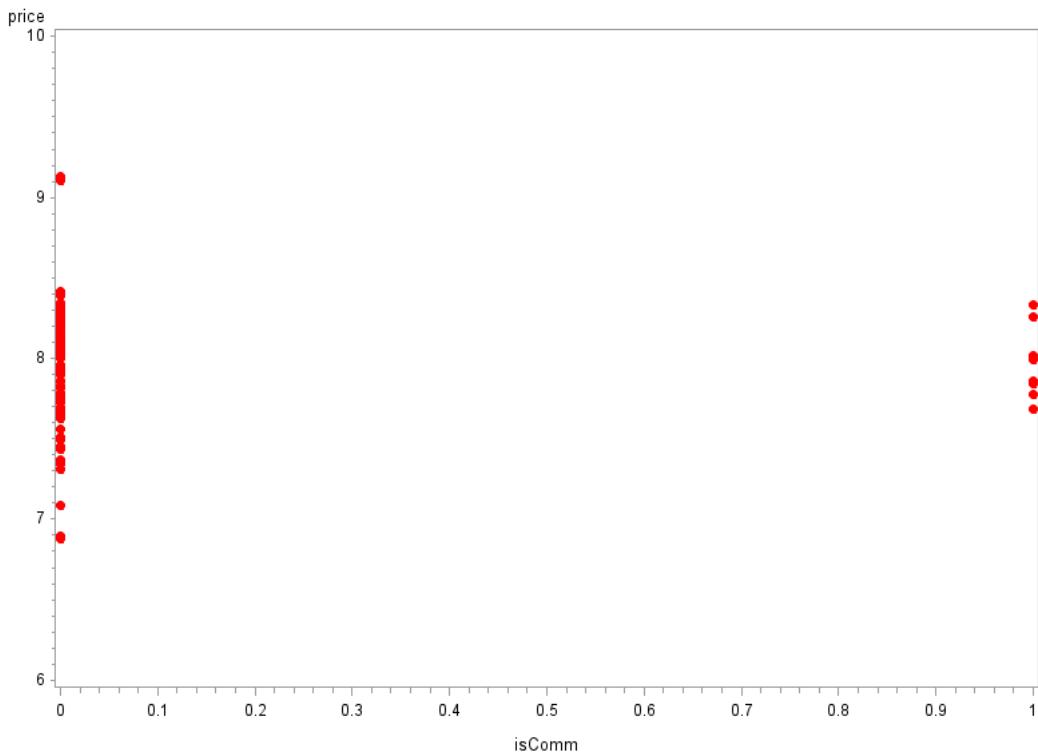


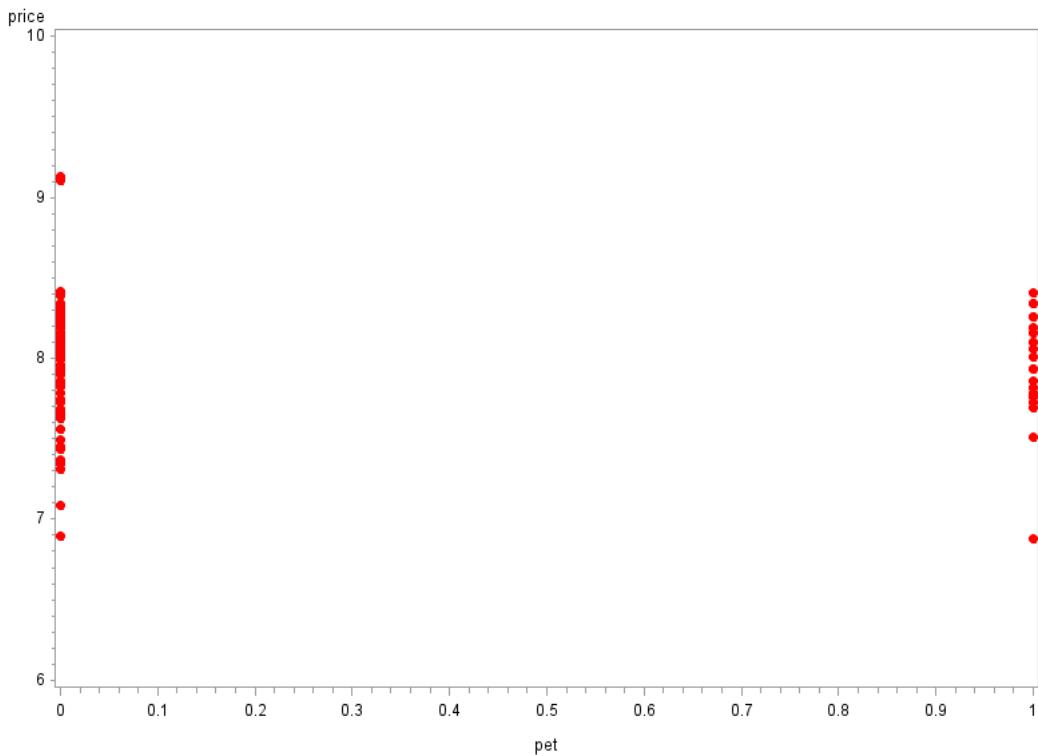


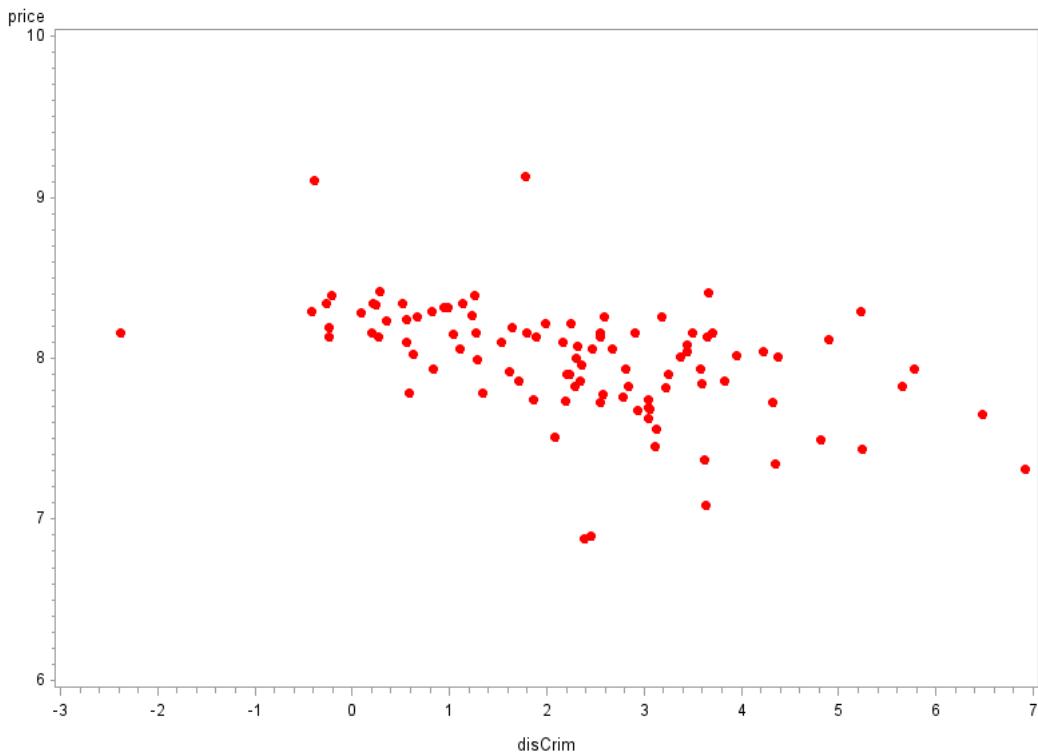












The SAS System

The CORR Procedure

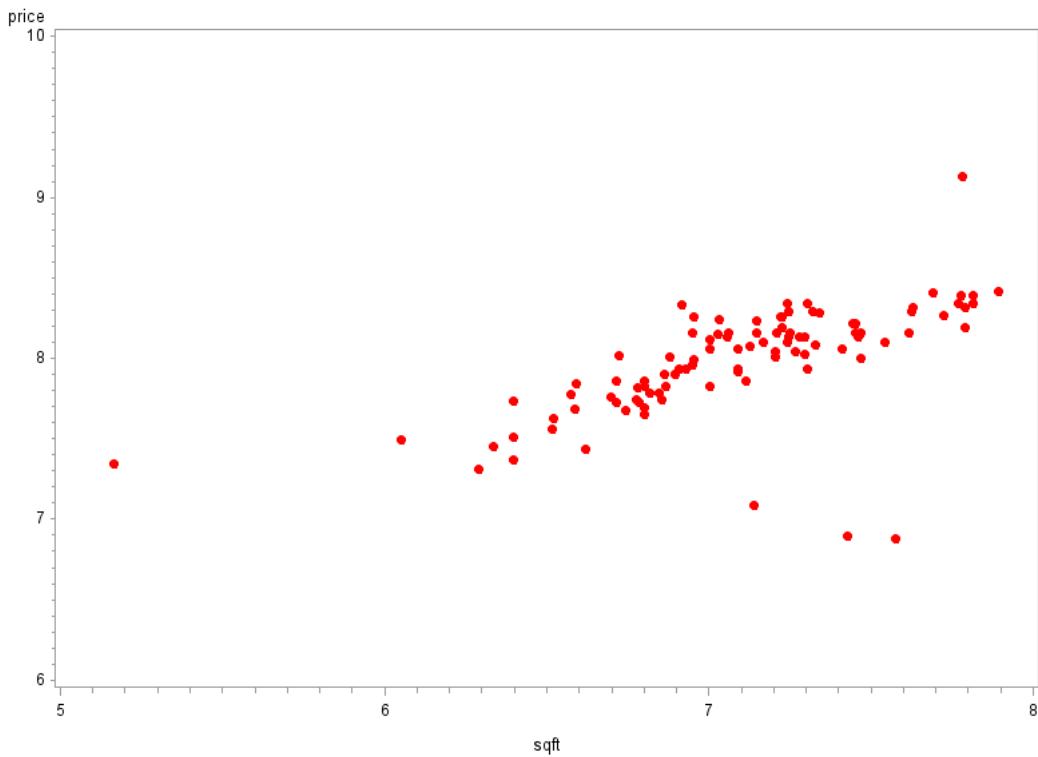
11 Variables:	price sqft beds baths photoCount lat Ing dis isComm pet disCrim
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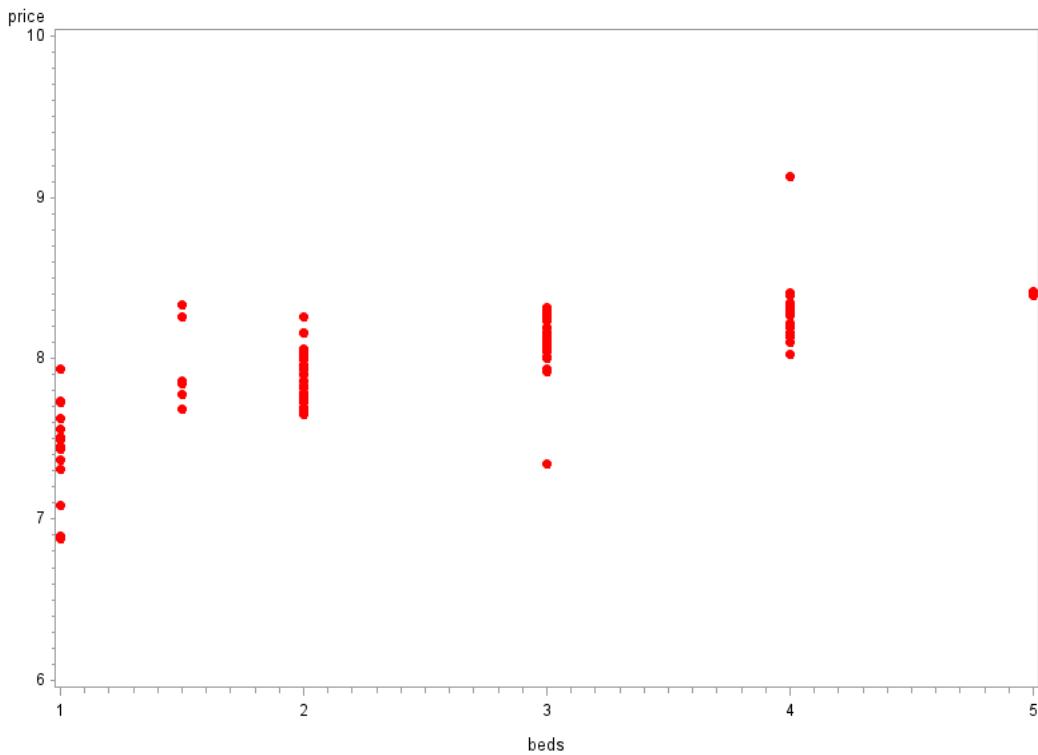
Simple Statistics						
Variable	N	Mean	Std Dev	Sum	Minimum	Maximum
price	100	7.99066	0.35498	799.06592	6.88244	9.12696
sqft	100	7.10123	0.48065	710.12265	5.16479	9.10498
beds	100	2.61000	1.20726	261.00000	1.00000	9.00000
baths	100	1.91500	0.81667	191.50000	1.00000	5.00000
photoCount	100	13.15000	9.44134	1315	0	58.00000
lat	100	37.30834	0.04413	3731	37.20854	37.41435
Ing	100	-121.88556	0.06085	-12189	-122.03085	-121.73985
dis	100	6.26500	3.17949	626.50000	0.30000	11.90000
isComm	100	0.08000	0.27266	8.00000	0	1.00000
pet	100	0.23000	0.42295	23.00000	0	1.00000
disCrim	100	2.29274	1.65071	229.27367	-2.37955	6.91523

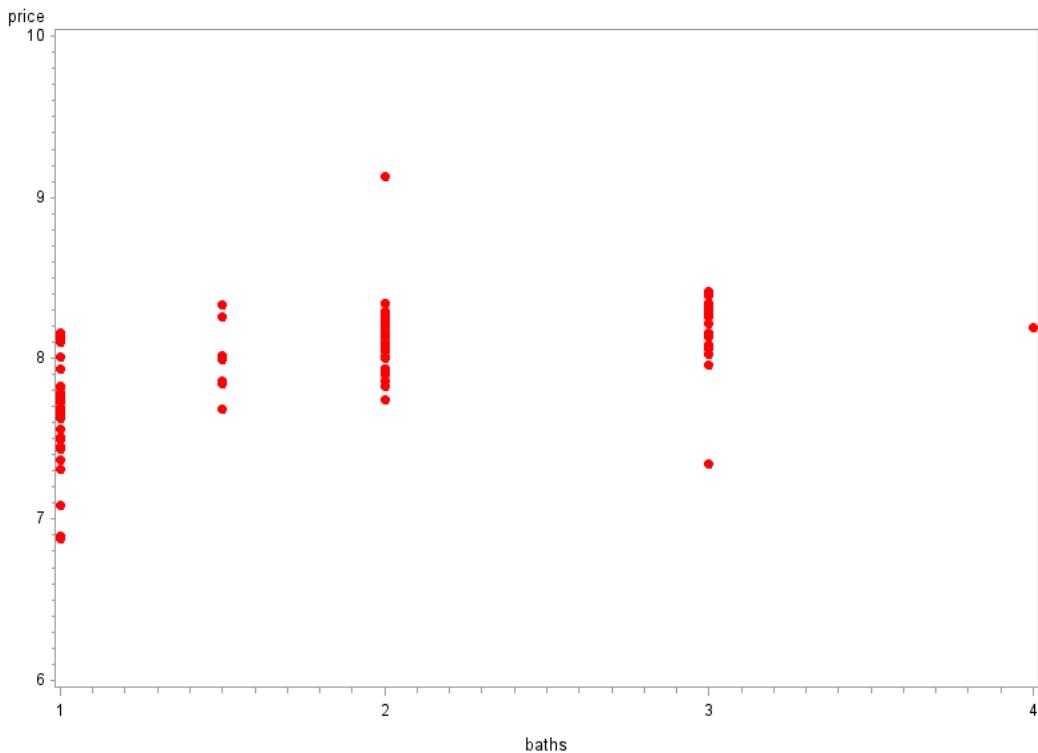
Pearson Correlation Coefficients, N = 100 Prob > r under H0: Rho=0											
	price	sqft	beds	baths	photoCount	lat	Ing	dis	isComm	pet	disCrim
price	1.00000	0.67395 <.0001	0.76952 <.0001	0.63387 <.0001	0.19024 0.0580	-0.18288 0.0686	0.06060 0.5492	0.44197 <.0001	-0.01814 0.8578	-0.04839 0.6326	-0.48460 <.0001
sqft	0.67395 <.0001	1.00000	0.73796 <.0001	0.64360 <.0001	0.07317 0.4694	-0.09360 0.3543	0.32117 0.0011	0.38526 <.0001	-0.21629 0.0307	-0.06529 0.5186	-0.49298 <.0001
beds	0.76952 <.0001	0.73796 <.0001	1.00000	0.73699 <.0001	0.03133 0.7570	-0.10606 0.2936	0.20755 0.0383	0.37337 0.0001	-0.24181 0.0154	-0.14896 0.1391	-0.46166 <.0001
baths	0.63387 <.0001	0.64360 <.0001	0.73699 <.0001	1.00000	0.14316 0.1554	-0.08054 0.4257	0.21551 0.0313	0.34487 0.0004	-0.17329 0.0847	-0.17678 0.0785	-0.43992 <.0001
photoCount	0.19024 0.0580	0.07317 0.4694	0.03133 0.7570	0.14316 0.1554	1.00000	0.21941 0.0283	0.06531 0.5186	0.03810 0.7067	0.36413 0.0002	-0.02390 0.8134	-0.02700 0.7898
lat	-0.18288 0.0686	-0.09360 0.3543	-0.10606 0.2936	-0.08054 0.4257	0.21941 0.0283	1.00000	-0.10233 0.3110	-0.50203 0.3970	0.12848 0.2027	-0.01221 0.9040	0.35042 0.0004
Ing	0.06060 0.5492	0.32117 0.0011	0.20755 0.0383	0.21551 0.0313	0.06531 0.5186	-0.10233 0.3110	1.00000	0.08563 0.3970	-0.08619 0.3939	-0.11023 0.2749	-0.06116 0.5456
dis	0.44197 <.0001	0.38526 <.0001	0.37337 0.0001	0.34487 0.0004	0.03810 0.7067	-0.50203 0.3970	0.08563 0.7543	1.00000	-0.03169 0.4269	-0.08033 0.4269	-0.89008 0.4269
isComm	-0.01814 0.8578	-0.21629 0.0307	-0.24181 0.0154	-0.17329 0.0847	0.36413 0.0002	0.12848 0.2027	-0.08619 0.3939	-0.03169 0.7543	1.00000	0.10160 0.3145	0.04223 0.6766
pet	-0.04839 0.6326	-0.06529 0.5186	-0.14896 0.1391	-0.17678 0.0785	-0.02390 0.8134	-0.01221 0.9040	-0.11023 0.2749	-0.08033 0.4269	0.10160 0.3145	1.00000	0.05561 0.5827
disCrim	-0.48460 <.0001	-0.49298 <.0001	-0.46166 <.0001	-0.43992 <.0001	-0.02700 0.7898	0.35042 0.0004	-0.06116 0.5456	-0.89008 0.0001	0.04223 0.6766	0.05561 0.5827	1.00000

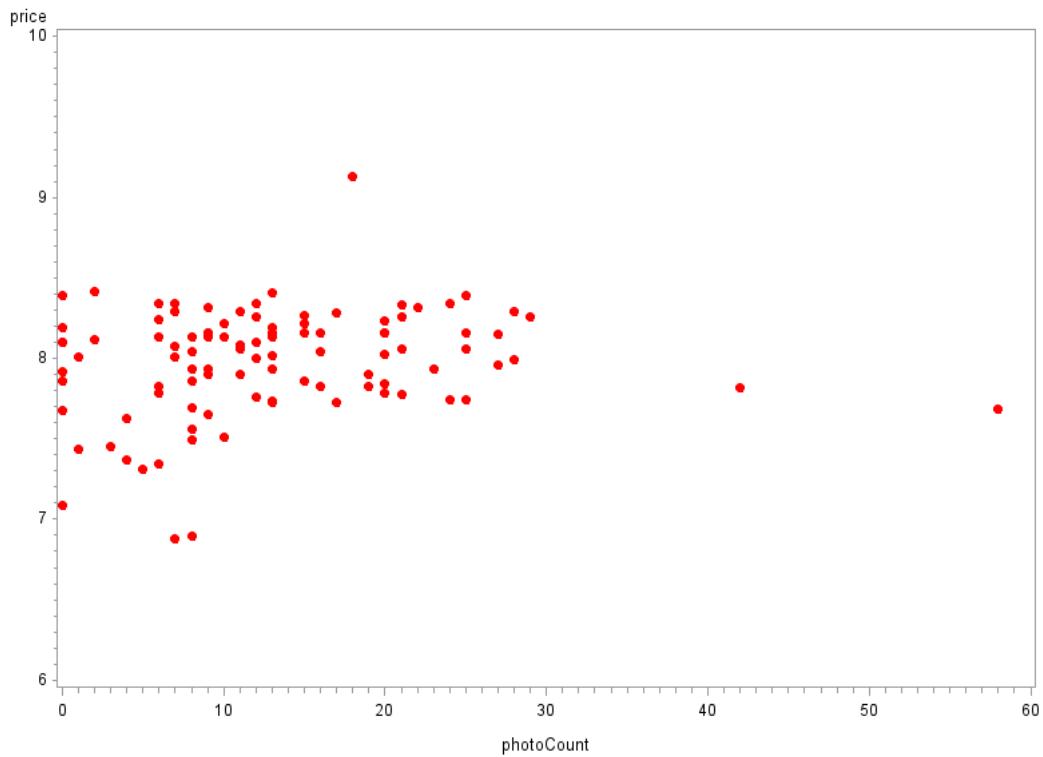
The SAS System**The MEANS Procedure**

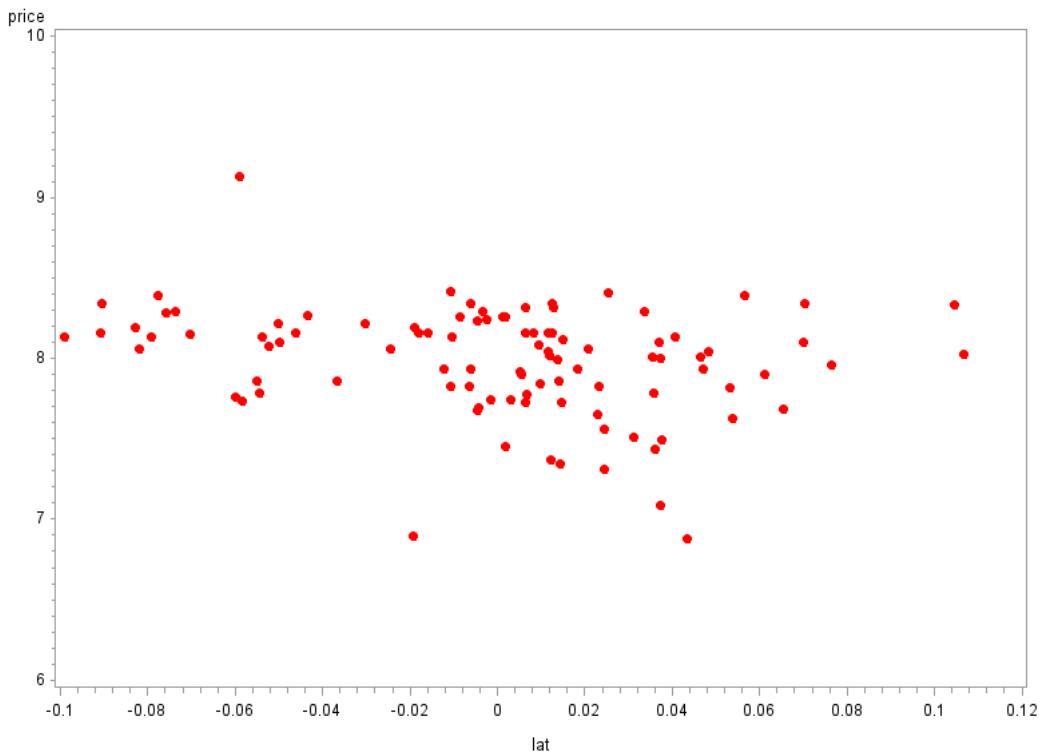
Variable	Mean	Std Dev	Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Lower 95% CL for Mean	Upper 95% CL for Mean	Pr > t	t Value
price	7.9906592	0.3549786	6.8824375	7.7996189	8.0471576	8.2017125	9.1269588	7.9202237	8.0610946	<.0001	225.10
sqft	7.1012265	0.4806474	5.1647860	6.8909174	7.1020165	7.3339875	9.1049799	7.0058557	7.1965974	<.0001	147.74
beds	2.6100000	1.2072592	1.0000000	2.0000000	3.0000000	3.0000000	9.0000000	2.3704536	2.8495464	<.0001	21.62
baths	1.9150000	0.8166667	1.0000000	1.0000000	2.0000000	2.0000000	5.0000000	1.7529556	2.0770444	<.0001	23.45
photoCount	13.1500000	9.4413394	0	7.0000000	12.0000000	20.0000000	58.0000000	11.2766334	15.0233666	<.0001	13.93
lat	37.3083399	0.0441332	37.2085400	37.2884815	37.3139835	37.3358005	37.4143500	37.2995829	37.3170969	<.0001	8453.58
lng	-121.8855636	0.0608471	-122.0308500	-121.9215150	-121.8897050	-121.8439200	-121.7398500	-121.8976370	-121.8734902	<.0001	-20031
dis	6.2650000	3.1794916	0.3000000	3.8500000	6.8500000	8.7500000	11.9000000	5.6341199	6.8958801	<.0001	19.70
isComm	0.0800000	0.2726599	0	0	0	0	1.0000000	0.0258984	0.1341016	0.0042	2.93
pet	0.2300000	0.4229526	0	0	0	0	1.0000000	0.1460770	0.3139230	<.0001	5.44
disCrim	2.2927367	1.6507113	-2.3795461	1.0695515	2.3273725	3.3107879	6.9152273	1.9651997	2.6202736	<.0001	13.89

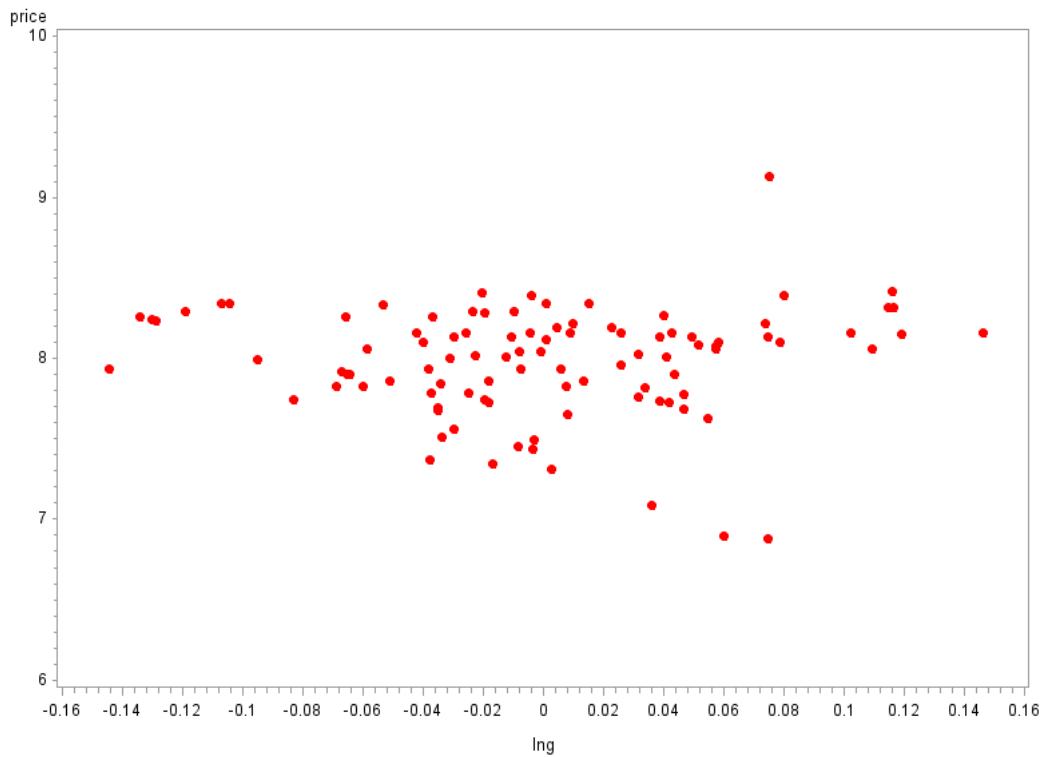


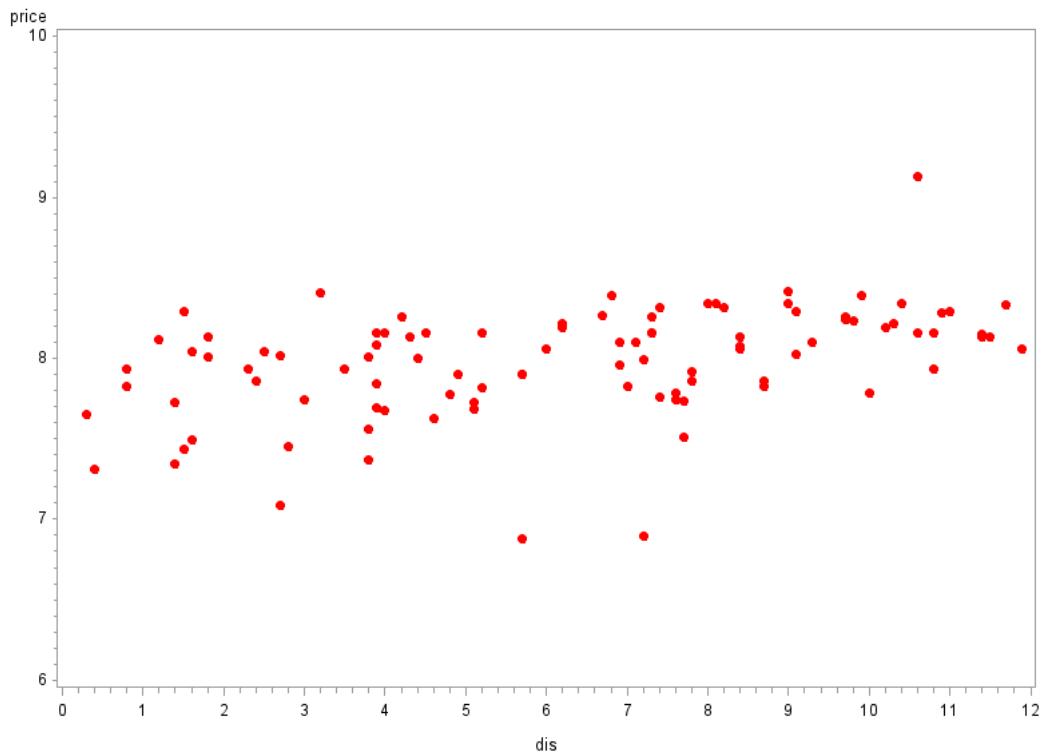


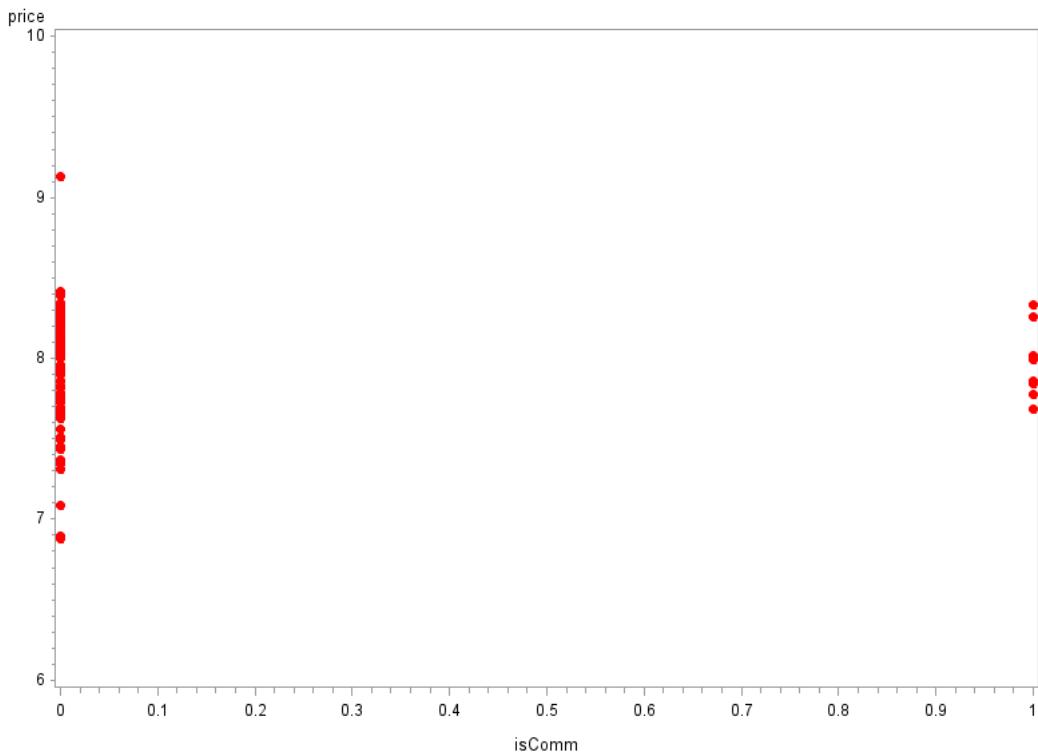


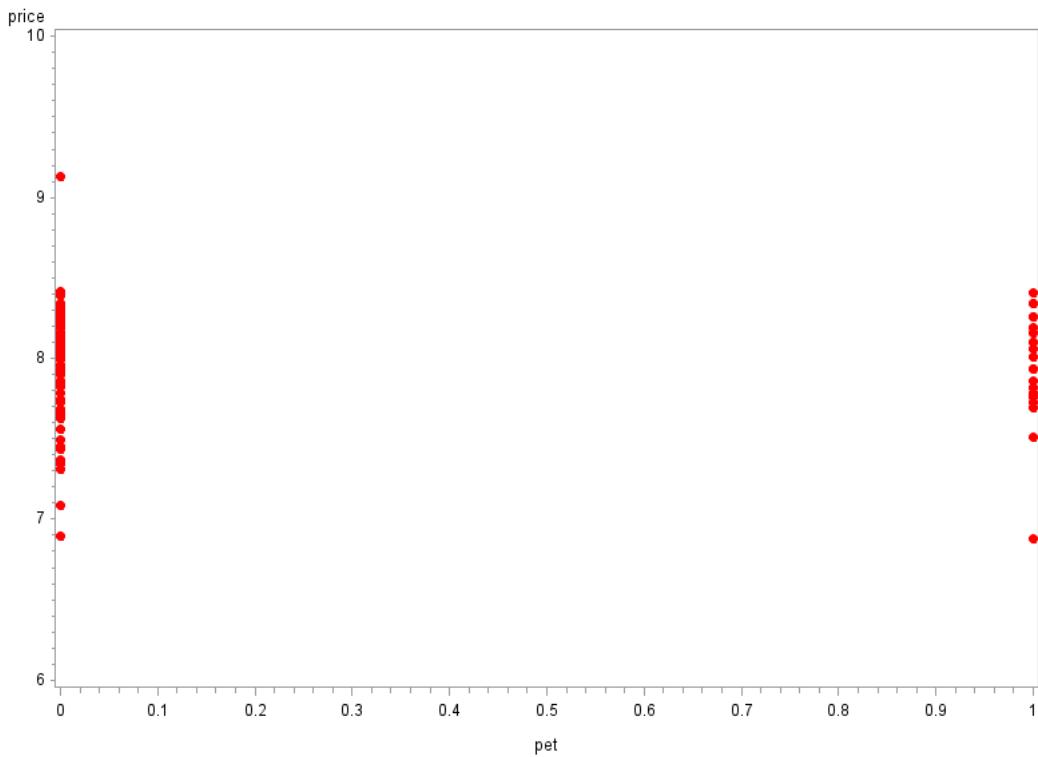


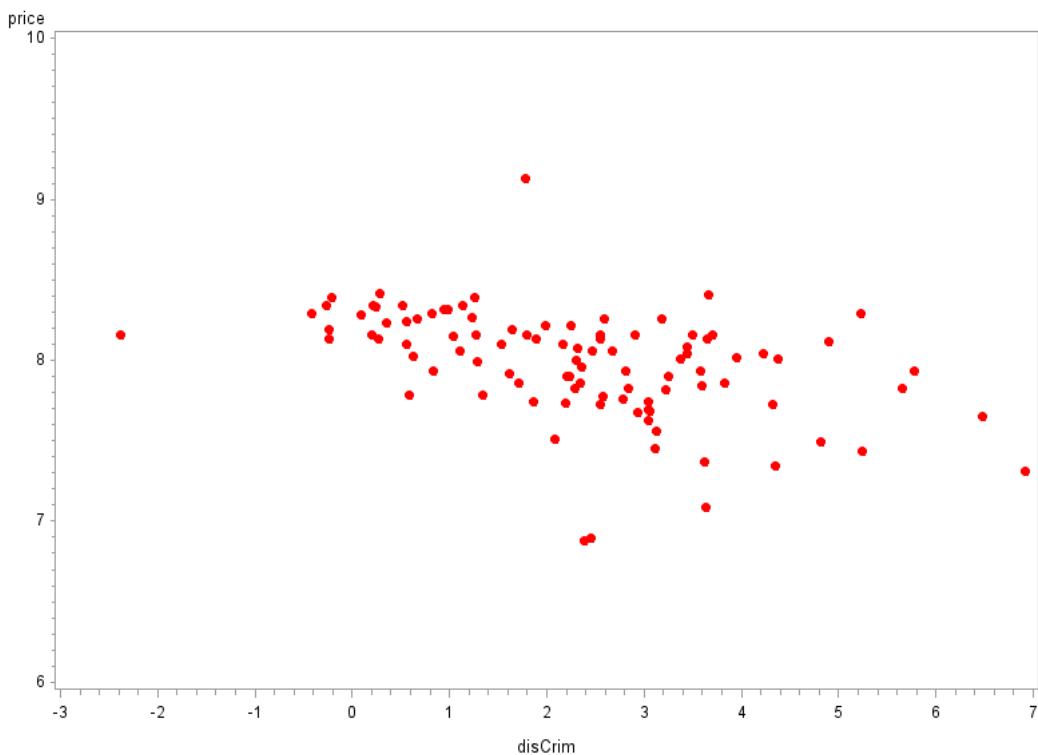


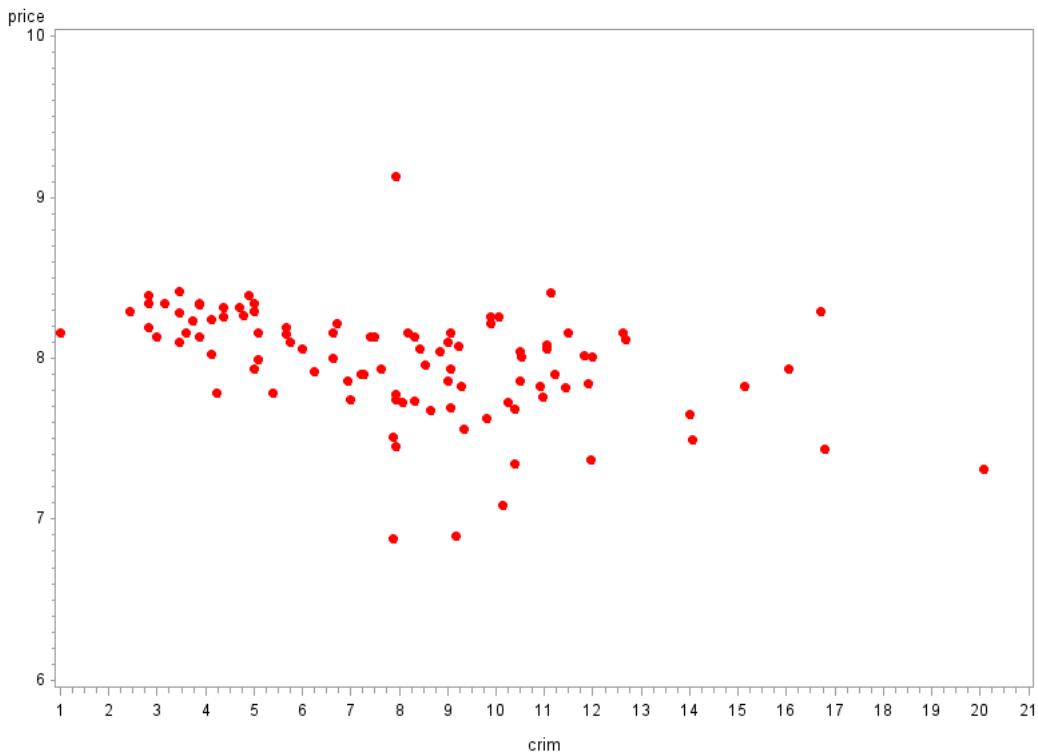












The SAS System

The CORR Procedure

12 Variables:	price sqft beds baths photoCount lat Ing dis isComm pet disCrim crim
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Simple Statistics						
Variable	N	Mean	Std Dev	Sum	Minimum	Maximum
price	99	7.97941	0.33839	789.96150	6.88244	9.12696
sqft	99	7.08099	0.43817	701.01767	5.16479	7.89245
beds	99	2.54545	1.02542	252.00000	1.00000	5.00000
baths	99	1.88384	0.75872	186.50000	1.00000	4.00000
photoCount	99	13.05051	9.43655	1292	0	58.00000
lat	99	1.3565E-14	0.04370	1.3429E-12	-0.09905	0.10676
Ing	99	-4.263E-14	0.06057	-4.221E-12	-0.14444	0.14656
dis	99	6.23939	3.18529	617.70000	0.30000	11.90000
isComm	99	0.08081	0.27393	8.00000	0	1.00000
pet	99	0.23232	0.42446	23.00000	0	1.00000
disCrim	99	2.31976	1.63672	229.65666	-2.37955	6.91523
crim	99	8.06277	3.61852	798.21443	1.00000	20.07486

Pearson Correlation Coefficients, N = 99

Prob > |r| under H0: Rho=0

	price	sqft	beds	baths	photoCount	lat	Ing	dis	isComm	pet	disCrim	crim
price	1.00000	0.62829 <.0001	0.74868 <.0001	0.58508 <.0001	0.16630 0.0999	-0.25369 0.0113	0.01769 0.8620	0.44051 <.0001	-0.00923 0.9278	-0.03271 0.7479	-0.46247 <.0001	-0.43666 <.0001
sqft	0.62829 <.0001	1.00000	0.66904 <.0001	0.57601 <.0001	0.03193 0.7537	-0.18529 0.0663	0.29250 0.0033	0.38863 <.0001	-0.22481 0.0253	-0.04656 0.6472	-0.47389 <.0001	-0.45955 <.0001
beds	0.74868 <.0001	0.66904 <.0001	1.00000	0.68231 <.0001	-0.02977 0.7699	-0.23716 0.0181	0.15935 0.1152	0.39214 <.0001	-0.26750 0.0074	-0.14173 0.1617	-0.44876 <.0001	-0.45897 <.0001
baths	0.58508 <.0001	0.57601 <.0001	0.68231 <.0001	1.00000	0.11199 0.2697	-0.16006 0.1135	0.17758 0.0787	0.34096 0.0006	-0.17531 0.0826	-0.16883 0.0948	-0.41393 <.0001	-0.41597 <.0001
photoCount	0.16630 0.0999	0.03193 0.7537	-0.02977 0.7699	0.11199 0.2697	1.00000	0.20555 0.0412	0.05146 0.6129	0.02988 0.7691	0.36947 0.0002	-0.01824 0.8577	-0.00993 0.9223	0.01406 0.8901
lat	-0.25369 0.0113	-0.18529 0.0663	-0.23716 0.0181	-0.16006 0.1135	0.20555 0.0412	1.00000	-0.12919 0.2025	-0.52521 <.0001	0.13560 0.1808	-0.00287 0.9775	0.38932 <.0001	0.31511 0.0015
Ing	0.01769 0.8620	0.29250 0.0033	0.15935 0.1152	0.17758 0.0787	0.05146 0.6129	-0.12919 0.2025	1.00000	0.07542 0.4581	-0.08291 0.4146	-0.10376 0.3067	-0.03934 0.6990	0.00863 0.9324
dis	0.44051 <.0001	0.38863 <.0001	0.39214 <.0001	0.34096 0.0006	0.02988 0.7691	-0.52521 <.0001	0.07542 0.4581	1.00000	-0.02941 0.7726	-0.07627 0.4530	-0.89179 0.4530	-0.77416 <.0001
isComm	-0.00923 0.9278	-0.22481 0.0253	-0.26750 0.0074	-0.17531 0.0826	0.36947 0.0002	0.13560 0.1808	-0.08291 0.4146	-0.02941 0.7726	1.00000	0.10017 0.3239	0.03790 0.7095	0.05763 0.5710
pet	-0.03271 0.7479	-0.04656 0.6472	-0.14173 0.1617	-0.16883 0.0948	-0.01824 0.8577	-0.00287 0.9775	-0.10376 0.3067	-0.07627 0.4530	0.10017 0.3239	1.00000	0.04732 0.6418	0.04398 0.6656
disCrim	-0.46247 <.0001	-0.47389 <.0001	-0.44876 <.0001	-0.41393 0.9223	-0.00993 0.6990	0.38932 0.0001	-0.03934 0.7095	-0.89179 0.6418	0.03790 0.6656	0.04732 0.95269	1.00000	0.95269 <.0001
crim	-0.43666 <.0001	-0.45955 <.0001	-0.45897 <.0001	-0.41597 0.8901	0.01406 0.0015	0.31511 0.9324	0.00863 0.0001	-0.77416 0.5710	0.05763 0.5710	0.04398 0.6656	0.95269 0.95269	1.00000

The SAS System

The MEANS Procedure

Variable	Mean	Std Dev	Minimum	Lower Quartile	Median	Upper Quartile	Maximum	Lower 95% CL for Mean	Upper 95% CL for Mean	Pr > t	t Value
price	7.9794090	0.3383931	6.8824375	7.7832240	8.0391574	8.1886891	9.1269588	7.9119177	8.0469004	<.0001	234.62
sqft	7.0809866	0.4381732	5.1647860	6.8023948	7.0900768	7.3284374	7.8924520	6.9935945	7.1683787	<.0001	160.79
beds	2.5454545	1.0254191	1.0000000	2.0000000	3.0000000	3.0000000	5.0000000	2.3409383	2.7499708	<.0001	24.70
baths	1.8838384	0.7587190	1.0000000	1.0000000	2.0000000	2.0000000	4.0000000	1.7325145	2.0351622	<.0001	24.70
photoCount	13.0505051	9.4365483	0	7.0000000	12.0000000	20.0000000	58.0000000	11.1684187	14.9325914	<.0001	13.76
lat	1.356491E-14	0.0437047	-0.0990454	-0.0192654	0.0063866	0.0252396	0.1067646	-0.0087167	0.0087167	1.0000	0.00
lng	-4.26326E-14	0.0605651	-0.1444420	-0.0352320	-0.0035420	0.0420280	0.1465580	-0.0120795	0.0120795	1.0000	-0.00
dis	6.2393939	3.1852920	0.3000000	3.8000000	6.8000000	8.7000000	11.9000000	5.6040986	6.8746892	<.0001	19.49
isComm	0.0808081	0.2739271	0	0	0	0	1.0000000	0.0261743	0.1354419	0.0042	2.94
pet	0.2323232	0.4244632	0	0	0	0	1.0000000	0.1476655	0.3169809	<.0001	5.45
disCrim	2.3197642	1.6367217	-2.3795461	1.1069805	2.3403254	3.3745291	6.9152273	1.9933258	2.6462026	<.0001	14.10
crim	8.0627720	3.6185167	1.0000000	5.0000000	7.9372539	10.3923048	20.0748599	7.3410716	8.7844725	<.0001	22.17

The SAS System

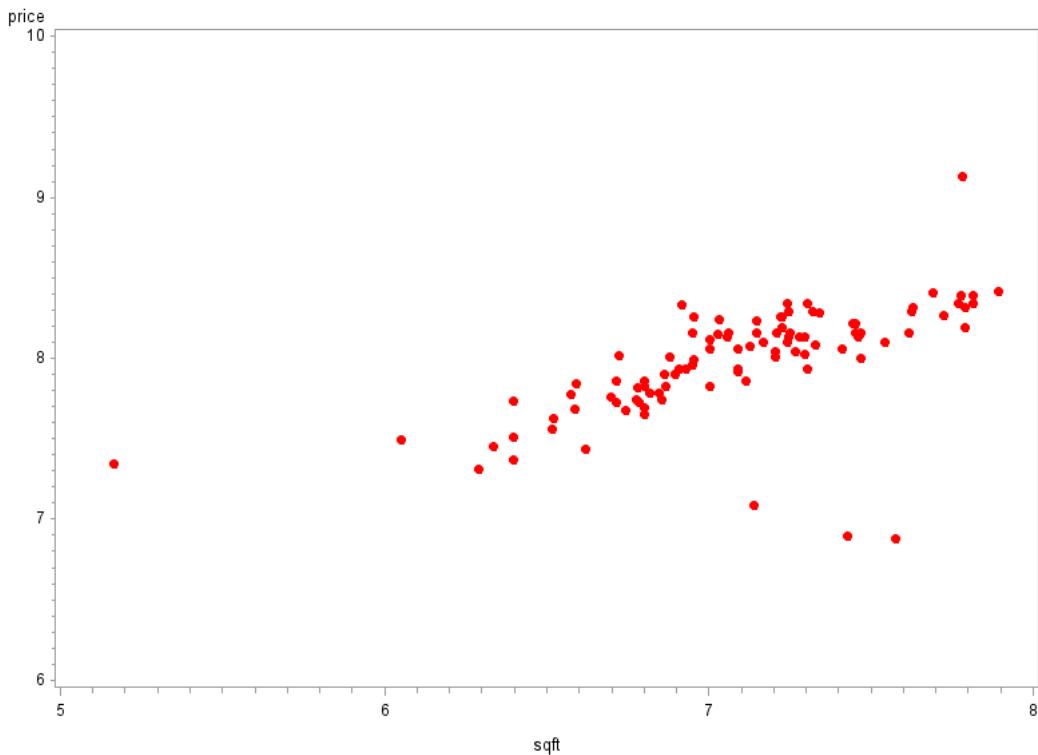
The CORR Procedure

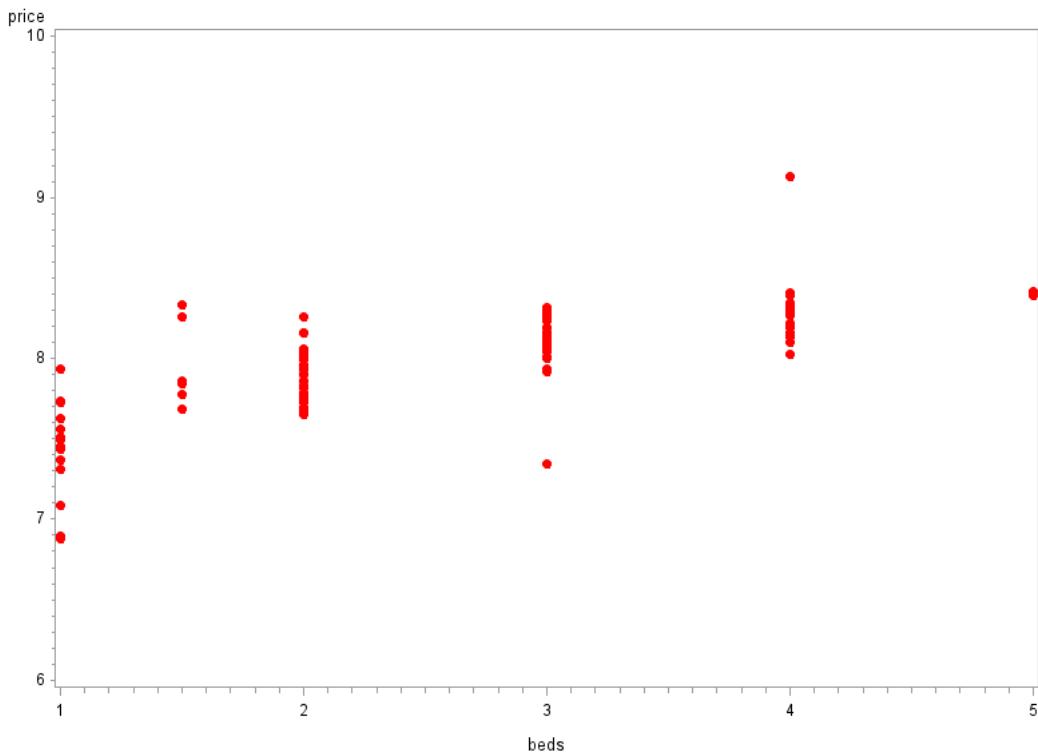
11 Variables:	price sqft beds baths photoCount lat Ing dis isComm pet disCrim
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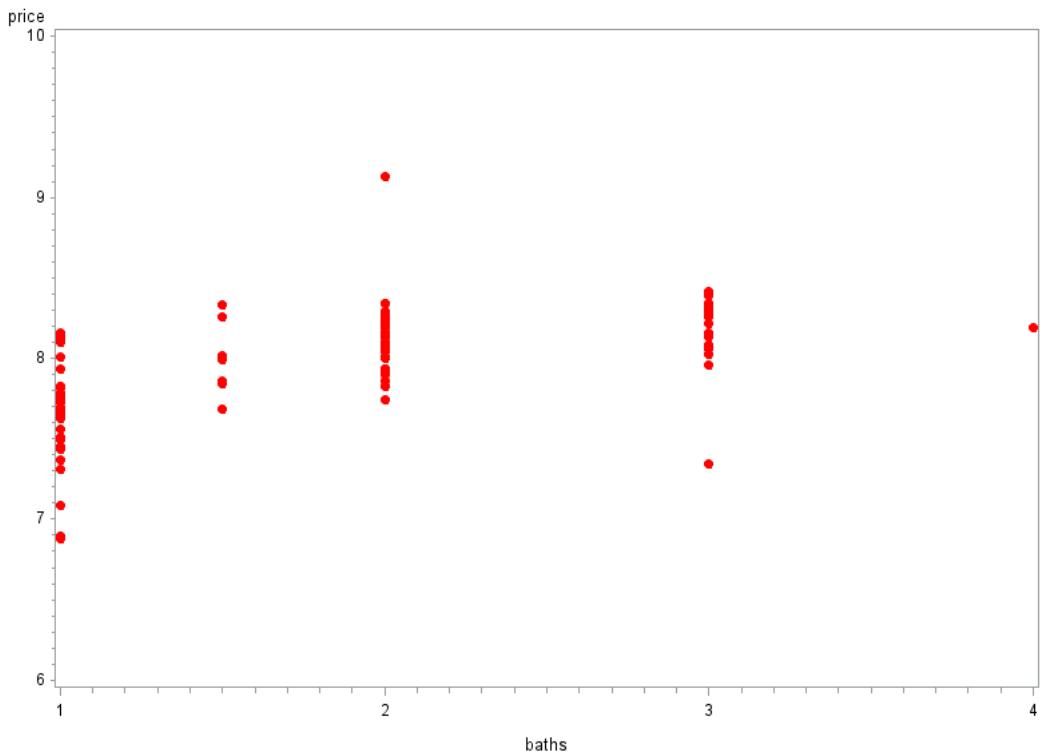
Simple Statistics						
Variable	N	Mean	Std Dev	Sum	Minimum	Maximum
price	99	7.97941	0.33839	789.96150	6.88244	9.12696
sqft	99	7.08099	0.43817	701.01767	5.16479	7.89245
beds	99	2.54545	1.02542	252.00000	1.00000	5.00000
baths	99	1.88384	0.75872	186.50000	1.00000	4.00000
photoCount	99	13.05051	9.43655	1292	0	58.00000
lat	99	1.3565E-14	0.04370	1.3429E-12	-0.09905	0.10676
Ing	99	-4.263E-14	0.06057	-4.221E-12	-0.14444	0.14656
dis	99	6.23939	3.18529	617.70000	0.30000	11.90000
isComm	99	0.08081	0.27393	8.00000	0	1.00000
pet	99	0.23232	0.42446	23.00000	0	1.00000
disCrim	99	2.31976	1.63672	229.65666	-2.37955	6.91523

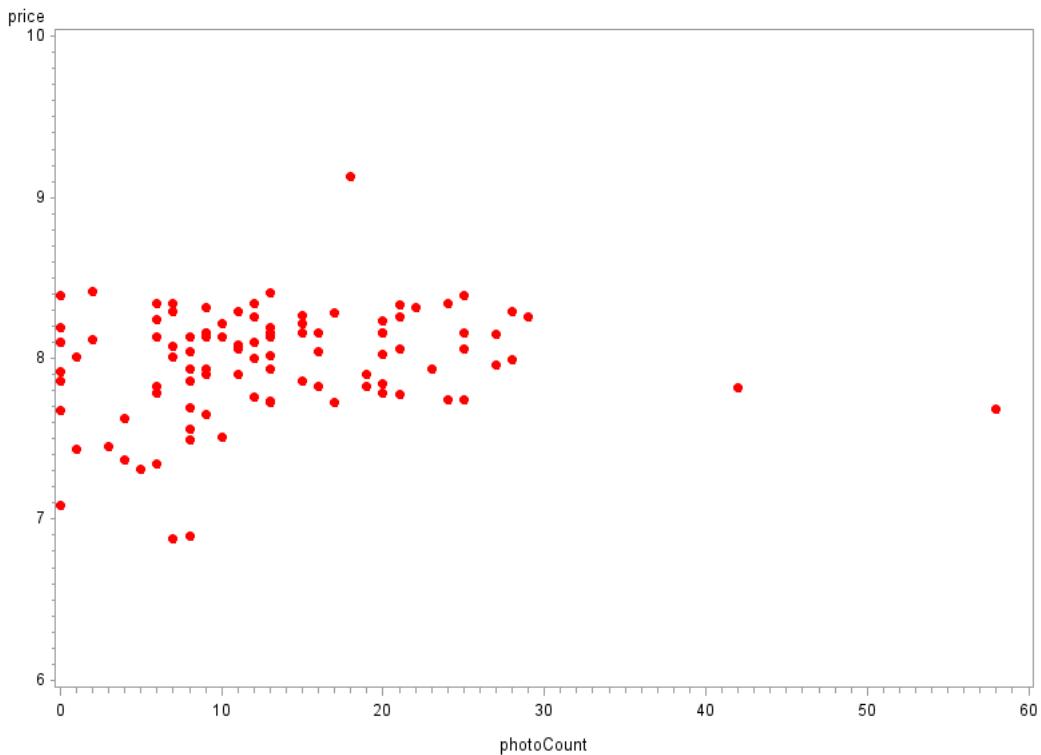
Pearson Correlation Coefficients, N = 99 Prob > r under H0: Rho=0
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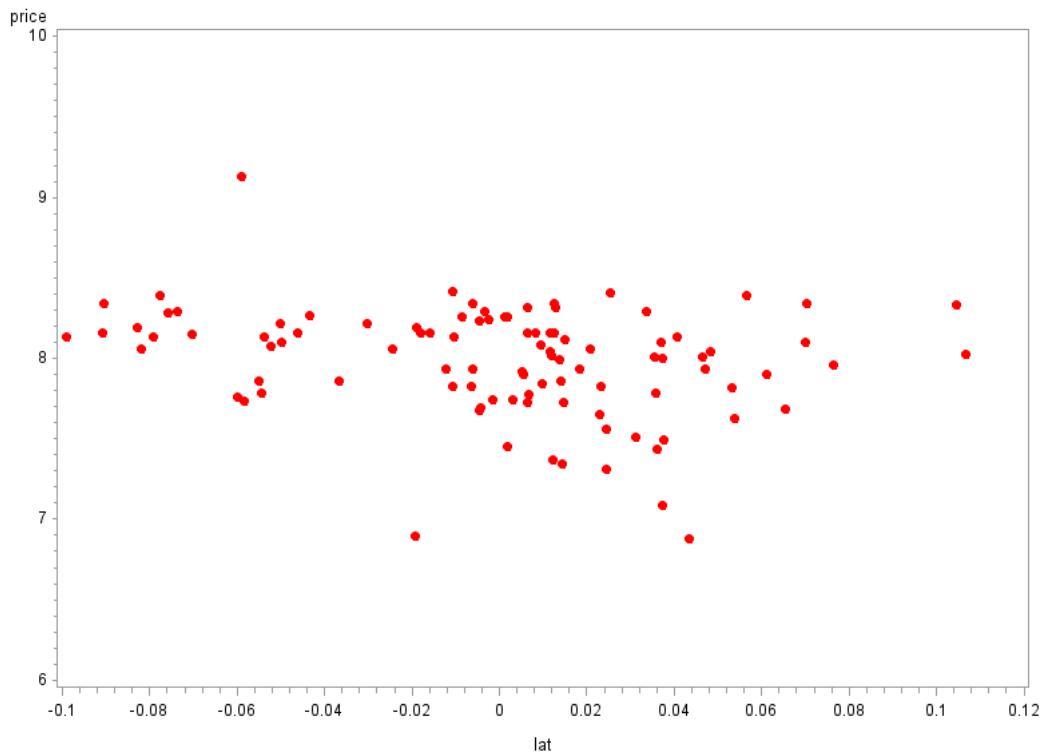
	price	sqft	beds	baths	photoCount	lat	Ing	dis	isComm	pet	disCrim
price	1.00000	0.62829 <.0001	0.74868 <.0001	0.58508 <.0001	0.16630 0.0999	-0.25369 0.0113	0.01769 0.8620	0.44051 <.0001	-0.00923 0.9278	-0.03271 0.7479	-0.46247 <.0001
sqft	0.62829 <.0001	1.00000	0.66904 <.0001	0.57601 <.0001	0.03193 0.7537	-0.18529 0.0663	0.29250 0.0033	0.38863 <.0001	-0.22481 0.0253	-0.04656 0.6472	-0.47389 <.0001
beds	0.74868 <.0001	0.66904 <.0001	1.00000	0.68231 <.0001	-0.02977 0.7699	-0.23716 0.0181	0.15935 0.1152	0.39214 <.0001	-0.26750 0.0074	-0.14173 0.1617	-0.44876 <.0001
baths	0.58508 <.0001	0.57601 <.0001	0.68231 <.0001	1.00000	0.11199 0.2697	-0.16006 0.1135	0.17758 0.0787	0.34096 0.0006	-0.17531 0.0826	-0.16883 0.0948	-0.41393 <.0001
photoCount	0.16630 0.0999	0.03193 0.7537	-0.02977 0.7699	0.11199 0.2697	1.00000	0.20555 0.0412	0.05146 0.6129	0.02988 0.7691	0.36947 0.0002	-0.01824 0.8577	-0.00993 0.9223
lat	-0.25369 0.0113	-0.18529 0.0663	-0.23716 0.0181	-0.16006 0.1135	0.20555 0.0412	1.00000	-0.12919 0.2025	-0.52521 0.2025	0.13560 0.1808	-0.00287 0.9775	0.38932 <.0001
Ing	0.01769 0.8620	0.29250 0.0033	0.15935 0.1152	0.17758 0.0787	0.05146 0.6129	-0.12919 0.2025	1.00000	0.07542 0.4581	0.4581	-0.08291 0.4146	-0.10376 0.3067
dis	0.44051 <.0001	0.38863 <.0001	0.39214 <.0001	0.34096 0.0006	0.02988 0.7691	-0.52521 0.0001	0.07542 0.4581	1.00000	-0.02941 0.7726	-0.07627 0.4530	-0.89179 <.0001
isComm	-0.00923 0.9278	-0.22481 0.0253	-0.26750 0.0074	-0.17531 0.0826	0.36947 0.0002	0.13560 0.1808	-0.08291 0.4146	-0.02941 0.7726	1.00000	0.10017 0.4530	0.03790 0.7095
pet	-0.03271 0.7479	-0.04656 0.6472	-0.14173 0.1617	-0.16883 0.0948	-0.01824 0.8577	-0.00287 0.9775	-0.10376 0.3067	-0.07627 0.4530	0.10017 0.3239	1.00000	0.04732 0.6418
disCrim	-0.46247 <.0001	-0.47389 <.0001	-0.44876 <.0001	-0.41393 <.0001	-0.00993 0.9223	0.38932 0.0001	-0.03934 0.6990	-0.89179 0.0001	0.03790 0.7095	0.04732 0.6418	1.00000

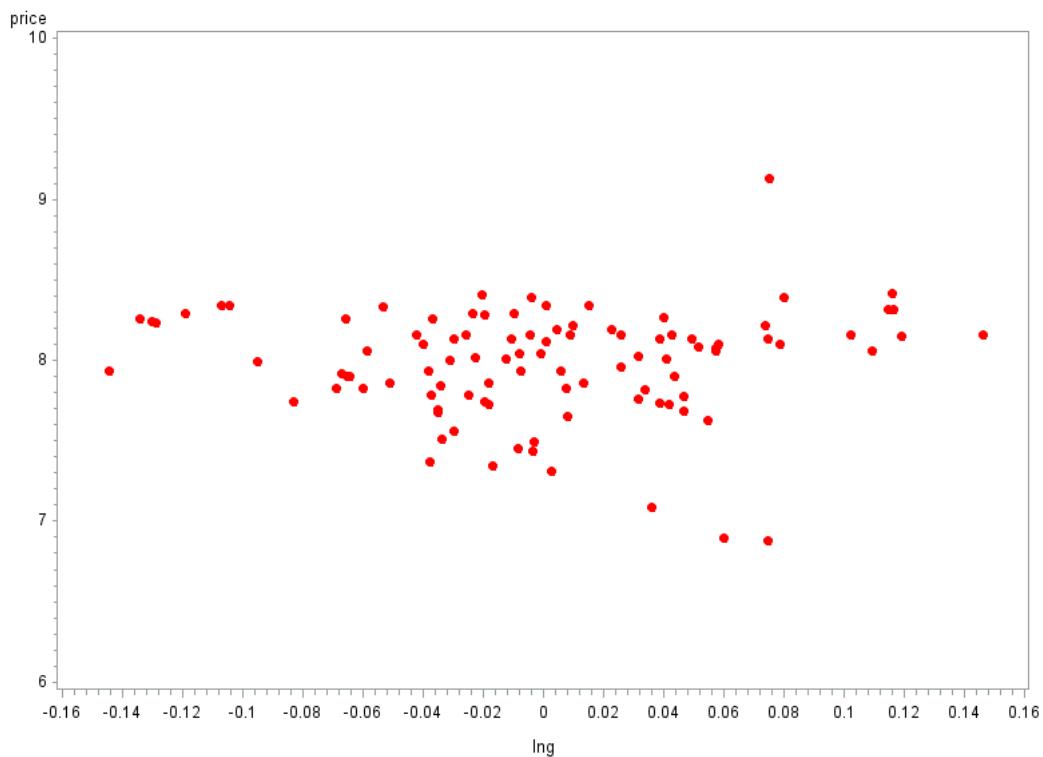


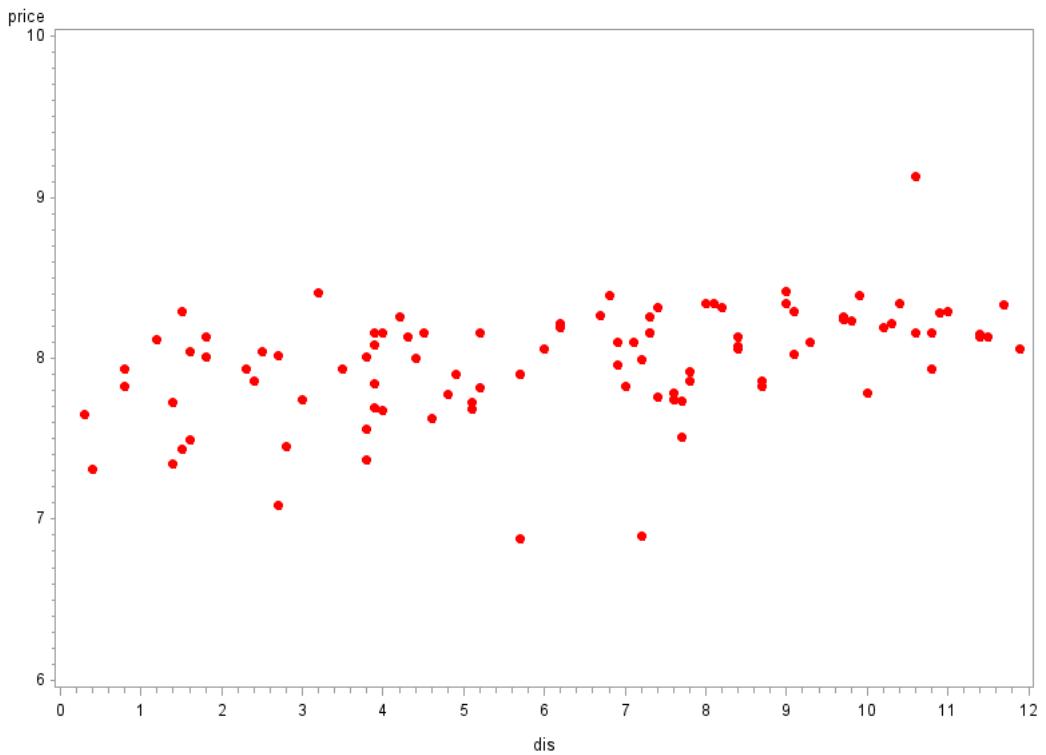


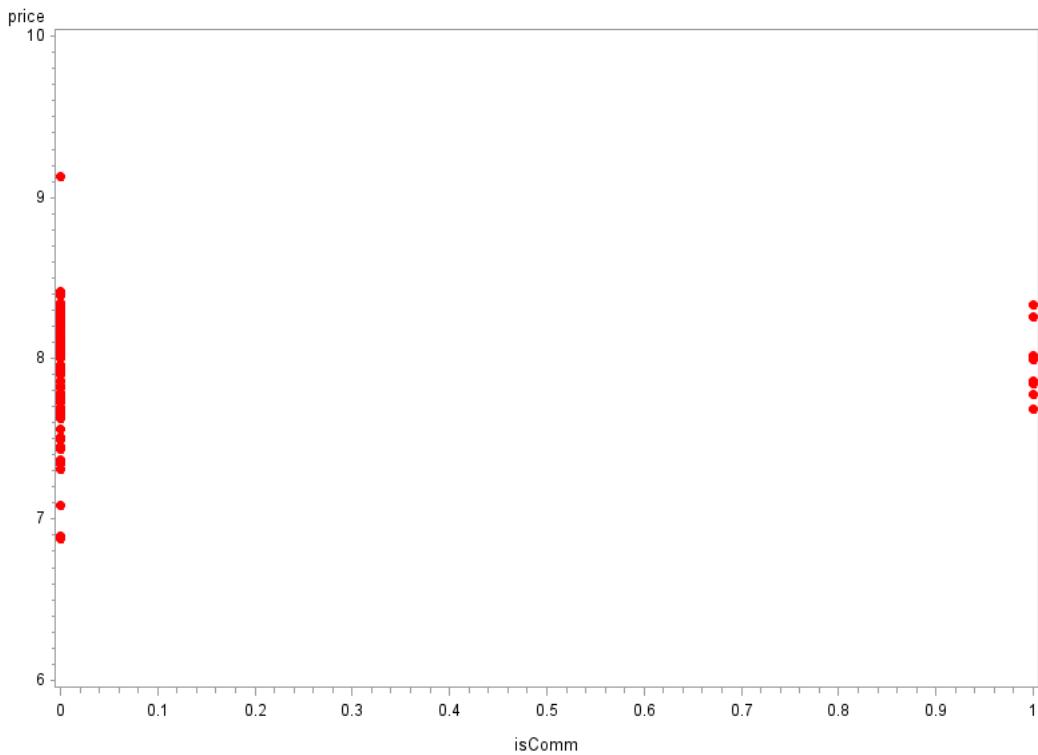


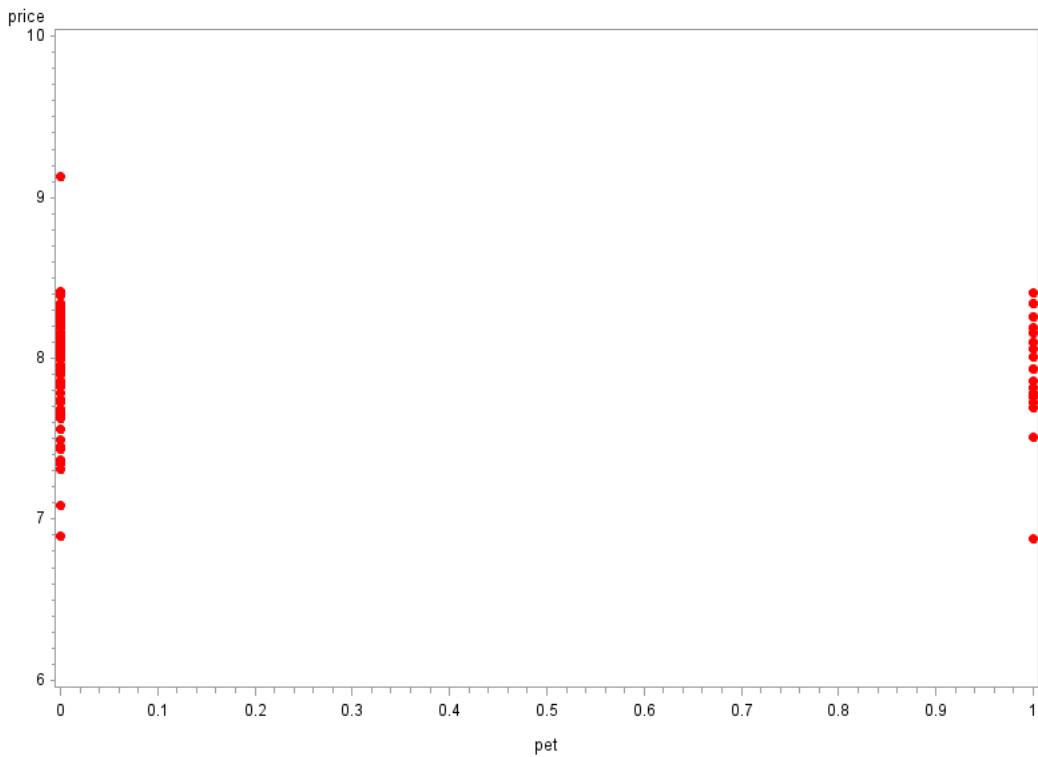


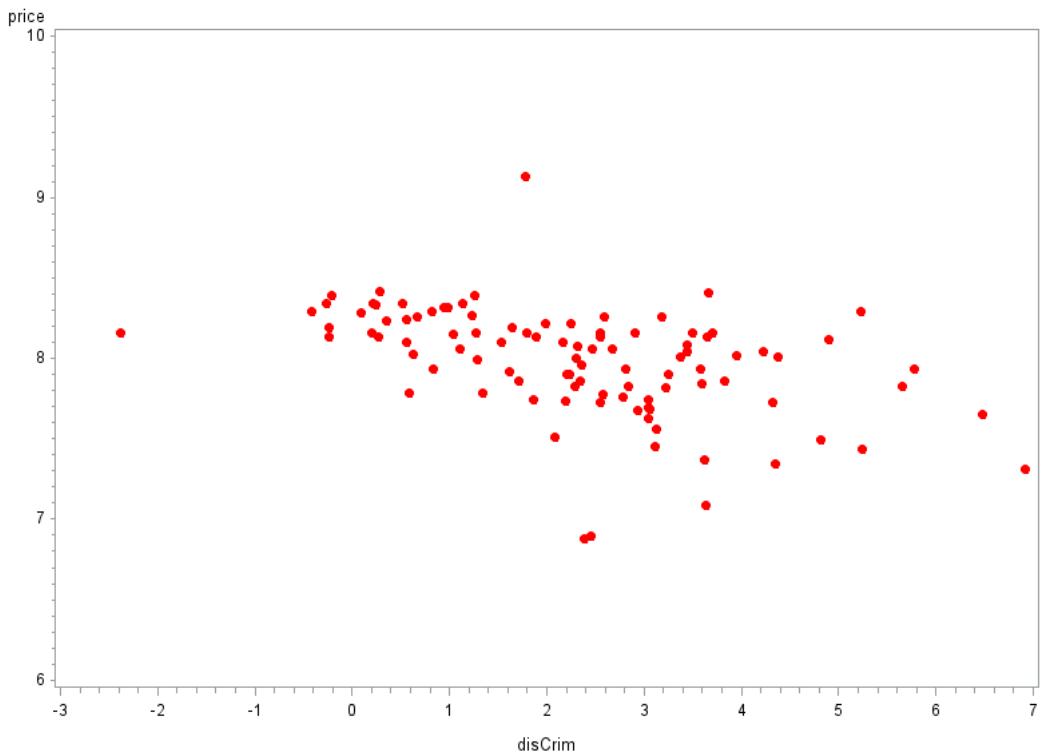


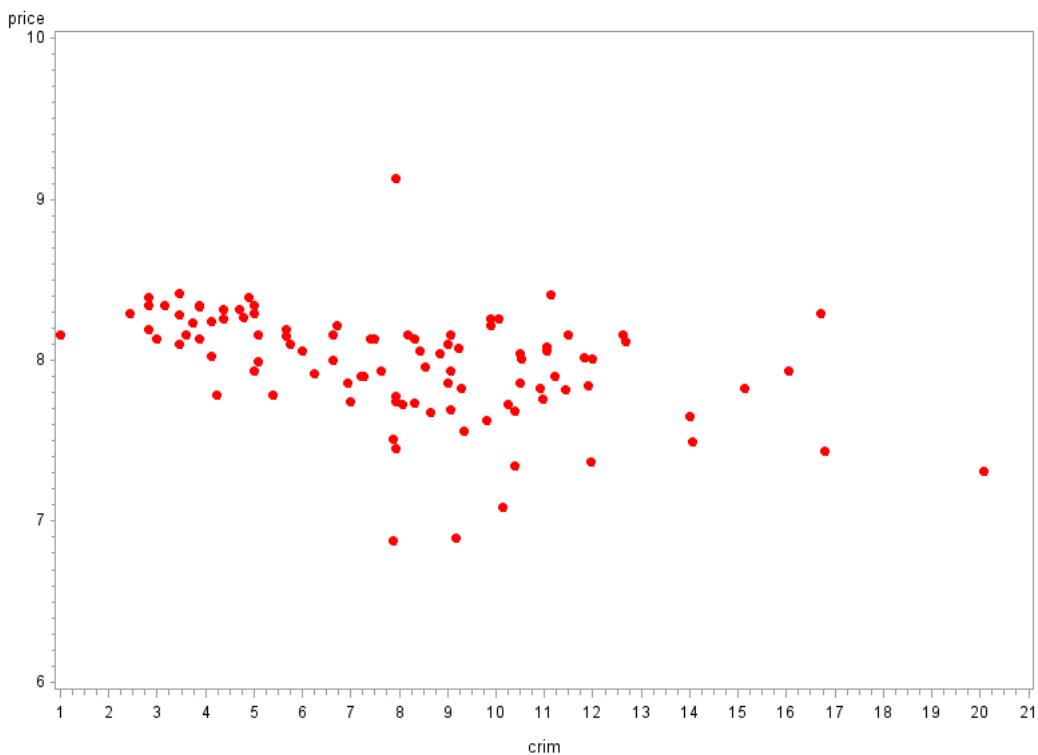




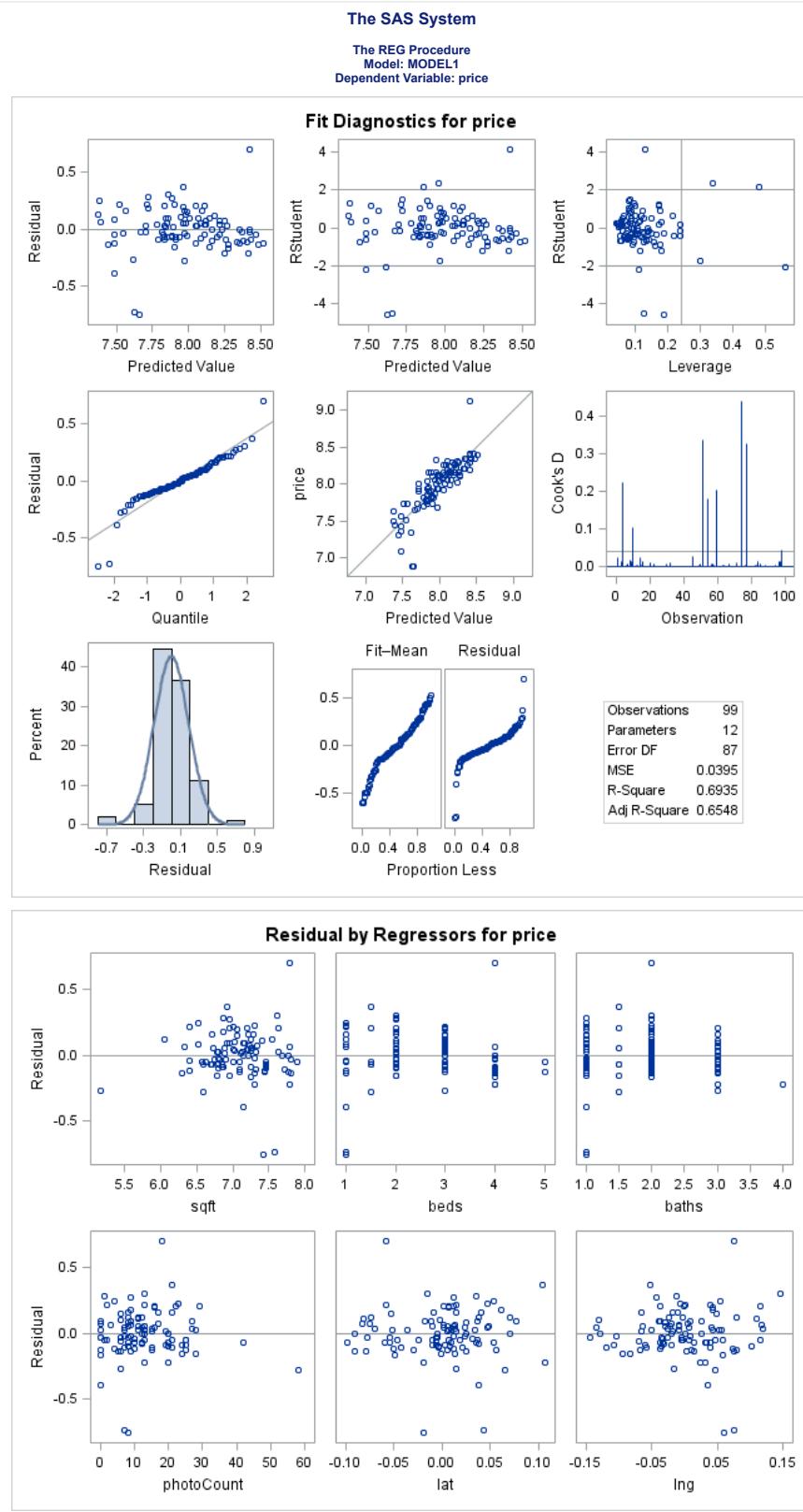


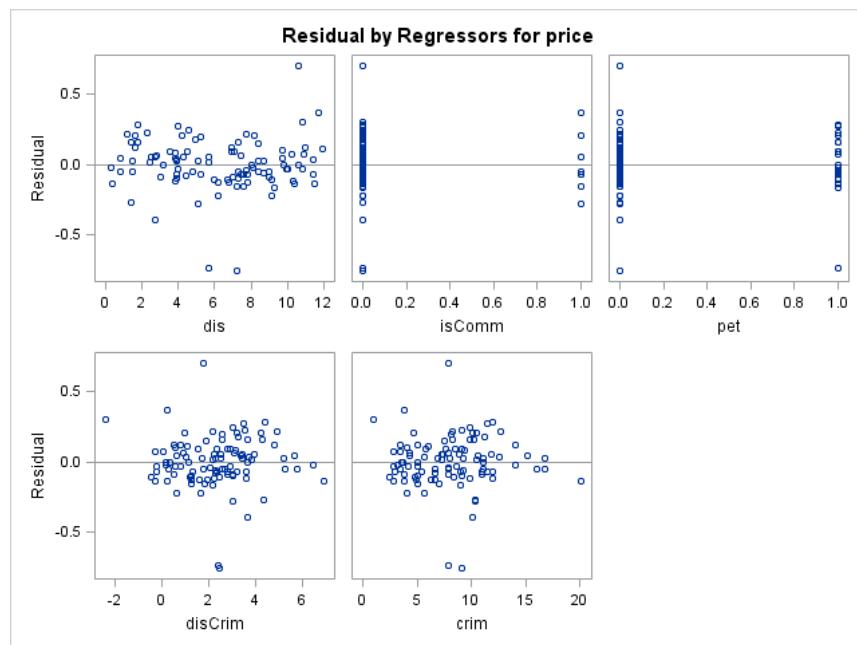






The SAS System					
The REG Procedure					
Model: MODEL1					
Dependent Variable: price					
Number of Observations Read					99
Number of Observations Used					99
Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	7.78279	0.70753	17.90	<.0001
Error	87	3.43917	0.03953		
Corrected Total	98	11.22197			
Root MSE		0.19882	R-Square	0.6935	
Dependent Mean		7.97941	Adj R-Sq	0.6548	
Coeff Var		2.49171			
Parameter Estimates					
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > t
Intercept	1	5.79687	0.50078	11.56	<.0001
sqft	1	0.19977	0.06877	2.90	0.0047
beds	1	0.19053	0.03149	6.05	<.0001
baths	1	0.03321	0.03837	0.87	0.3892
photoCount	1	0.00468	0.00243	1.93	0.0574
lat	1	-0.69255	0.58177	-1.19	0.2371
Ing	1	-0.98412	0.35926	-2.74	0.0075
dis	1	0.01083	0.01850	0.59	0.5597
isComm	1	0.19548	0.08369	2.34	0.0218
pet	1	0.03727	0.04895	0.76	0.4485
disCrim	1	-0.01875	0.06984	-0.27	0.7890
crim	1	0.01498	0.02239	0.67	0.5053
					16.27998





The SAS System					
The REG Procedure					
Model: MODEL1					
Dependent Variable: price					
Number of Observations Read					99
Number of Observations Used					99
Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	7.78279	0.70753	17.90	<.0001
Error	87	3.43917	0.03953		
Corrected Total	98	11.22197			
Root MSE		0.19882	R-Square	0.6935	
Dependent Mean		7.97941	Adj R-Sq	0.6548	
Coeff Var		2.49171			
Parameter Estimates					
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > t
Intercept	1	5.79687	0.50078	11.56	<.0001
sqft	1	0.19977	0.06877	2.90	0.0047
beds	1	0.19053	0.03149	6.05	<.0001
baths	1	0.03321	0.03837	0.87	0.3892
photoCount	1	0.00468	0.00243	1.93	0.0574
lat	1	-0.69255	0.58177	-1.19	0.2371
lng	1	-0.98412	0.35926	-2.74	0.0075
dis	1	0.01083	0.01850	0.59	0.5597
isComm	1	0.19548	0.08369	2.34	0.0218
pet	1	0.03727	0.04895	0.76	0.4485
disCrim	1	-0.01875	0.06984	-0.27	0.7890
crim	1	0.01498	0.02239	0.67	0.5053
					16.27998

The SAS System

The REG Procedure
Model: MODEL1
Dependent Variable: price

Durbin-Watson D	1.929
Number of Observations	99
1st Order Autocorrelation	0.029

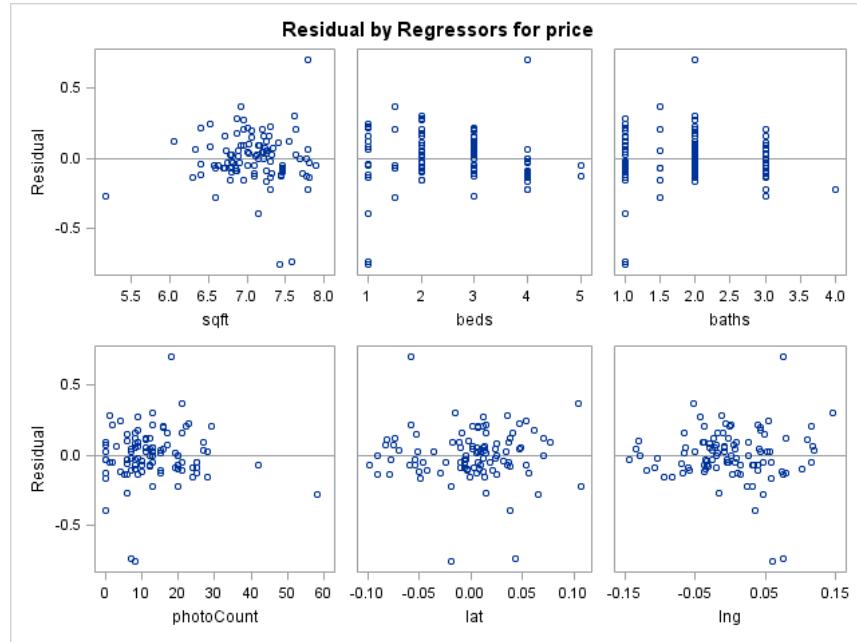
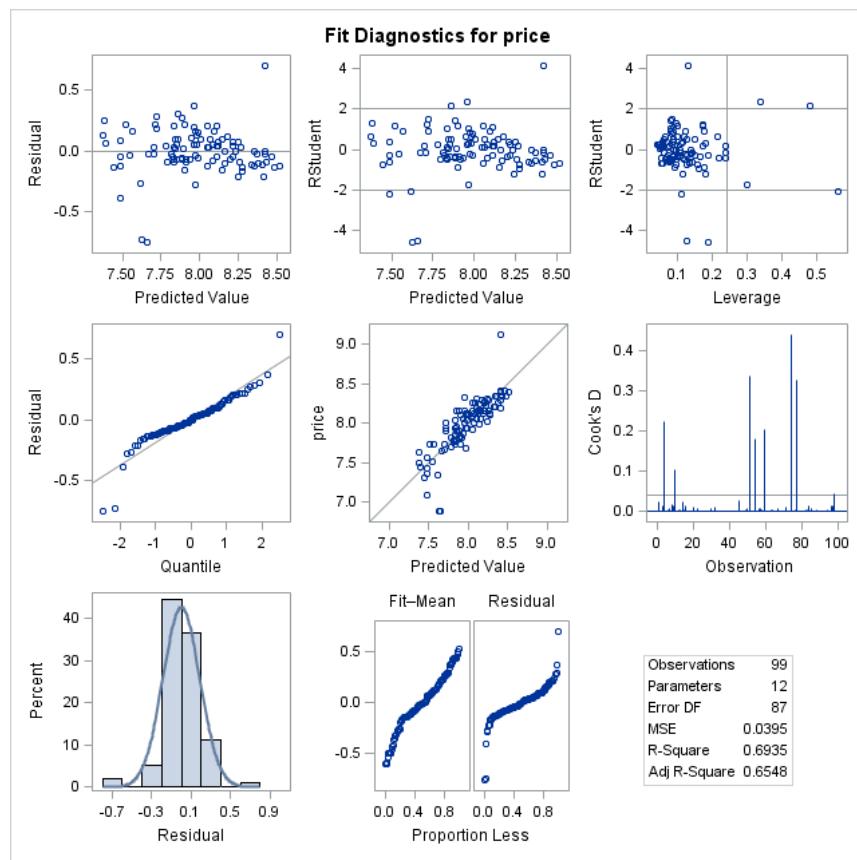
The SAS System

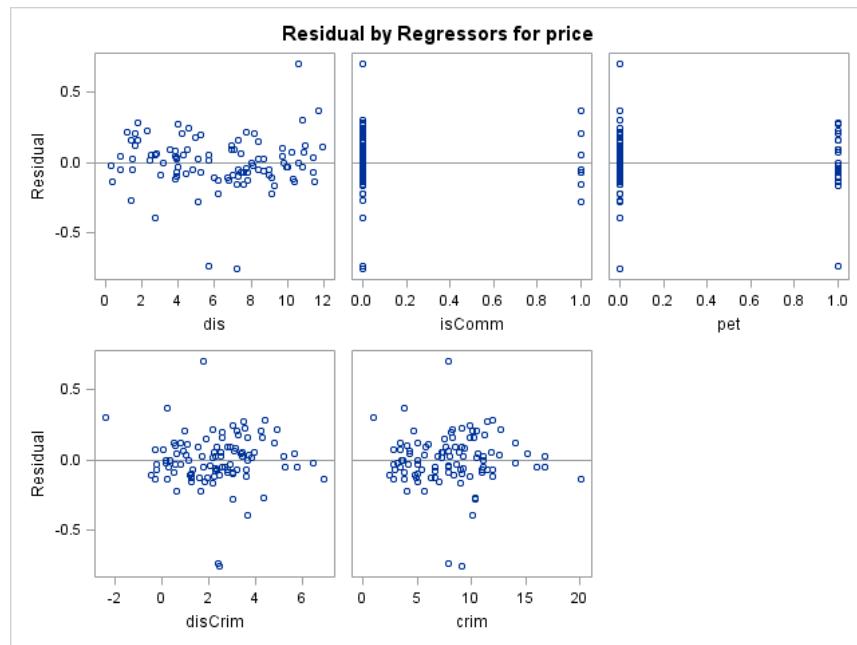
The REG Procedure
Model: MODEL1
Dependent Variable: price

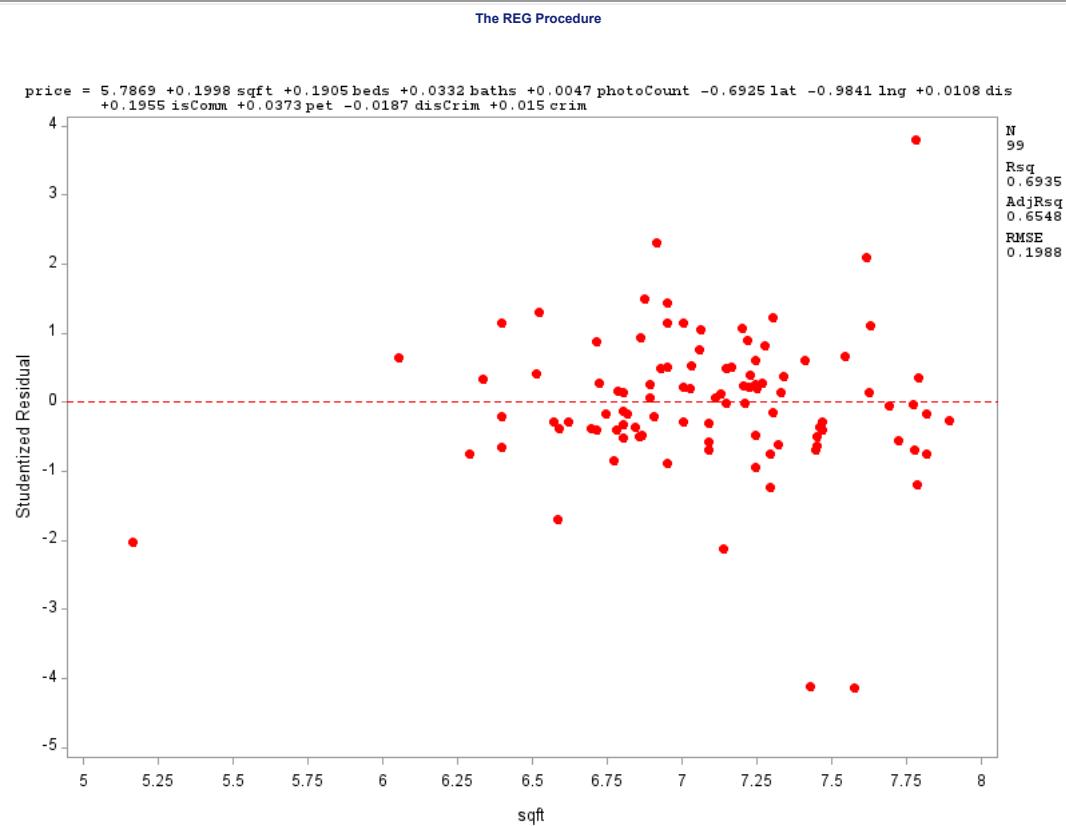
Obs	Dependent Variable	Predicted Value	Std Error Mean Predict	Output Statistics																				
				95% CL Mean		95% CL Predict		Residual	Std Error Residual	Student Residual	-2 -1 0 1 2				Cook's D	RStudent	Hat Diag H	Cov Ratio	DFFITS	Intercept	sqft	beds	baths	photoCount
				95% CL Lower	95% CL Upper	95% CL Lower	95% CL Upper				-2	-1	0	1	2									
1	8.2595	8.0511	0.0821	7.8879	8.2143	7.6235	8.4786	0.2084	0.181	1.151			**		0.023	1.1530	0.1705	1.1521	0.5228	-0.0821	0.0964	-0.0458	0.0266	0.0882
2	7.7721	7.8220	0.0863	7.6504	7.9935	7.3912	8.2528	-0.0498	0.179	-0.278					0.001	-0.2767	0.1884	1.4004	-0.1333	-0.0331	0.0259	-0.0155	0.0160	0.0030
3	7.9879	8.1473	0.0830	7.9822	8.3123	7.7190	8.5755	-0.1594	0.181	-0.882			*		0.014	-0.8813	0.1745	1.2493	-0.4051	0.0309	-0.0614	0.0035	0.0519	-0.0562
4	8.3321	7.9579	0.1153	7.7288	8.1870	7.5011	8.4147	0.3741	0.162	2.309			***		0.225	2.3700	0.3361	0.8099	1.6862	-0.3242	0.1627	-0.2397	0.0294	-0.4013
5	8.0147	7.9634	0.0843	7.7960	8.1309	7.5342	8.3927	0.0512	0.180	0.284					0.001	0.2829	0.1796	1.3848	0.1324	0.0027	0.0021	0.0185	0.0027	-0.0384
6	7.8627	7.9341	0.0928	7.7497	8.1185	7.4980	8.3702	-0.0715	0.176	-0.406					0.004	-0.4044	0.2178	1.4355	-0.2133	0.0062	0.0052	0.0175	-0.0357	0.0808
7	7.7275	7.5642	0.0696	7.4259	7.7025	7.1455	7.9829	0.1633	0.186	0.877			*		0.009	0.8757	0.1225	1.1769	0.3272	0.0123	0.0222	-0.0980	-0.0155	0.0944
8	8.0064	7.7215	0.0571	7.6079	7.8351	7.3103	8.1327	0.2849	0.190	1.496			**		0.017	1.5067	0.0826	0.9160	0.4521	-0.0090	0.0225	0.0649	-0.0934	-0.1758
9	8.1605	7.8854	0.0561	7.7740	7.9969	7.4749	8.2960	0.2751	0.191	1.442			**		0.015	1.4512	0.0795	0.9336	0.4265	-0.0132	-0.0020	-0.0753	0.1651	-0.0647
10	7.6836	7.9673	0.1088	7.7511	8.1836	7.5169	8.4178	-0.2837	0.166	-1.705			***		0.103	-1.7239	0.2994	1.0907	-1.1269	-0.1670	0.1901	-0.0890	0.1020	-0.7549
11	7.8389	7.9083	0.0805	7.7483	8.0682	7.4819	8.3346	-0.0693	0.182	-0.381					0.002	-0.3795	0.1638	1.3466	-0.1680	-0.0100	0.0059	-0.0031	-0.0156	0.0194
12	7.8160	7.8870	0.0967	7.6948	8.0792	7.4475	8.3264	-0.0710	0.174	-0.408					0.004	-0.4065	0.2365	1.4705	-0.2263	-0.0351	0.0452	-0.0474	0.0684	-0.1631
13	7.7407	7.9017	0.0592	7.7840	8.0195	7.4894	8.3141	-0.1611	0.190	-0.849			*		0.006	-0.8473	0.0888	1.1410	-0.2644	-0.0246	0.0124	-0.0166	0.1248	-0.1575
14	7.9374	7.7157	0.0820	7.5526	7.8788	7.2882	8.1432	0.2217	0.181	1.224			**		0.026	1.2275	0.1703	1.1241	0.5561	-0.1706	0.2196	-0.3532	0.1676	0.1436
15	7.9551	7.8621	0.0767	7.7096	8.0146	7.4385	8.2857	0.0930	0.183	0.507			*		0.004	0.5047	0.1489	1.3027	0.2111	0.0089	-0.0364	-0.0807	0.1264	0.0413
16	8.2558	8.0949	0.0830	7.9299	8.2599	7.6667	8.5231	0.1609	0.181	0.891			*		0.014	0.8897	0.1743	1.2464	0.4087	-0.1174	0.0619	-0.1854	0.2609	0.0559
17	8.1461	8.1088	0.0822	7.9454	8.2721	7.6811	8.5364	0.0374	0.181	0.206					0.001	0.2053	0.1709	1.3775	0.0932	0.0168	-0.0310	-0.0104	0.0321	0.0336
18	8.3416	8.4301	0.0686	8.2938	8.5665	8.0121	8.8482	-0.0885	0.187	-0.474					0.003	-0.4720	0.1191	1.2642	-0.1735	-0.0193	0.0169	-0.0863	0.0670	-0.0849
19	8.0552	8.1076	0.0617	7.9850	8.2302	7.6938	8.5214	-0.0525	0.189	-0.277					0.001	-0.2760	0.0963	1.2578	-0.0901	-0.0047	0.0218	-0.0256	0.0075	-0.0393
20	8.3175	8.1079	0.0590	7.9907	8.2252	7.6957	8.5202	0.2096	0.190	1.104			**		0.010	1.1051	0.0880	1.0636	0.3433	-0.0387	0.0486	-0.1251	0.1209	0.0732
21	7.7385	7.8324	0.0607	7.7118	7.9531	7.4192	8.2456	-0.0939	0.189	-0.496					0.002	-0.4940	0.0932	1.2245	-0.1584	-0.0449	0.0175	0.0339	-0.0185	-0.0943
22	8.3894	8.5156	0.0727	8.3711	8.6602	8.0949	8.9364	-0.1263	0.185	-0.682			*		0.006	-0.6804	0.1338	1.2435	-0.2674	-0.0079	0.0200	-0.1456	0.0382	-0.0720
23	8.1605	8.2146	0.0537	8.1079	8.3214	7.8053	8.6240	-0.0541	0.191	-0.283					0.001	-0.2812	0.0730	1.2257	-0.0789	0.0209	-0.0277	0.0026	0.0205	-0.0530
24	8.0552	8.1649	0.0551	8.0555	8.2744	7.7549	8.5750	-0.1098	0.191	-0.575			*		0.002	-0.5724	0.0767	1.1888	-0.1650	-0.0008	0.0186	-0.0448	0.0008	-0.0614
25	8.2928	8.2670	0.0964	8.0754	8.4586	7.8278	8.7062	0.0258	0.174	0.148					0.001	0.1476	0.2351	1.4974	0.0818	-0.0322	0.0270	-0.0063	0.0240	0.0215
26	8.2161	8.3478	0.0452	8.2580	8.4375	7.9425	8.7530	-0.1317	0.194	-0.680			*		0.002	-0.6779	0.0516	1.1363	-0.1581	-0.0065	0.0067	-0.0445	-0.0485	-0.0238
27	8.1301	8.0797	0.0419	7.9964	8.1629	7.6758	8.4835	0.0504	0.194	0.259					0.000	0.2579	0.0444	1.1911	0.0556	0.0005	0.0107	0.0066	-0.0087	0.0107
28	8.2687	8.3735	0.0527	8.2687	8.4783	7.9647	8.7824	-0.1048	0.192	-0.547			*		0.002	-0.5444	0.0703	1.1857	-0.1497	0.0101	-0.0301	-0.0122	-0.0228	-0.0244
29	8.1605	8.1213	0.0549	8.0122	8.2304	7.7114	8.5313	0.0392	0.191	0.205					0.000	0.2039	0.0762	1.2364	0.0586	-0.0119	0.0111	0.0140	-0.0037	0.0057
30	8.0392	7.8362	0.0557	7.7255	7.9470	7.4258	8.2466	0.2029	0.191	1.063			**		0.008	1.0642	0.0785	1.0656	0.3107	-0.0855	0.1250	-0.1271	0.0562	0.0580
31	7.7297	7.7001	0.0458	7.6091	7.7910	7.2945	8.1056	-0.0297	0.193	0.153					0.000	0.1525	0.0530	1.2091	0.0361	0.0160	-0.0091	0.0050	-0.0203	0.0068
32	7.7363	7.5185	0.0624	7.3944	7.6425	7.1043	7.9327	0.2178	0.189	1.154			**		0.012	1.1561	0.0985	1.0591	0.3822	0.1713	-0.1399	-0.1060	-0.0371	0.0732
33	8.1605	8.1613	0.0584	8.0453	8.2773	7.7494	8.5732	-0.000783	0.190	-0.0041					0.000	-0.004094	0.0861	1.2571	-0.0013	-0.0002	0.0001	-0.0000	0.0003	-0.0006
34	8.1605	8.2562	0.0544	8.1481	8.3642	7.8465	8.6658	-0.0956	0.191	-0.500			*		0.002	-0.4979	0.0748	1.1995	-0.1416	-0.0357	0.0379	-0.0392	-0.0305	
35	8.0030	8.0814	0.0457	7.9905	8.1723	7.6759	8.4869	-0.0784	0.193	-0.405					0.001	-0.4033	0.0529	1.1858	-0.0953	0.0278	-0.0445	0.0011	0.0181	0.0024
36	8.2815	8.2103	0.0510	8.1088	8.3117	7.8023	8.6183	0.0712	0.192	0.370					0.001	0.3686	0.0659	1.2068	0.0979	-0.0049	0.0132	-0.0060	0.0220	0.0364
37	7.8220	7.9144	0.0576	7.7999	8.0289	7.5030	8.3258	-0.0924	0.190	-0.485					0.002	-0.4832	0.0840	1.2140	-0.1463	0.0170	-0.0134	-0.0140	0.0619	-0.0529
38	8.2295	8.2319	0.0608	8.1111	8.3526	7.8186	8.6451	-0.002362	0.189	-0.0125					0.000	-0.0124	0.0934	1.2671	-0.0040	0.0001	-0.0002	0.0006	-0.0014	
39	7.7622	7.8347	0.0667	7.7021	7.9673	7.4179	8.2516	-0.0725	0.187	-0.387					0.002	-0.3854	0.1127	1.2681	-0.1373	-0.0288	0.0371	-0.0254	0.0323	-0.0190
40	7.9010																							

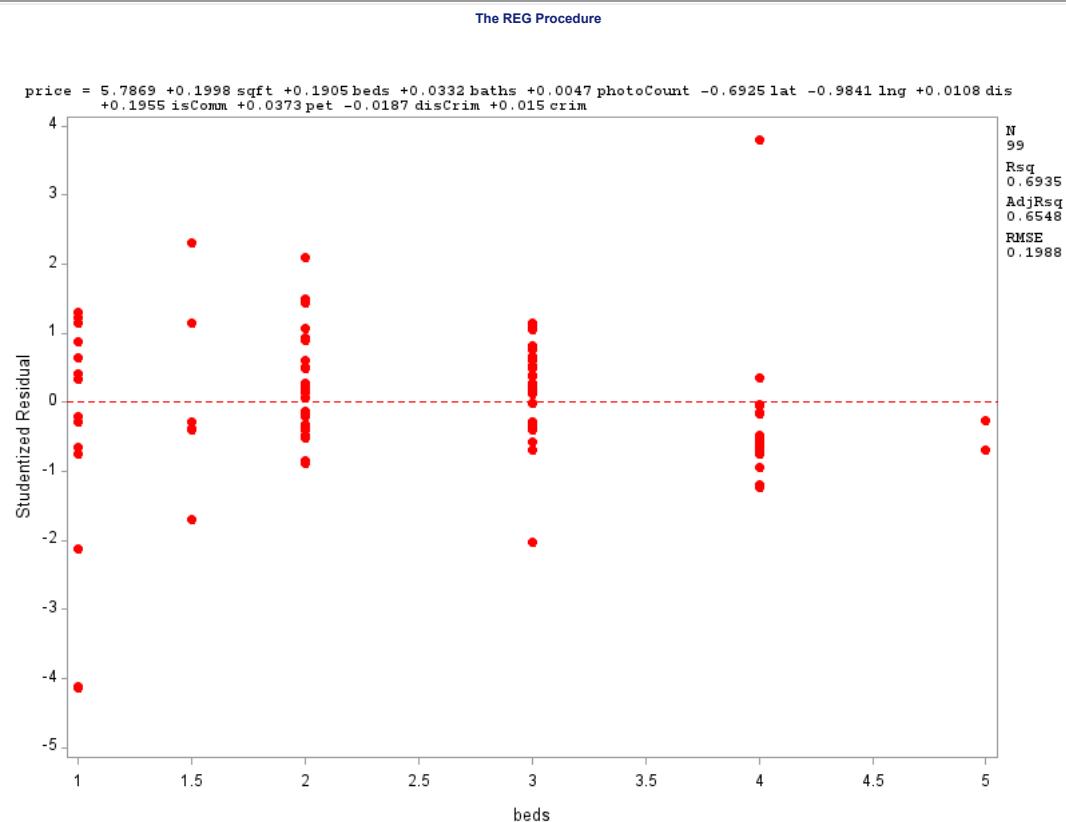
60	7.9356	7.8429	0.0588	7.7261	7.9598	7.4308	8.2550	0.0927	0.190	0.488				0.002	0.4857	0.0874	1.2182	0.1504	0.0287	-0.0097	-0.0388	0.0473	-0.0013
61	7.5066	7.5462	0.0688	7.4094	7.6830	7.1280	7.9644	-0.0396	0.187	-0.212				0.001	-0.2111	0.1198	1.2971	-0.0779	-0.0211	0.0263	0.0153	-0.0028	0.0064
62	7.5627	7.4840	0.0470	7.3907	7.5774	7.0779	7.8901	0.0787	0.193	0.407				0.001	0.4053	0.0558	1.1892	0.0985	0.0385	-0.0175	-0.0367	-0.0093	-0.0098
63	8.1315	8.2739	0.0607	8.1531	8.3946	7.8607	8.6871	-0.1423	0.189	-0.752		*		0.005	-0.7500	0.0934	1.1717	-0.2407	-0.0438	0.0568	-0.1139	0.0869	0.0064
64	7.3652	7.4882	0.0548	7.3792	7.5971	7.0782	7.8981	-0.1230	0.191	-0.643		*		0.003	-0.6413	0.0761	1.1742	-0.1840	-0.0674	0.0463	0.0384	-0.0009	0.0484
65	7.7832	7.8140	0.0548	7.7051	7.9228	7.4040	8.2239	-0.0307	0.191	-0.161				0.000	-0.1599	0.0759	1.2388	-0.0458	-0.0112	0.0054	0.0029	0.0202	0.0029
66	7.4354	7.4859	0.0769	7.3330	7.6388	7.0622	7.9096	-0.0505	0.183	-0.275				0.001	-0.2738	0.1497	1.3371	-0.1149	0.0008	-0.0050	0.0164	-0.0033	0.0410
67	8.3428	8.4829	0.0700	8.3437	8.6221	8.0639	8.9018	-0.1400	0.186	-0.753		*		0.007	-0.7506	0.1241	1.2127	-0.2825	0.0305	-0.0422	-0.0032	-0.0604	0.0405
68	7.4530	7.3883	0.0654	7.2584	7.5183	6.9724	7.8043	0.0646	0.188	0.344				0.001	0.3425	0.1081	1.2672	0.1192	0.0665	-0.0387	-0.0289	-0.0041	-0.0189
69	8.0709	8.0471	0.0453	7.9571	8.1372	7.6418	8.4525	0.0238	0.194	0.123				0.000	0.1220	0.0519	1.2092	0.0286	-0.0014	-0.0026	0.0048	-0.0002	-0.0074
70	8.2428	8.1433	0.0585	8.0270	8.2597	7.7314	8.5553	0.0994	0.190	0.523		*		0.002	0.5210	0.0866	1.2111	0.1604	0.0023	-0.0064	0.0126	-0.0019	-0.0367
71	8.1167	7.8998	0.0627	7.7751	8.0245	7.4854	8.3142	0.2169	0.189	1.150		**		0.012	1.1517	0.0995	1.0617	0.3830	-0.0233	0.0376	0.1939	-0.1985	-0.0994
72	8.0064	7.9600	0.0440	7.8726	8.0474	7.5552	8.3647	0.0464	0.194	0.239				0.000	0.2381	0.0489	1.1984	0.0540	-0.0014	0.0012	0.0147	-0.0018	-0.0221
73	8.0375	7.9833	0.0471	7.8897	8.0769	7.5772	8.3894	0.0542	0.193	0.281				0.000	0.2793	0.0561	1.2040	0.0681	-0.0088	0.0157	0.0090	-0.0044	-0.0167
74	7.3460	7.6136	0.1490	7.3175	7.9097	7.1198	8.1074	-0.2676	0.132	-0.2032		****		0.440	-2.0699	0.5613	1.4610	-2.3412	-1.9136	2.0849	-0.7250	-0.9454	0.1632
75	8.1301	8.1988	0.0617	8.0762	8.3213	7.7850	8.6125	-0.0687	0.189	-0.363				0.001	-0.3617	0.0962	1.2482	-0.1180	-0.0003	-0.0069	0.0470	-0.0512	0.0061
76	7.4955	7.3719	0.0619	7.2488	7.4950	6.9580	7.7858	0.1237	0.189	0.655		*		0.004	0.6524	0.0971	1.1991	0.2139	0.1347	-0.1266	0.0044	0.0134	-0.0222
77	6.8824	7.6255	0.0857	7.4551	7.7959	7.1952	8.0558	-0.7431	0.179	-4.142		*****		0.326	-4.5961	0.1859	0.1011	-2.1960	1.0059	-1.2109	1.1217	0.2923	0.4475
78	8.3187	8.2510	0.0588	8.1342	8.3678	7.8389	8.6631	0.0677	0.190	0.357				0.001	0.3548	0.0873	1.2368	0.1097	-0.0063	0.0123	0.0081	0.0171	-0.0305
79	8.4118	8.4623	0.0707	8.3218	8.6027	8.0429	8.8817	-0.0504	0.186	-0.271				0.001	-0.2699	0.1264	1.3017	-0.1027	-0.0012	0.0004	-0.0445	0.0061	0.0436
80	7.6939	7.7929	0.0508	7.6919	7.8939	7.3850	8.2008	-0.0990	0.192	-0.515		*		0.002	-0.5126	0.0653	1.1849	-0.1355	-0.0327	0.0158	-0.0206	0.0446	-0.0025
81	8.3428	8.3703	0.0743	8.2227	8.5179	7.9484	8.7921	-0.0274	0.184	-0.149				0.000	-0.1480	0.1395	1.3310	-0.0596	-0.0106	0.0078	-0.0283	0.0133	0.0055
82	8.2940	8.4064	0.0749	8.2574	8.5553	7.9840	8.8287	-0.1123	0.184	-0.610		*		0.005	-0.6076	0.1420	1.2719	-0.2472	-0.0576	0.0372	-0.0473	-0.0490	0.0396
83	8.1315	7.9853	0.0568	8.8723	8.0982	7.5743	8.3963	0.1463	0.191	0.768		*		0.004	0.7659	0.0816	1.1530	0.2284	0.0193	-0.0162	0.1000	-0.1569	-0.0198
84	7.6256	7.3808	0.0614	7.2588	7.5029	6.9672	7.7944	0.2448	0.189	1.294		**		0.015	1.2995	0.0954	1.0057	0.4220	0.1490	-0.1105	-0.1044	-0.0216	-0.1510
85	7.3099	7.4467	0.0789	7.2898	7.6036	7.0215	7.8718	-0.1368	0.182	-0.750		*		0.009	-0.7476	0.1576	1.2618	-0.3234	-0.0009	0.0389	0.0110	-0.0373	0.0749
86	8.1605	8.0655	0.0491	7.9673	8.1631	7.6584	8.4725	0.0950	0.193	0.493				0.001	0.4910	0.0610	1.1830	0.1251	0.0152	-0.0137	0.0320	0.0066	-0.0066
87	7.8220	7.8838	0.0580	7.7685	7.9991	7.4721	8.2954	-0.0617	0.190	-0.325				0.001	-0.3230	0.0851	1.2375	-0.0985	0.0129	0.0040	0.0270	-0.0349	0.0333
88	8.1301	7.9742	0.0585	7.8579	8.0905	7.5623	8.3862	0.1558	0.190	0.820		*		0.005	0.8185	0.0866	1.1459	0.2520	-0.0321	0.0591	0.0161	-0.0135	-0.0395
89	7.6473	7.6696	0.0969	7.4770	7.8623	7.2300	8.1093	-0.0223	0.174	-0.129				0.000	-0.1279	0.2376	1.5033	-0.0714	0.0185	-0.0123	-0.0005	0.0100	0.0034
90	7.9374	7.9742	0.0739	7.8274	8.1210	7.5526	8.3958	-0.0368	0.185	-0.200				0.001	-0.1984	0.1380	1.3255	-0.0794	0.0151	-0.0075	0.0268	-0.0181	0.0141
91	8.1887	8.1159	0.0665	7.9836	8.2482	7.6992	8.5326	0.0728	0.187	0.388				0.002	0.3865	0.1120	1.2671	0.1373	0.0353	-0.0202	0.0056	-0.0005	-0.0373
92	7.8613	7.8351	0.0531	7.7296	7.9407	7.4261	8.2442	0.0262	0.192	0.137				0.000	0.1361	0.0713	1.2339	0.0377	0.0016	-0.0035	-0.0141	0.0144	-0.0197
93	7.9194	8.0514	0.0474	7.9571	8.1457	7.6451	8.4577	-0.1320	0.193	-0.684		*		0.002	-0.6817	0.0569	1.1418	-0.1675	0.0101	-0.0028	-0.0169	-0.0075	0.1048
94	8.1017	8.0084	0.0708	7.8677	8.1491	7.5890	8.4279	0.0932	0.186	0.502		*		0.003	0.4996	0.1268	1.2706	0.1904	-0.0051	0.0058	0.0676	-0.0881	-0.0692
95	8.3894	8.4212	0.0644	8.2933	8.5492	8.0059	8.8366	-0.0319	0.188	-0.169				0.000	-0.1685	0.1048	1.2782	-0.0577	0.0087	-0.0158	0.0026	-0.0107	0.0228
96	8.1017	8.2715	0.0797	8.1131	8.4300	7.8458	8.6973	-0.1699	0.182	-0.933		*		0.014	-0.9319	0.1607	1.2133	-0.4078	0.0179	0.0670	-0.1891	0.0349	0.1469
97	8.1887	8.4101	0.0674	8.2761	8.5441	7.9928	8.8274	-0.2214	0.187	-1.184		**		0.015	-1.1866	0.1150	1.0683	-0.4278	0.0792	-0.0804	0.0930	-0.3052	0.0422
98	7.0901	7.4888	0.0654	7.3588	7.6187	7.0728	7.9048	-0.3987	0.188	-2.123		****		0.046	-2.1679	0.1081	0.6802	-0.7548	0.2131	-0.3628	0.3981	0.0895	0.3320
99	7.6732	7.7047	0.0481	7.6090	7.8003	7.2981	8.1112	-0.0314	0.193	-0.163				0.000	-0.1620	0.0585	1.2158	-0.0404	-0.0122	0.0032	-0.0037	0.0156	0.0154

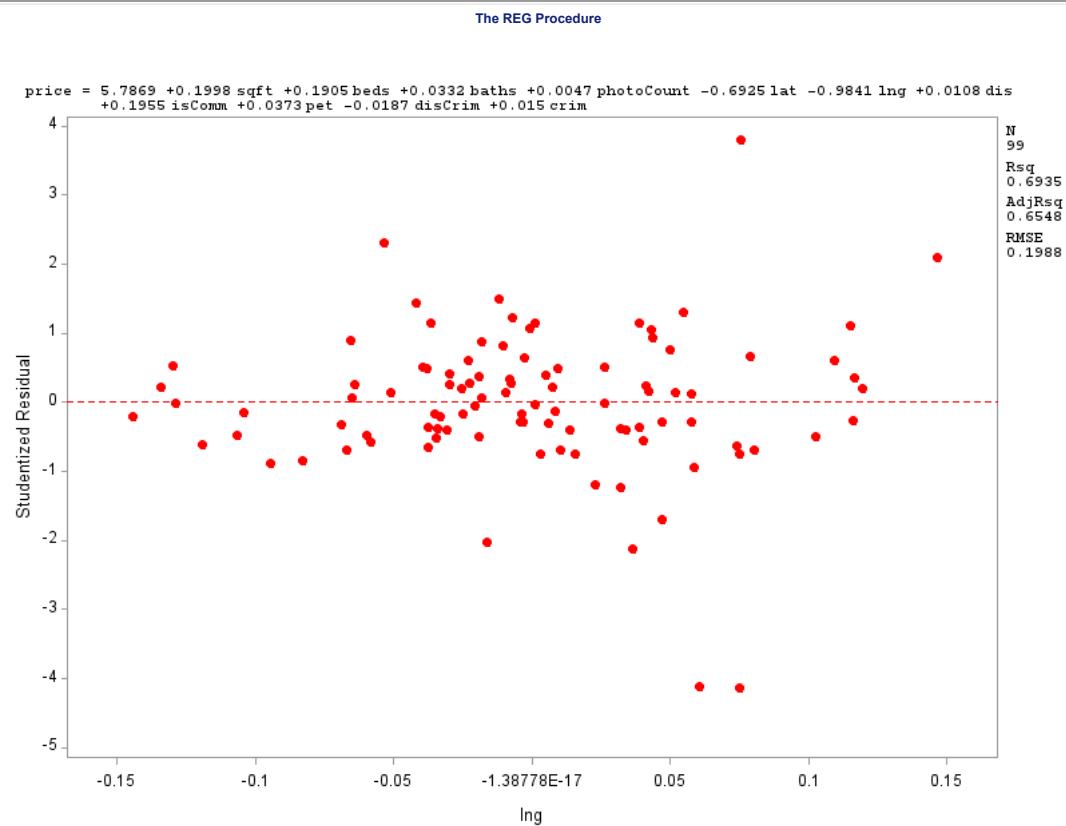
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Sum of Squared Residuals	3 43917
Predicted Residual SS (PRESS)	5.24827

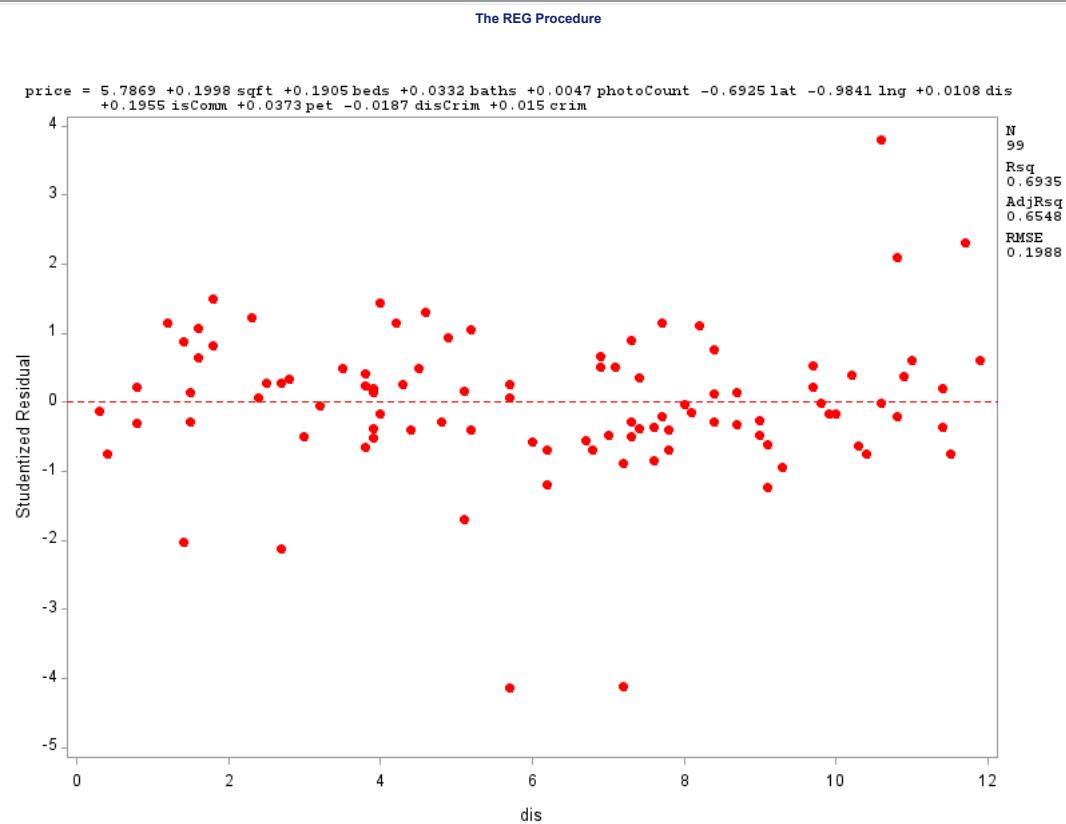


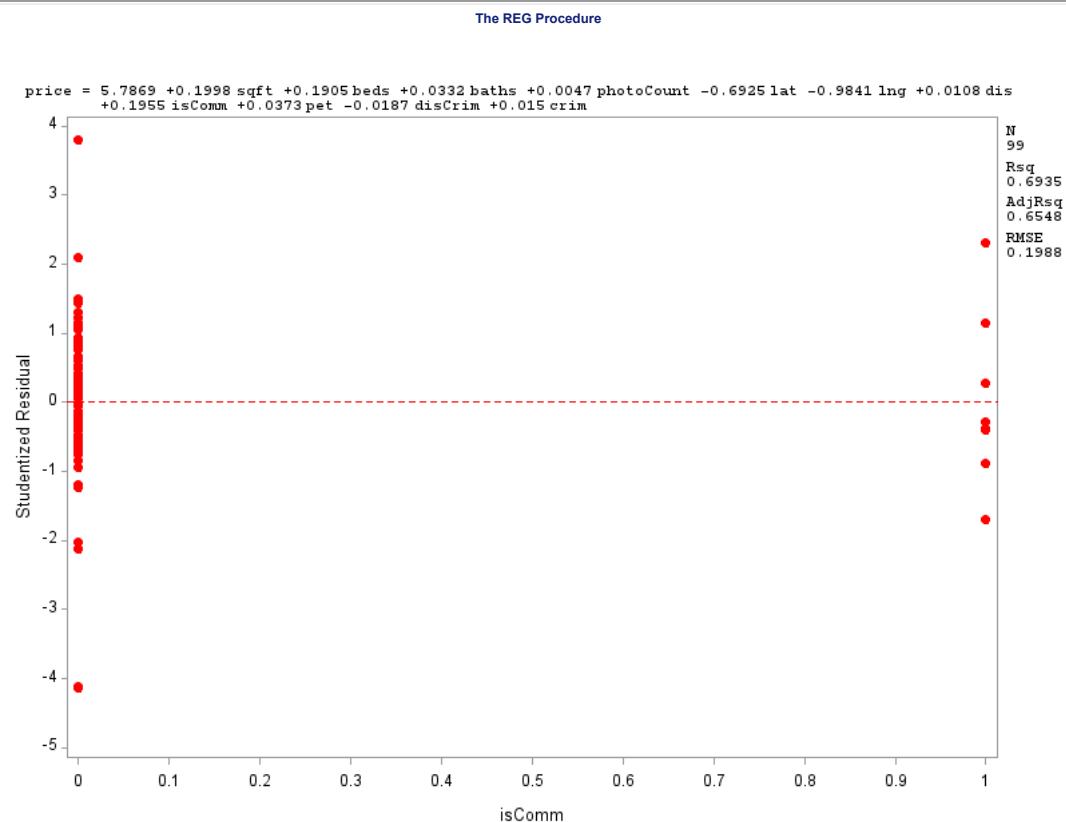


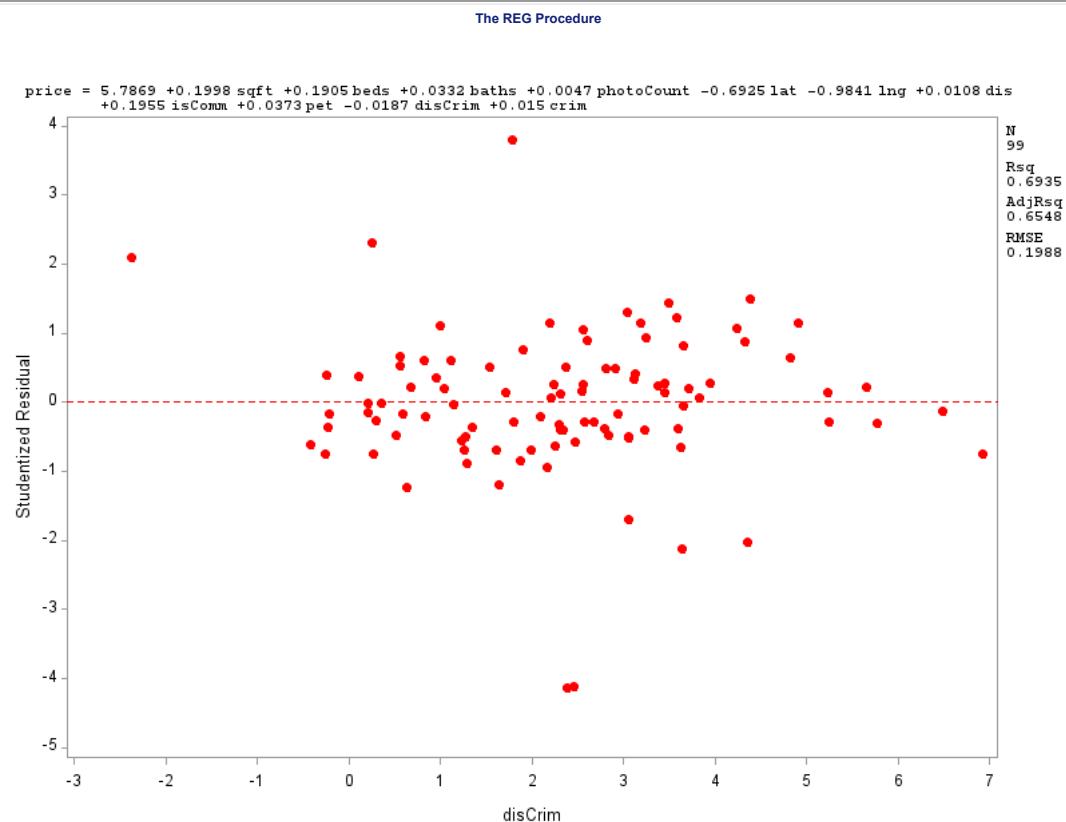


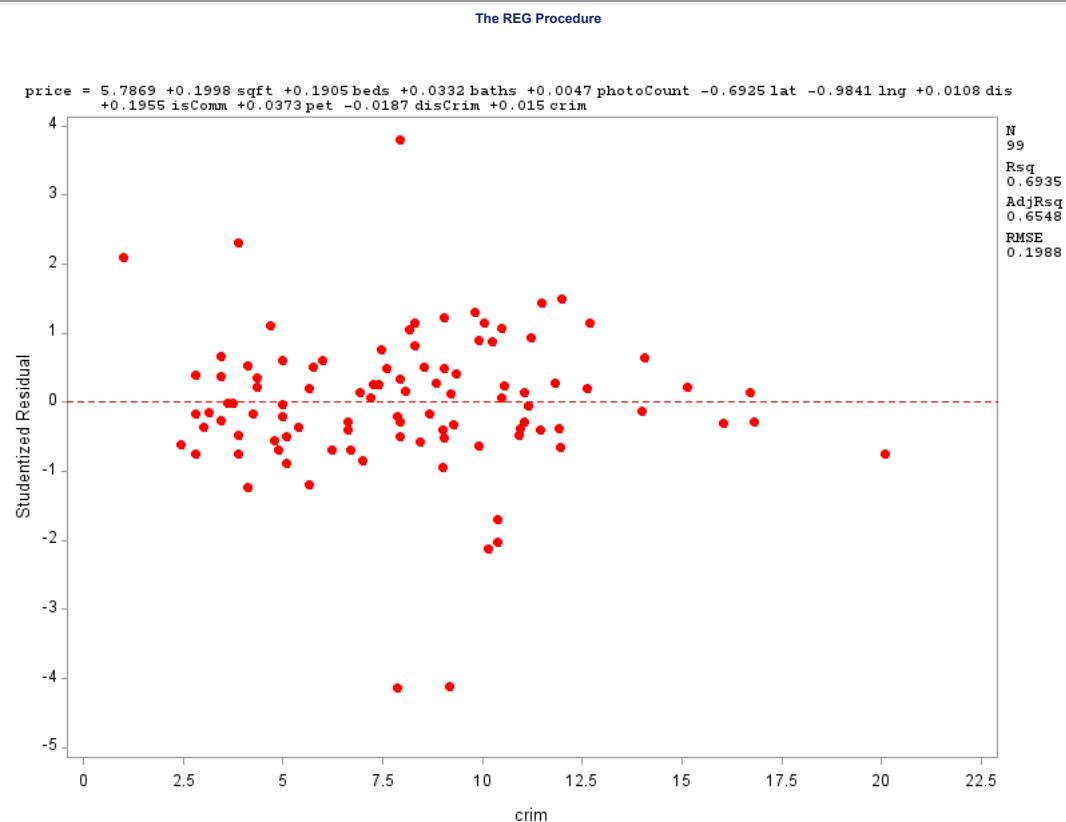


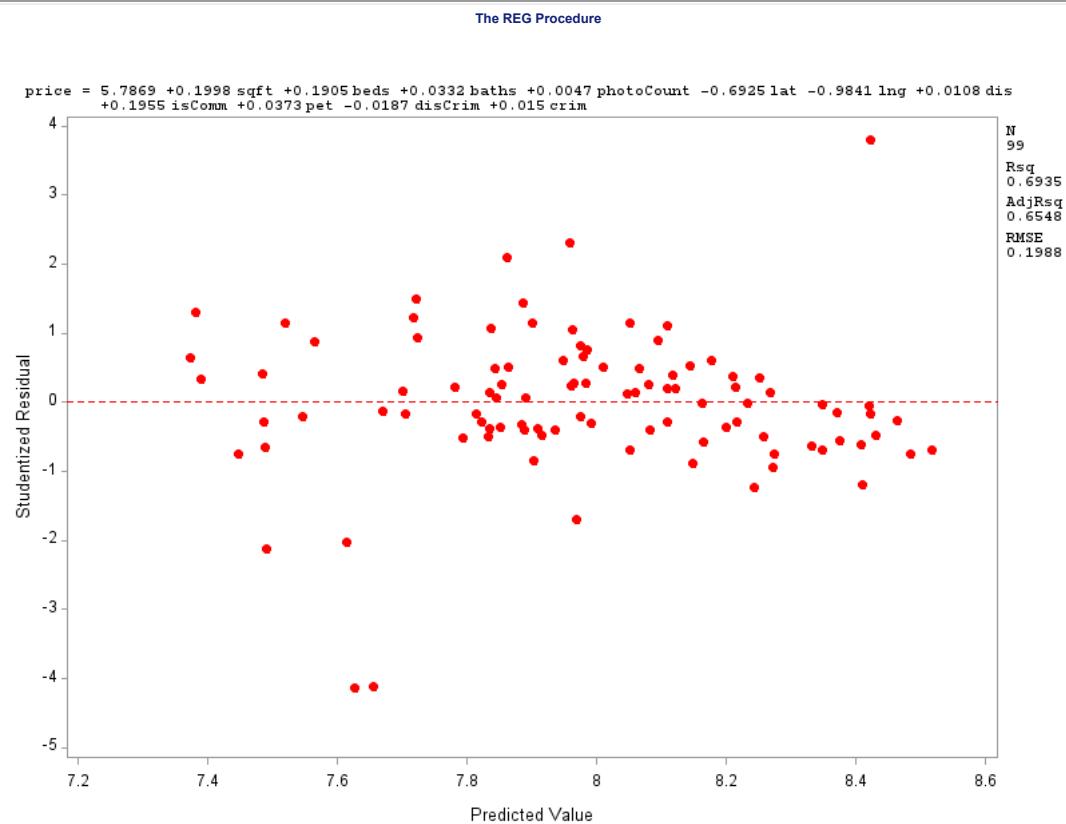


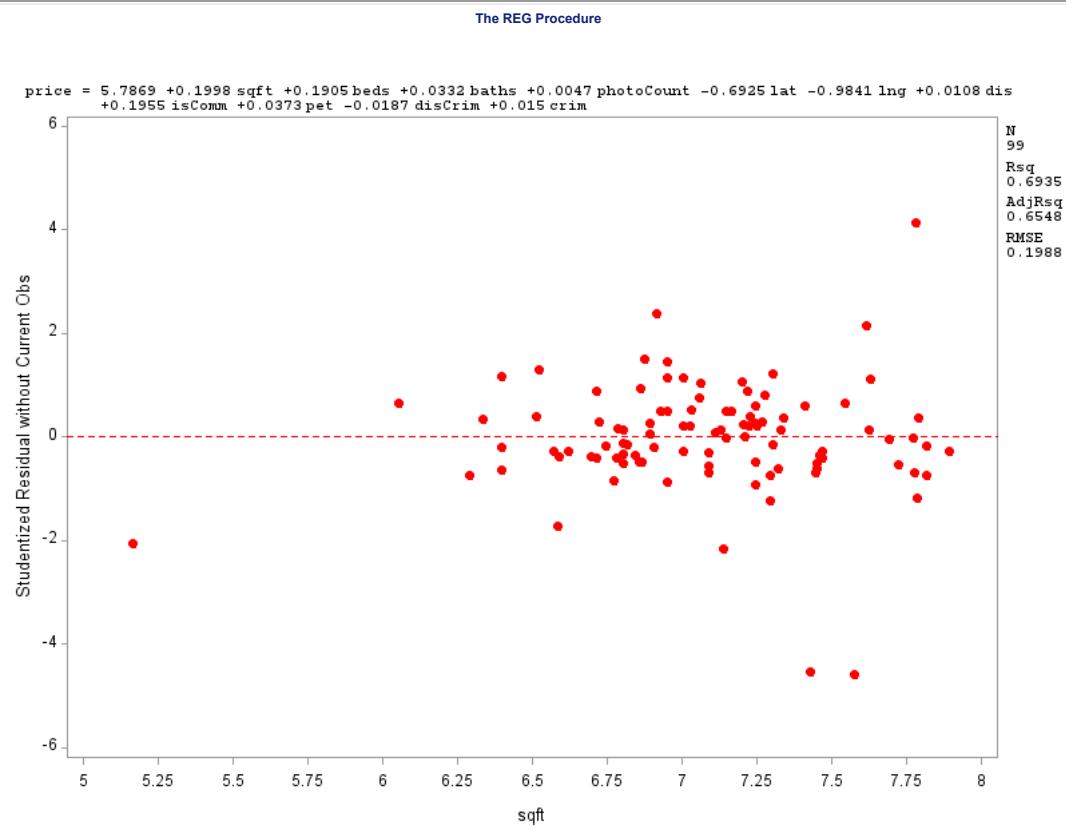




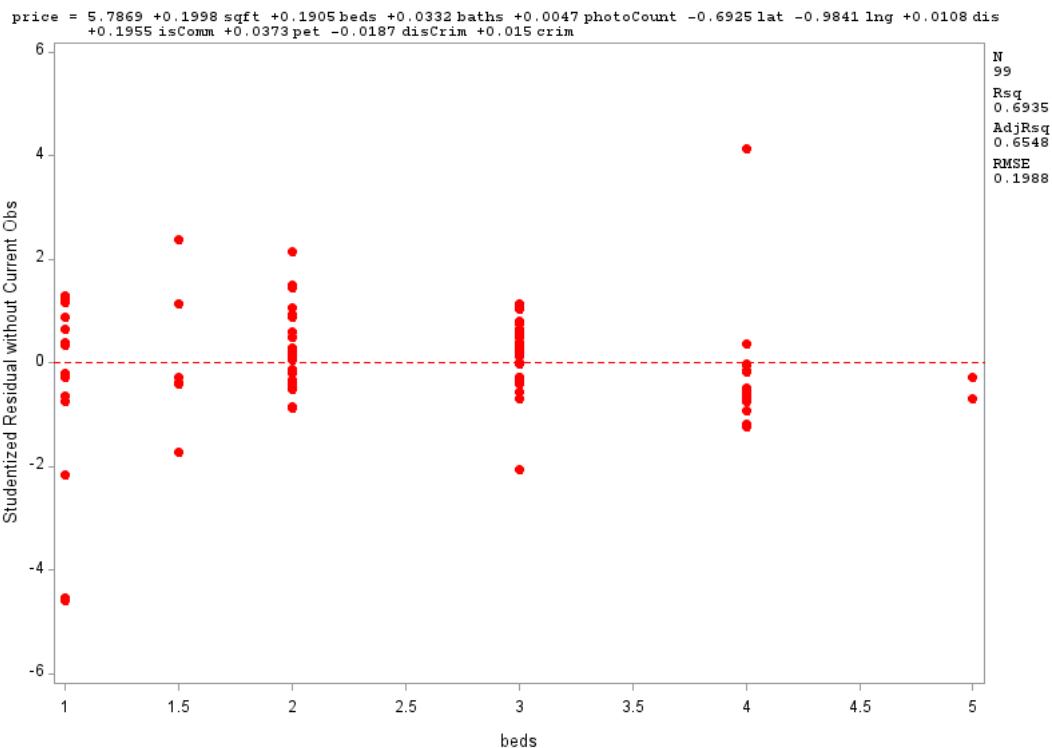


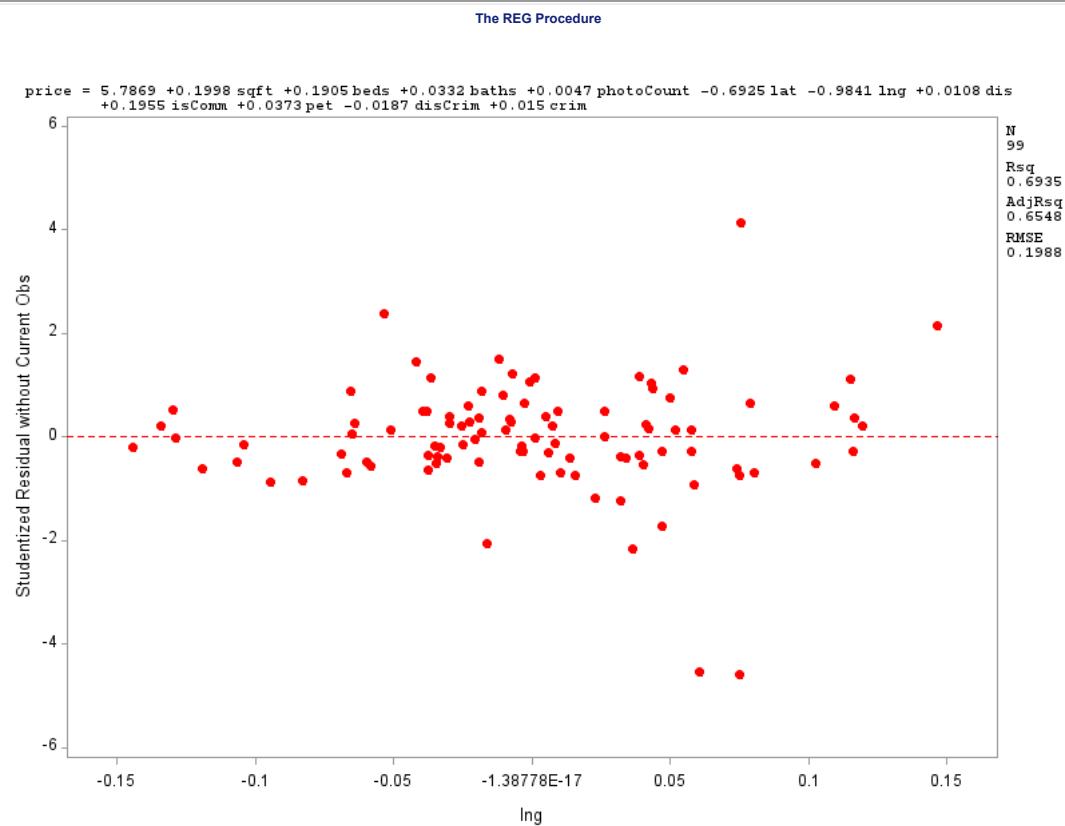


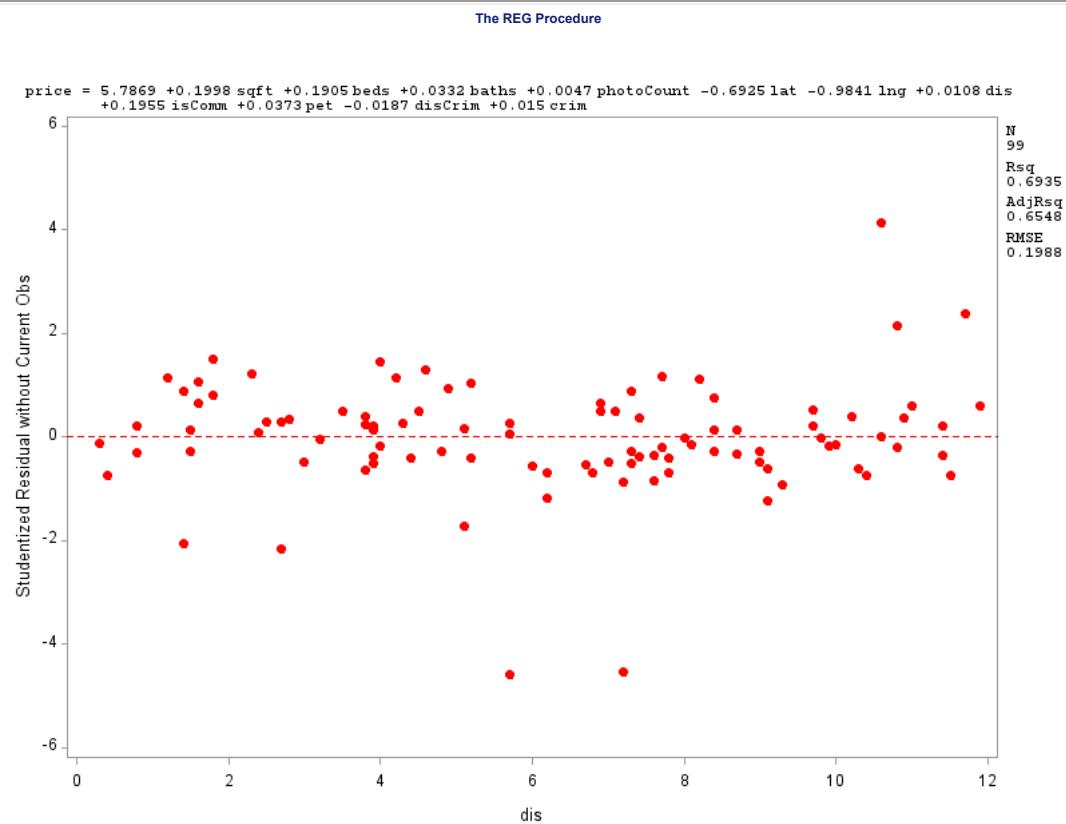


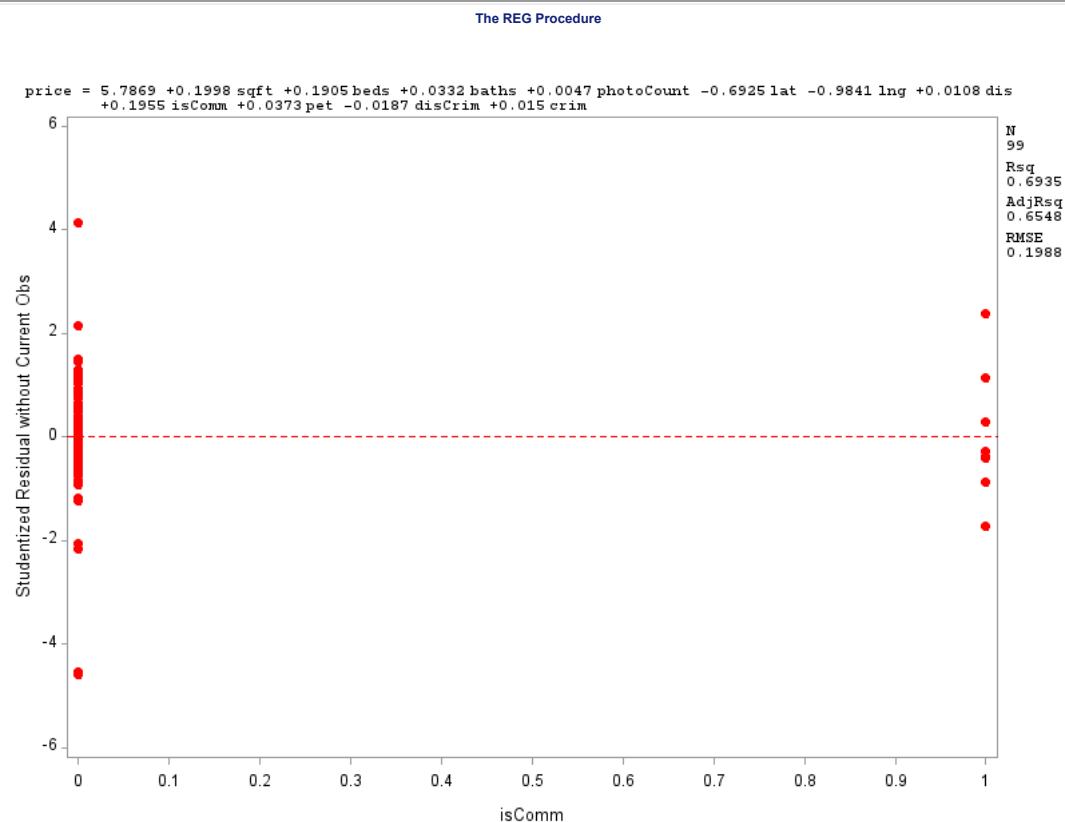


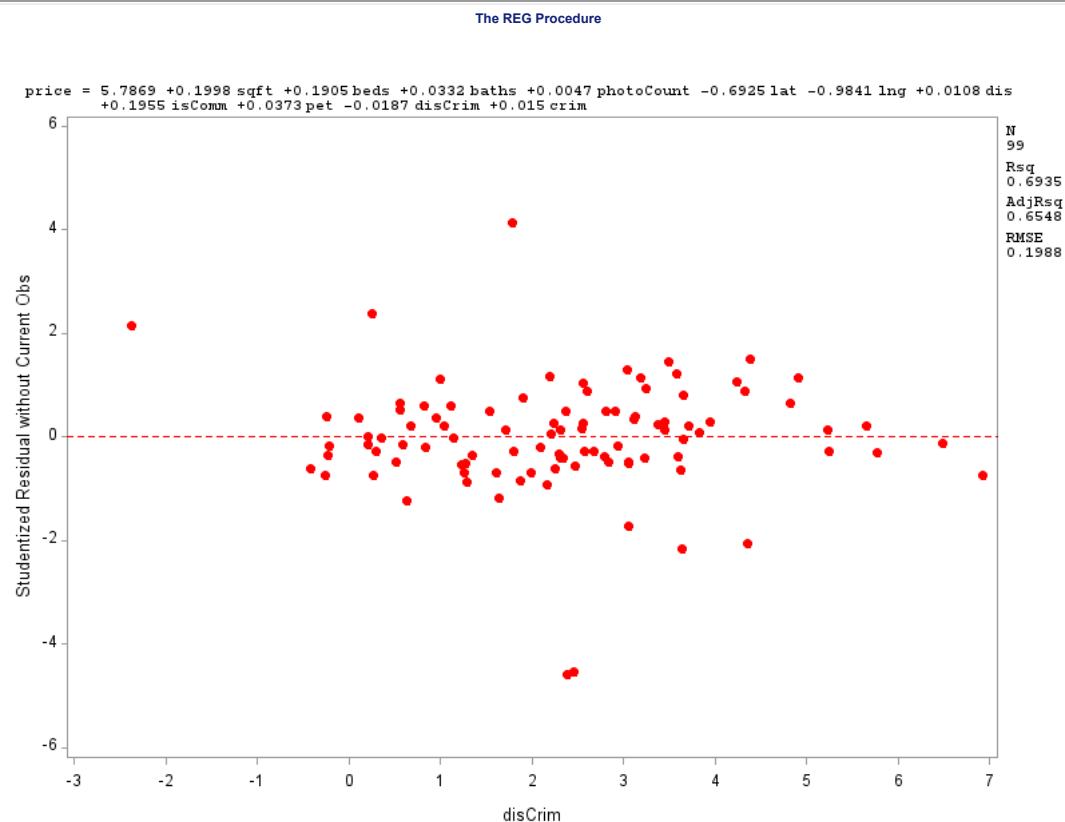
The REG Procedure

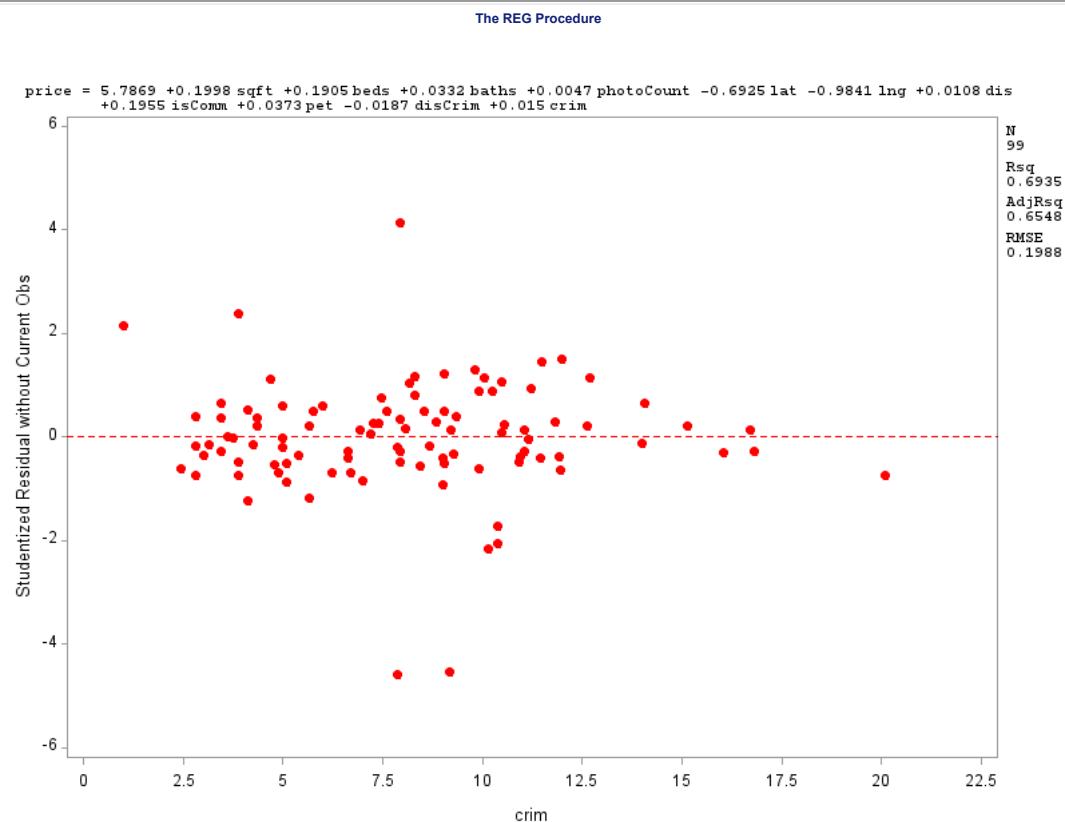


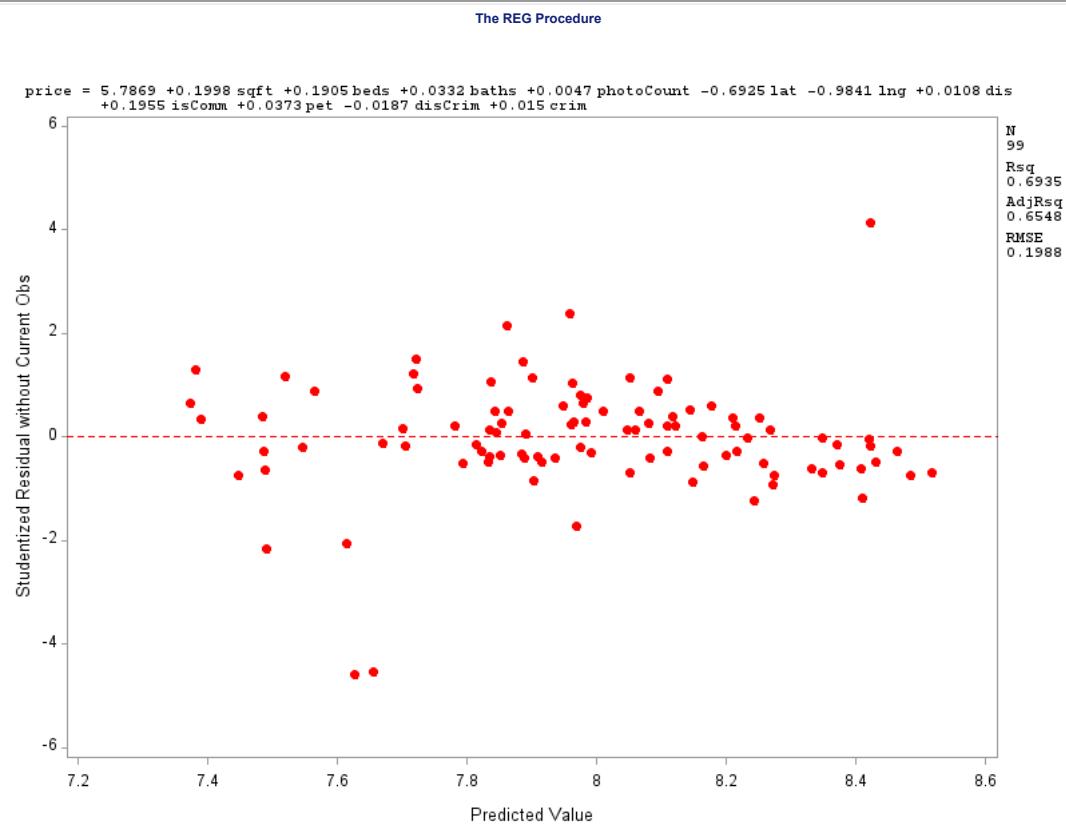


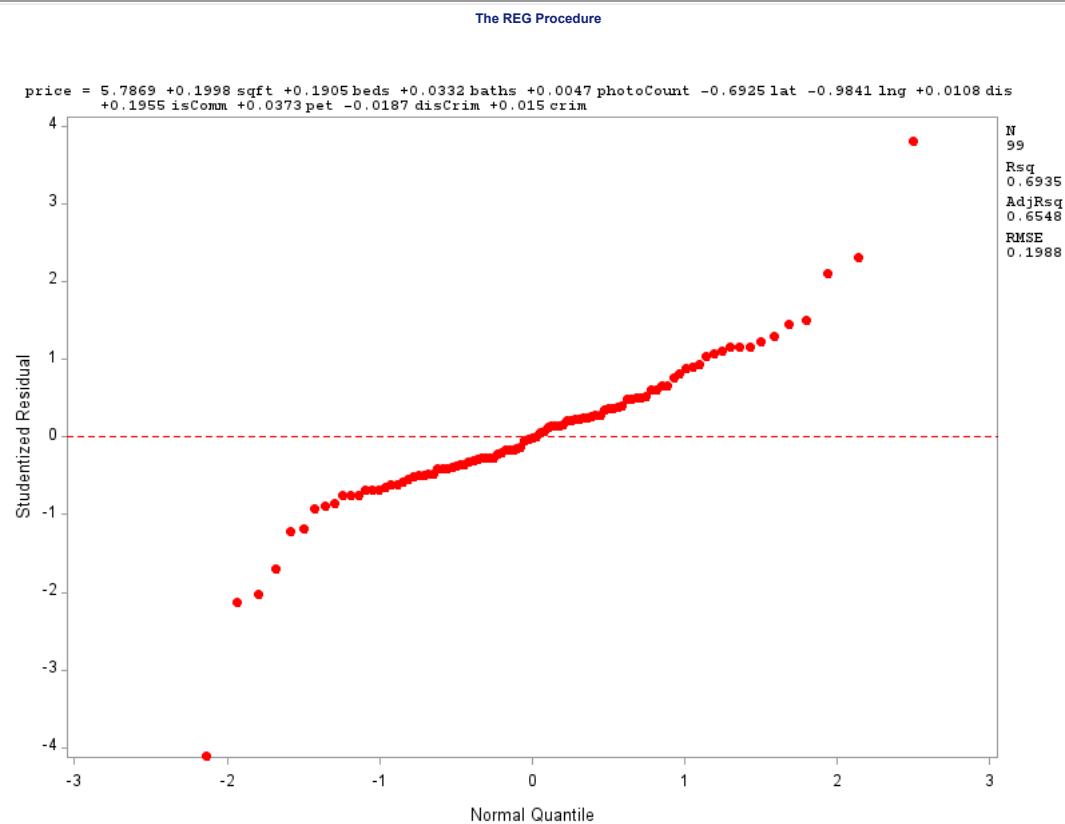












The SAS System

The REG Procedure
Model: MODEL1
Dependent Variable: price

Number of Observations Read	96
Number of Observations Used	96

Backward Elimination: Step 0

All Variables Entered: R-Square = 0.8101 and C(p) = 12.0000

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	6.08361	0.55306	32.58	<.0001
Error	84	1.42589	0.01697		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.15997	0.35240	3.63930	214.39	<.0001
sqft	0.32870	0.04888	0.76758	45.22	<.0001
beds	0.10987	0.02203	0.42222	24.87	<.0001
baths	0.02718	0.02555	0.01921	1.13	0.2905
photoCount	0.00245	0.00161	0.03955	2.33	0.1307
lat	-0.25562	0.38587	0.00745	0.44	0.5095
Ing	-0.73463	0.23874	0.16073	9.47	0.0028
dis	0.01216	0.01249	0.01609	0.95	0.3330
isComm	0.16823	0.05491	0.15933	9.39	0.0029
pet	0.06234	0.03268	0.06176	3.64	0.0599
disCrim	-0.01112	0.04651	0.00097107	0.06	0.8116
crim	0.00788	0.01477	0.00483	0.28	0.5953

Bounds on condition number: 33.411, 799.04

Backward Elimination: Step 1

Variable disCrim Removed: R-Square = 0.8100 and C(p) = 10.0572

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	10	6.08264	0.60826	36.24	<.0001
Error	85	1.42686	0.01679		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.13030	0.32802	4.10617	244.61	<.0001
sqft	0.33099	0.04766	0.80964	48.23	<.0001
beds	0.10922	0.02174	0.42373	25.24	<.0001
baths	0.02737	0.02540	0.01949	1.16	0.2843
photoCount	0.00244	0.00160	0.03909	2.33	0.1307
lat	-0.24356	0.38043	0.00688	0.41	0.5237
Ing	-0.73000	0.23663	0.15977	9.52	0.0027
dis	0.01451	0.00764	0.06054	3.61	0.0610
isComm	0.16904	0.05450	0.16148	9.62	0.0026
pet	0.06286	0.03243	0.06309	3.76	0.0559
crim	0.00469	0.00638	0.00908	0.54	0.4640

Bounds on condition number: 3.3883, 201.19

Backward Elimination: Step 2

Variable lat Removed: R-Square = 0.8091 and C(p) = 8.4626

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	9	6.07576	0.67508	40.49	<.0001
Error	86	1.43374	0.01667		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.11801	0.32634	4.10056	245.96	<.0001
sqft	0.33017	0.04748	0.80618	48.36	<.0001
beds	0.10963	0.02165	0.42731	25.63	<.0001
baths	0.02753	0.02531	0.01973	1.18	0.2797
photoCount	0.00218	0.00154	0.03341	2.00	0.1605
lng	-0.71193	0.23413	0.15415	9.25	0.0031
dis	0.01682	0.00671	0.10470	6.28	0.0141
isComm	0.16741	0.05426	0.15872	9.52	0.0027
pet	0.06505	0.03213	0.06832	4.10	0.0460
crim	0.00536	0.00627	0.01219	0.73	0.3948

Bounds on condition number: 3.0251, 158.38

Backward Elimination: Step 3

Variable crim Removed: R-Square = 0.8075 and C(p) = 7.1808

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	8	6.06357	0.75795	45.60	<.0001
Error	87	1.44594	0.01662		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.24418	0.29064	5.41104	325.57	<.0001
sqft	0.32296	0.04665	0.79645	47.92	<.0001
beds	0.10822	0.02156	0.41882	25.20	<.0001
baths	0.02572	0.02518	0.01734	1.04	0.3099
photoCount	0.00228	0.00153	0.03661	2.20	0.1414
lng	-0.67612	0.23000	0.14362	8.64	0.0042
dis	0.01264	0.00459	0.12593	7.58	0.0072
isComm	0.16493	0.05409	0.15451	9.30	0.0030
pet	0.06462	0.03208	0.06744	4.06	0.0471

Bounds on condition number: 2.6878, 104.18

Backward Elimination: Step 4

Variable baths Removed: R-Square = 0.8051 and C(p) = 6.2022

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	6.04623	0.86375	51.95	<.0001
Error	88	1.46327	0.01663		
Corrected Total	95	7.50950			

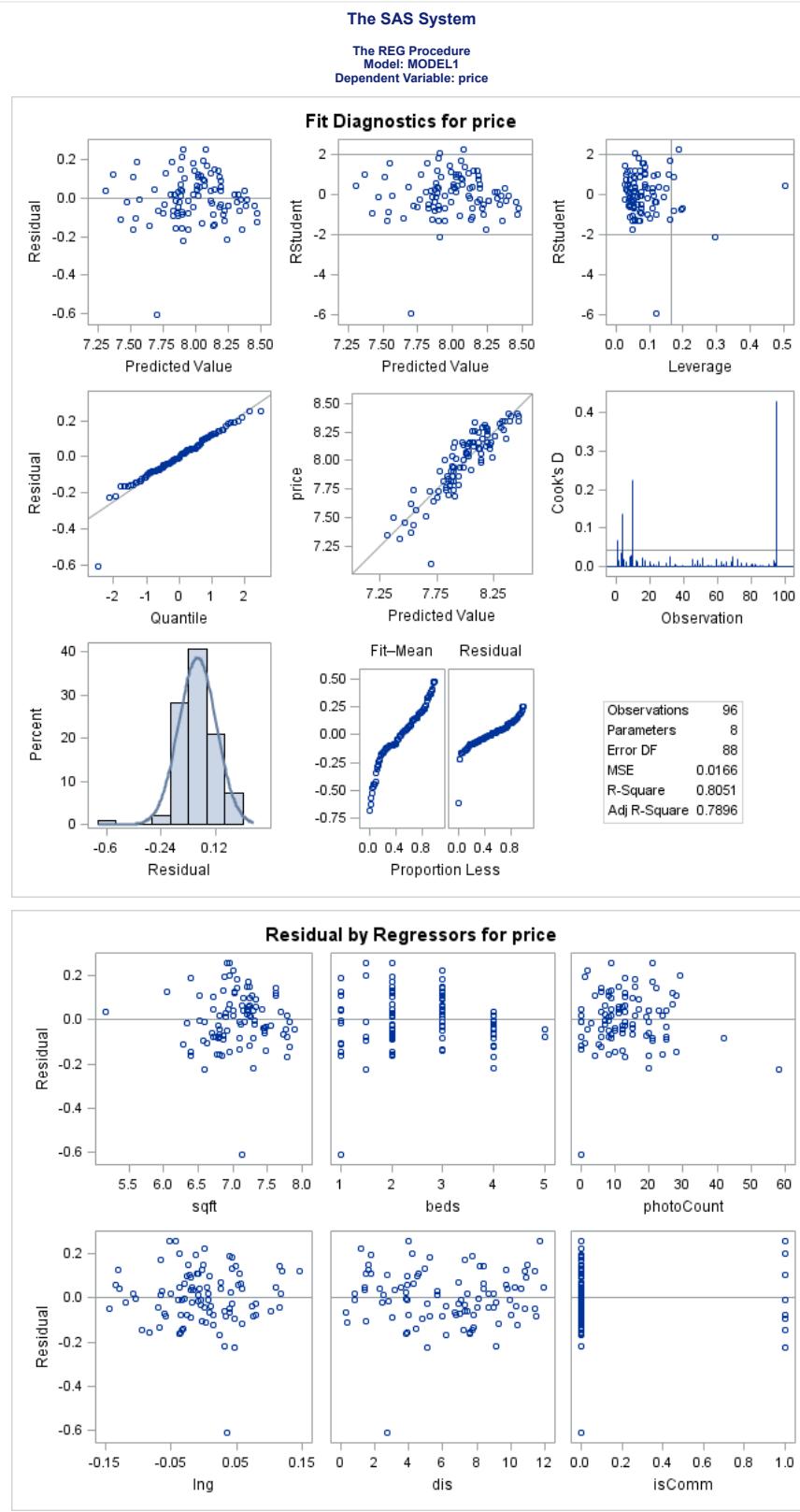
Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.18955	0.28574	5.48463	329.84	<.0001
sqft	0.33369	0.04547	0.89558	53.86	<.0001

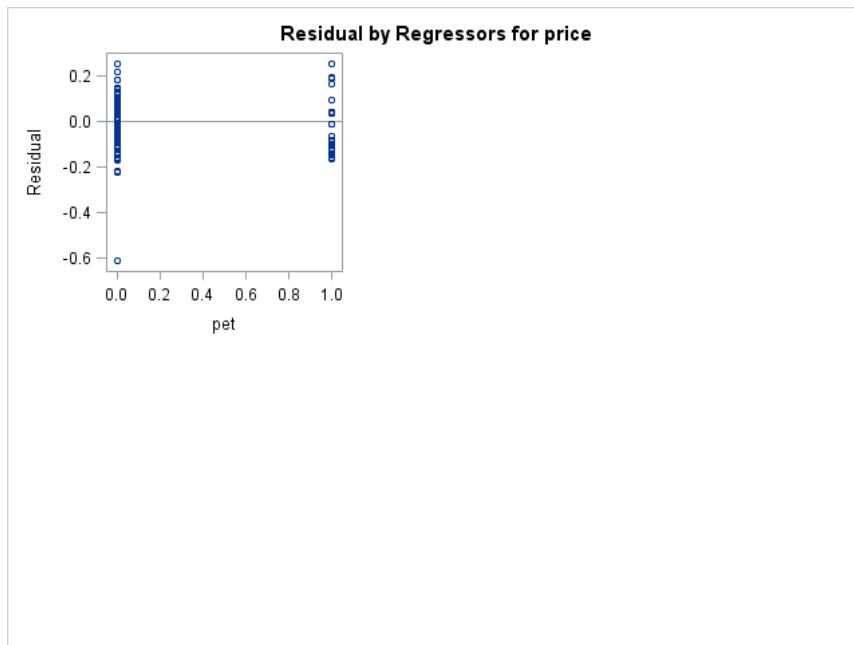
beds	0.11713	0.01972	0.58689	35.29	<.0001
photoCount	0.00253	0.00151	0.04666	2.81	0.0975
lng	-0.66329	0.22971	0.13864	8.34	0.0049
dis	0.01306	0.00458	0.13540	8.14	0.0054
isComm	0.16233	0.05405	0.14999	9.02	0.0035
pet	0.06114	0.03191	0.06106	3.67	0.0586

Bounds on condition number: 2.2472, 72.171

All variables left in the model are significant at the 0.1500 level.

Summary of Backward Elimination							
Step	Variable Removed	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	disCrim	10	0.0001	0.8100	10.0572	0.06	0.8116
2	lat	9	0.0009	0.8091	8.4626	0.41	0.5237
3	crim	8	0.0016	0.8075	7.1808	0.73	0.3948
4	baths	7	0.0023	0.8051	6.2022	1.04	0.3099





The SAS System

The REG Procedure
Model: MODEL2
Dependent Variable: price

Number of Observations Read	96
Number of Observations Used	96

Forward Selection: Step 1

Variable sqft Entered: R-Square = 0.6369 and C(p) = 68.6187

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	4.78302	4.78302	164.90	<.0001
Error	94	2.72648	0.02901		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.34146	0.28467	6.74627	232.59	<.0001
sqft	0.51646	0.04022	4.78302	164.90	<.0001

Bounds on condition number: 1, 1

Forward Selection: Step 2

Variable beds Entered: R-Square = 0.7089 and C(p) = 38.7850

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	5.32339	2.66170	113.23	<.0001
Error	93	2.18611	0.02351		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.32720	0.32855	6.18004	262.91	<.0001
sqft	0.33792	0.05194	0.99510	42.33	<.0001
beds	0.10755	0.02243	0.54037	22.99	<.0001

Bounds on condition number: 2.0578, 8.2311

Forward Selection: Step 3

Variable isComm Entered: R-Square = 0.7525 and C(p) = 21.4810

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	5.65107	1.88369	93.25	<.0001
Error	92	1.85843	0.02020		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.23412	0.30544	5.93182	293.65	<.0001
sqft	0.34281	0.04816	1.02343	50.66	<.0001
beds	0.12324	0.02116	0.68544	33.93	<.0001
isComm	0.22043	0.05473	0.32768	16.22	0.0001

Bounds on condition number: 2.1299, 15.829

Forward Selection: Step 4

Variable Ing Entered: R-Square = 0.7743 and C(p) = 13.8300

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	5.81490	1.45372	78.06	<.0001
Error	91	1.69460	0.01862		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.05162	0.29965	5.29242	284.20	<.0001
sqft	0.36853	0.04705	1.14259	61.36	<.0001
beds	0.12303	0.02031	0.68308	36.68	<.0001
Ing	-0.71473	0.24097	0.16383	8.80	0.0039
isComm	0.21761	0.05256	0.31924	17.14	<.0001

Bounds on condition number: 2.1315, 25.689

Forward Selection: Step 5

Variable dis Entered: R-Square = 0.7914 and C(p) = 8.2822

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	5.94302	1.18860	68.29	<.0001
Error	90	1.56648	0.01741		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.14377	0.29168	5.41286	310.99	<.0001
sqft	0.34855	0.04608	0.99595	57.22	<.0001
beds	0.11198	0.02006	0.54255	31.17	<.0001
Ing	-0.68697	0.23319	0.15105	8.68	0.0041
dis	0.01269	0.00468	0.12812	7.36	0.0080
isComm	0.20356	0.05107	0.27648	15.88	0.0001

Bounds on condition number: 2.2216, 39.036

Forward Selection: Step 6

Variable pet Entered: R-Square = 0.7989 and C(p) = 6.9508

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	5.99957	0.99993	58.94	<.0001
Error	89	1.50993	0.01697		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.16174	0.28814	5.44438	320.91	<.0001
sqft	0.34271	0.04560	0.95810	56.47	<.0001
beds	0.11527	0.01988	0.57018	33.61	<.0001
Ing	-0.64056	0.23163	0.12975	7.65	0.0069
dis	0.01303	0.00462	0.13485	7.95	0.0059
isComm	0.19641	0.05058	0.25586	15.08	0.0002
pet	0.05878	0.03220	0.05655	3.33	0.0713

Bounds on condition number: 2.24, 53.367

Forward Selection: Step 7

Variable photoCount Entered: R-Square = 0.8051 and C(p) = 6.2022

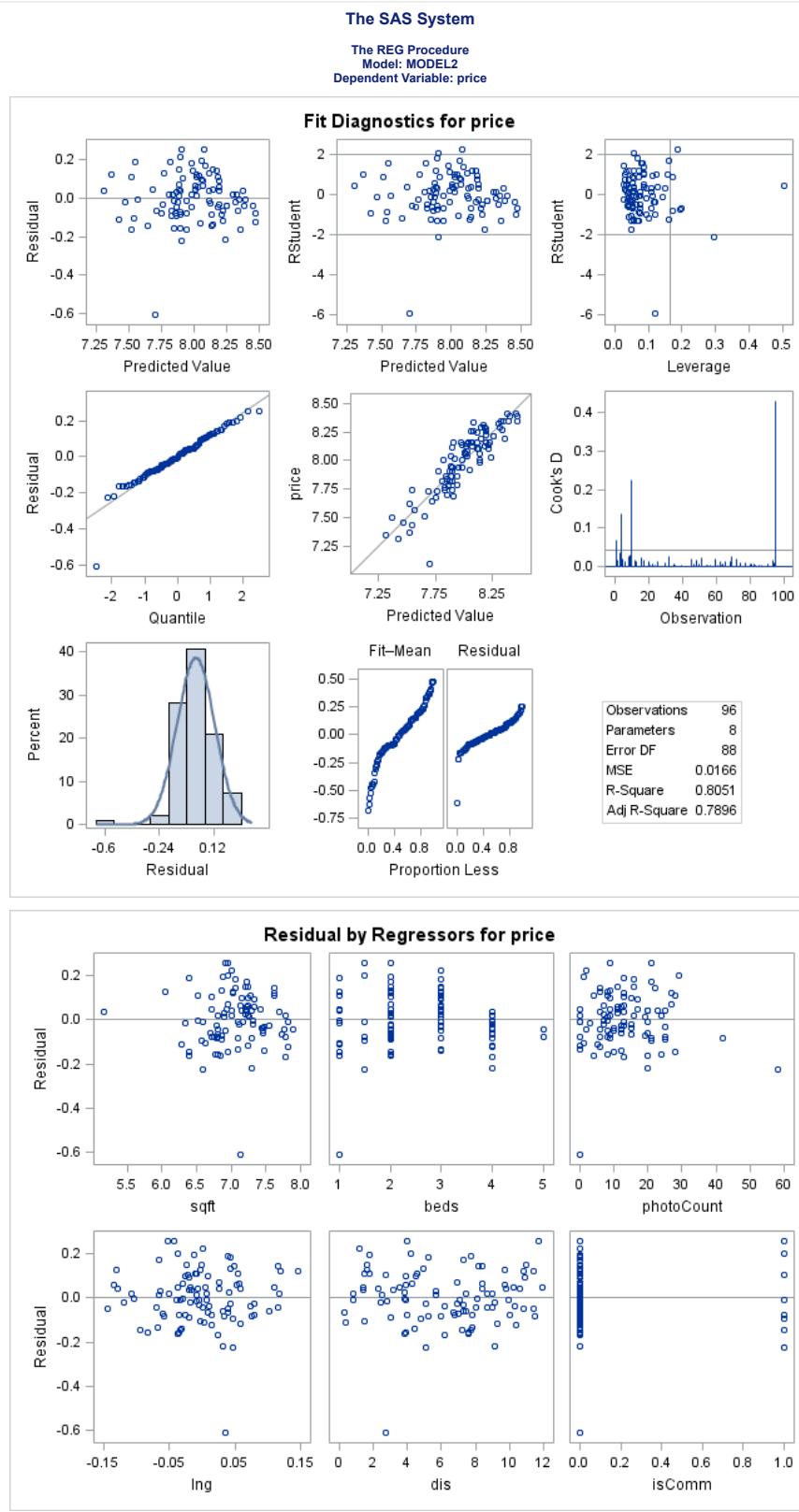
Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	6.04623	0.86375	51.95	<.0001
Error	88	1.46327	0.01663		
Corrected Total	95	7.50950			

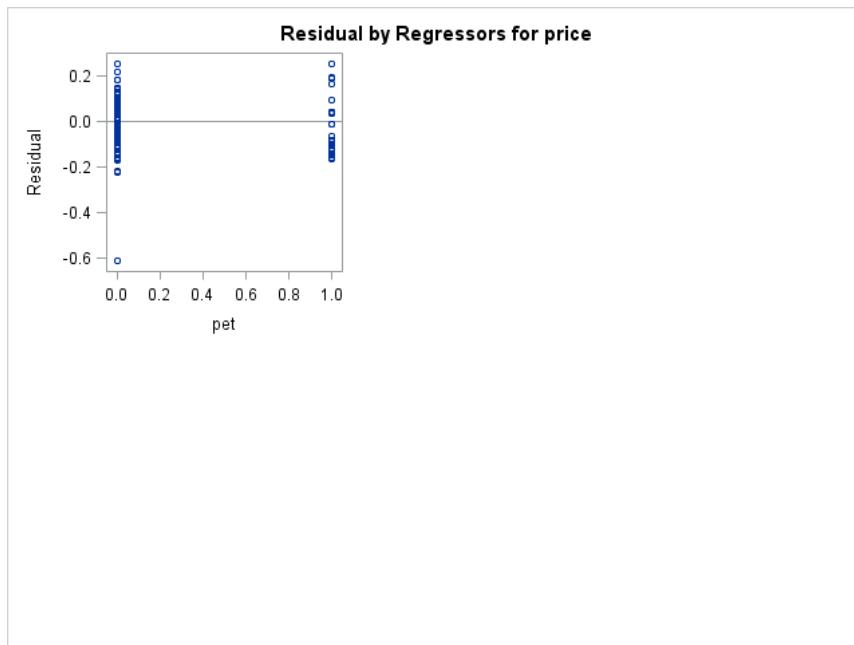
Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.18955	0.28574	5.48463	329.84	<.0001
sqft	0.33369	0.04547	0.89558	53.86	<.0001
beds	0.11713	0.01972	0.58689	35.29	<.0001
photoCount	0.00253	0.00151	0.04666	2.81	0.0975
lng	-0.66329	0.22971	0.13864	8.34	0.0049
dis	0.01306	0.00458	0.13540	8.14	0.0054
isComm	0.16233	0.05405	0.14999	9.02	0.0035
pet	0.06114	0.03191	0.06106	3.67	0.0586

Bounds on condition number: 2.2472, 72.171

No other variable met the 0.1500 significance level for entry into the model.

Summary of Forward Selection							
Step	Variable Entered	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	sqft	1	0.6369	0.6369	68.6187	164.90	<.0001
2	beds	2	0.0720	0.7089	38.7850	22.99	<.0001
3	isComm	3	0.0436	0.7525	21.4810	16.22	0.0001
4	lng	4	0.0218	0.7743	13.8300	8.80	0.0039
5	dis	5	0.0171	0.7914	8.2822	7.36	0.0080
6	pet	6	0.0075	0.7989	6.9508	3.33	0.0713
7	photoCount	7	0.0062	0.8051	6.2022	2.81	0.0975





The SAS System

The REG Procedure
Model: MODEL3
Dependent Variable: price

Number of Observations Read	96
Number of Observations Used	96

Stepwise Selection: Step 1

Variable sqft Entered: R-Square = 0.6369 and C(p) = 68.6187

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	4.78302	4.78302	164.90	<.0001
Error	94	2.72648	0.02901		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.34146	0.28467	6.74627	232.59	<.0001
sqft	0.51646	0.04022	4.78302	164.90	<.0001

Bounds on condition number: 1, 1

Stepwise Selection: Step 2

Variable beds Entered: R-Square = 0.7089 and C(p) = 38.7850

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	5.32339	2.66170	113.23	<.0001
Error	93	2.18611	0.02351		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.32720	0.32855	6.18004	262.91	<.0001
sqft	0.33792	0.05194	0.99510	42.33	<.0001
beds	0.10755	0.02243	0.54037	22.99	<.0001

Bounds on condition number: 2.0578, 8.2311

Stepwise Selection: Step 3

Variable isComm Entered: R-Square = 0.7525 and C(p) = 21.4810

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	5.65107	1.88369	93.25	<.0001
Error	92	1.85843	0.02020		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.23412	0.30544	5.93182	293.65	<.0001
sqft	0.34281	0.04816	1.02343	50.66	<.0001
beds	0.12324	0.02116	0.68544	33.93	<.0001
isComm	0.22043	0.05473	0.32768	16.22	0.0001

Bounds on condition number: 2.1299, 15.829

Stepwise Selection: Step 4

Variable Ing Entered: R-Square = 0.7743 and C(p) = 13.8300

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	5.81490	1.45372	78.06	<.0001
Error	91	1.69460	0.01862		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.05162	0.29965	5.29242	284.20	<.0001
sqft	0.36853	0.04705	1.14259	61.36	<.0001
beds	0.12303	0.02031	0.68308	36.68	<.0001
Ing	-0.71473	0.24097	0.16383	8.80	0.0039
isComm	0.21761	0.05256	0.31924	17.14	<.0001

Bounds on condition number: 2.1315, 25.689

Stepwise Selection: Step 5

Variable dis Entered: R-Square = 0.7914 and C(p) = 8.2822

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	5.94302	1.18860	68.29	<.0001
Error	90	1.56648	0.01741		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.14377	0.29168	5.41286	310.99	<.0001
sqft	0.34855	0.04608	0.99595	57.22	<.0001
beds	0.11198	0.02006	0.54255	31.17	<.0001
Ing	-0.68697	0.23319	0.15105	8.68	0.0041
dis	0.01269	0.00468	0.12812	7.36	0.0080
isComm	0.20356	0.05107	0.27648	15.88	0.0001

Bounds on condition number: 2.2216, 39.036

Stepwise Selection: Step 6

Variable pet Entered: R-Square = 0.7989 and C(p) = 6.9508

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	5.99957	0.99993	58.94	<.0001
Error	89	1.50993	0.01697		
Corrected Total	95	7.50950			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.16174	0.28814	5.44438	320.91	<.0001
sqft	0.34271	0.04560	0.95810	56.47	<.0001
beds	0.11527	0.01988	0.57018	33.61	<.0001
Ing	-0.64056	0.23163	0.12975	7.65	0.0069
dis	0.01303	0.00462	0.13485	7.95	0.0059
isComm	0.19641	0.05058	0.25586	15.08	0.0002
pet	0.05878	0.03220	0.05655	3.33	0.0713

Bounds on condition number: 2.24, 53.367

Stepwise Selection: Step 7

Variable photoCount Entered: R-Square = 0.8051 and C(p) = 6.2022

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	6.04623	0.86375	51.95	<.0001
Error	88	1.46327	0.01663		
Corrected Total	95	7.50950			

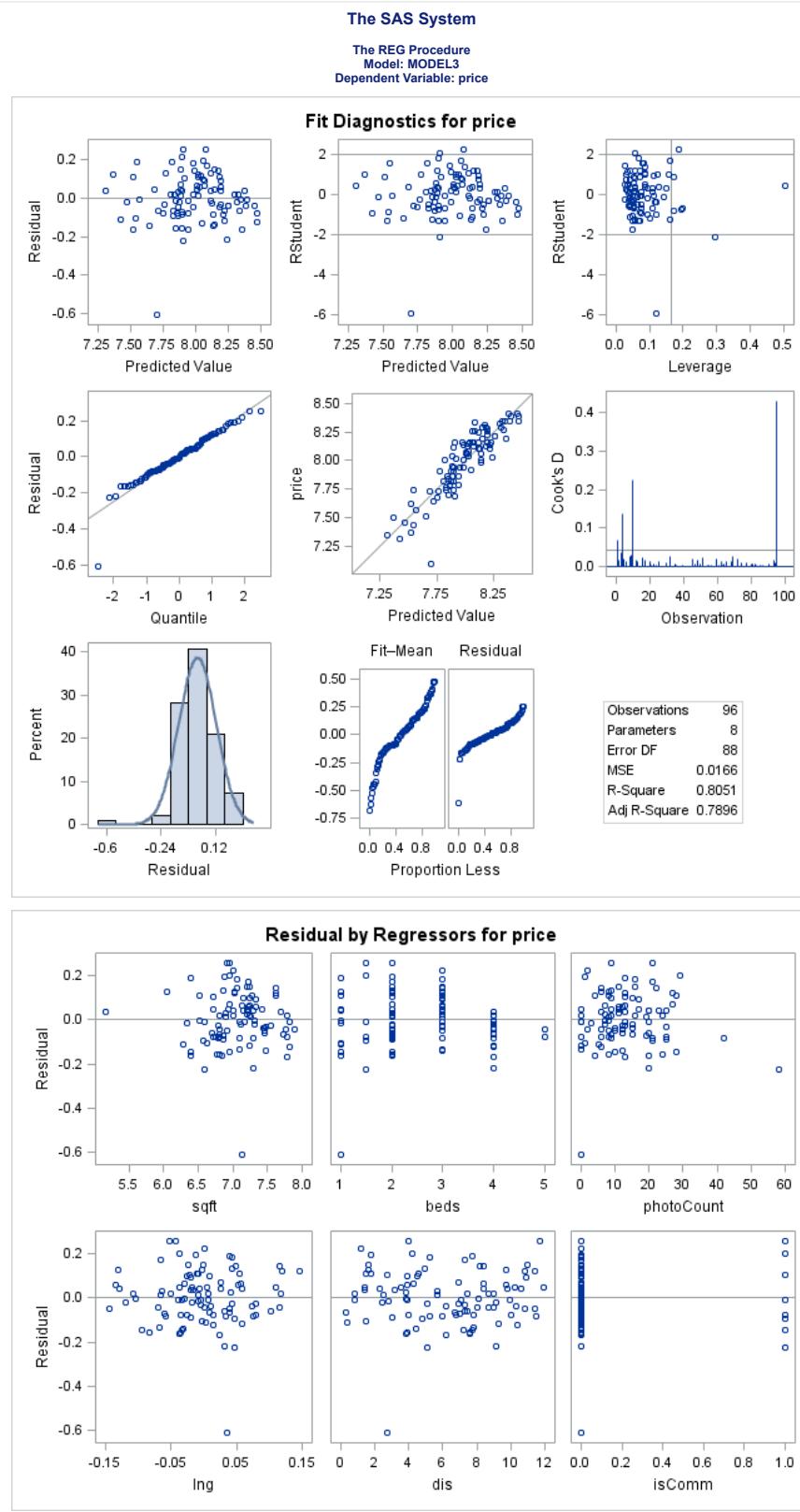
Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.18955	0.28574	5.48463	329.84	<.0001
sqft	0.33369	0.04547	0.89558	53.86	<.0001
beds	0.11713	0.01972	0.58689	35.29	<.0001
photoCount	0.00253	0.00151	0.04666	2.81	0.0975
lng	-0.66329	0.22971	0.13864	8.34	0.0049
dis	0.01306	0.00458	0.13540	8.14	0.0054
isComm	0.16233	0.05405	0.14999	9.02	0.0035
pet	0.06114	0.03191	0.06106	3.67	0.0586

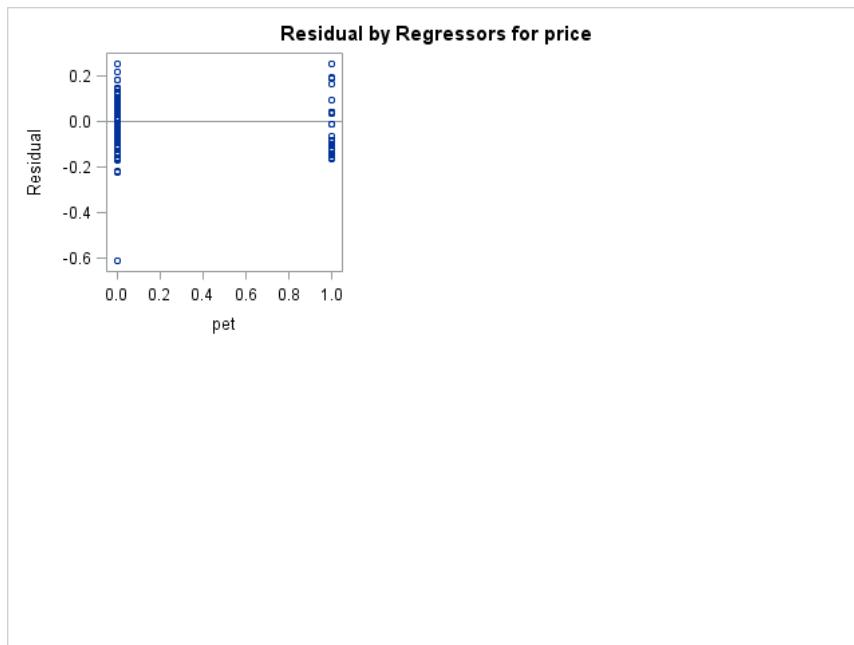
Bounds on condition number: 2.2472, 72.171

All variables left in the model are significant at the 0.1500 level.

No other variable met the 0.1500 significance level for entry into the model.

Summary of Stepwise Selection									
Step	Variable Entered	Variable Removed	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F	
1	sqft		1	0.6369	0.6369	68.6187	164.90	<.0001	
2	beds		2	0.0720	0.7089	38.7850	22.99	<.0001	
3	isComm		3	0.0436	0.7525	21.4810	16.22	0.0001	
4	lng		4	0.0218	0.7743	13.8300	8.80	0.0039	
5	dis		5	0.0171	0.7914	8.2822	7.36	0.0080	
6	pet		6	0.0075	0.7989	6.9508	3.33	0.0713	
7	photoCount		7	0.0062	0.8051	6.2022	2.81	0.0975	





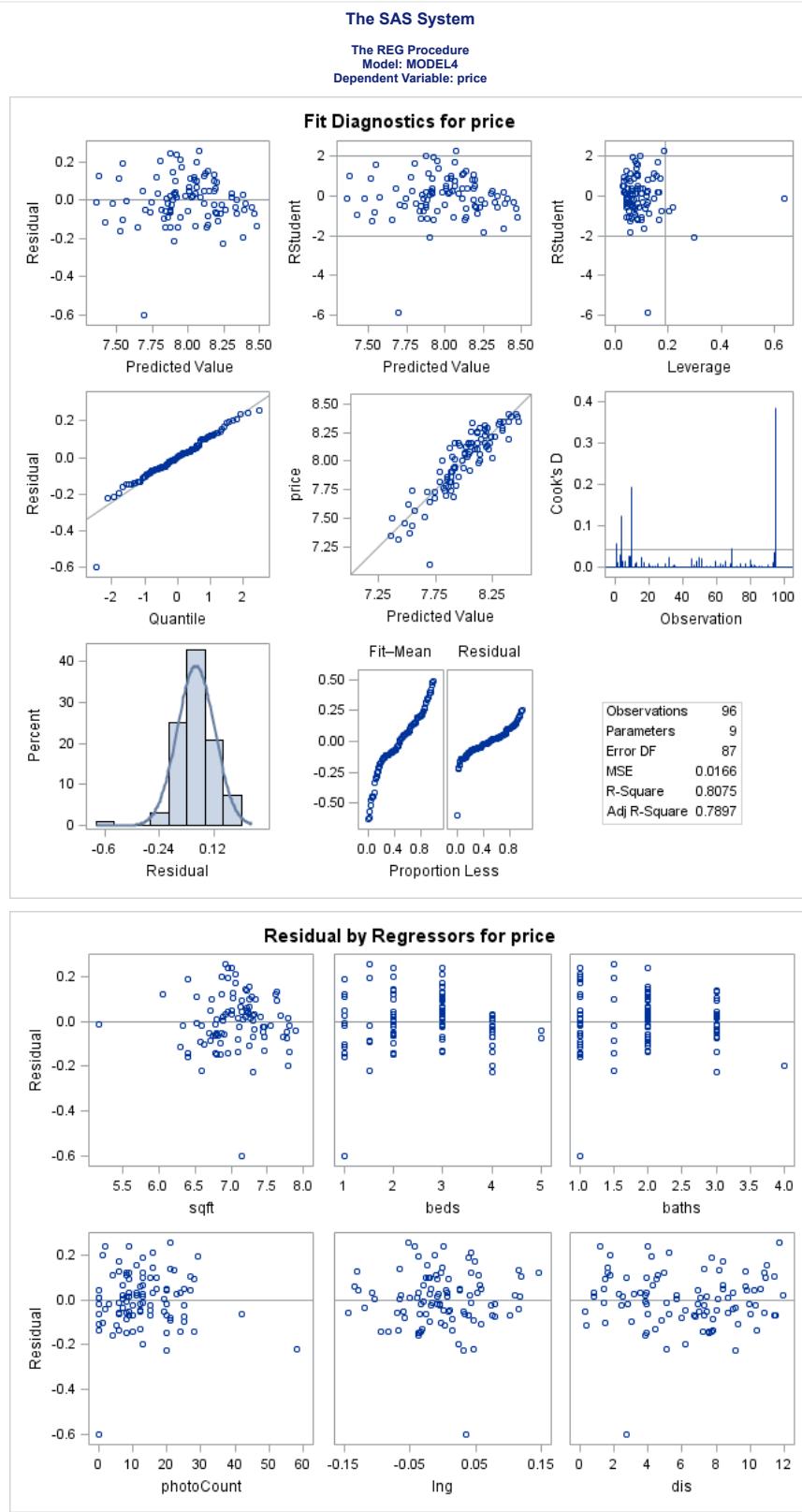
The SAS System

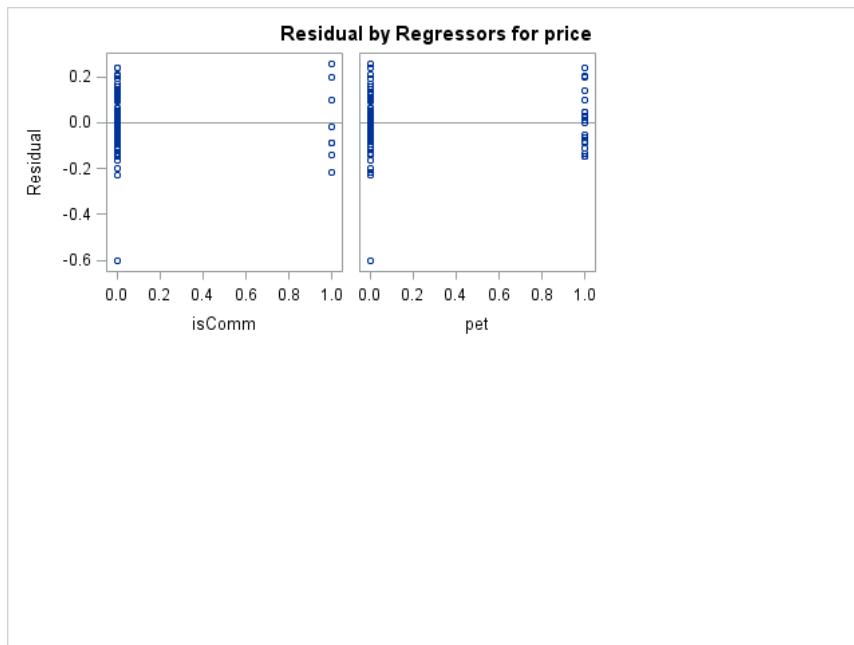
The REG Procedure
Model: MODEL4
Dependent Variable: price

Adjusted R-Square Selection Method

Number of Observations Read	96
Number of Observations Used	96

Number in Model	Adjusted R-Square	R-Square	AIC	Variables in Model
8	0.7897	0.8075	-384.7768	sqft beds baths photoCount lng dis isComm pet
7	0.7896	0.8051	-385.6325	sqft beds photoCount lng dis isComm pet
9	0.7891	0.8091	-383.5897	sqft beds baths photoCount lng dis isComm pet crim
9	0.7888	0.8088	-383.4423	sqft beds baths photoCount lat lng dis isComm pet
8	0.7887	0.8065	-384.2841	sqft beds photoCount lat lng dis isComm pet
8	0.7887	0.8064	-384.2776	sqft beds photoCount lng dis isComm pet crim
9	0.7885	0.8086	-383.3298	sqft beds baths photoCount lng dis isComm pet disCrim
8	0.7881	0.8060	-384.0451	sqft beds photoCount lng dis isComm pet disCrim
10	0.7876	0.8100	-382.0516	sqft beds baths photoCount lat lng dis isComm pet crim
9	0.7872	0.8074	-382.7493	sqft beds photoCount lat lng dis isComm pet crim





The SAS System

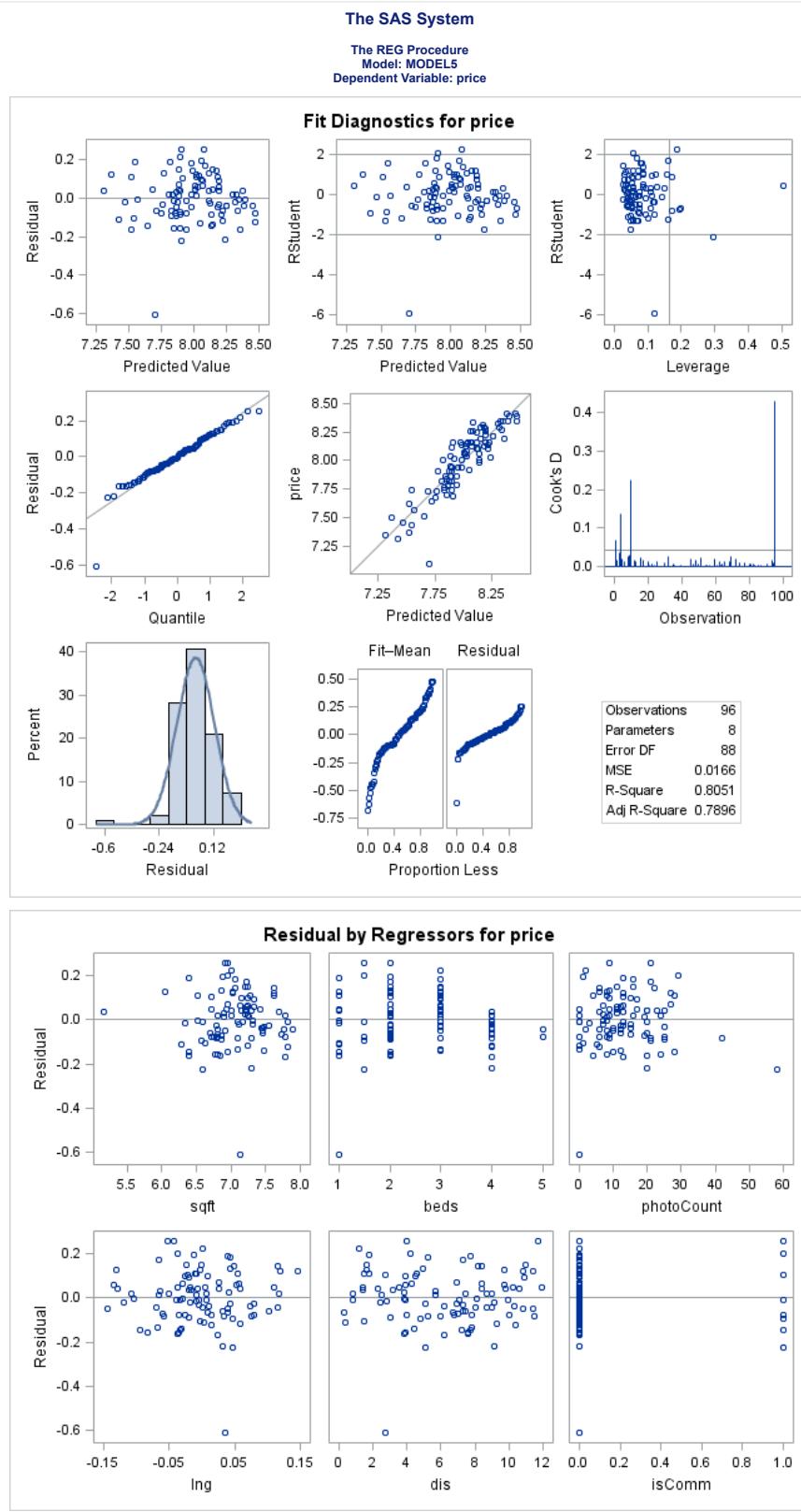
The REG Procedure
Model: MODEL5
Dependent Variable: price

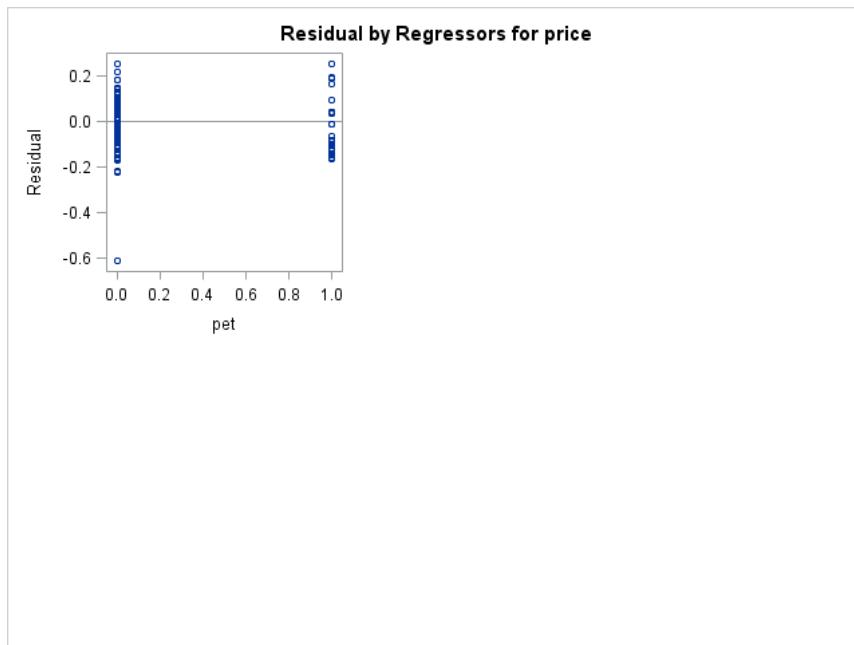
C(p) Selection Method

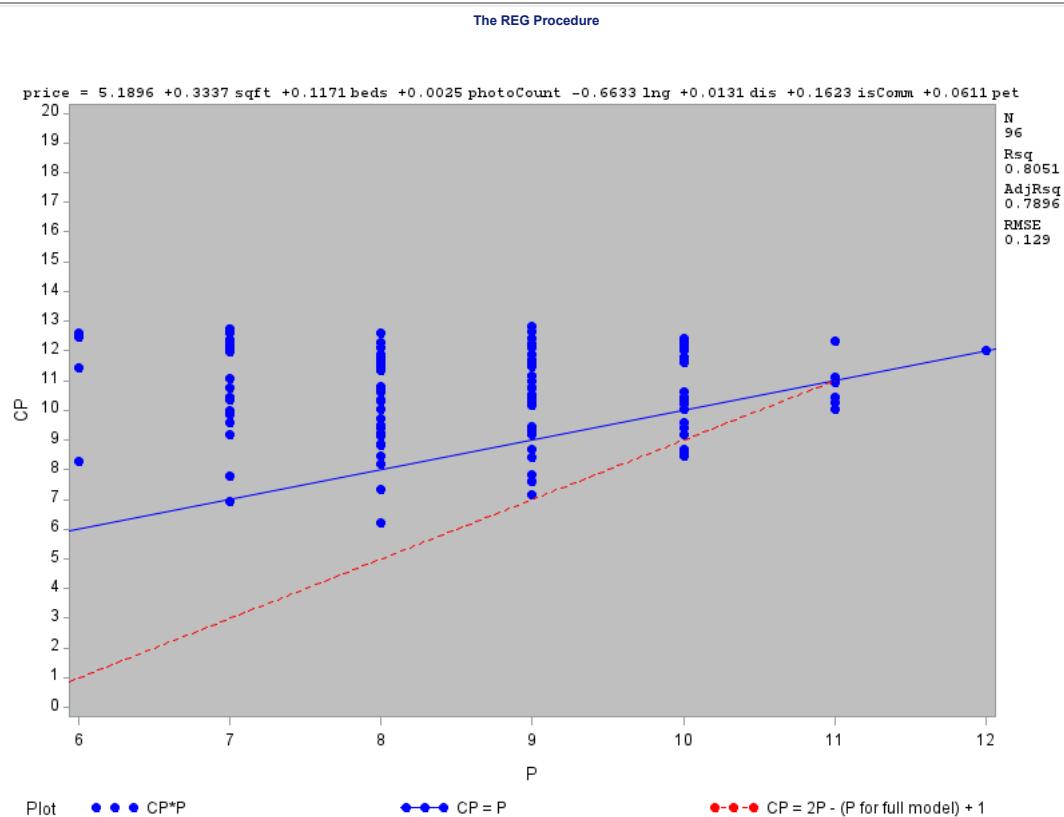
Number of Observations Read	96
Number of Observations Used	96

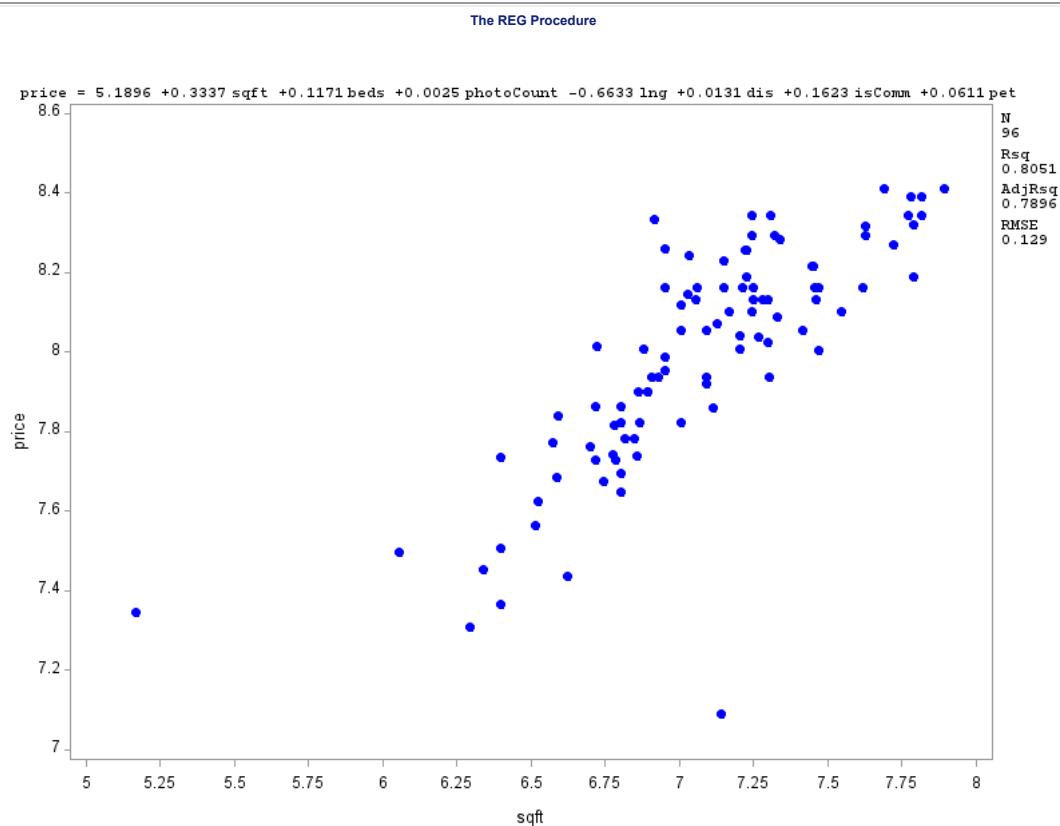
Number in Model	C(p)	R-Square	Variables in Model
7	6.2022	0.8051	sqft beds photoCount lng dis isComm pet
6	6.9508	0.7989	sqft beds lng dis isComm pet
8	7.1808	0.8075	sqft beds baths photoCount lng dis isComm pet
7	7.3375	0.8026	sqft beds baths lng dis isComm pet
8	7.6191	0.8065	sqft beds photoCount lat lng dis isComm pet
8	7.6249	0.8064	sqft beds photoCount lng dis isComm pet crim
6	7.7992	0.7970	sqft beds photoCount lng dis isComm
8	7.8326	0.8060	sqft beds photoCount lng dis isComm pet disCrim
7	8.2156	0.8006	sqft beds lng dis isComm pet crim
5	8.2822	0.7914	sqft beds lng dis isComm
8	8.4306	0.8046	sqft beds baths lng dis isComm pet crim
7	8.4597	0.8000	sqft beds lng dis isComm pet disCrim
9	8.4626	0.8091	sqft beds baths photoCount lng dis isComm pet crim
9	8.5923	0.8088	sqft beds baths photoCount lat lng dis isComm pet
9	8.6915	0.8086	sqft beds baths photoCount lng dis isComm pet disCrim
8	8.6955	0.8040	sqft beds baths lng dis isComm pet disCrim
7	8.8330	0.7992	sqft beds lat lng dis isComm pet
7	8.8893	0.7991	sqft beds photoCount lat lng dis isComm
7	9.1539	0.7985	sqft beds baths photoCount lng dis isComm
6	9.1638	0.7939	sqft beds baths lng dis isComm
8	9.1790	0.8029	sqft beds baths lat lng dis isComm pet
9	9.2052	0.8074	sqft beds photoCount lat lng dis isComm pet crim
7	9.2408	0.7983	sqft beds photoCount lng dis isComm crim
8	9.3195	0.8026	sqft beds photoCount lng isComm pet disCrim crim
7	9.4034	0.7979	sqft beds photoCount lng isComm pet disCrim
9	9.4052	0.8069	sqft beds photoCount lat lng dis isComm pet disCrim
8	9.4376	0.8024	sqft beds photoCount lat lng isComm pet disCrim
7	9.4908	0.7977	sqft beds photoCount lng dis isComm disCrim
6	9.5757	0.7930	sqft beds lng dis isComm crim
9	9.5909	0.8065	sqft beds photoCount lng dis isComm pet disCrim crim
7	9.7426	0.7971	sqft beds photoCount lat lng isComm pet
6	9.8655	0.7923	sqft beds lng dis isComm disCrim
6	9.9885	0.7921	sqft beds lat lng dis isComm
9	10.0251	0.8055	sqft beds photoCount lat lng isComm pet disCrim crim
7	10.0410	0.7965	sqft beds lng isComm pet disCrim crim
10	10.0572	0.8100	sqft beds baths photoCount lat lng dis isComm pet crim
8	10.1664	0.8007	sqft beds lat lng dis isComm pet crim
8	10.1850	0.8007	sqft beds lng dis isComm pet disCrim crim
8	10.2217	0.8006	sqft beds baths photoCount lat lng dis isComm
9	10.2329	0.8051	sqft beds baths photoCount lng isComm pet disCrim crim
10	10.2843	0.8095	sqft beds baths photoCount lat lng dis isComm pet disCrim
7	10.3208	0.7958	sqft beds baths lng dis isComm crim
8	10.3325	0.8003	sqft beds baths lng isComm pet disCrim crim
6	10.3391	0.7913	sqft beds lng isComm pet disCrim
9	10.3599	0.8048	sqft beds baths lat lng dis isComm pet crim
7	10.3688	0.7957	sqft beds photoCount lat lng isComm disCrim
8	10.3776	0.8002	sqft beds baths photoCount lat lng isComm pet
8	10.3986	0.8002	sqft beds baths photoCount lng isComm pet disCrim
9	10.4113	0.8047	sqft beds baths lng dis isComm pet disCrim crim
8	10.4120	0.8001	sqft beds lat lng dis isComm pet disCrim
6	10.4251	0.7911	sqft beds photoCount lat lng isComm
9	10.4285	0.8046	sqft beds baths photoCount lat lng isComm pet disCrim
10	10.4389	0.8091	sqft beds baths photoCount lng dis isComm pet disCrim crim
8	10.4874	0.8000	sqft beds baths photoCount lng dis isComm crim
8	10.5289	0.7999	sqft beds photoCount lat lng dis isComm crim
7	10.6109	0.7952	sqft beds photoCount lng isComm disCrim crim

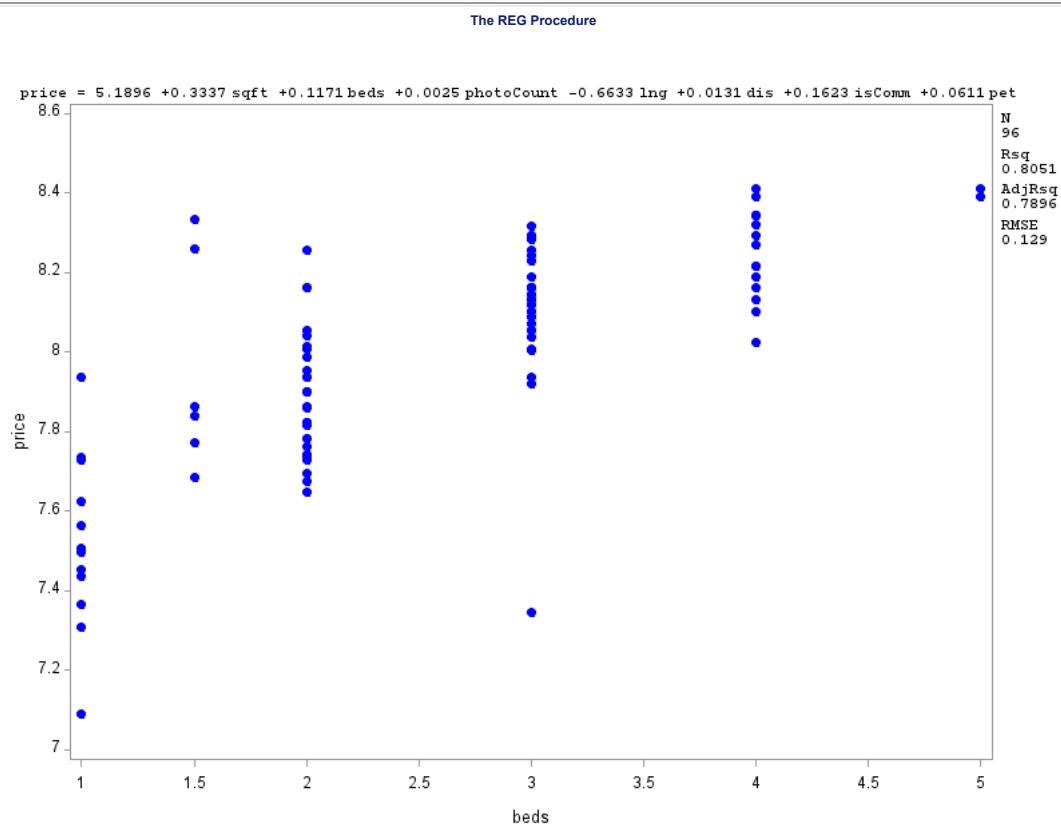
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8	10.7495	0.7994	sqft beds photoCount lat Ing dis isComm pet crim
8	10.7503	0.7994	sqft beds photoCount lat Ing dis isComm disCrim
6	10.7595	0.7903	sqft beds photoCount Ing isComm disCrim
8	10.7629	0.7994	sqft beds baths photoCount Ing dis isComm disCrim
7	10.8029	0.7947	sqft beds baths lat Ing dis isComm
10	10.9479	0.8080	sqft beds baths photoCount lat Ing isComm pet disCrim crim
8	10.9728	0.7989	sqft beds photoCount lat Ing isComm disCrim crim
6	11.0738	0.7896	sqft beds Ing isComm disCrim crim
10	11.1316	0.8076	sqft beds photoCount lat Ing dis isComm pet disCrim crim
8	11.1621	0.7985	sqft beds photoCount Ing dis isComm disCrim crim
7	11.3292	0.7936	sqft beds lat Ing isComm pet disCrim
7	11.3938	0.7934	sqft beds lat Ing dis isComm crim
5	11.4269	0.7843	sqft beds Ing isComm disCrim
7	11.4701	0.7932	sqft beds baths photoCount lat Ing isComm
8	11.4973	0.7977	sqft beds lat Ing isComm pet disCrim crim
7	11.5038	0.7932	sqft beds Ing dis isComm disCrim crim
7	11.5770	0.7930	sqft beds photoCount lat Ing isComm crim
8	11.5991	0.7975	sqft beds baths lat Ing isComm pet disCrim
9	11.6234	0.8019	sqft beds baths photoCount lat Ing isComm pet crim
7	11.6776	0.7928	sqft beds lat Ing dis isComm disCrim
8	11.7041	0.7972	sqft beds baths photoCount lat Ing isComm disCrim
7	11.7085	0.7927	sqft beds baths lat Ing isComm pet
9	11.7199	0.8017	sqft beds baths lat Ing isComm pet disCrim crim
9	11.7740	0.8016	sqft beds baths photoCount lat Ing dis isComm crim
7	11.7896	0.7925	sqft beds photoCount Ing isComm pet crim
7	11.8614	0.7924	sqft beds baths Ing isComm disCrim crim
8	11.9025	0.7968	sqft beds baths photoCount Ing isComm disCrim crim
6	11.9542	0.7876	sqft beds lat Ing isComm pet
11	12.0000	0.8101	sqft beds baths photoCount lat Ing dis isComm pet disCrim crim
9	12.0260	0.8010	sqft beds baths photoCount lat Ing dis isComm disCrim
6	12.0880	0.7873	sqft beds lat Ing isComm disCrim
8	12.0928	0.7963	sqft beds baths lat Ing dis isComm crim
7	12.1205	0.7918	sqft beds baths photoCount Ing isComm disCrim
9	12.1248	0.8008	sqft beds lat Ing dis isComm pet disCrim crim
6	12.1789	0.7871	sqft beds photoCount Ing isComm pet
9	12.2543	0.8005	sqft beds baths photoCount lat Ing isComm disCrim crim
8	12.2610	0.7960	sqft beds baths Ing dis isComm disCrim crim
6	12.2843	0.7869	sqft beds baths Ing isComm disCrim
7	12.2844	0.7914	sqft beds lat Ing isComm disCrim crim
10	12.3300	0.8049	sqft beds baths lat Ing dis isComm pet disCrim crim
6	12.3695	0.7867	sqft beds photoCount dis isComm pet
9	12.3781	0.8002	sqft beds photoCount lat Ing dis isComm disCrim crim
8	12.4069	0.7956	sqft beds baths lat Ing dis isComm disCrim
9	12.4194	0.8001	sqft beds baths photoCount Ing dis isComm disCrim crim
5	12.4485	0.7820	sqft beds lat Ing isComm
5	12.5947	0.7817	sqft beds dis isComm pet
7	12.5994	0.7907	sqft beds baths photoCount Ing isComm pet
6	12.6146	0.7861	sqft beds baths Ing isComm pet
8	12.6304	0.7951	sqft beds baths photoCount Ing isComm pet crim
6	12.7256	0.7859	sqft beds Ing isComm pet crim
6	12.7421	0.7858	sqft beds baths lat Ing isComm
8	12.8130	0.7947	sqft beds baths photoCount lat Ing isComm crim

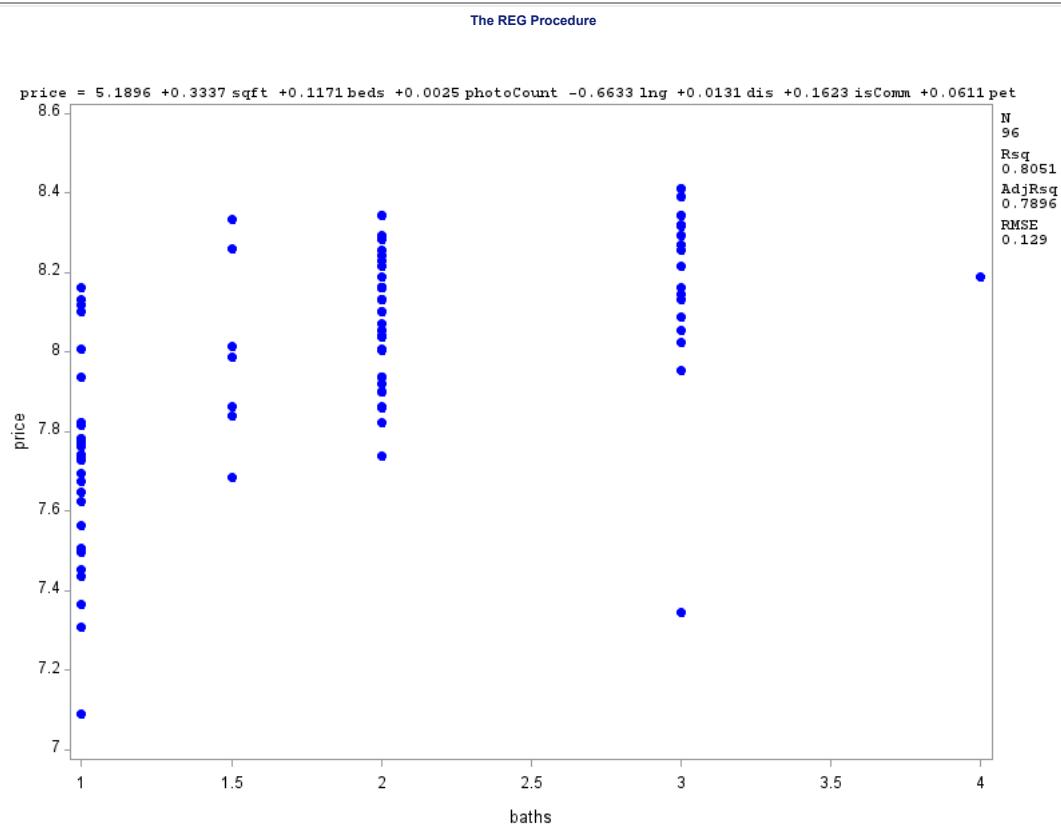


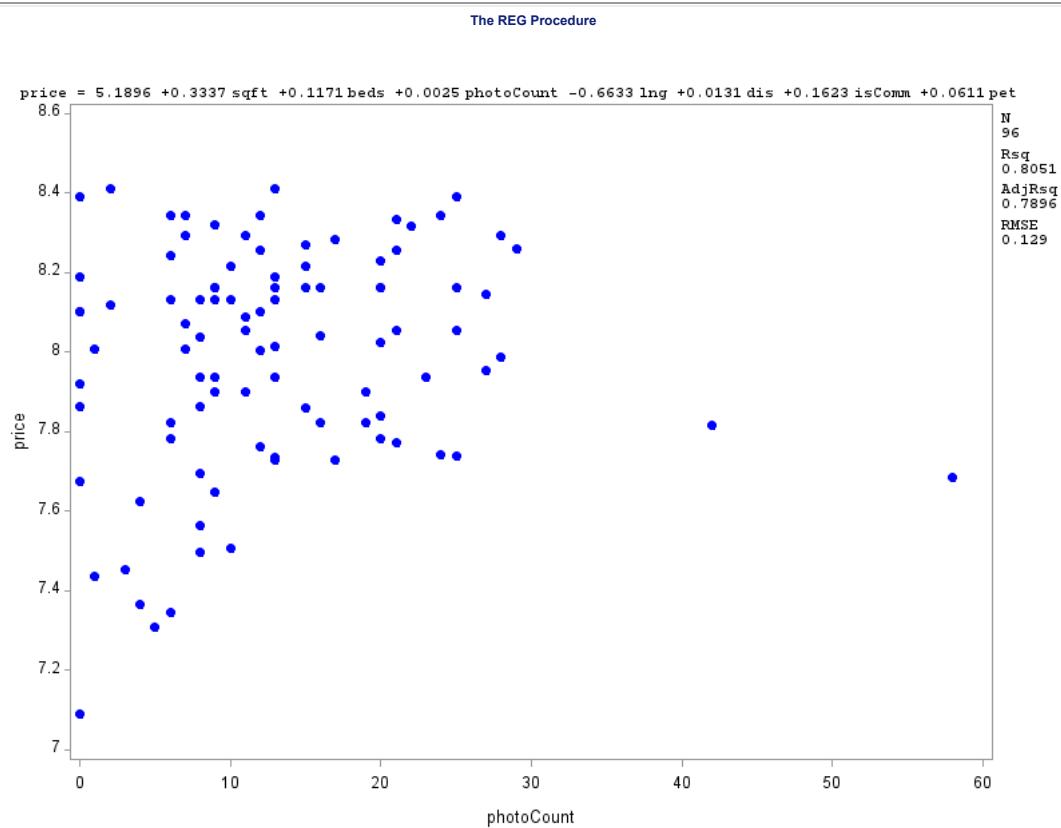


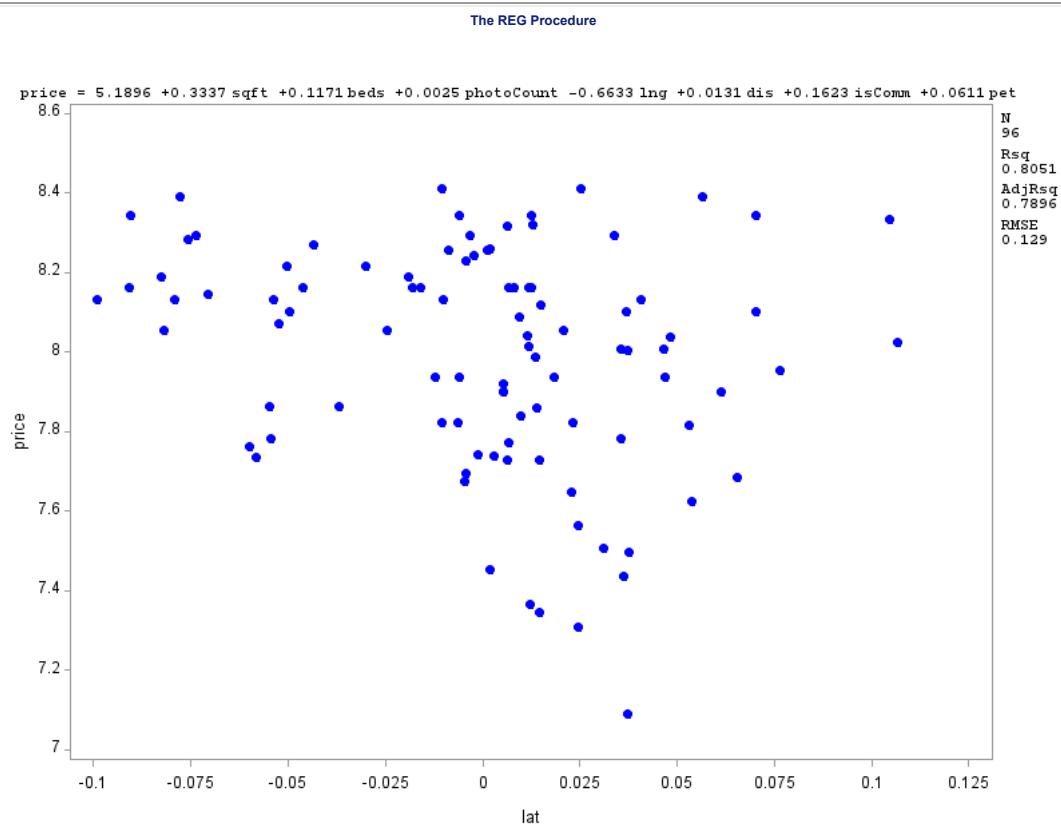


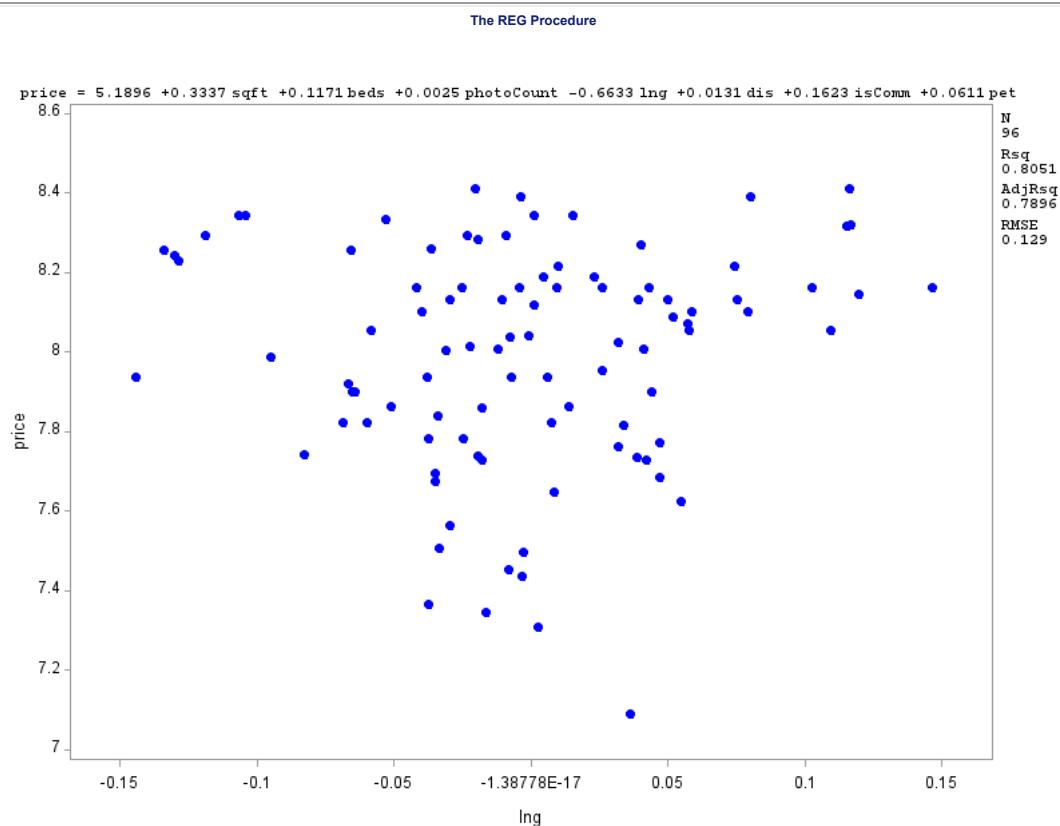


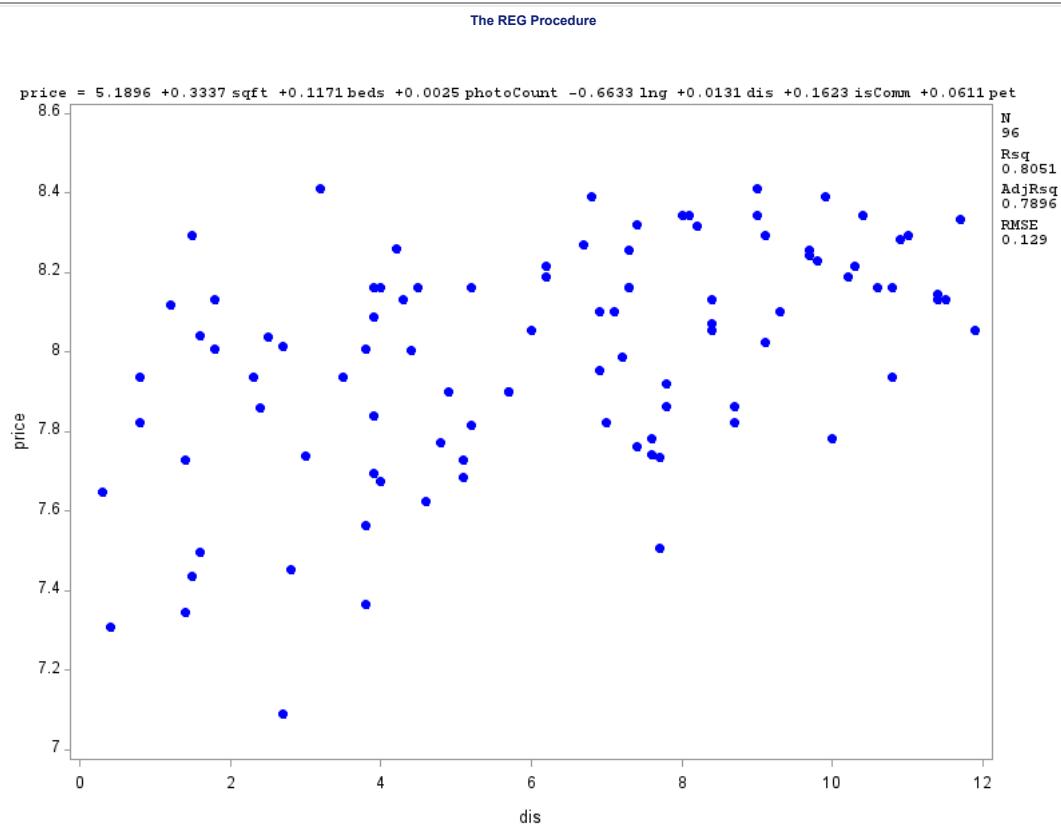


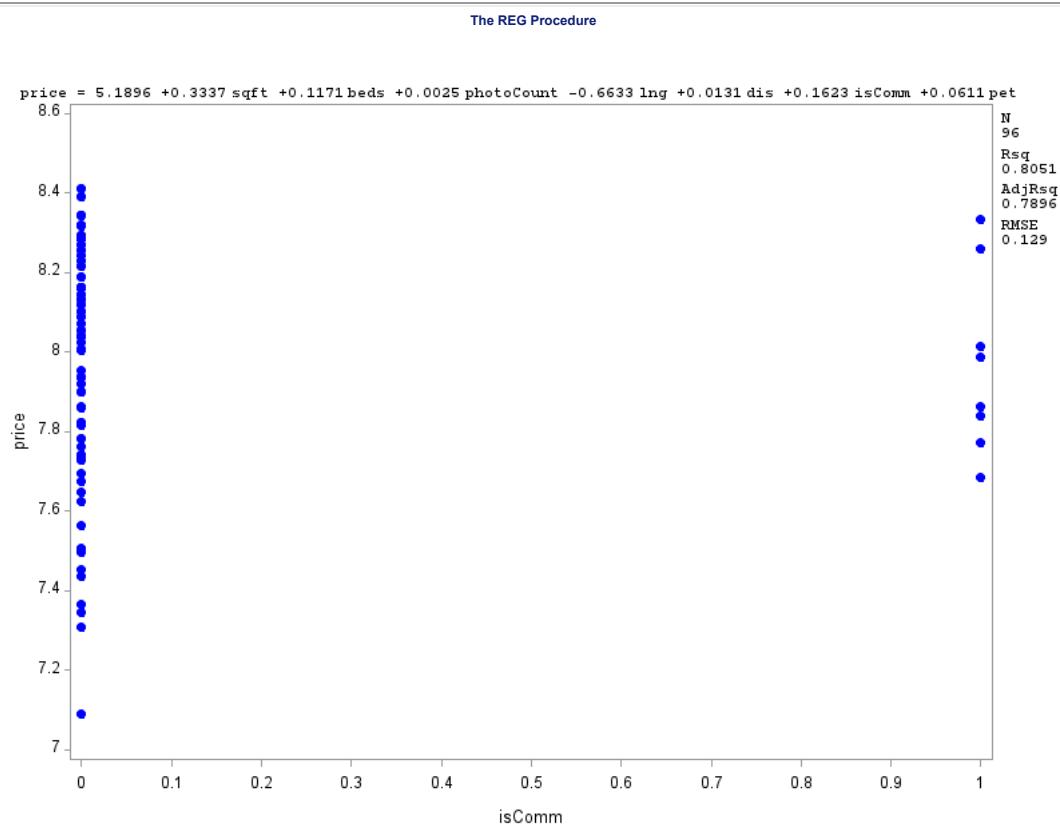


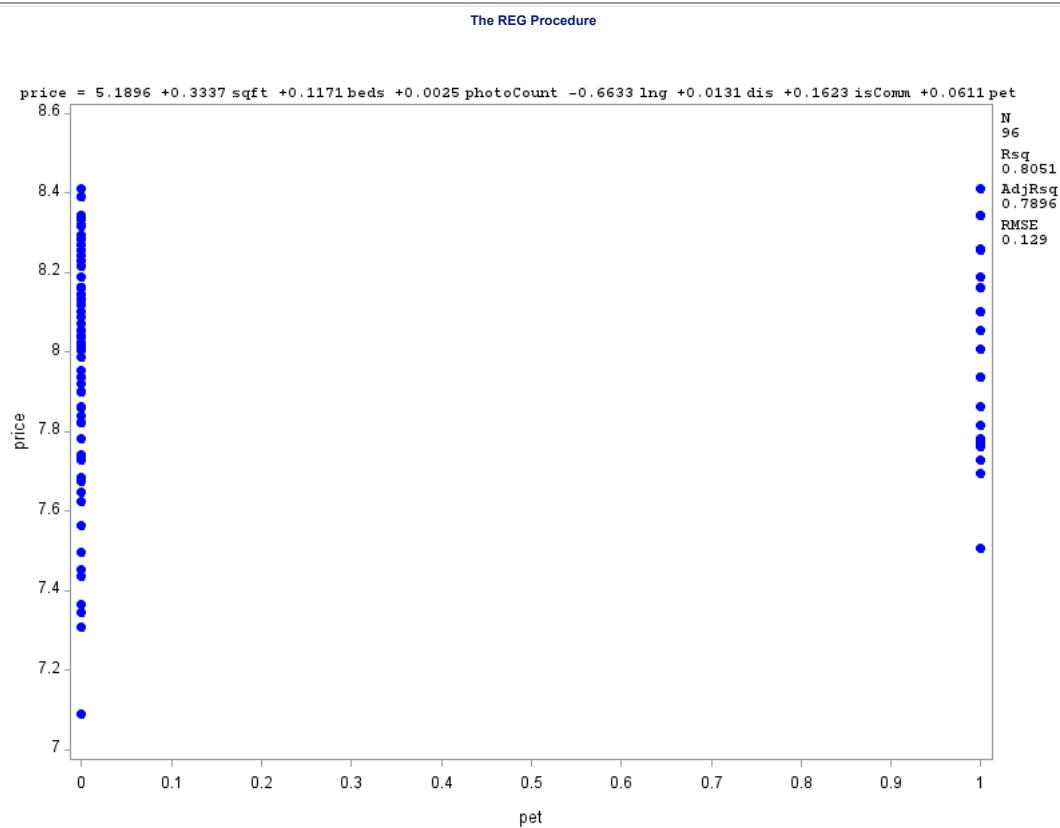


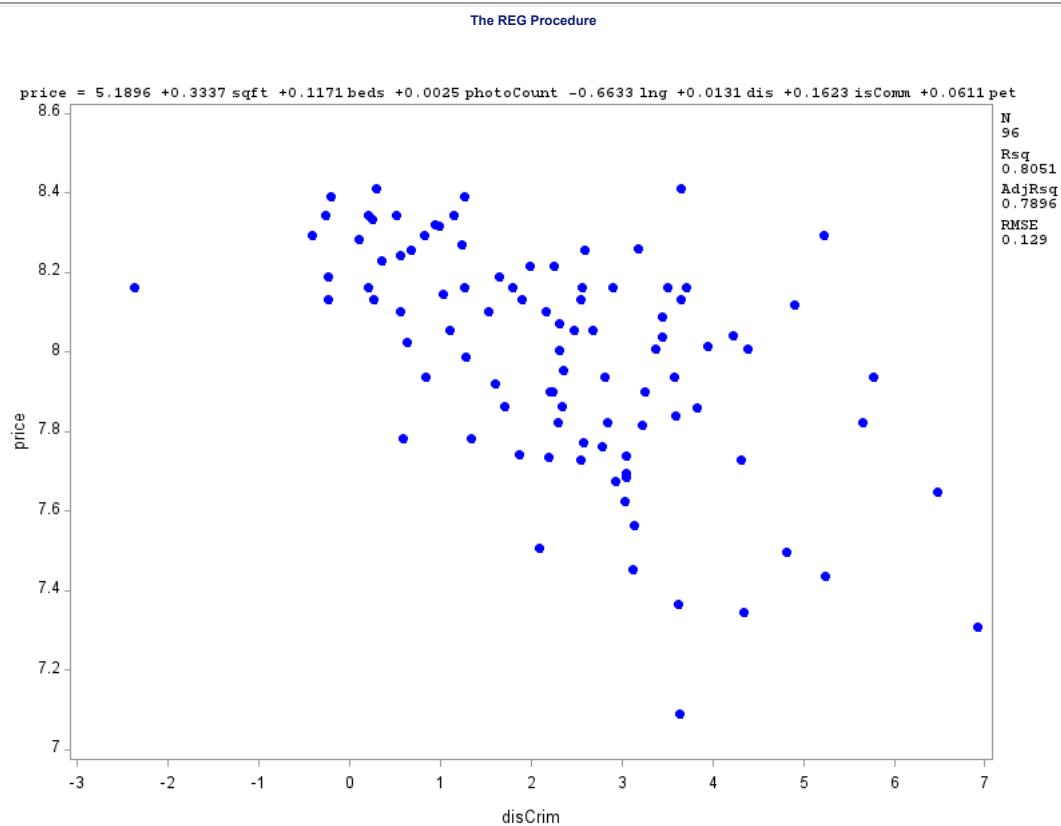


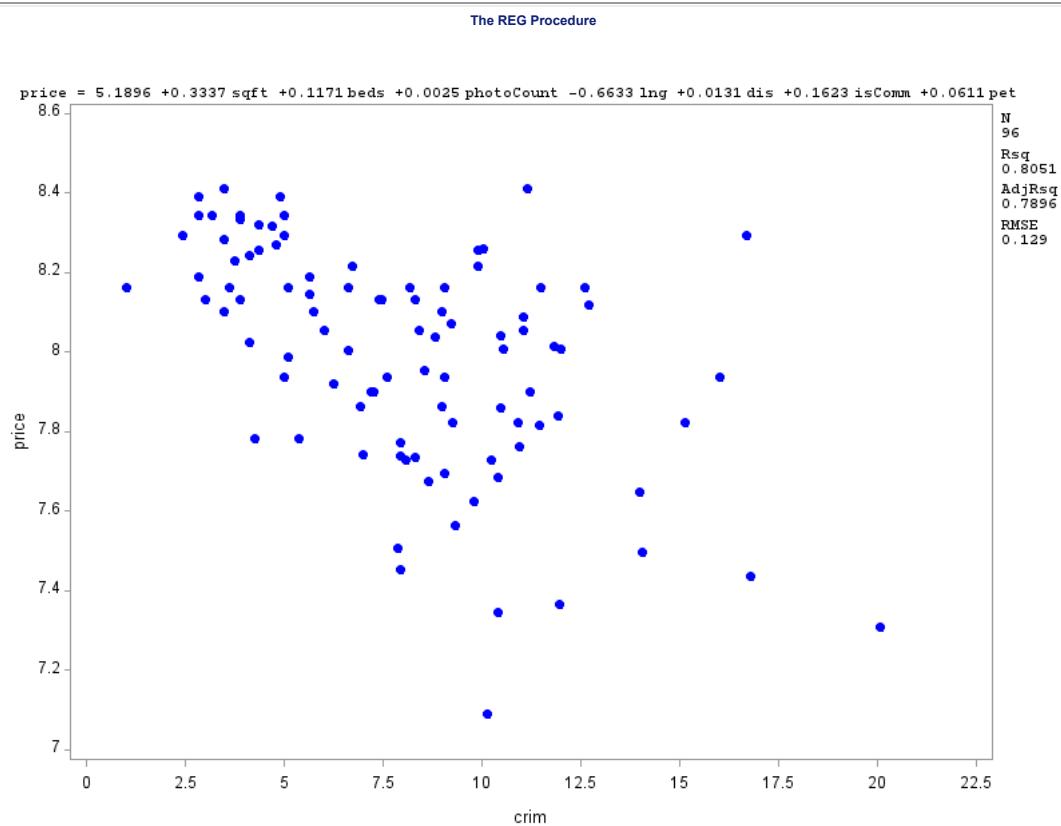












The SAS System					
The REG Procedure					
Model: MODEL1					
Dependent Variable: price					
Number of Observations Read					96
Number of Observations Used					96
Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	6.04623	0.86375	51.95	<.0001
Error	88	1.46327	0.01663		
Corrected Total	95	7.50950			
Root MSE		0.12895	R-Square	0.8051	
Dependent Mean		7.99020	Adj R-Sq	0.7896	
Coeff Var		1.61385			
Parameter Estimates					
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > t
Intercept	1	5.18955	0.28574	18.16	<.0001
sqft	1	0.33369	0.04547	7.34	<.0001
beds	1	0.11713	0.01972	5.94	<.0001
photoCount	1	0.00253	0.00151	1.68	0.0975
ing	1	-0.66329	0.22971	-2.89	0.0049
dis	1	0.01306	0.00458	2.85	0.0054
isComm	1	0.16233	0.05405	3.00	0.0035
pet	1	0.06114	0.03191	1.92	0.0586
					1.03824

The SAS System

The REG Procedure
Model: MODEL1
Dependent Variable: price

Durbin-Watson D	1.685
Number of Observations	96
1st Order Autocorrelation	0.142

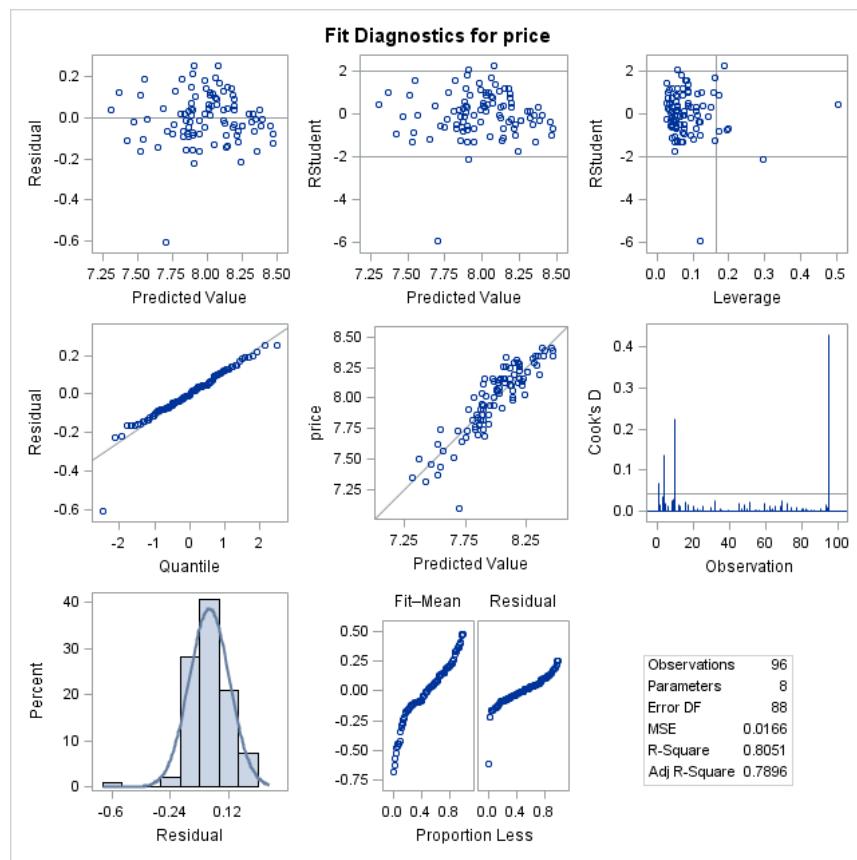
The SAS System

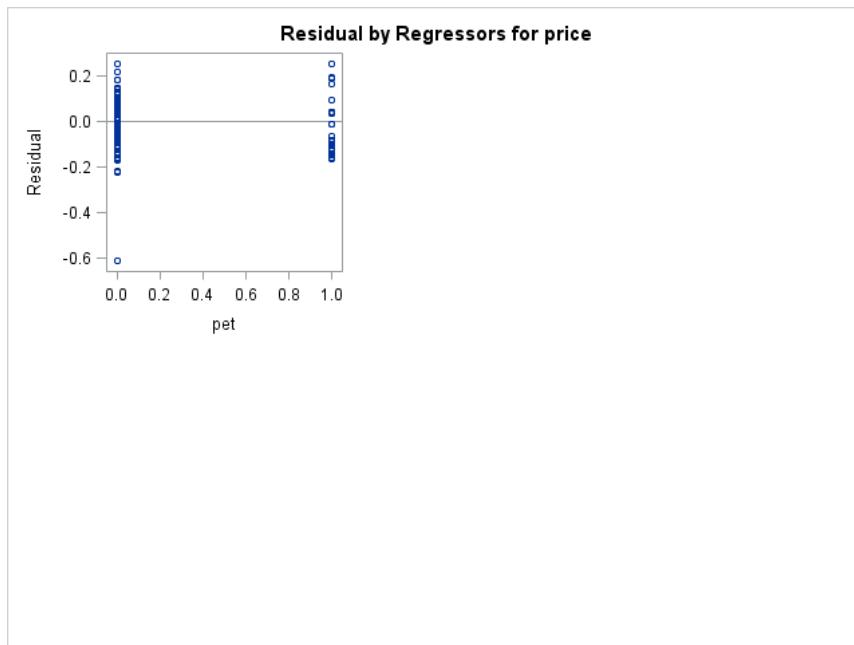
The REG Procedure
Model: MODEL1
Dependent Variable: price

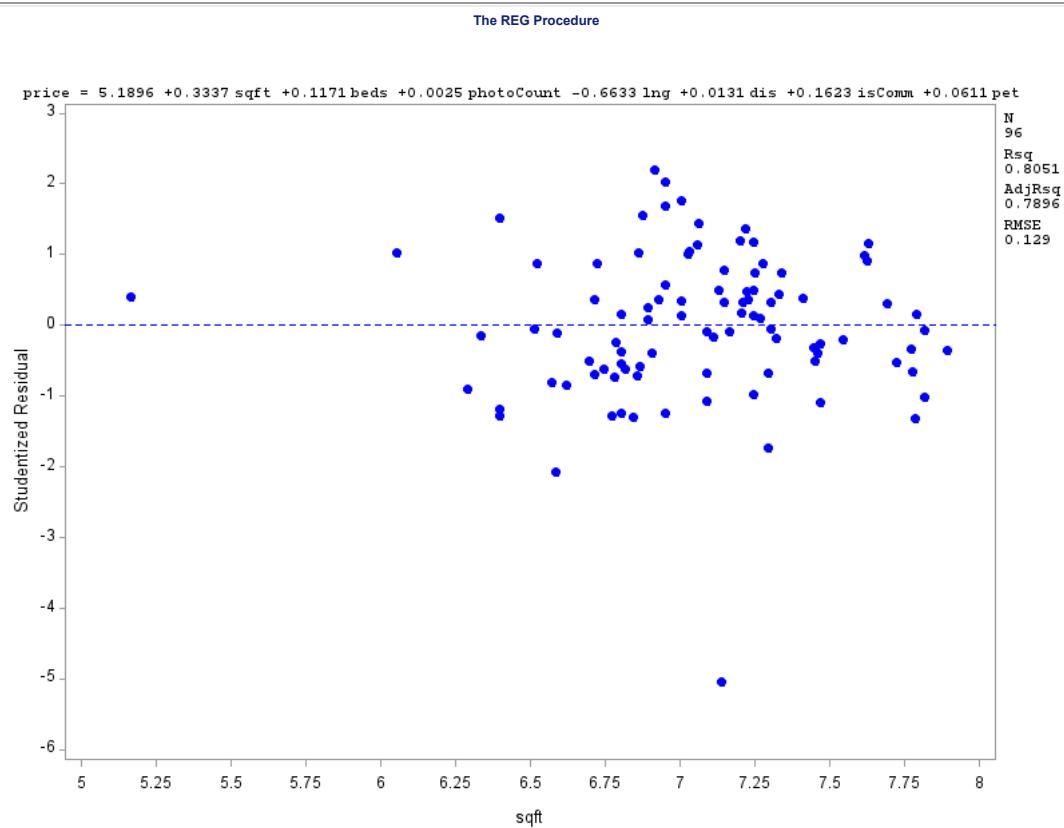
Obs	Dependent Variable	Predicted Value	Std Error Mean Predict	Output Statistics															DFBETAS					
				95% CL Mean		95% CL Predict		Residual	Std Error Residual	Student Residual	-2 -1 0 1 2				Cook's D	RStudent	Hat Diag H	Cov Ratio	DFFITS	Intercept	sqft	beds	photoCount	lng
				95% CL Lower	95% CL Upper	95% CL Lower	95% CL Upper				-2	-1	0	1	2									
1	8.2595	8.0611	0.0518	7.9582	8.1641	7.7850	8.3373	0.1983	0.118	1.680			***		0.068	1.6974	0.1614	1.0069	0.7447	-0.1605	0.1523	-0.0649	0.0910	-0.0705
2	7.7721	7.8671	0.0536	7.7606	7.9736	7.5896	8.1446	-0.0950	0.117	-0.810		*			0.017	-0.8081	0.1727	1.2476	-0.3693	-0.0648	0.0633	-0.0360	0.0335	-0.1264
3	7.9879	8.1337	0.0520	8.0303	8.2372	7.8574	8.4101	-0.1459	0.118	-1.236		**			0.037	-1.2402	0.1629	1.1378	-0.5471	0.0857	-0.0752	0.0047	-0.0505	0.2198
4	8.3321	8.0766	0.0557	7.9660	8.1873	7.7975	8.3558	0.2554	0.116	2.196			***		0.138	2.2458	0.1863	0.8580	1.0748	-0.1577	0.1535	-0.2687	-0.1282	-0.1830
5	8.0147	7.9124	0.0535	7.8061	8.0187	7.6350	8.1898	0.1023	0.117	0.872			*		0.020	0.8704	0.1720	1.2347	0.3967	0.0138	-0.0027	0.0669	-0.1313	-0.1049
6	7.8627	7.9423	0.0573	7.8285	8.0561	7.6619	8.2227	-0.0796	0.116	-0.689		*			0.015	-0.6869	0.1971	1.3070	-0.3404	-0.0118	0.0075	0.0159	0.1473	-0.0673
7	7.7275	7.6816	0.0382	7.6057	7.7575	7.4144	7.9489	0.0459	0.123	0.373					0.002	0.3709	0.0877	1.1860	0.1150	-0.0067	0.0150	-0.0434	0.0269	0.0012
8	8.0064	7.8139	0.0361	7.7421	7.8857	7.5478	8.0800	0.1925	0.124	1.555			***		0.026	1.5678	0.0786	0.9516	0.4579	0.0048	0.0272	-0.0144	-0.1912	0.0244
9	8.1605	7.9072	0.0303	7.8469	7.9675	7.6440	8.1705	0.2533	0.125	2.021			***		0.030	2.0577	0.0554	0.7931	0.4981	-0.0403	0.0609	-0.0753	-0.0484	-0.0951
10	7.6836	7.9074	0.0702	7.7678	8.0470	7.6156	8.1992	-0.2238	0.108	-2.069		***			0.226	-2.1097	0.2967	1.0452	-1.3702	-0.2174	0.2562	-0.0940	-0.9685	-0.2255
11	7.8389	7.8507	0.0488	7.7538	7.9477	7.5767	8.1247	-0.0118	0.119	-0.987					0.000	-0.0982	0.1431	1.2776	-0.0401	-0.0025	0.0014	-0.0021	0.0056	0.0032
12	7.8160	7.8996	0.0570	7.7864	8.0129	7.6195	8.1798	-0.0836	0.116	-0.723		*			0.016	-0.7210	0.1954	1.2984	-0.3553	-0.0768	0.0876	-0.0129	-0.2922	-0.0645
13	7.7407	7.8994	0.0337	7.8324	7.9665	7.6345	8.1643	-0.1588	0.124	-1.276		**			0.015	-1.2803	0.0685	1.0131	-0.3471	-0.0577	0.0568	0.0456	-0.2047	0.1821
14	7.9374	7.8975	0.0499	7.7984	7.9967	7.6227	8.1723	0.0398	0.119	0.335					0.002	0.3334	0.1497	1.2756	0.1399	-0.0759	0.0827	-0.0889	0.0413	-0.0669
15	7.9551	7.8838	0.0301	7.8240	7.9437	7.6207	8.1470	0.0712	0.125	0.568			*		0.002	0.5658	0.0545	1.1253	0.1358	0.0128	-0.0102	-0.0387	0.0993	0.0246
16	8.2558	8.0863	0.0380	8.0108	8.1618	7.8192	8.3534	0.1695	0.123	1.376			**		0.022	1.3829	0.0867	1.0082	0.4261	-0.1439	0.1388	-0.1609	0.1586	-0.1561
17	8.1461	8.0245	0.0457	7.9336	8.1154	7.7526	8.2964	0.1217	0.121	1.009			**		0.018	1.0092	0.1258	1.1420	0.3828	0.1418	-0.1547	0.0400	0.1799	0.2282
18	8.3416	8.3244	0.0422	8.2405	8.4083	8.0548	8.5941	0.0172	0.122	0.141					0.000	0.1406	0.1072	1.2251	0.0487	0.0067	-0.0107	0.0232	0.0230	-0.0309
19	8.0552	8.0127	0.0312	7.9507	8.0747	7.7490	8.2764	0.0425	0.125	0.339					0.001	0.3377	0.0586	1.1518	0.0842	0.0361	-0.0390	0.0218	0.0524	0.0344
20	8.3175	8.1730	0.0347	8.1039	8.2420	7.9076	8.4384	0.1445	0.124	1.164			**		0.013	1.1663	0.0726	1.0436	0.3263	-0.1158	0.1147	-0.0948	0.1006	0.1964
21	7.7385	7.8271	0.0293	7.7689	7.8854	7.5643	8.0899	-0.0866	0.126	-0.706		*			0.003	-0.7039	0.0517	1.1041	-0.1643	-0.0143	0.0072	0.0143	-0.1123	0.0273
22	8.3894	8.4699	0.0426	8.3852	8.5546	8.2000	8.7398	-0.0805	0.122	-0.662		*			0.007	-0.6597	0.1093	1.1820	-0.2310	-0.0024	0.0220	-0.1437	-0.0928	-0.0600
23	8.1605	8.1942	0.0270	8.1405	8.2479	7.9324	8.4561	-0.0337	0.126	-0.267					0.000	-0.2660	0.0439	1.1386	-0.0570	0.0232	-0.0214	0.0093	-0.0374	0.0118
24	8.0552	8.1383	0.0353	8.0681	8.2085	7.8726	8.4040	-0.0831	0.124	-0.670		*			0.005	-0.6684	0.0751	1.1372	-0.1905	-0.0187	0.0292	-0.0556	-0.0853	0.0613
25	8.2928	8.1823	0.0431	8.0967	8.2679	7.9121	8.4525	0.1105	0.122	0.909			*		0.013	0.9081	0.1116	1.1437	0.3218	-0.1584	0.1590	-0.0259	0.1597	-0.0722
26	8.2161	8.2549	0.0254	8.2044	8.3053	7.9937	8.5160	-0.0388	0.126	-0.307					0.000	-0.3050	0.0387	1.1302	-0.0612	-0.0001	0.0035	-0.0388	-0.0087	0.0035
27	8.1301	8.0678	0.0217	8.0246	8.1110	7.8079	8.3277	0.0622	0.127	0.490					0.001	0.4876	0.0284	1.1034	0.0834	-0.0190	0.0212	0.0141	0.0040	-0.0352
28	8.2687	8.3340	0.0269	8.2806	8.3874	8.0722	8.5957	-0.0652	0.126	-0.517		*			0.002	-0.5151	0.0434	1.1179	-0.1098	0.0438	-0.0389	-0.0312	-0.0070	-0.0131
29	8.1605	8.0658	0.0228	8.0205	8.1110	7.8055	8.3260	0.0947	0.127	0.746			*		0.002	0.7446	0.0312	1.0750	0.1336	-0.0289	0.0317	0.0243	0.0235	-0.0497
30	8.0392	7.8893	0.0304	7.8288	7.9498	7.6260	8.1526	0.1499	0.125	1.196			**		0.011	1.1991	0.0557	1.0178	0.2912	-0.1306	0.1561	-0.1154	0.0409	-0.0291
31	7.7297	7.7597	0.0219	7.7162	7.8033	7.4998	8.0197	-0.0300	0.127	-0.236					0.000	-0.2348	0.0289	1.1227	-0.0405	-0.0161	0.0121	0.0063	-0.0027	-0.0210
32	7.7363	7.5491	0.0371	7.4753	7.6229	7.2824	7.8158	-0.1872	0.123	1.516			***		0.026	1.5275	0.0830	0.9669	0.4595	0.2051	-0.1662	-0.1760	0.0313	0.1786
33	8.1605	8.1189	0.0268	8.0657	8.1722	7.8572	8.3807	0.0416	0.126	0.330					0.001	0.3281	0.0431	1.1339	0.0697	0.0086	-0.0114	-0.0010	0.0291	0.0122
34	8.1605	8.2230	0.0328	8.1578	8.2882	7.9586	8.4874	-0.0625	0.125	-0.501		*			0.002	-0.4988	0.0648	1.1452	-0.1313	-0.0205	0.0270	-0.0614	-0.0396	-0.0782
35	8.0030	8.1412	0.0261	8.0893	8.1931	7.8797	8.4027	-0.1382	0.126	-1.094		**			0.006	-1.0955	0.0410	1.0240	-0.2266	0.1299	-0.1365	0.0250	0.0141	0.0975
36	8.2815	8.1883	0.0265	8.1357	8.2409	7.9267	8.4499	0.0932	0.126	0.739			*		0.003	0.7367	0.0421	1.0884	0.1545	-0.0277	0.0217	-0.0271	0.0383	-0.0377
37	7.8220	7.8946	0.0258	7.8433	7.9458	7.6332	8.1559	-0.0725	0.126	-0.574		*			0.002	-0.5719	0.0400	1.1076	-0.1167	-0.0081	0.0043	0.0316	-0.0521	0.0583
38	8.2295	8.1902	0.0392	8.1123	8.2681	7.9223	8.4580	0.0393	0.123	0.320					0.001	0.3186	0.0924	1.1961	0.1017	-0.0043	-0.0001	0.0055	0.0353	-0.0792
39	7.7622	7.8256	0.0356	7.7548	7.8963	7.5597	8.0914	-0.0634	0.124	-0.512		*			0.003	-0.5096	0.0762	1.1582	-0.1464	-0.0598	0.0577	0.0002	-0.008	

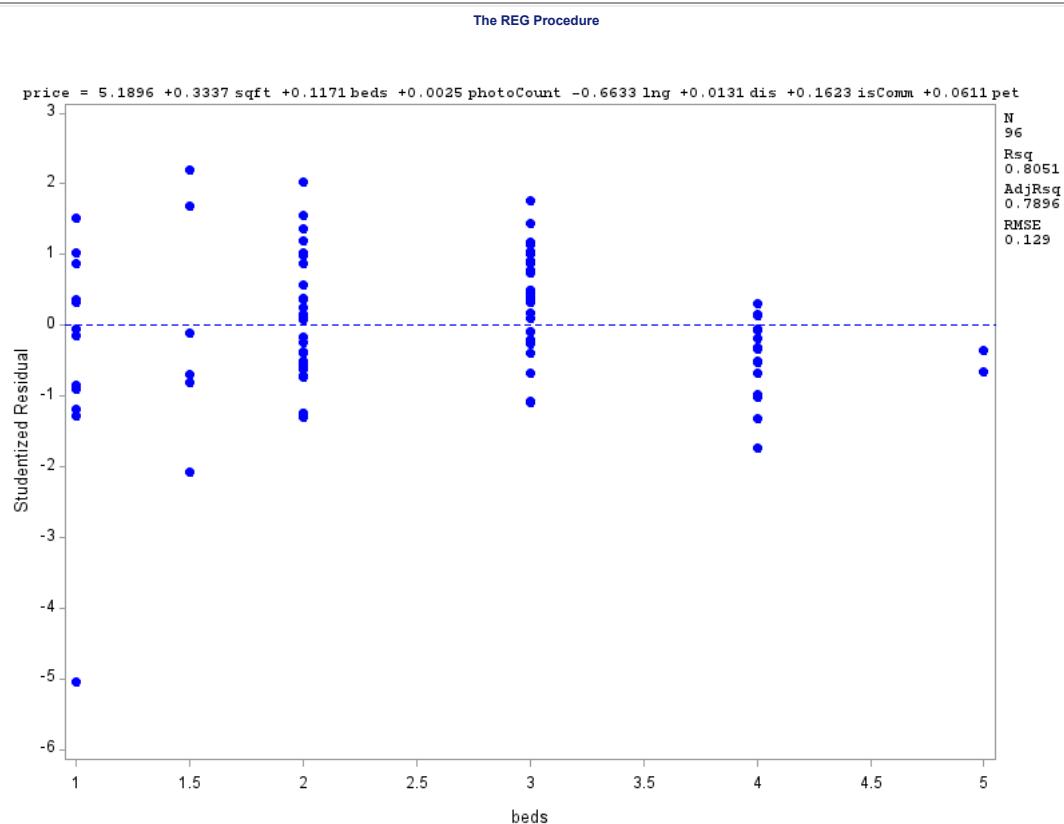
60	7.5627	7.5702	0.0286	7.5133	7.6271	7.3077	7.8327	-0.007505	0.126	-0.0597				0.000	-0.0594	0.0493	1.1522	-0.0135	-0.0026	0.0007	0.0069	0.0023	0.0013
61	8.1315	8.2161	0.0350	8.1464	8.2857	7.9505	8.4816	-0.0845	0.124	-0.681		*		0.005	-0.6790	0.0738	1.1341	-0.1917	-0.0664	0.0756	-0.0827	0.0299	-0.0898
62	7.3652	7.5260	0.0310	7.4645	7.5876	7.2625	7.7896	-0.1608	0.125	-1.285		**		0.013	-1.2898	0.0577	0.9993	-0.3191	-0.1037	0.0585	0.1183	0.1042	0.0325
63	7.7832	7.8605	0.0296	7.8016	7.9193	7.5975	8.1234	-0.0772	0.126	-0.615		*		0.003	-0.6133	0.0528	1.1176	-0.1448	-0.0304	0.0228	0.0456	0.0406	0.0126
64	7.4354	7.5402	0.0346	7.4714	7.6090	7.2748	7.8055	-0.1047	0.124	-0.843		*		0.007	-0.8418	0.0721	1.1067	-0.2347	-0.0011	-0.0355	0.1091	0.1108	-0.0175
65	8.3428	8.4679	0.0399	8.3885	8.5473	8.1997	8.7362	-0.1251	0.123	-1.020		**		0.014	-1.0205	0.0960	1.1020	-0.3325	0.1138	-0.0939	-0.0316	0.0882	-0.0146
66	7.4530	7.4709	0.0325	7.4063	7.5355	7.2066	7.7352	-0.0179	0.125	-0.144				0.000	-0.1429	0.0635	1.1679	-0.0372	-0.0155	0.0100	0.0102	0.0134	-0.0045
67	8.0709	8.0088	0.0237	7.9616	8.0560	7.7482	8.2694	0.0621	0.127	0.490				0.001	0.4880	0.0339	1.1096	0.0914	0.0238	-0.0213	0.0112	-0.0327	0.0511
68	8.2428	8.1149	0.0376	8.0402	8.1897	7.8480	8.3819	0.1278	0.123	1.036		**		0.012	1.0367	0.0851	1.0856	0.3161	0.0191	-0.0231	0.0373	-0.0582	-0.2403
69	8.1167	7.8978	0.0334	7.8315	7.9641	7.6331	8.1625	0.2189	0.125	1.758		***		0.028	1.7792	0.0669	0.8823	0.4765	0.0685	-0.0371	0.1800	-0.2106	0.0042
70	8.0064	7.9848	0.0237	7.9376	8.0320	7.7243	8.2454	0.0215	0.127	0.170				0.000	0.1690	0.0339	1.1312	0.0317	-0.0006	0.0027	0.0065	-0.0117	0.0105
71	8.0375	8.0241	0.0269	7.9706	8.0776	7.7623	8.2859	0.0134	0.126	0.107				0.000	0.1060	0.0436	1.1445	0.0226	-0.0053	0.0065	0.0036	-0.0058	-0.0036
72	7.3460	7.3088	0.0916	7.1269	7.4908	6.9946	7.6231	0.0372	0.0908	0.409				0.021	0.4074	0.5041	2.1763	0.4107	0.3900	-0.3871	0.2959	0.0065	0.0515
73	8.1301	8.1792	0.0290	8.1217	8.2368	7.9166	8.4419	-0.0492	0.126	-0.391				0.001	-0.3895	0.0505	1.1380	-0.0898	0.0242	-0.0238	0.0285	0.0169	-0.0204
74	7.4955	7.3694	0.0377	7.2945	7.4443	7.1024	7.6364	0.1262	0.123	1.023		**		0.012	1.0234	0.0854	1.0887	0.3128	0.2187	-0.1820	0.0070	-0.0225	0.0572
75	8.3187	8.2995	0.0351	8.2297	8.3692	8.0339	8.5651	0.0193	0.124	0.155				0.000	0.1544	0.0741	1.1808	0.0437	-0.0127	0.0123	0.0057	-0.0109	0.0260
76	8.4118	8.4544	0.0448	8.3654	8.5434	8.1831	8.7257	-0.0426	0.121	-0.352				0.002	-0.3501	0.1206	1.2321	-0.1297	0.0110	-0.0060	-0.0558	0.0543	-0.0606
77	7.6939	7.8492	0.0303	7.7890	7.9094	7.5860	8.1125	-0.1553	0.125	-1.239		**		0.011	-1.2427	0.0552	1.0075	-0.3003	-0.0436	0.0306	0.0028	0.0373	0.0283
78	8.3428	8.3497	0.0433	8.2637	8.4357	8.0794	8.6200	-0.006870	0.121	-0.0566				0.000	-0.0562	0.1126	1.2344	-0.0200	-0.0011	0.0024	-0.0096	0.0022	0.0102
79	8.2940	8.3162	0.0393	8.2381	8.3943	8.0483	8.5841	-0.0222	0.123	-0.181				0.000	-0.1796	0.0929	1.2044	-0.0575	-0.0006	0.0034	-0.0240	0.0088	0.0420
80	8.1315	7.9875	0.0243	7.9392	8.0358	7.7267	8.2483	0.1440	0.127	1.137		**		0.006	1.1394	0.0355	1.0092	0.2187	0.0805	-0.0746	0.0441	-0.0857	0.1097
81	7.6256	7.5169	0.0348	7.4477	7.5861	7.2514	7.7823	0.1087	0.124	0.876		*		0.008	0.8744	0.0729	1.1020	0.2452	0.0653	-0.0319	-0.1113	-0.0847	0.1212
82	7.3099	7.4222	0.0355	7.3516	7.4928	7.1564	7.6880	-0.1123	0.124	-0.906		*		0.008	-0.9052	0.0760	1.1002	-0.2596	-0.1093	0.0720	0.0384	0.0631	-0.0452
83	8.1605	8.0623	0.0311	8.0004	8.1242	7.7987	8.3259	0.0982	0.125	0.785		*		0.005	0.7831	0.0583	1.1000	0.1949	0.0143	-0.0156	0.0565	-0.0224	0.0278
84	7.8220	7.8682	0.0287	7.8112	7.9251	7.6057	8.1307	-0.0461	0.126	-0.367				0.001	-0.3650	0.0494	1.1387	-0.0832	-0.0117	0.0071	0.0226	0.0222	0.0372
85	8.1301	8.0203	0.0296	7.9615	8.0792	7.7574	8.2833	0.1097	0.126	0.874		*		0.005	0.8731	0.0528	1.0788	0.2061	-0.0505	0.0618	0.0321	-0.0486	-0.0358
86	7.6473	7.7150	0.0297	7.6560	7.7740	7.4520	7.9779	-0.0676	0.125	-0.539		*		0.002	-0.5369	0.0530	1.1269	-0.1270	-0.0147	0.0003	-0.0005	0.0184	-0.0119
87	7.9374	7.9859	0.0437	7.8990	8.0729	7.7153	8.2565	-0.0486	0.121	-0.400				0.003	-0.3984	0.1151	1.2203	-0.1437	0.0098	-0.0121	0.0413	0.0136	0.1012
88	8.1887	8.1435	0.0381	8.0678	8.2192	7.8763	8.4107	0.0452	0.123	0.367				0.002	0.3652	0.0873	1.1860	0.1129	0.0023	-0.0038	0.0023	-0.0518	0.0141
89	7.8613	7.8412	0.0310	7.7797	7.9028	7.5777	8.1048	0.0201	0.125	0.161				0.000	0.1599	0.0577	1.1601	0.0396	0.0055	-0.0027	-0.0106	-0.0217	-0.0105
90	7.9194	8.0530	0.0290	7.9954	8.1107	7.7904	8.3157	-0.1337	0.126	-1.064		**		0.008	-1.0648	0.0506	1.0406	-0.2459	-0.0087	0.0021	-0.0332	0.1458	0.1224
91	8.1017	8.1128	0.0344	8.0443	8.1812	7.8475	8.3780	-0.0111	0.124	-0.0892				0.000	-0.0886	0.0713	1.1791	-0.0246	0.0002	-0.0002	-0.0038	0.0118	0.0040
92	8.3894	8.3980	0.0356	8.3273	8.4687	8.1322	8.6638	-0.008624	0.124	-0.0696				0.000	-0.0692	0.0761	1.1855	-0.0199	0.0093	-0.0089	-0.0004	0.0116	0.0031
93	8.1017	8.2189	0.0450	8.1295	8.3083	7.9475	8.4903	-0.1172	0.121	-0.970		*		0.016	-0.9696	0.1218	1.1449	-0.3611	-0.1037	0.1178	-0.1672	0.1380	-0.1350
94	8.1887	8.3554	0.0287	8.2984	8.4125	8.0929	8.6180	-0.1667	0.126	-1.326		**		0.011	-1.3321	0.0496	0.9809	-0.3042	0.1578	-0.1477	-0.0639	0.0152	0.0127
95	7.0901	7.7006	0.0445	7.6122	7.7891	7.4296	7.9717	-0.6106	0.121	-5.045		*****		0.430	-5.9494	0.1191	0.0811	-2.1871	1.0197	-1.3026	1.5889	1.0414	-0.3754
96	7.6732	7.7502	0.0268	7.6969	7.8035	7.4885	8.0120	-0.0770	0.126	-0.610		*		0.002	-0.6082	0.0433	1.1071	-0.1293	-0.0248	0.0093	0.0114	0.0818	0.0246

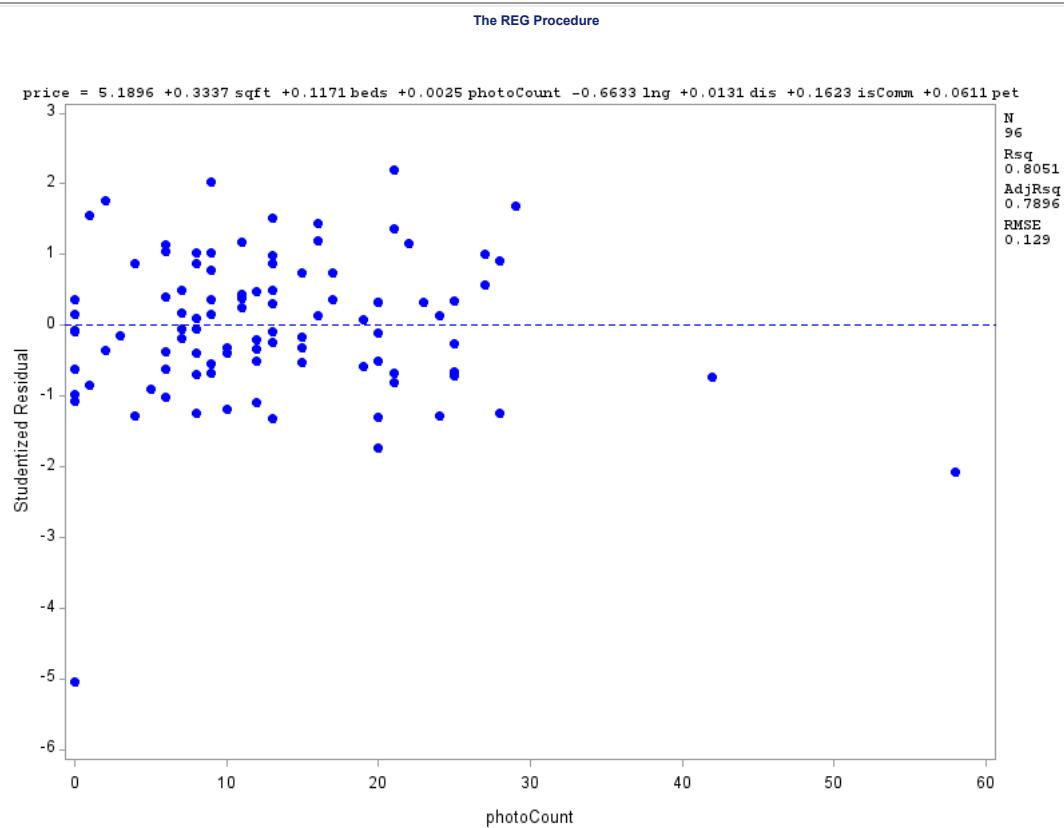
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Sum of Squared Residuals	1.46327
Predicted Residual SS (PRESS)	1.83314

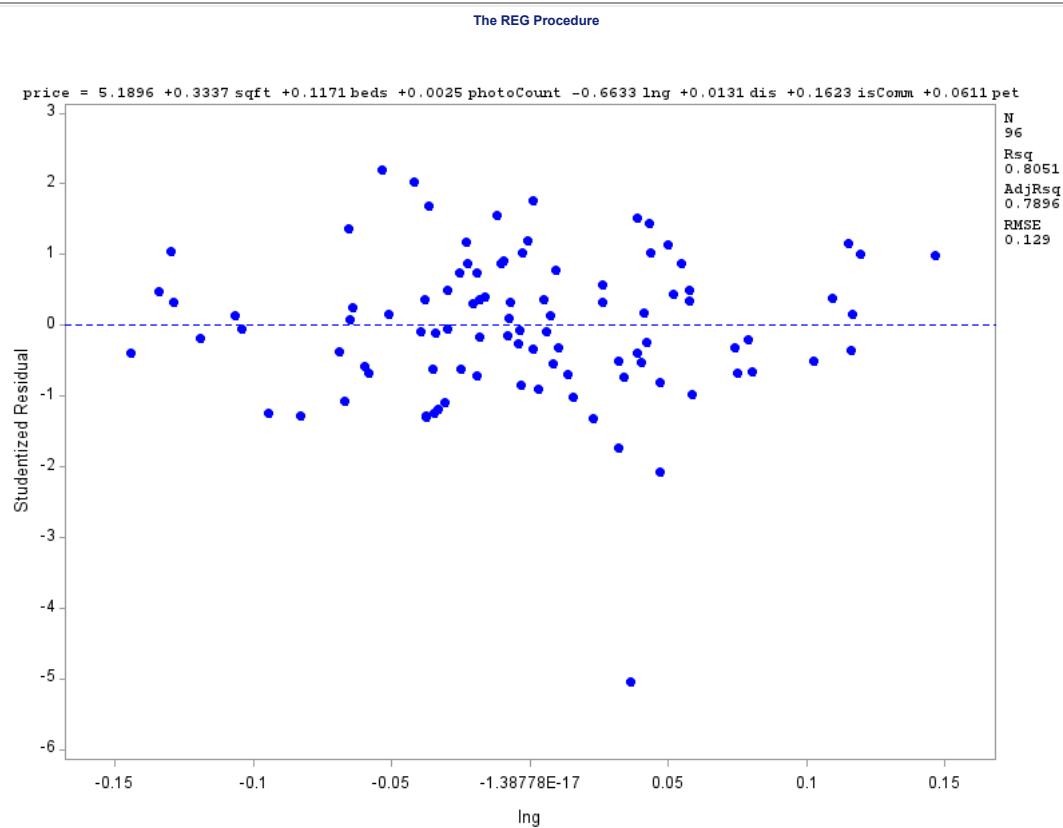


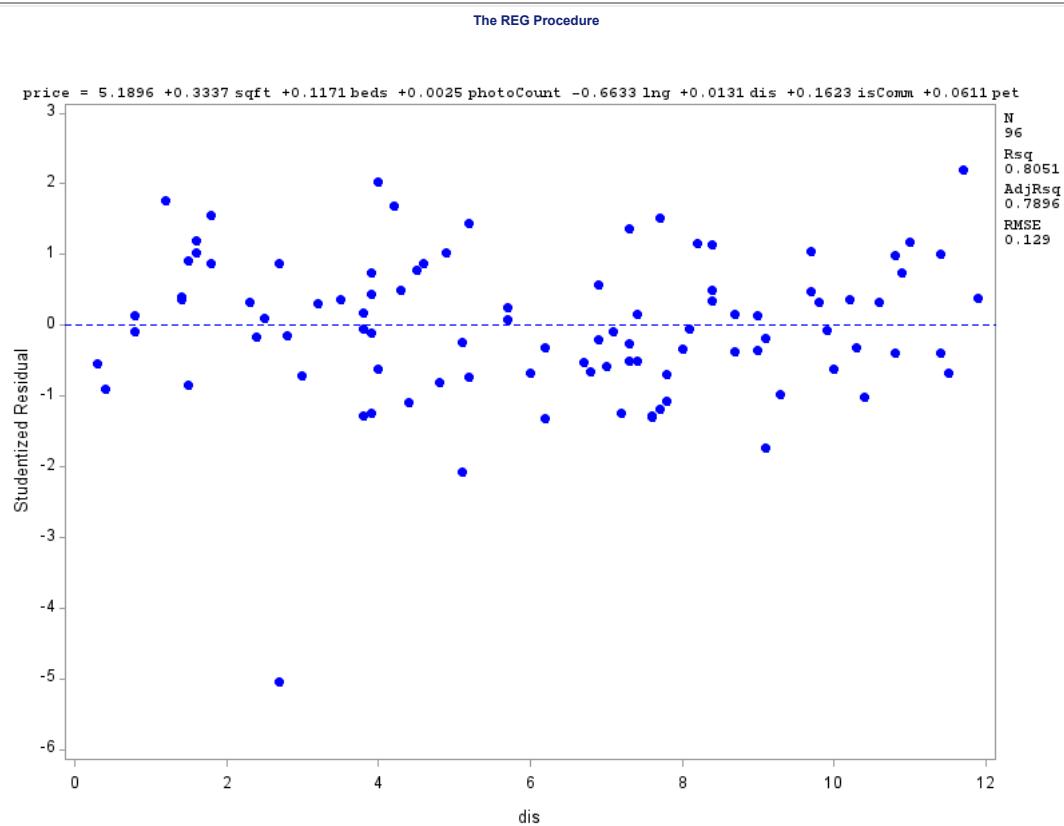


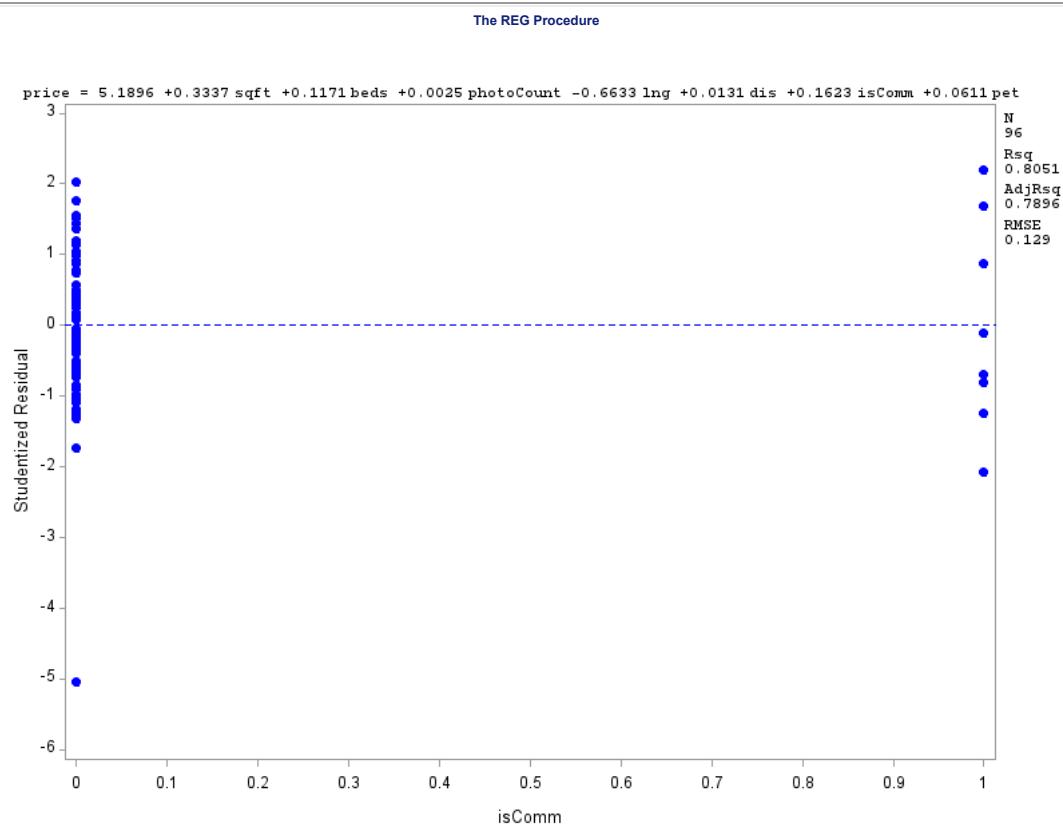


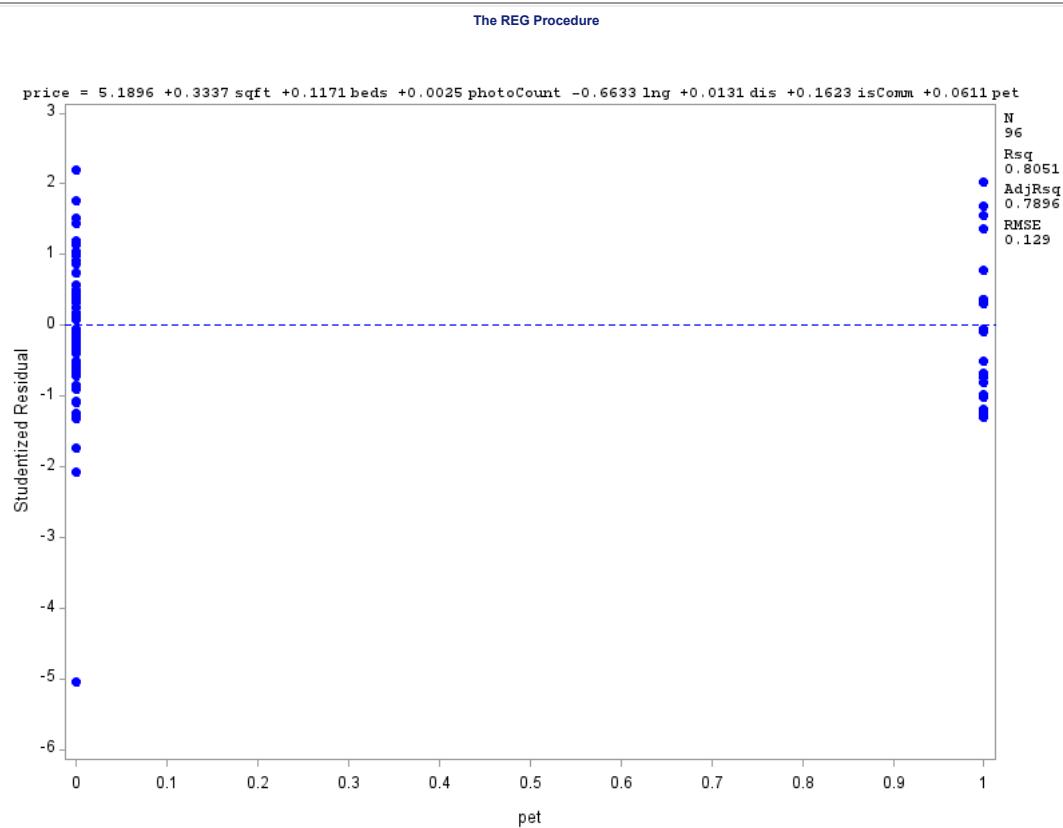


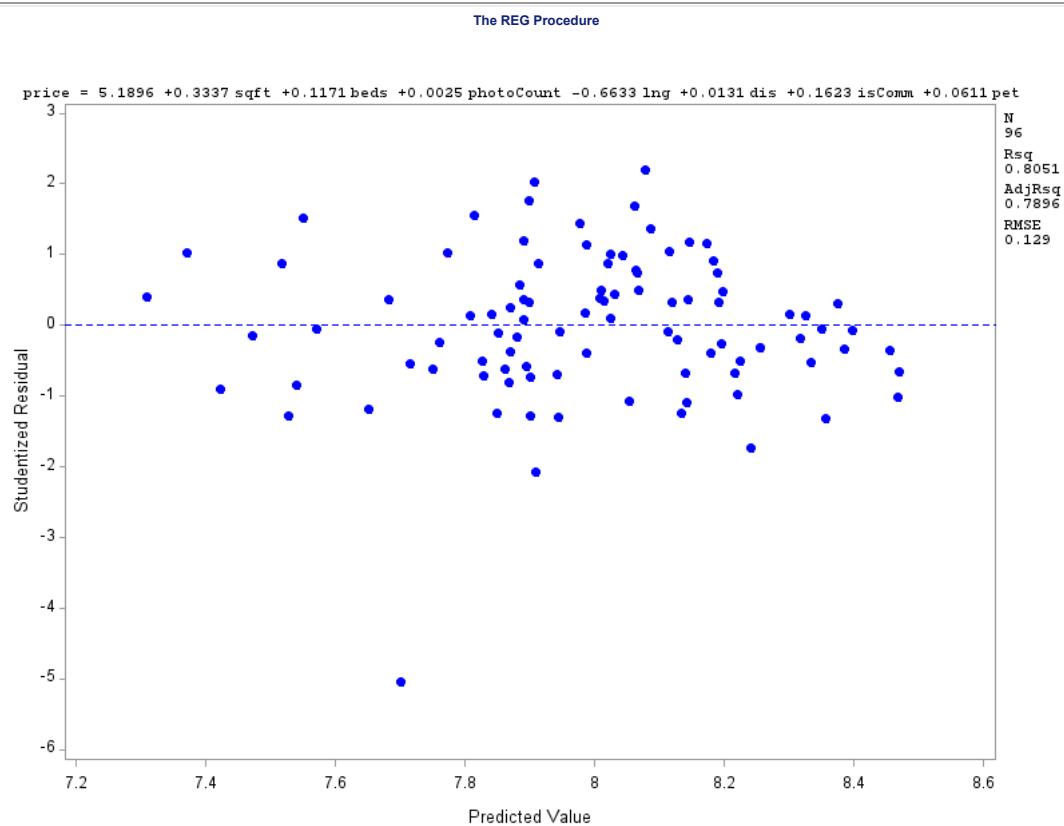


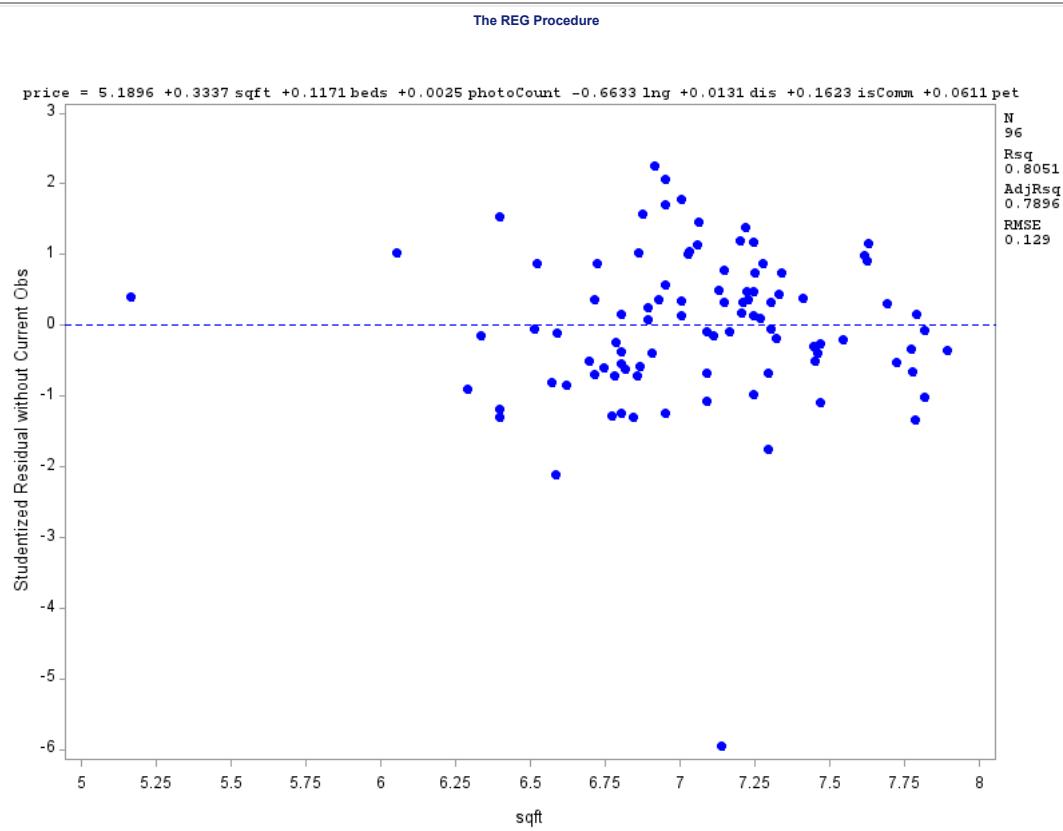


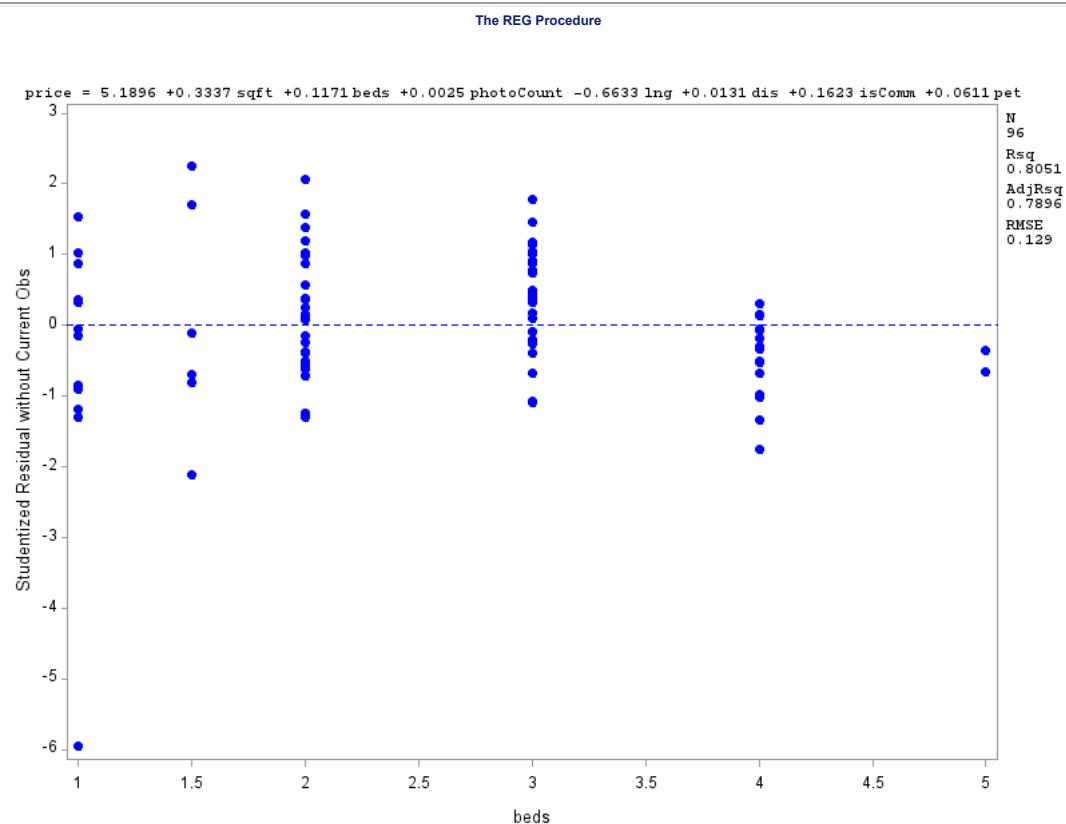


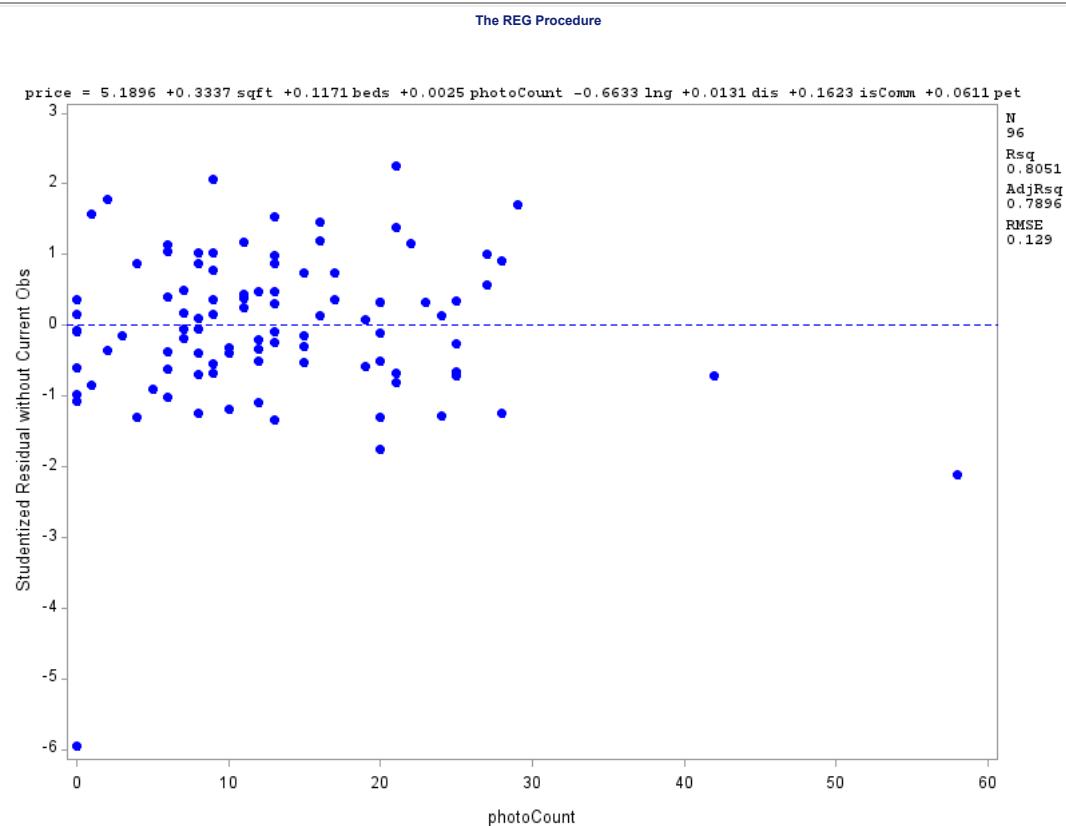


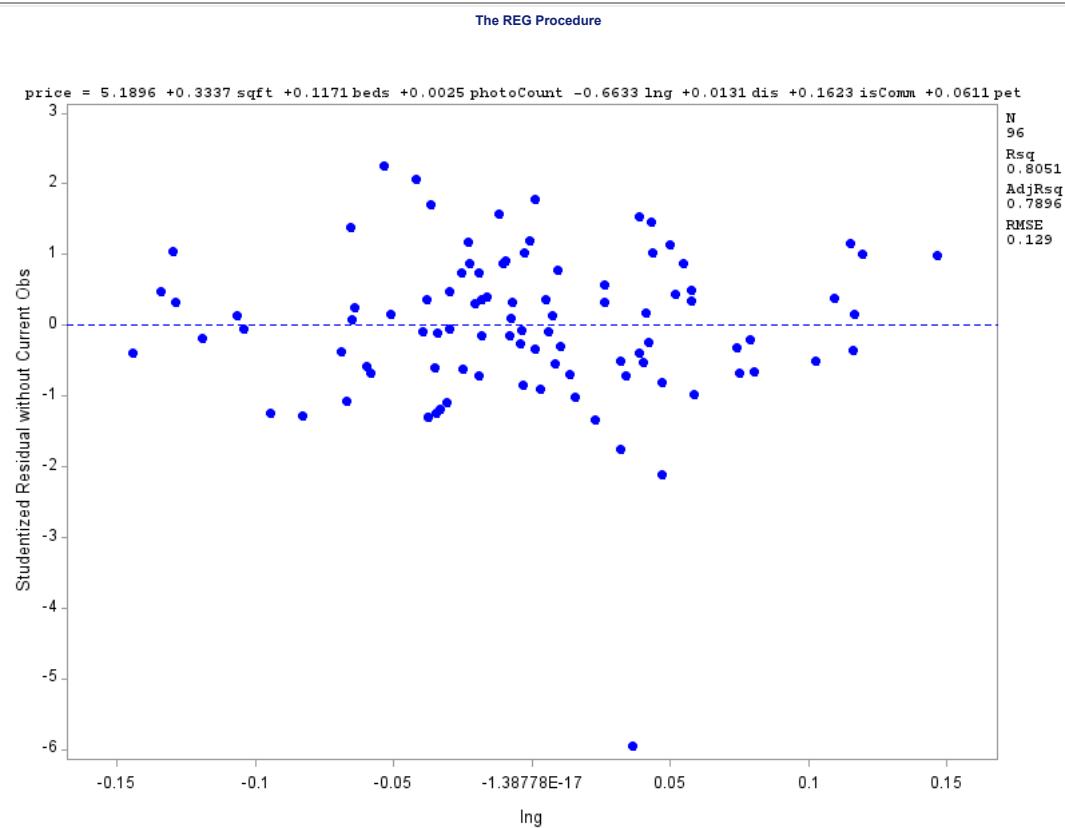


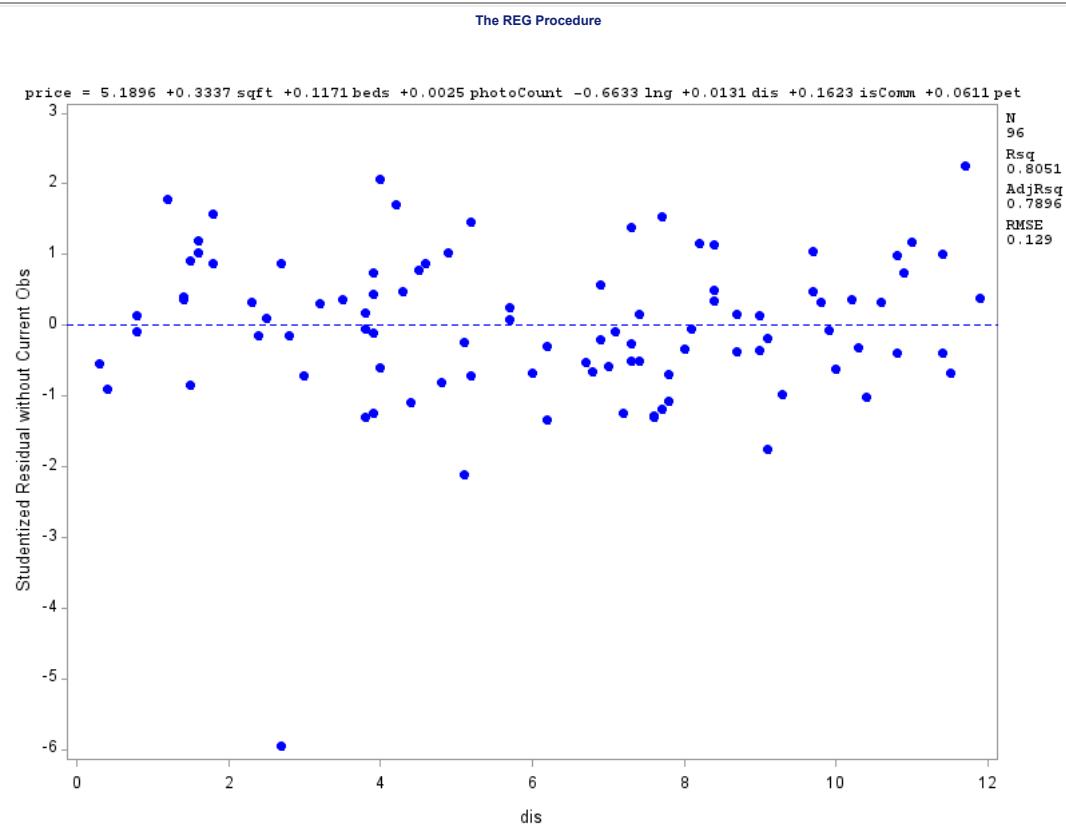


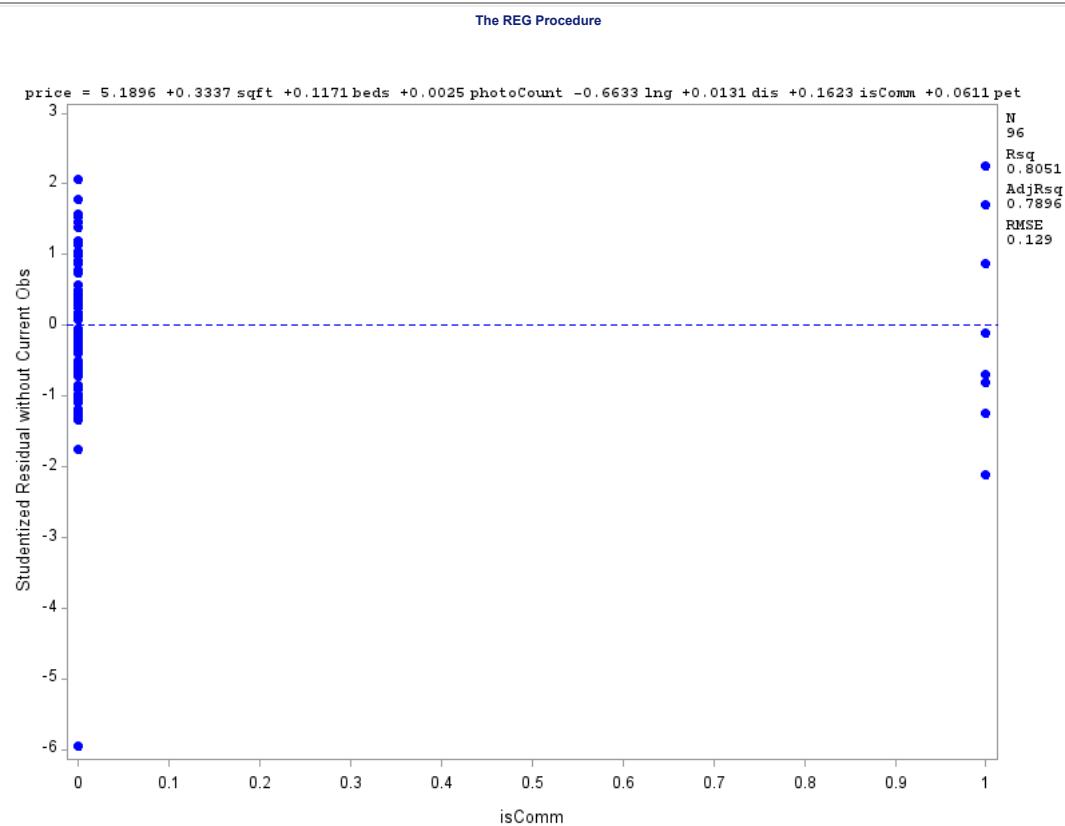


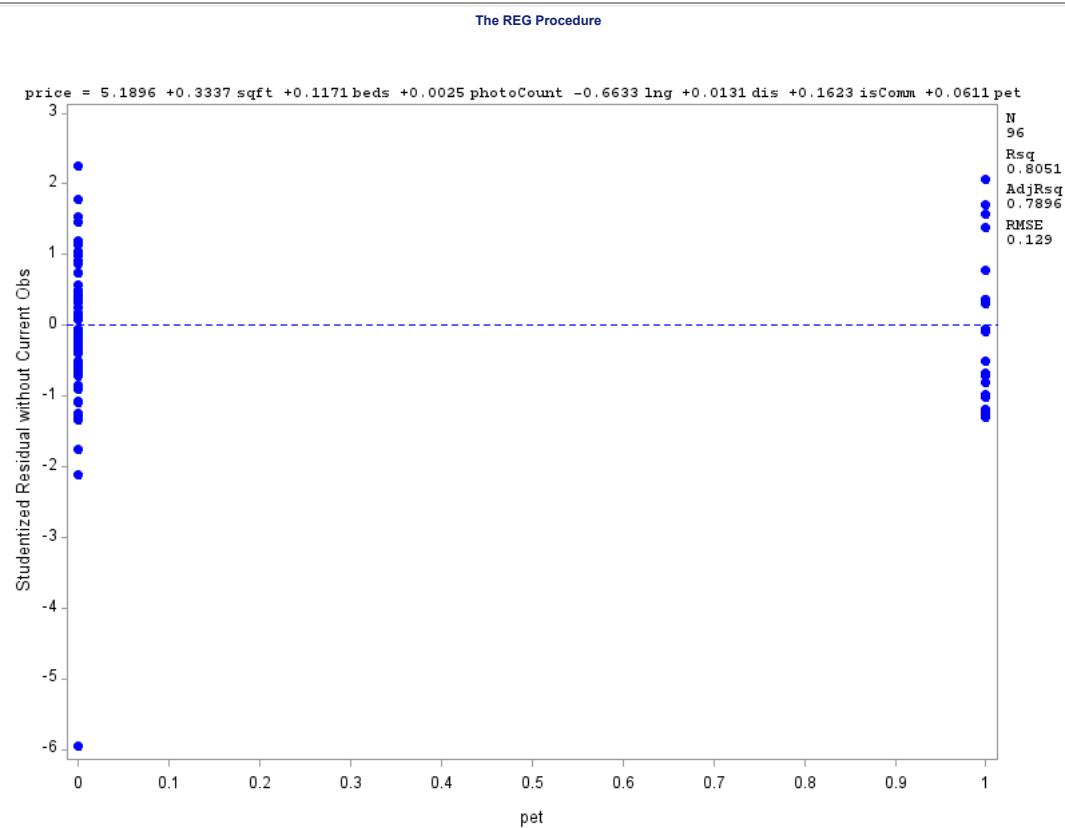


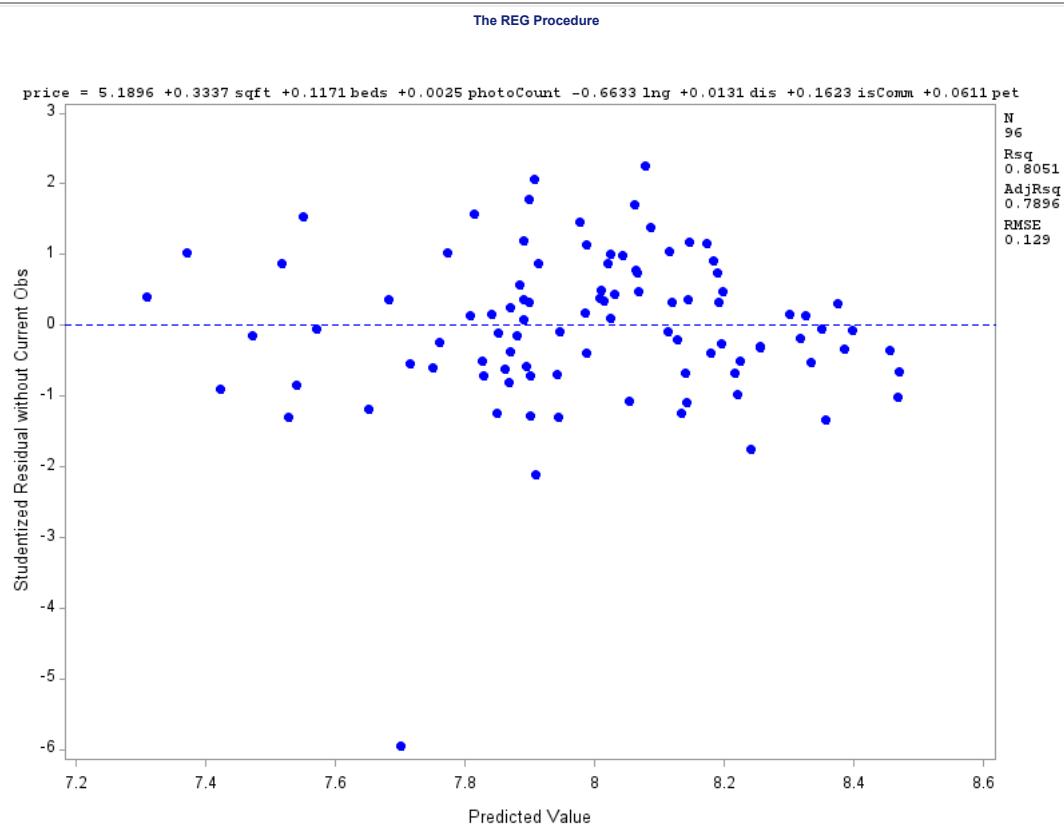


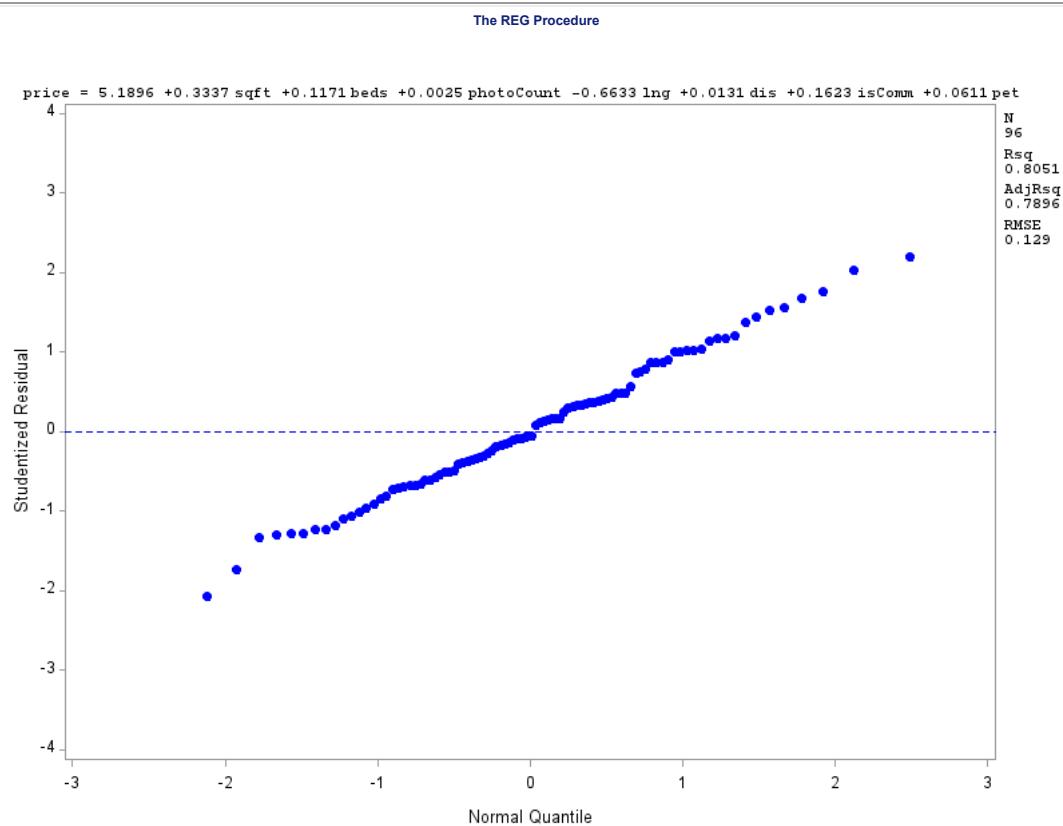












The SAS System

The REG Procedure
Model: MODEL1
Dependent Variable: price

Number of Observations Read	95
Number of Observations Used	95

Backward Elimination: Step 0

All Variables Entered: R-Square = 0.8468 and C(p) = 12.0000

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	5.66603	0.51509	41.72	<.0001
Error	83	1.02472	0.01235		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.91632	0.30356	3.23823	262.29	<.0001
sqft	0.37988	0.04264	0.97978	79.36	<.0001
beds	0.08515	0.01928	0.24078	19.50	<.0001
baths	0.01996	0.02183	0.01032	0.84	0.3632
photoCount	0.00110	0.00139	0.00775	0.63	0.4306
lat	-0.11989	0.32994	0.00163	0.13	0.7172
lng	-0.63151	0.20440	0.11784	9.55	0.0027
dis	0.01235	0.01065	0.01660	1.34	0.2496
isComm	0.16854	0.04683	0.15992	12.95	0.0005
pet	0.04906	0.02797	0.03798	3.08	0.0831
disCrim	0.00029309	0.03971	6.724352E-7	0.00	0.9941
crim	0.00283	0.01263	0.00062216	0.05	0.8229

Bounds on condition number: 33.272, 798.5

Backward Elimination: Step 1

Variable disCrim Removed: R-Square = 0.8468 and C(p) = 10.0001

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	10	5.66603	0.56660	46.45	<.0001
Error	84	1.02472	0.01220		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.91712	0.28209	3.70665	303.85	<.0001
sqft	0.37982	0.04151	1.02136	83.72	<.0001
beds	0.08517	0.01900	0.24516	20.10	<.0001
baths	0.01995	0.02169	0.01032	0.85	0.3602
photoCount	0.00110	0.00138	0.00777	0.64	0.4270
lat	-0.12022	0.32502	0.00167	0.14	0.7124
lng	-0.63163	0.20244	0.11875	9.73	0.0025
dis	0.01229	0.00653	0.04324	3.54	0.0632
isComm	0.16852	0.04646	0.16049	13.16	0.0005
pet	0.04904	0.02775	0.03811	3.12	0.0808
crim	0.00292	0.00545	0.00350	0.29	0.5936

Bounds on condition number: 3.3574, 202.46

Backward Elimination: Step 2

Variable lat Removed: R-Square = 0.8466 and C(p) = 8.1352

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	9	5.66436	0.62937	52.12	<.0001
Error	85	1.02638	0.01208		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.91017	0.28003	3.71265	307.46	<.0001
sqft	0.37962	0.04129	1.02046	84.51	<.0001
beds	0.08527	0.01890	0.24579	20.35	<.0001
baths	0.02001	0.02158	0.01038	0.86	0.3565
photoCount	0.00097044	0.00133	0.00646	0.53	0.4666
Ing	-0.62234	0.19985	0.11709	9.70	0.0025
dis	0.01341	0.00574	0.06585	5.45	0.0219
isComm	0.16772	0.04617	0.15931	13.19	0.0005
pet	0.05006	0.02747	0.04010	3.32	0.0719
crim	0.00324	0.00535	0.00443	0.37	0.5464

Bounds on condition number: 3.0288, 159.82

Backward Elimination: Step 3

Variable crim Removed: R-Square = 0.8459 and C(p) = 6.4939

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	8	5.65993	0.70749	59.03	<.0001
Error	86	1.03081	0.01199		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.98455	0.25073	4.73717	395.22	<.0001
sqft	0.37564	0.04062	1.02513	85.53	<.0001
beds	0.08425	0.01875	0.24186	20.18	<.0001
baths	0.01886	0.02142	0.00930	0.78	0.3810
photoCount	0.00102	0.00132	0.00716	0.60	0.4418
Ing	-0.60017	0.19575	0.11268	9.40	0.0029
dis	0.01087	0.00391	0.09263	7.73	0.0067
isComm	0.16623	0.04594	0.15694	13.09	0.0005
pet	0.04970	0.02736	0.03954	3.30	0.0728

Bounds on condition number: 2.7485, 105.44

Backward Elimination: Step 4

Variable photoCount Removed: R-Square = 0.8449 and C(p) = 5.0736

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	5.65278	0.80754	67.69	<.0001
Error	87	1.03797	0.01193		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.97414	0.24979	4.73106	396.55	<.0001
sqft	0.37907	0.04028	1.05664	88.56	<.0001

beds	0.08210	0.01850	0.23484	19.68	<.0001
baths	0.02140	0.02111	0.01226	1.03	0.3135
lng	-0.59123	0.19495	0.10973	9.20	0.0032
dis	0.01078	0.00390	0.09116	7.64	0.0070
isComm	0.17952	0.04250	0.21290	17.84	<.0001
pet	0.04884	0.02728	0.03826	3.21	0.0768

Bounds on condition number: 2.6879, 81.369

Backward Elimination: Step 5

Variable baths Removed: R-Square = 0.8430 and C(p) = 4.0667

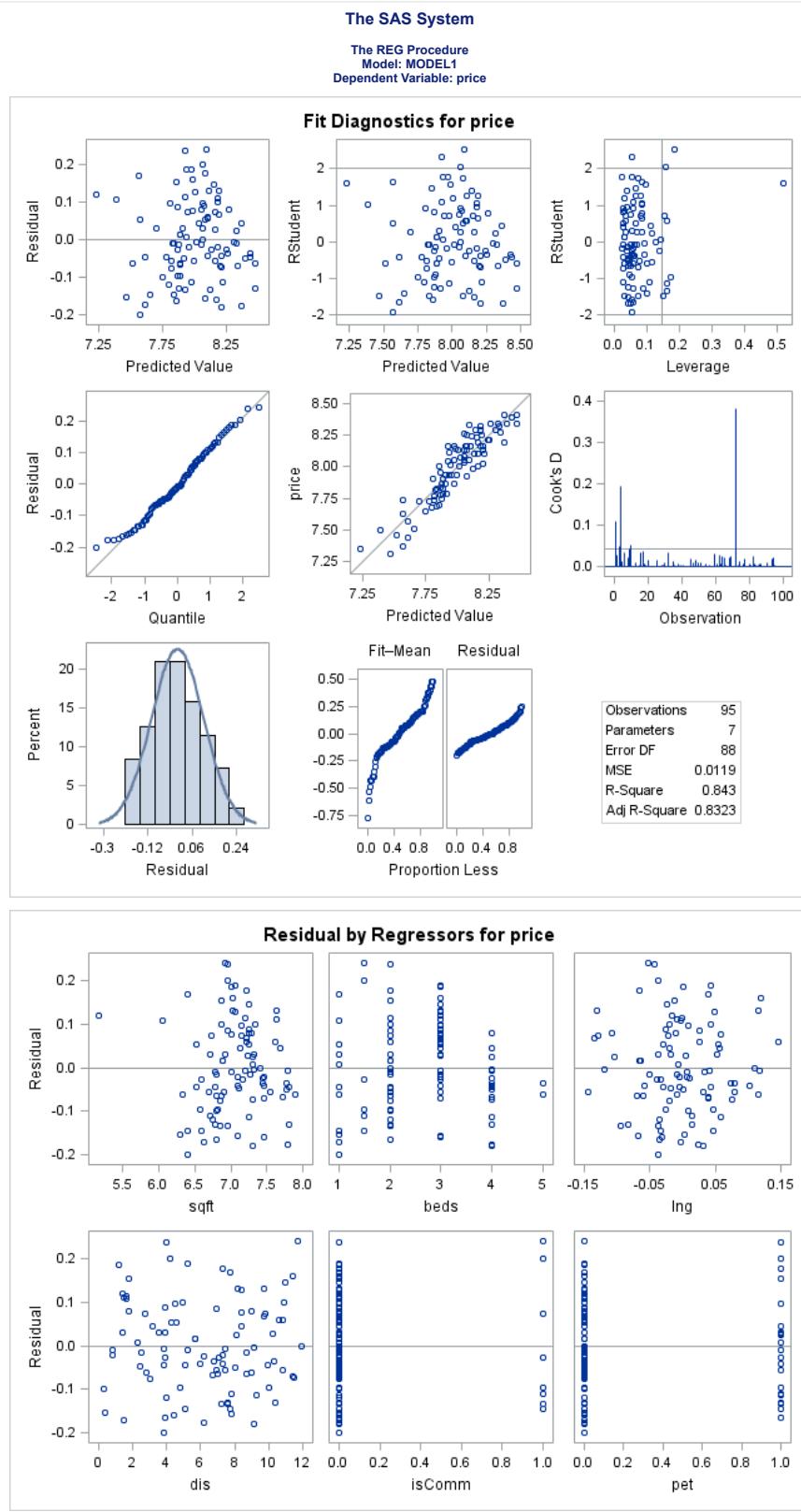
Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	5.64052	0.94009	78.77	<.0001
Error	88	1.05023	0.01193		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.92315	0.24471	4.83047	404.75	<.0001
sqft	0.38939	0.03898	1.19083	99.78	<.0001
beds	0.08901	0.01721	0.31940	26.76	<.0001
lng	-0.57779	0.19453	0.10528	8.82	0.0038
dis	0.01110	0.00389	0.09724	8.15	0.0054
isComm	0.18003	0.04250	0.21412	17.94	<.0001
pet	0.04557	0.02709	0.03377	2.83	0.0961

Bounds on condition number: 2.323, 54.352

All variables left in the model are significant at the 0.1500 level.

Summary of Backward Elimination							
Step	Variable Removed	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	disCrim	10	0.0000	0.8468	10.0001	0.00	0.9941
2	lat	9	0.0002	0.8466	8.1352	0.14	0.7124
3	crim	8	0.0007	0.8459	6.4939	0.37	0.5464
4	photoCount	7	0.0011	0.8449	5.0736	0.60	0.4418
5	baths	6	0.0018	0.8430	4.0667	1.03	0.3135



The SAS System

The REG Procedure
Model: MODEL2
Dependent Variable: price

Number of Observations Read	95
Number of Observations Used	95

Forward Selection: Step 1

Variable sqft Entered: R-Square = 0.7258 and C(p) = 57.6246

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	4.85583	4.85583	246.11	<.0001
Error	93	1.83491	0.01973		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.32309	0.23480	6.68839	338.99	<.0001
sqft	0.52046	0.03318	4.85583	246.11	<.0001

Bounds on condition number: 1, 1

Forward Selection: Step 2

Variable beds Entered: R-Square = 0.7657 and C(p) = 37.9885

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	5.12295	2.56148	150.31	<.0001
Error	92	1.56780	0.01704		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.04112	0.28374	5.37908	315.65	<.0001
sqft	0.39032	0.04507	1.27814	75.00	<.0001
beds	0.07806	0.01972	0.26712	15.67	0.0001

Bounds on condition number: 2.1367, 8.5467

Forward Selection: Step 3

Variable isComm Entered: R-Square = 0.8051 and C(p) = 18.6428

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	5.38648	1.79549	125.27	<.0001
Error	91	1.30426	0.01433		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.97184	0.26072	5.21214	363.66	<.0001
sqft	0.39207	0.04133	1.28950	89.97	<.0001
beds	0.09366	0.01844	0.36957	25.79	<.0001
isComm	0.19827	0.04624	0.26353	18.39	<.0001

Bounds on condition number: 2.2231, 16.359

Forward Selection: Step 4

Variable Ing Entered: R-Square = 0.8242 and C(p) = 10.2711

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	5.51453	1.37863	105.49	<.0001
Error	90	1.17621	0.01307		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.81825	0.25375	4.71205	360.55	<.0001
sqft	0.41333	0.04005	1.39195	106.51	<.0001
beds	0.09439	0.01761	0.37524	28.71	<.0001
Ing	-0.63319	0.20229	0.12805	9.80	0.0024
isComm	0.19645	0.04416	0.25868	19.79	<.0001

Bounds on condition number: 2.2235, 26.358

Forward Selection: Step 5

Variable dis Entered: R-Square = 0.8380 and C(p) = 4.8022

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	5.60674	1.12135	92.07	<.0001
Error	89	1.08400	0.01218		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.90422	0.24695	4.80356	394.39	<.0001
sqft	0.39488	0.03924	1.23334	101.26	<.0001
beds	0.08591	0.01728	0.30102	24.71	<.0001
Ing	-0.61221	0.19543	0.11952	9.81	0.0023
dis	0.01080	0.00392	0.09221	7.57	0.0072
isComm	0.18518	0.04282	0.22776	18.70	<.0001

Bounds on condition number: 2.2965, 39.781

Forward Selection: Step 6

Variable pet Entered: R-Square = 0.8430 and C(p) = 4.0667

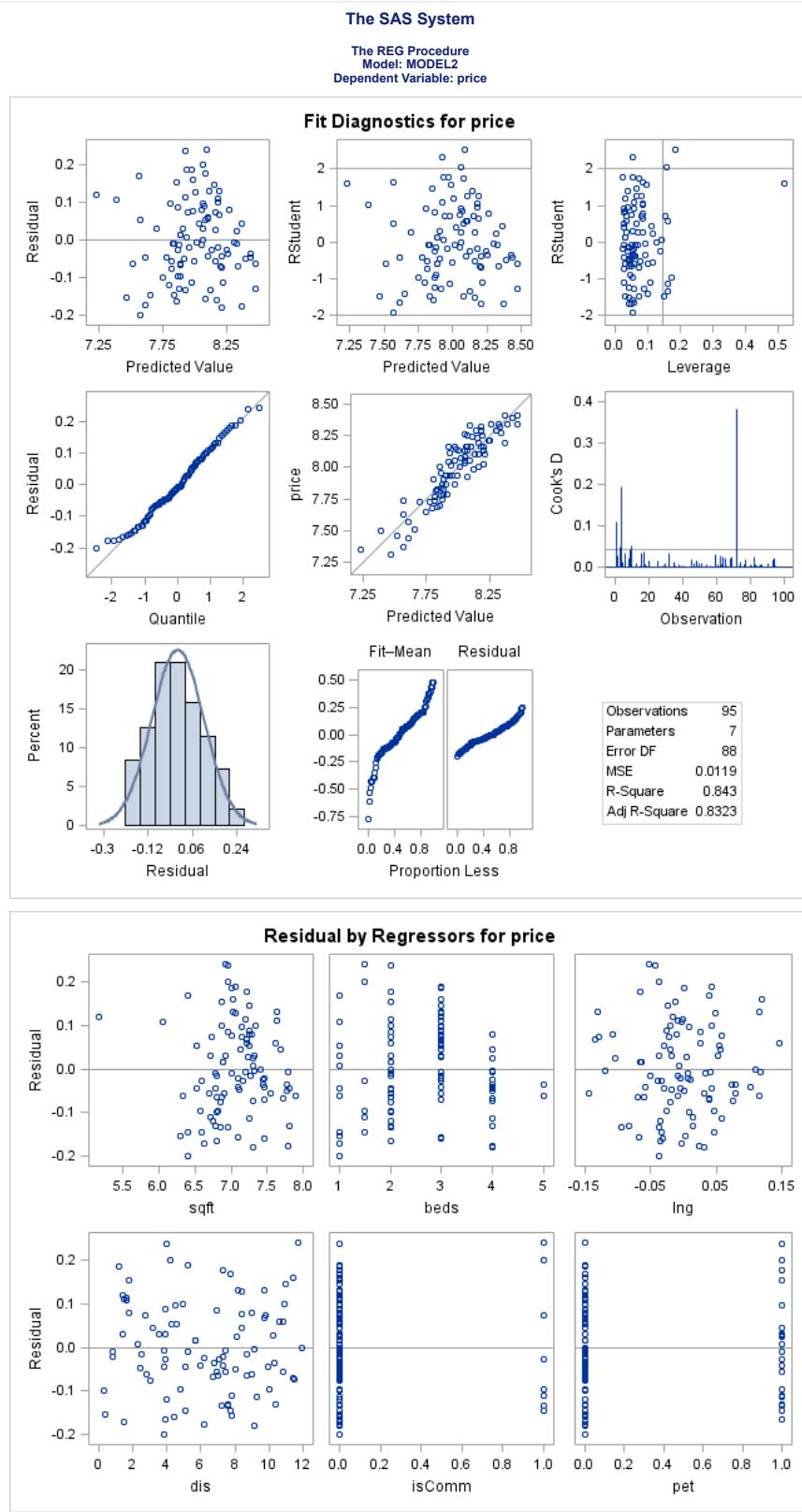
Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	5.64052	0.94009	78.77	<.0001
Error	88	1.05023	0.01193		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.92315	0.24471	4.83047	404.75	<.0001
sqft	0.38939	0.03898	1.19083	99.78	<.0001
beds	0.08901	0.01721	0.31940	26.76	<.0001
Ing	-0.57779	0.19453	0.10528	8.82	0.0038
dis	0.01110	0.00389	0.09724	8.15	0.0054
isComm	0.18003	0.04250	0.21412	17.94	<.0001
pet	0.04557	0.02709	0.03377	2.83	0.0961

Bounds on condition number: 2.323, 54.352

No other variable met the 0.1500 significance level for entry into the model.

Summary of Forward Selection								
Step	Variable Entered	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F	
1	sqft	1	0.7258	0.7258	57.6246	246.11	<.0001	
2	beds	2	0.0399	0.7657	37.9885	15.67	0.0001	
3	isComm	3	0.0394	0.8051	18.6428	18.39	<.0001	
4	lng	4	0.0191	0.8242	10.2711	9.80	0.0024	
5	dis	5	0.0138	0.8380	4.8022	7.57	0.0072	
6	pet	6	0.0050	0.8430	4.0667	2.83	0.0961	



The SAS System

The REG Procedure
Model: MODEL3
Dependent Variable: price

Number of Observations Read	95
Number of Observations Used	95

Stepwise Selection: Step 1

Variable sqft Entered: R-Square = 0.7258 and C(p) = 57.6246

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	4.85583	4.85583	246.11	<.0001
Error	93	1.83491	0.01973		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.32309	0.23480	6.68839	338.99	<.0001
sqft	0.52046	0.03318	4.85583	246.11	<.0001

Bounds on condition number: 1, 1

Stepwise Selection: Step 2

Variable beds Entered: R-Square = 0.7657 and C(p) = 37.9885

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	5.12295	2.56148	150.31	<.0001
Error	92	1.56780	0.01704		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5.04112	0.28374	5.37908	315.65	<.0001
sqft	0.39032	0.04507	1.27814	75.00	<.0001
beds	0.07806	0.01972	0.26712	15.67	0.0001

Bounds on condition number: 2.1367, 8.5467

Stepwise Selection: Step 3

Variable isComm Entered: R-Square = 0.8051 and C(p) = 18.6428

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	5.38648	1.79549	125.27	<.0001
Error	91	1.30426	0.01433		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.97184	0.26072	5.21214	363.66	<.0001
sqft	0.39207	0.04133	1.28950	89.97	<.0001
beds	0.09366	0.01844	0.36957	25.79	<.0001
isComm	0.19827	0.04624	0.26353	18.39	<.0001

Bounds on condition number: 2.2231, 16.359

Stepwise Selection: Step 4

Variable Ing Entered: R-Square = 0.8242 and C(p) = 10.2711

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	5.51453	1.37863	105.49	<.0001
Error	90	1.17621	0.01307		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.81825	0.25375	4.71205	360.55	<.0001
sqft	0.41333	0.04005	1.39195	106.51	<.0001
beds	0.09439	0.01761	0.37524	28.71	<.0001
Ing	-0.63319	0.20229	0.12805	9.80	0.0024
isComm	0.19645	0.04416	0.25868	19.79	<.0001

Bounds on condition number: 2.2235, 26.358

Stepwise Selection: Step 5

Variable dis Entered: R-Square = 0.8380 and C(p) = 4.8022

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	5.60674	1.12135	92.07	<.0001
Error	89	1.08400	0.01218		
Corrected Total	94	6.69075			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.90422	0.24695	4.80356	394.39	<.0001
sqft	0.39488	0.03924	1.23334	101.26	<.0001
beds	0.08591	0.01728	0.30102	24.71	<.0001
Ing	-0.61221	0.19543	0.11952	9.81	0.0023
dis	0.01080	0.00392	0.09221	7.57	0.0072
isComm	0.18518	0.04282	0.22776	18.70	<.0001

Bounds on condition number: 2.2965, 39.781

Stepwise Selection: Step 6

Variable pet Entered: R-Square = 0.8430 and C(p) = 4.0667

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	5.64052	0.94009	78.77	<.0001
Error	88	1.05023	0.01193		
Corrected Total	94	6.69075			

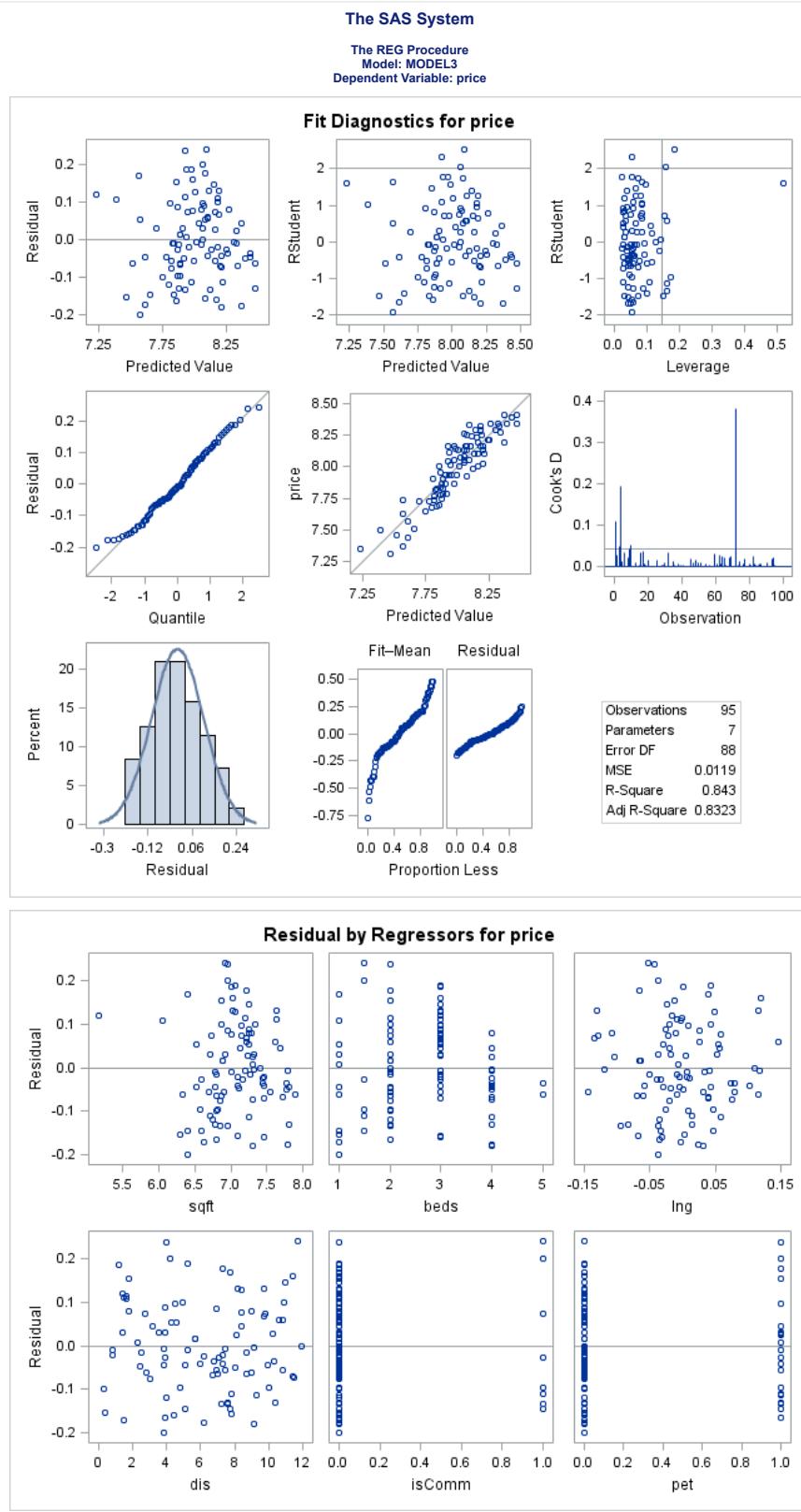
Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	4.92315	0.24471	4.83047	404.75	<.0001
sqft	0.38939	0.03898	1.19083	99.78	<.0001
beds	0.08901	0.01721	0.31940	26.76	<.0001
Ing	-0.57779	0.19453	0.10528	8.82	0.0038
dis	0.01110	0.00389	0.09724	8.15	0.0054
isComm	0.18003	0.04250	0.21412	17.94	<.0001
pet	0.04557	0.02709	0.03377	2.83	0.0961

Bounds on condition number: 2.323, 54.352

All variables left in the model are significant at the 0.1500 level.

No other variable met the 0.1500 significance level for entry into the model.

Summary of Stepwise Selection								
Step	Variable Entered	Variable Removed	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	sqft		1	0.7258	0.7258	57.6246	246.11	<.0001
2	beds		2	0.0399	0.7657	37.9885	15.67	0.0001
3	isComm		3	0.0394	0.8051	18.6428	18.39	<.0001
4	Ing		4	0.0191	0.8242	10.2711	9.80	0.0024
5	dis		5	0.0138	0.8380	4.8022	7.57	0.0072
6	pet		6	0.0050	0.8430	4.0667	2.83	0.0961



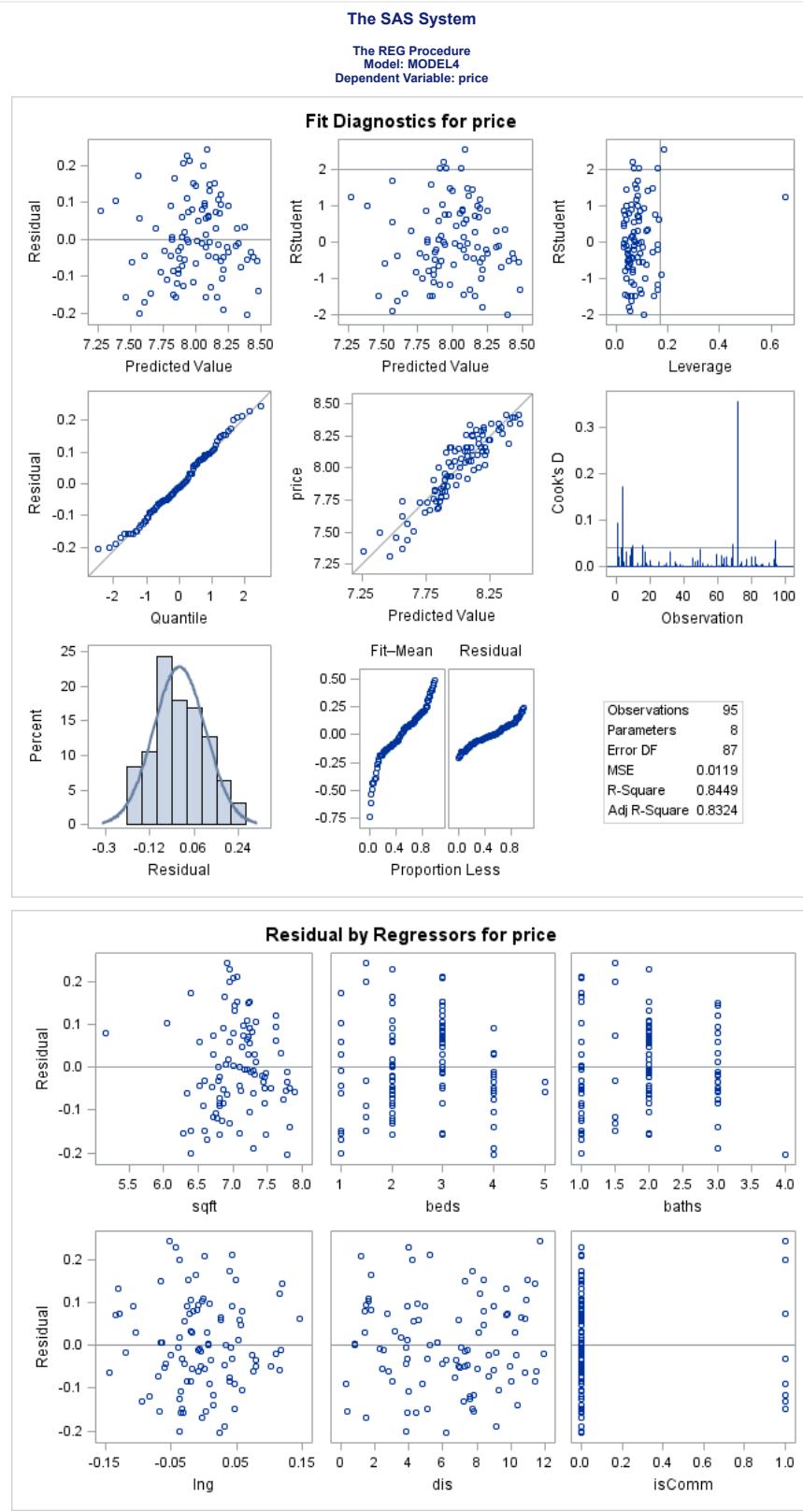
The SAS System

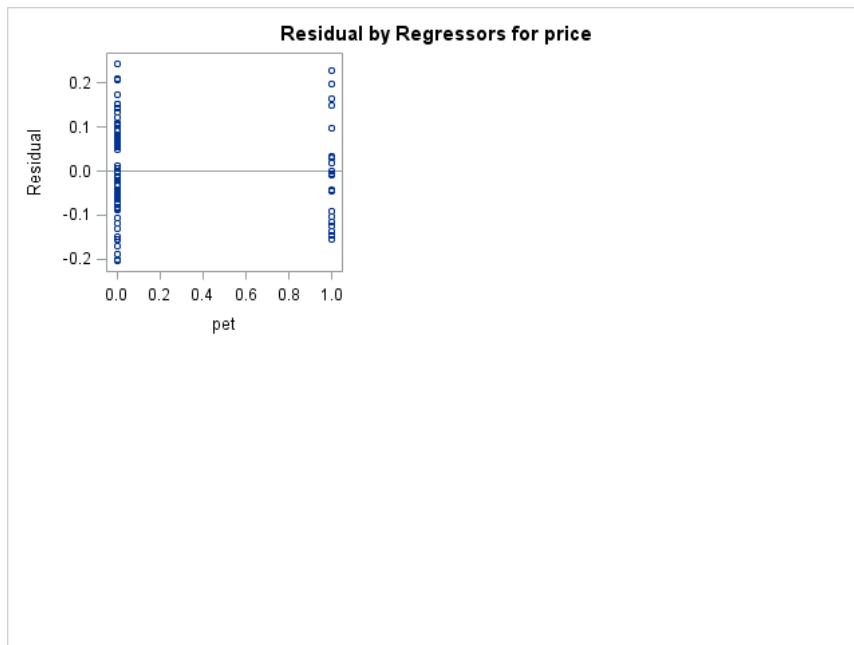
The REG Procedure
Model: MODEL4
Dependent Variable: price

Adjusted R-Square Selection Method

Number of Observations Read	95
Number of Observations Used	95

Number in Model	Adjusted R-Square	R-Square	AIC	Variables in Model
7	0.8324	0.8449	-413.0780	sqft beds baths Ing dis isComm pet
6	0.8323	0.8430	-413.9624	sqft beds Ing dis isComm pet
7	0.8320	0.8445	-412.8824	sqft beds photoCount Ing dis isComm pet
8	0.8316	0.8459	-411.7352	sqft beds baths photoCount Ing dis isComm pet
8	0.8313	0.8456	-411.5483	sqft beds baths Ing dis isComm pet crim
8	0.8312	0.8456	-411.5018	sqft beds baths Ing dis isComm pet disCrim
7	0.8310	0.8436	-412.3177	sqft beds Ing dis isComm pet crim
7	0.8310	0.8435	-412.2748	sqft beds Ing dis isComm pet disCrim
8	0.8306	0.8450	-411.1885	sqft beds photoCount Ing dis isComm pet crim
8	0.8306	0.8450	-411.1531	sqft beds baths lat Ing dis isComm pet





The SAS System

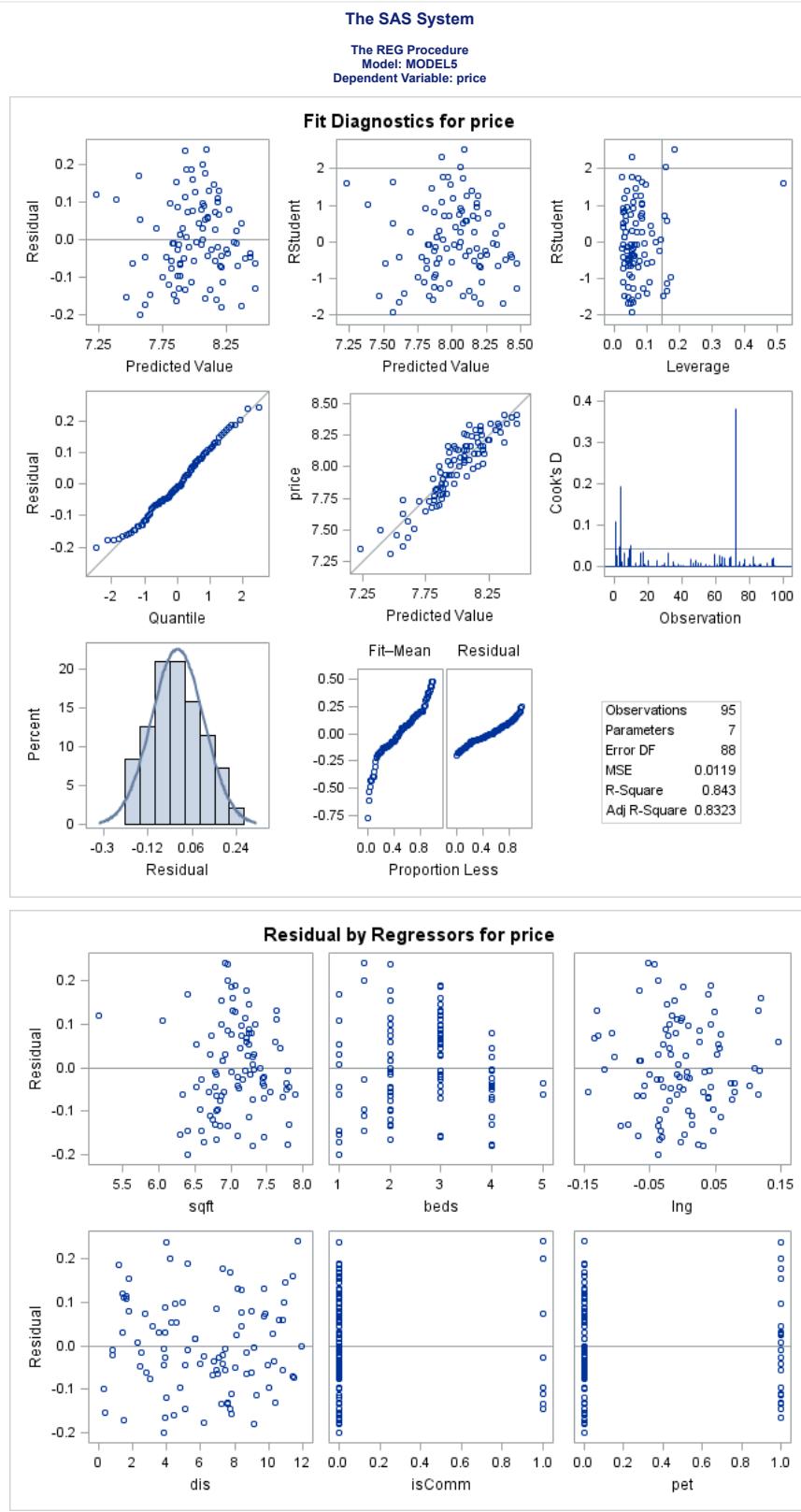
The REG Procedure
Model: MODEL5
Dependent Variable: price

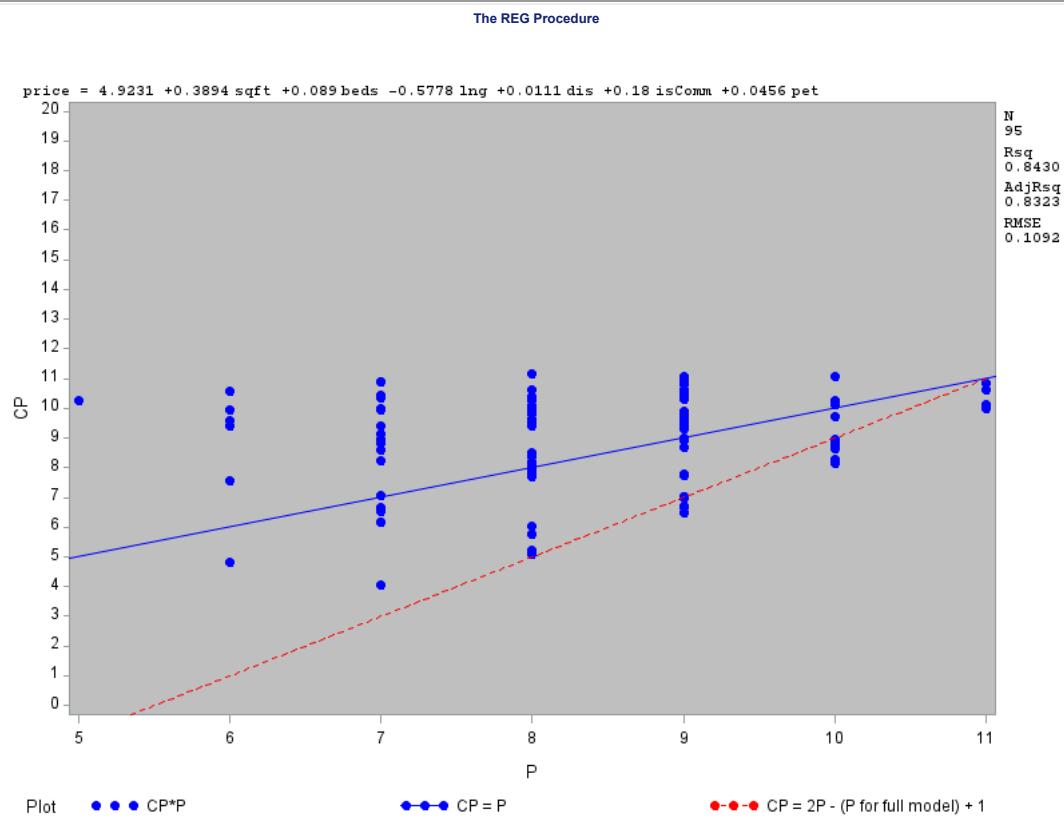
C(p) Selection Method

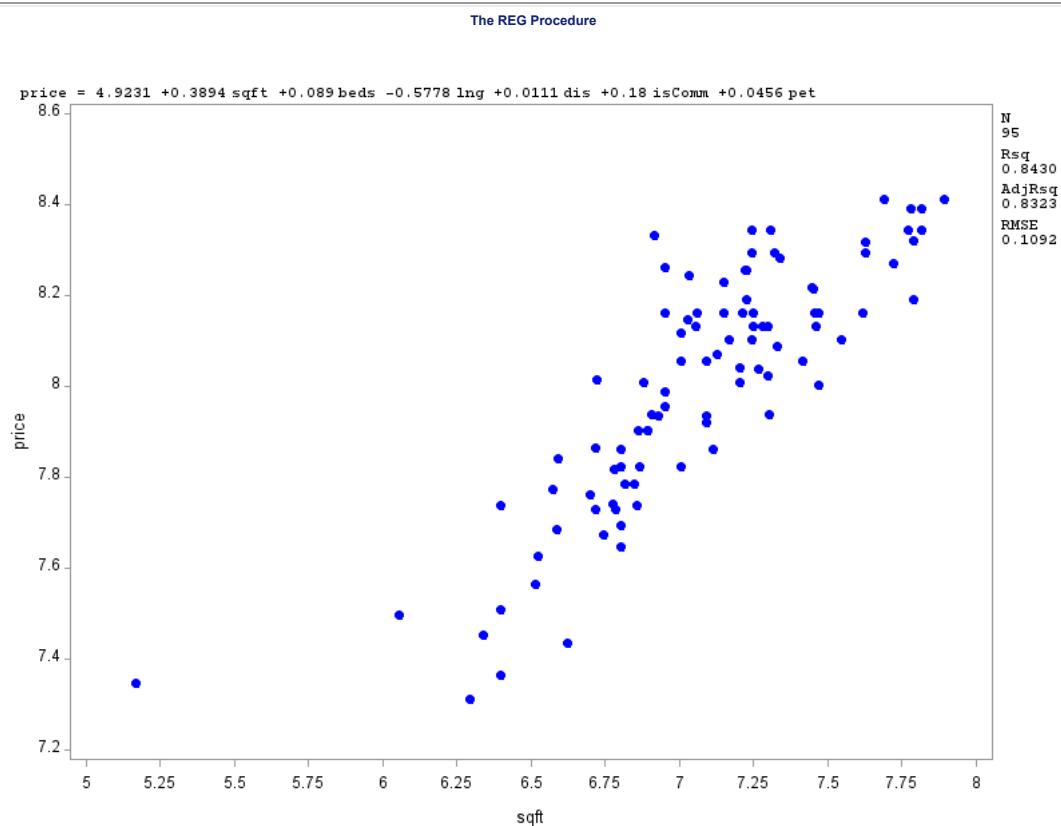
Number of Observations Read	95
Number of Observations Used	95

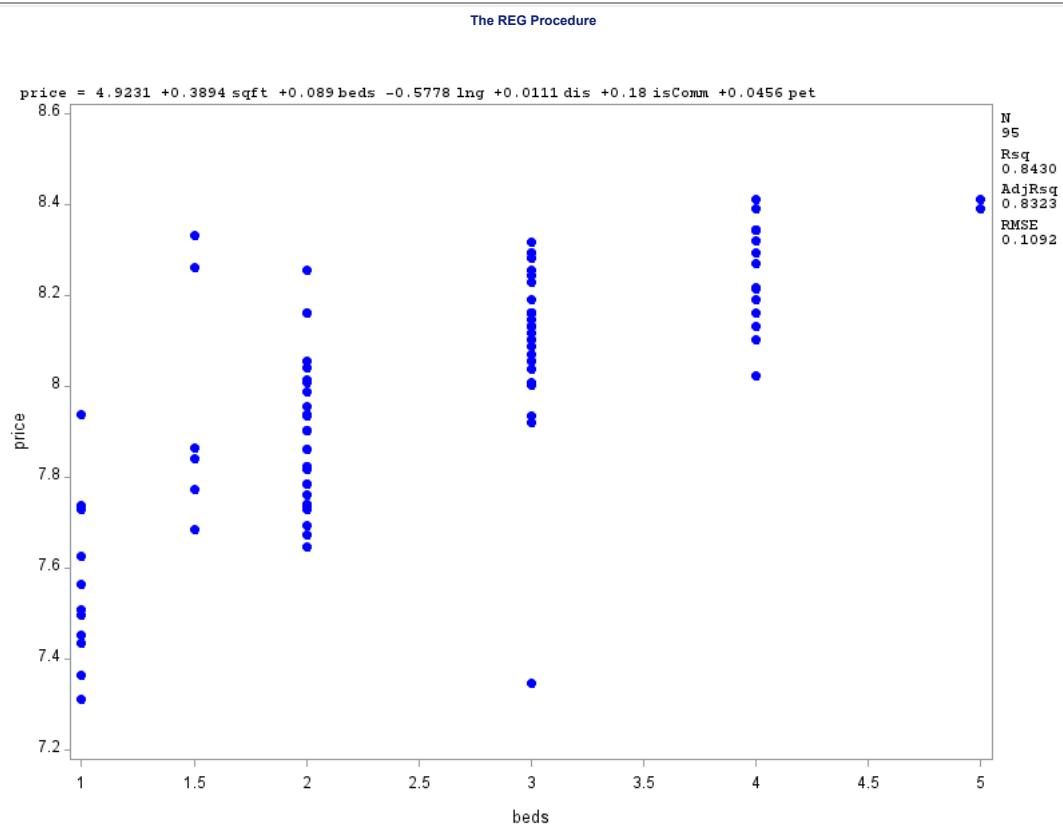
Number in Model	C(p)	R-Square	Variables in Model
6	4.0667	0.8430	sqft beds Ing dis isComm pet
5	4.8022	0.8380	sqft beds Ing dis isComm
7	5.0736	0.8449	sqft beds baths Ing dis isComm pet
7	5.2468	0.8445	sqft beds photoCount Ing dis isComm pet
7	5.7491	0.8436	sqft beds Ing dis isComm pet crim
7	5.7874	0.8435	sqft beds Ing dis isComm pet disCrim
7	6.0217	0.8431	sqft beds lat Ing dis isComm pet
6	6.1503	0.8392	sqft beds photoCount Ing dis isComm
6	6.1723	0.8391	sqft beds baths Ing dis isComm
8	6.4939	0.8459	sqft beds baths photoCount Ing dis isComm pet
6	6.5121	0.8385	sqft beds Ing dis isComm crim
6	6.5793	0.8384	sqft beds Ing dis isComm disCrim
6	6.6515	0.8383	sqft beds lat Ing dis isComm
8	6.6584	0.8456	sqft beds baths Ing dis isComm pet crim
8	6.6994	0.8456	sqft beds baths Ing dis isComm pet disCrim
8	6.9758	0.8450	sqft beds photoCount Ing dis isComm pet crim
8	7.0072	0.8450	sqft beds baths lat Ing dis isComm pet
8	7.0119	0.8450	sqft beds photoCount Ing dis isComm pet disCrim
8	7.0426	0.8449	sqft beds photoCount lat Ing dis isComm pet
6	7.0732	0.8375	sqft beds Ing isComm pet disCrim
5	7.5662	0.8329	sqft beds Ing isComm disCrim
7	7.6965	0.8400	sqft beds baths photoCount Ing dis isComm
8	7.7314	0.8437	sqft beds lat Ing dis isComm pet crim
7	7.7434	0.8399	sqft beds Ing isComm pet disCrim crim
8	7.7471	0.8436	sqft beds Ing dis isComm pet disCrim crim
8	7.7735	0.8436	sqft beds lat Ing dis isComm pet disCrim
7	7.7744	0.8399	sqft beds photoCount lat Ing dis isComm
7	7.8108	0.8398	sqft beds baths Ing dis isComm crim
7	7.8864	0.8397	sqft beds baths Ing dis isComm disCrim
7	7.9005	0.8396	sqft beds photoCount Ing dis isComm crim
7	7.9641	0.8395	sqft beds photoCount Ing dis isComm disCrim
7	7.9833	0.8395	sqft beds baths lat Ing dis isComm
7	8.1067	0.8393	sqft beds baths Ing isComm pet disCrim
9	8.1352	0.8466	sqft beds baths photoCount Ing dis isComm pet crim
9	8.1745	0.8465	sqft beds baths photoCount Ing dis isComm pet disCrim
7	8.1844	0.8391	sqft beds photoCount Ing isComm pet disCrim
6	8.2271	0.8354	sqft beds Ing isComm disCrim crim
9	8.2836	0.8463	sqft beds baths photoCount lat Ing dis isComm pet
7	8.3599	0.8388	sqft beds lat Ing dis isComm pet disCrim
7	8.4123	0.8387	sqft beds lat Ing dis isComm crim
7	8.4836	0.8386	sqft beds lat Ing dis isComm disCrim
7	8.5108	0.8385	sqft beds Ing dis isComm disCrim crim
6	8.6152	0.8346	sqft beds lat Ing dis isComm disCrim
9	8.6297	0.8457	sqft beds baths lat Ing dis isComm pet crim
9	8.6537	0.8456	sqft beds baths Ing dis isComm pet disCrim crim
9	8.6767	0.8456	sqft beds baths lat Ing dis isComm pet disCrim
8	8.7106	0.8418	sqft beds baths Ing isComm pet disCrim crim
9	8.8363	0.8453	sqft beds photoCount lat Ing dis isComm pet crim
6	8.8459	0.8342	sqft beds photoCount Ing isComm disCrim
9	8.8809	0.8452	sqft beds photoCount lat Ing dis isComm pet disCrim
8	8.9098	0.8415	sqft beds photoCount Ing isComm pet disCrim crim
6	8.9473	0.8340	sqft beds baths Ing isComm disCrim
9	8.9747	0.8450	sqft beds photoCount Ing dis isComm pet disCrim crim
8	9.0056	0.8413	sqft beds photoCount lat Ing isComm pet disCrim
6	9.1524	0.8336	sqft beds Ing isComm pet crim
8	9.3053	0.8407	sqft beds baths photoCount lat Ing dis isComm

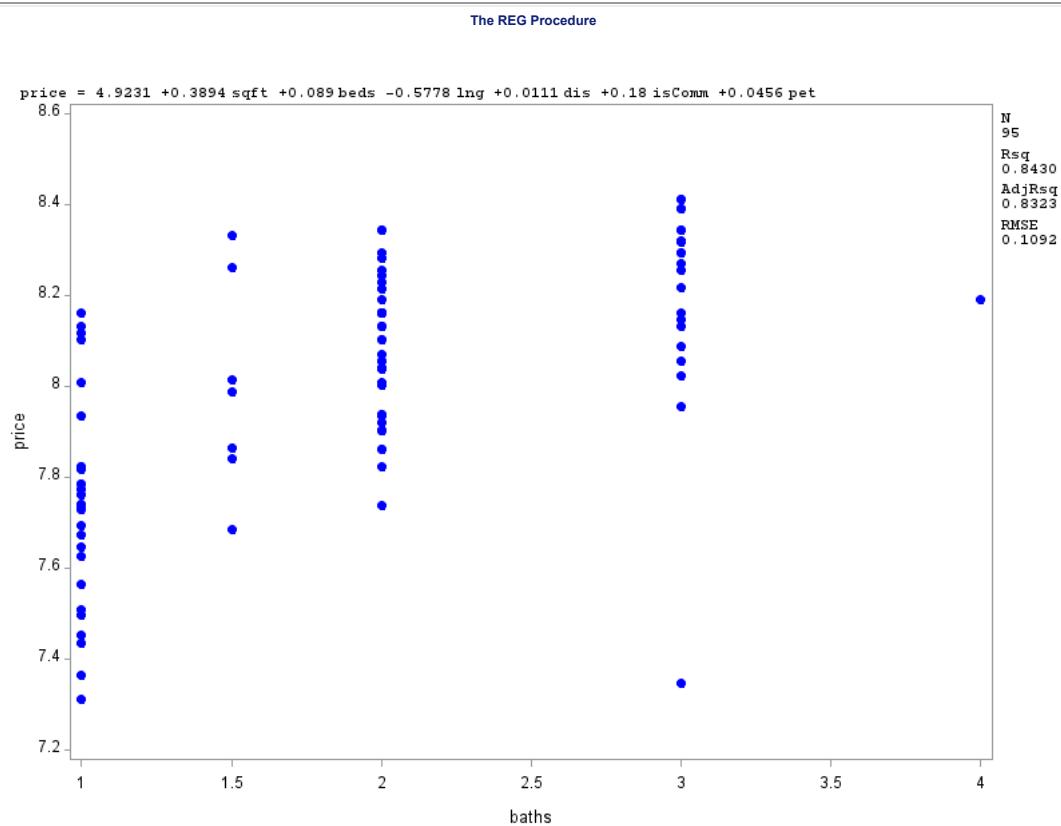
8	9.3206	0.8407	sqft beds baths lat Ing isComm pet disCrim
8	9.3251	0.8407	sqft beds lat Ing isComm pet disCrim crim
8	9.3834	0.8406	sqft beds baths photoCount Ing dis isComm crim
7	9.4003	0.8369	sqft beds photoCount lat Ing isComm disCrim
5	9.4103	0.8295	sqft beds lat Ing isComm
6	9.4206	0.8332	sqft beds lat Ing isComm pet
8	9.4550	0.8405	sqft beds baths photoCount Ing dis isComm disCrim
8	9.4695	0.8404	sqft beds baths photoCount Ing isComm pet disCrim
7	9.5546	0.8366	sqft beds baths Ing isComm disCrim crim
7	9.5563	0.8366	sqft beds photoCount Ing isComm disCrim crim
5	9.6014	0.8291	sqft beds Ing isComm crim
8	9.6079	0.8402	sqft beds photoCount lat Ing dis isComm crim
7	9.6197	0.8365	sqft beds lat Ing isComm disCrim crim
8	9.6739	0.8401	sqft beds photoCount lat Ing dis isComm disCrim
8	9.6839	0.8400	sqft beds baths lat Ing dis isComm crim
9	9.7307	0.8437	sqft beds lat Ing dis isComm pet disCrim crim
8	9.7658	0.8399	sqft beds baths lat Ing dis isComm disCrim
7	9.7976	0.8361	sqft beds lat Ing isComm pet crim
8	9.8103	0.8398	sqft beds baths Ing dis isComm disCrim crim
7	9.8717	0.8360	sqft beds photoCount lat Ing isComm pet
8	9.8983	0.8397	sqft beds photoCount Ing dis isComm disCrim crim
7	9.9125	0.8359	sqft beds baths lat Ing isComm disCrim
7	9.9382	0.8359	sqft beds baths lat Ing isComm pet
5	9.9429	0.8285	sqft beds Ing isComm pet
6	9.9489	0.8322	sqft beds lat Ing isComm crim
10	10.0001	0.8468	sqft beds baths photoCount lat Ing dis isComm pet crim
6	10.0109	0.8321	sqft beds photoCount lat Ing isComm
10	10.0504	0.8468	sqft beds baths photoCount lat Ing dis isComm pet disCrim
7	10.0761	0.8356	sqft beds baths Ing isComm pet crim
9	10.1251	0.8429	sqft beds photoCount lat Ing isComm pet disCrim crim
9	10.1299	0.8429	sqft beds baths photoCount Ing isComm pet disCrim crim
10	10.1320	0.8466	sqft beds baths photoCount Ing dis isComm pet disCrim crim
9	10.2408	0.8427	sqft beds baths lat Ing isComm pet disCrim crim
4	10.2711	0.8242	sqft beds Ing isComm
9	10.2781	0.8426	sqft beds baths photoCount lat Ing isComm pet disCrim
7	10.2816	0.8353	sqft beds photoCount Ing isComm pet crim
8	10.3080	0.8389	sqft beds photoCount lat Ing isComm pet crim
6	10.3350	0.8315	sqft beds baths lat Ing isComm
8	10.4070	0.8387	sqft beds lat Ing dis isComm disCrim crim
7	10.4138	0.8350	sqft beds baths photoCount Ing isComm disCrim
6	10.4575	0.8312	sqft beds baths Ing isComm pet
8	10.5491	0.8385	sqft beds photoCount lat Ing isComm disCrim crim
5	10.5945	0.8273	sqft beds dis isComm pet
7	10.6082	0.8347	sqft beds photoCount lat Ing isComm crim
10	10.6274	0.8457	sqft beds baths lat Ing dis isComm pet disCrim crim
8	10.6402	0.8383	sqft beds baths lat Ing isComm pet crim
8	10.7981	0.8380	sqft beds baths photoCount lat Ing isComm pet
10	10.8360	0.8453	sqft beds photoCount lat Ing dis isComm pet disCrim crim
8	10.8837	0.8378	sqft beds baths lat Ing isComm disCrim crim
6	10.8919	0.8304	sqft beds baths Ing isComm crim
6	10.8964	0.8304	sqft beds photoCount Ing isComm crim
8	10.9441	0.8377	sqft beds baths photoCount lat Ing isComm disCrim
8	11.0727	0.8375	sqft beds baths photoCount Ing isComm disCrim crim
9	11.0870	0.8411	sqft beds baths photoCount lat Ing dis isComm crim
7	11.1448	0.8337	sqft beds baths lat Ing isComm crim

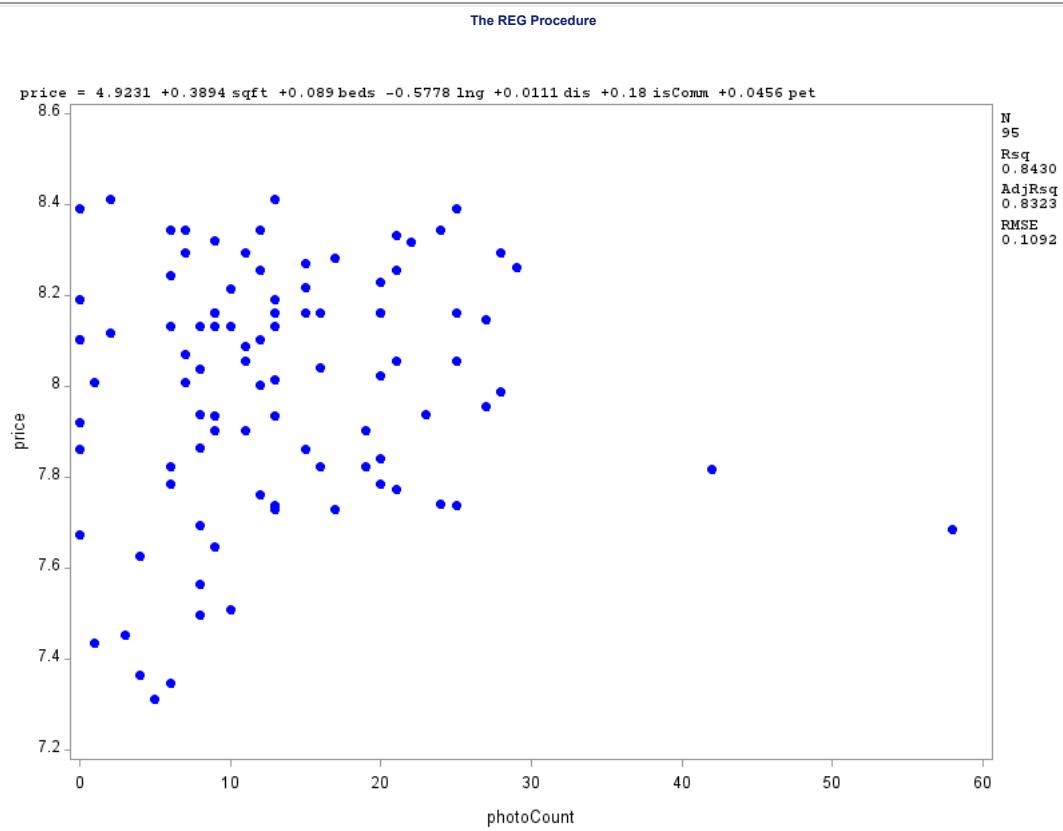


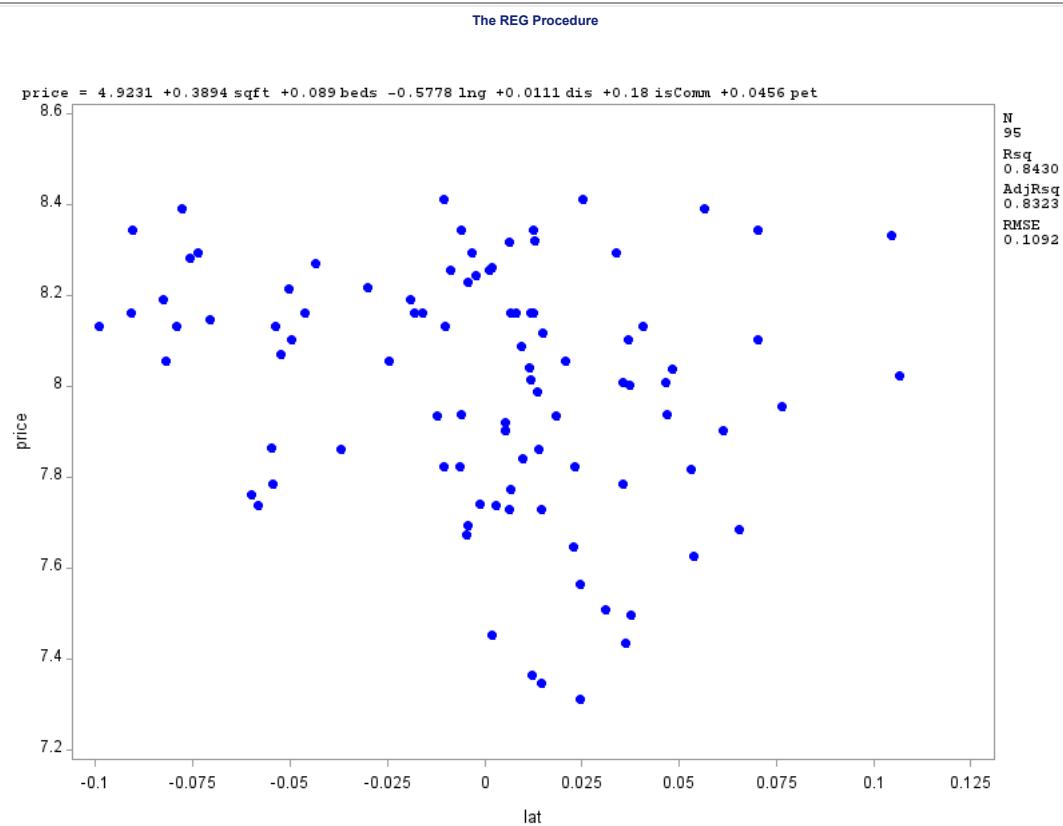


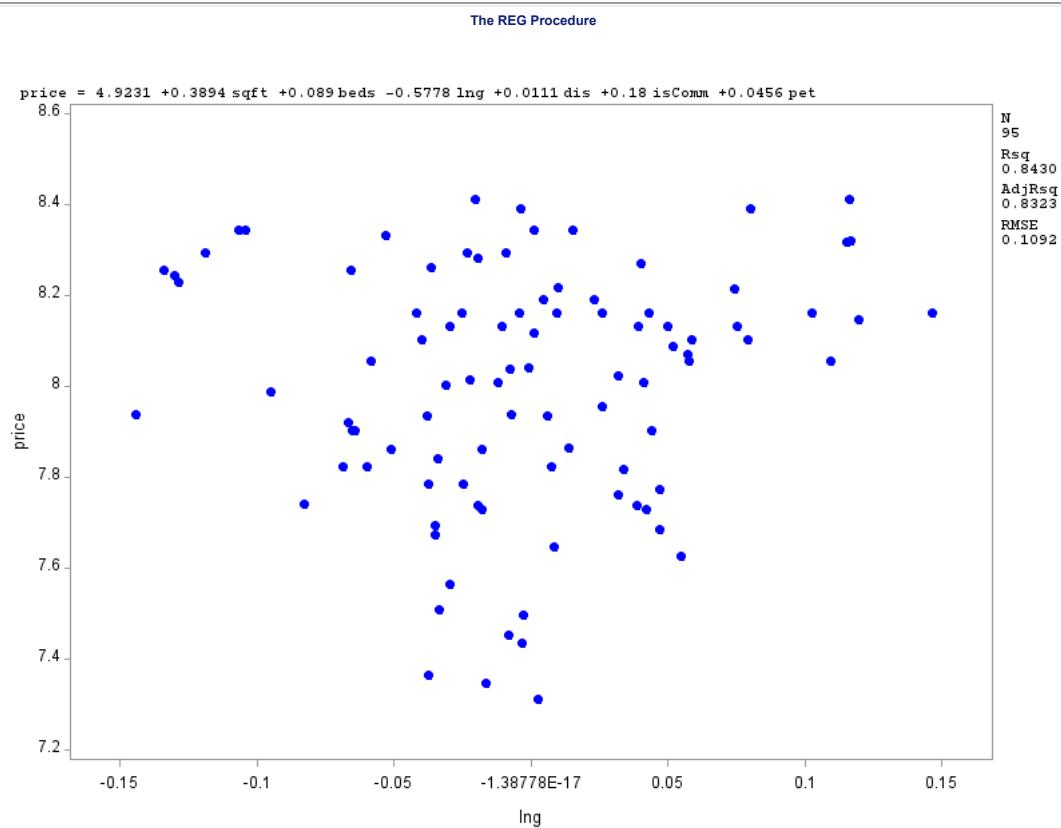


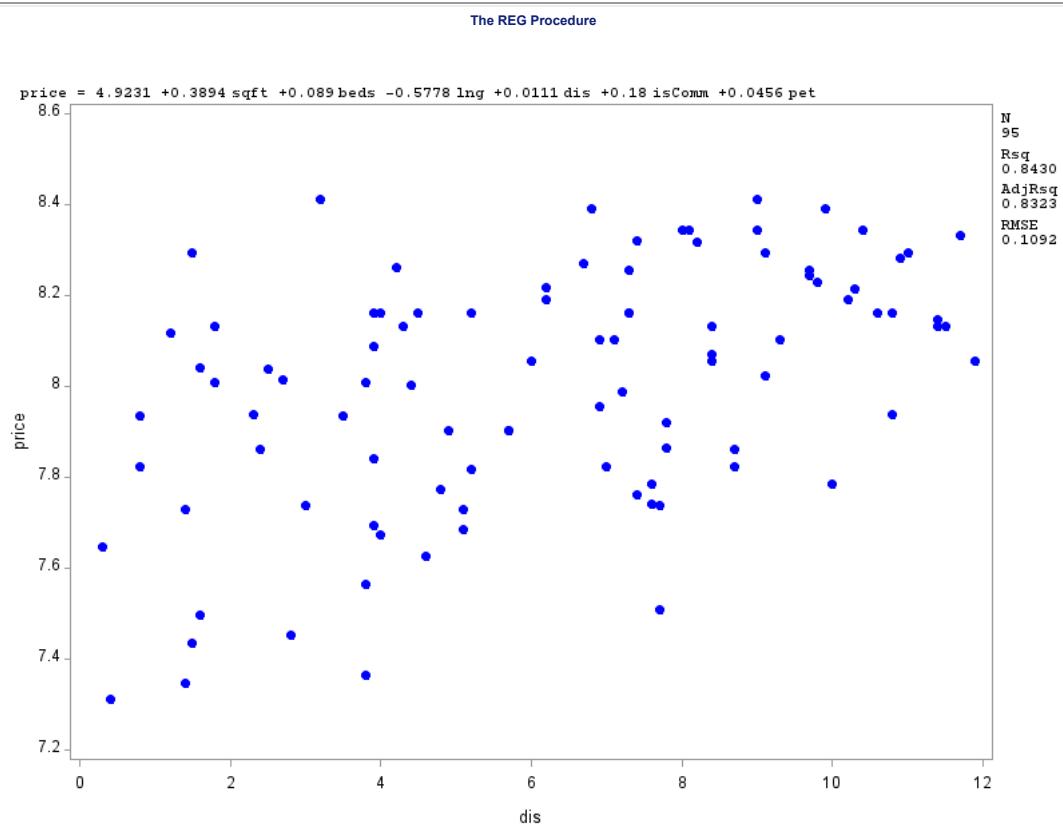


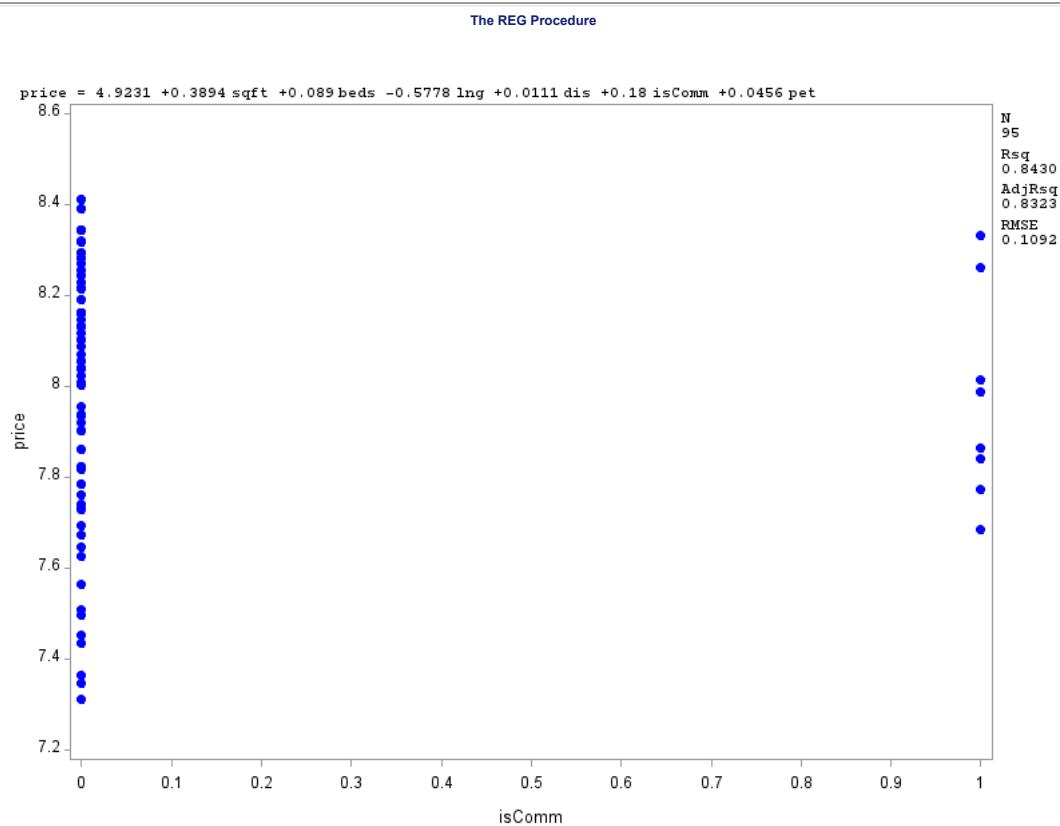


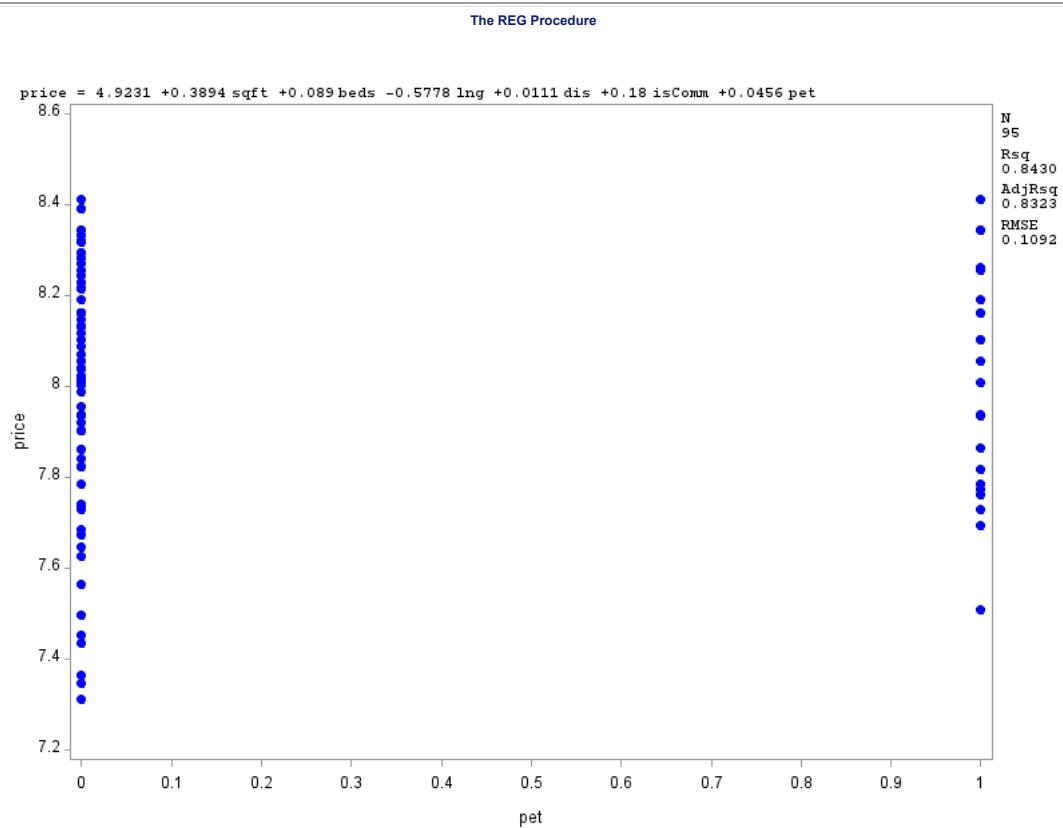


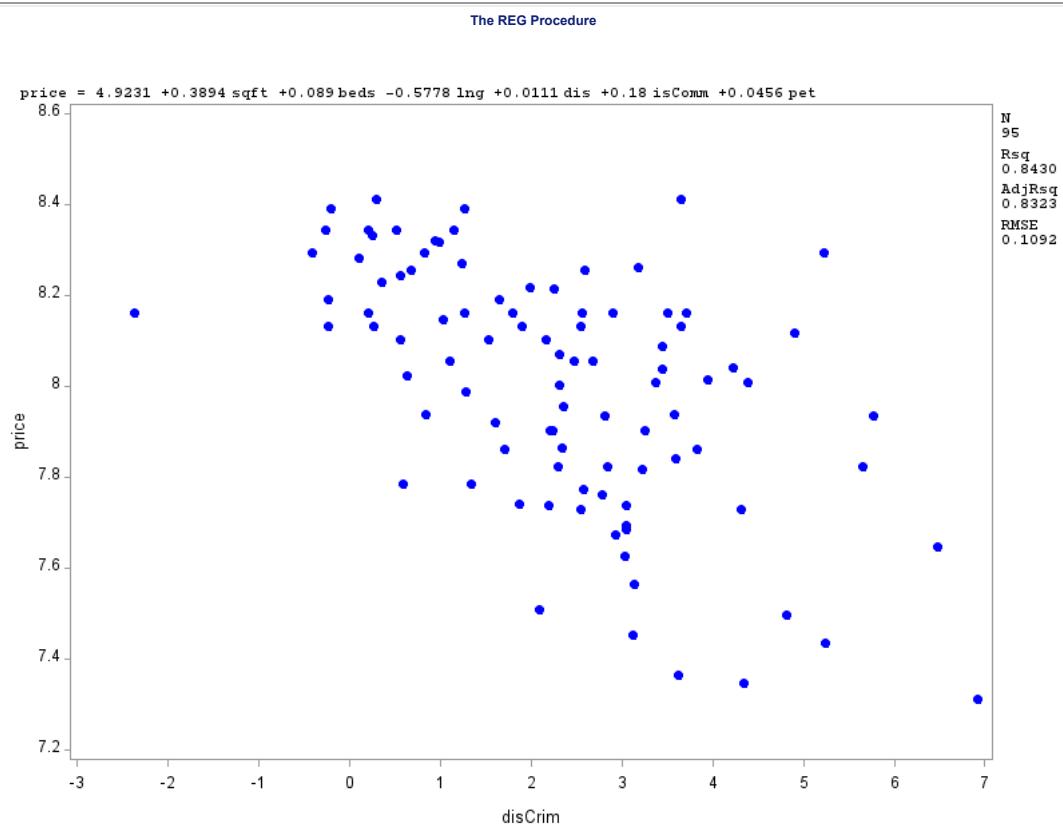


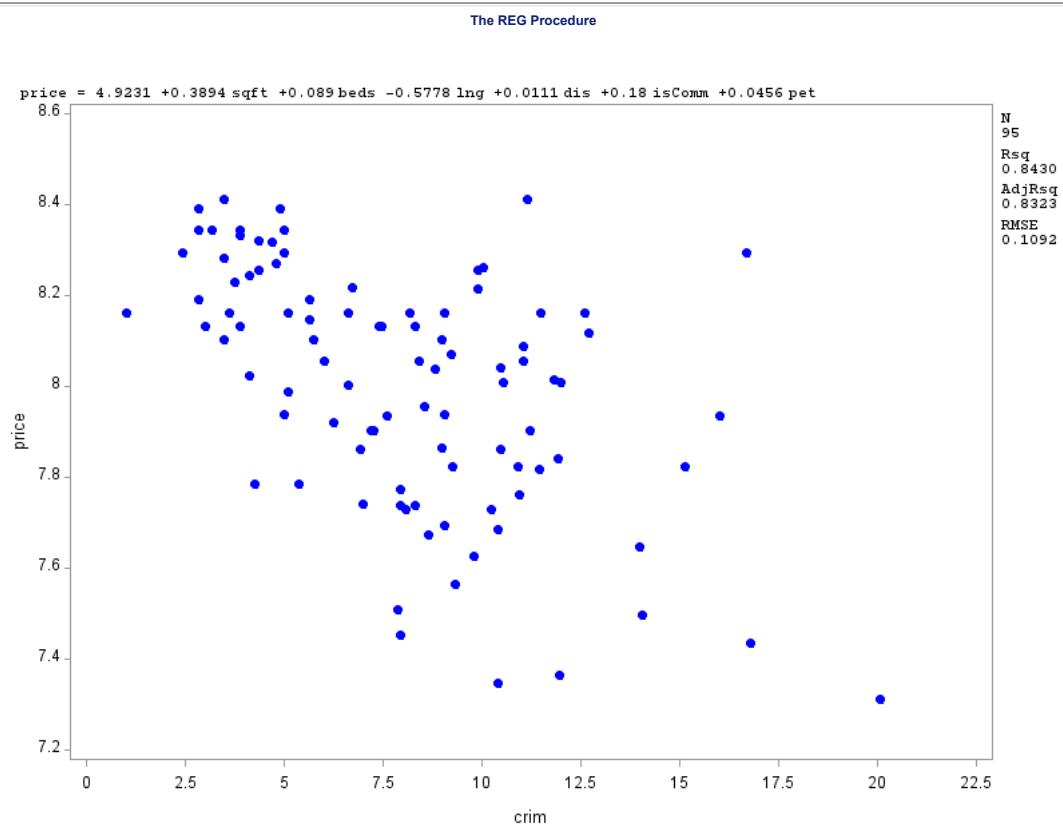












The SAS System					
The REG Procedure					
Model: MODEL1					
Dependent Variable: price					
Number of Observations Read					95
Number of Observations Used					95
Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	5.64052	0.94009	78.77	<.0001
Error	88	1.05023	0.01193		
Corrected Total	94	6.69075			
Root MSE		0.10924	R-Square	0.8430	
Dependent Mean		7.99968	Adj R-Sq	0.8323	
Coeff Var		1.36562			
Parameter Estimates					
Variable	DF	Parameter Estimate	Standard Error	t Value	Pr > t
Intercept	1	4.92315	0.24471	20.12	<.0001
sqft	1	0.38939	0.03898	9.99	<.0001
beds	1	0.08901	0.01721	5.17	<.0001
Ing	1	-0.57779	0.19453	-2.97	0.0038
dis	1	0.01110	0.00389	2.85	0.0054
isComm	1	0.18003	0.04250	4.24	<.0001
pet	1	0.04557	0.02709	1.68	0.0961
					1.03939

The SAS System

The REG Procedure
Model: MODEL1
Dependent Variable: price

Durbin-Watson D	1.744
Number of Observations	95
1st Order Autocorrelation	0.102

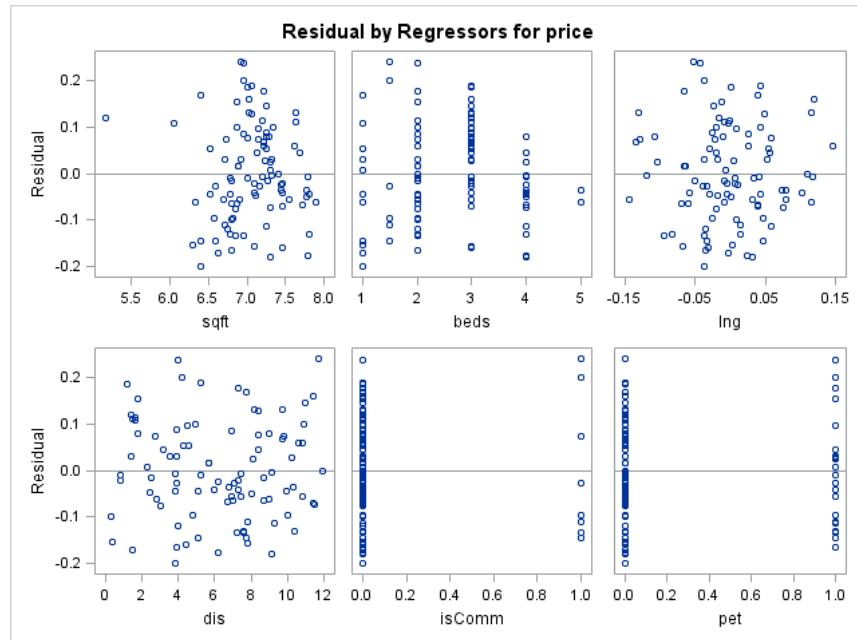
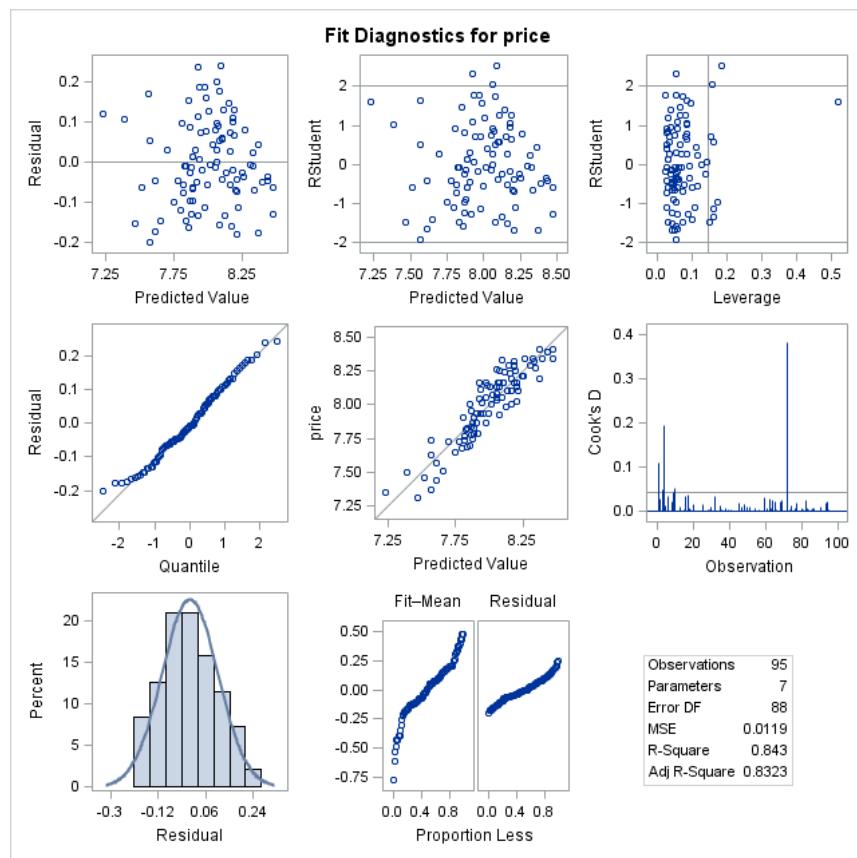
The SAS System

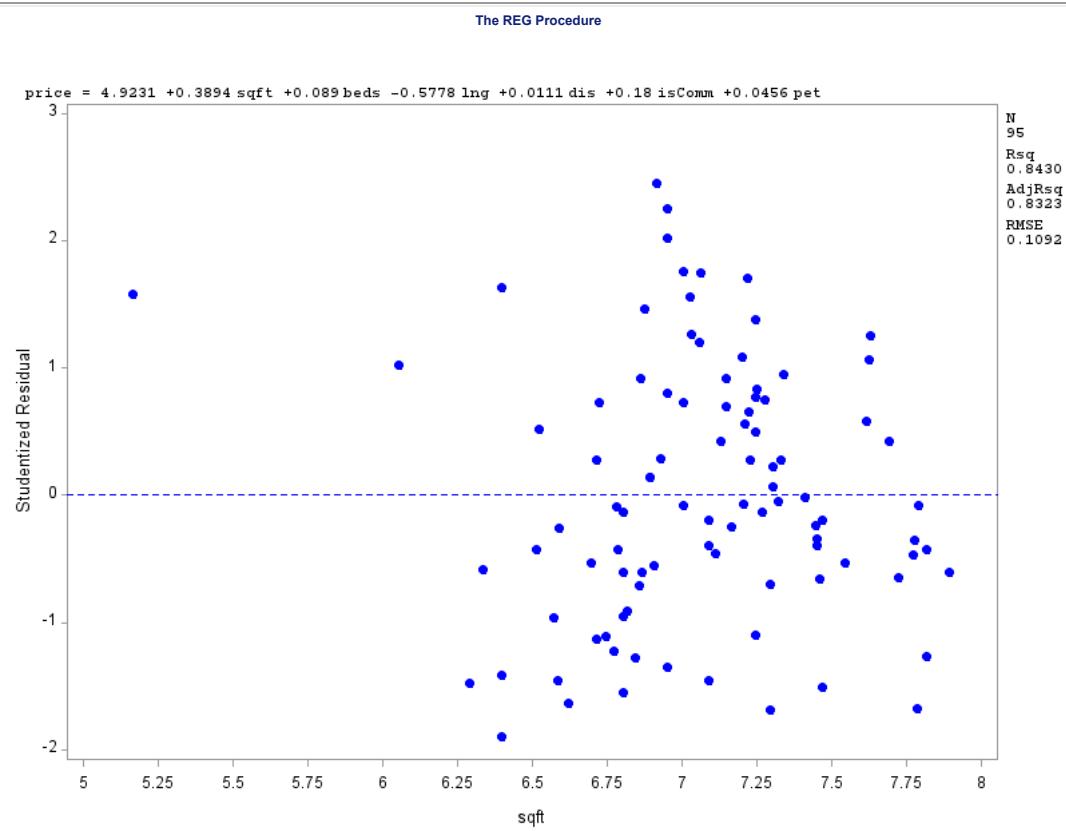
The REG Procedure
Model: MODEL1
Dependent Variable: price

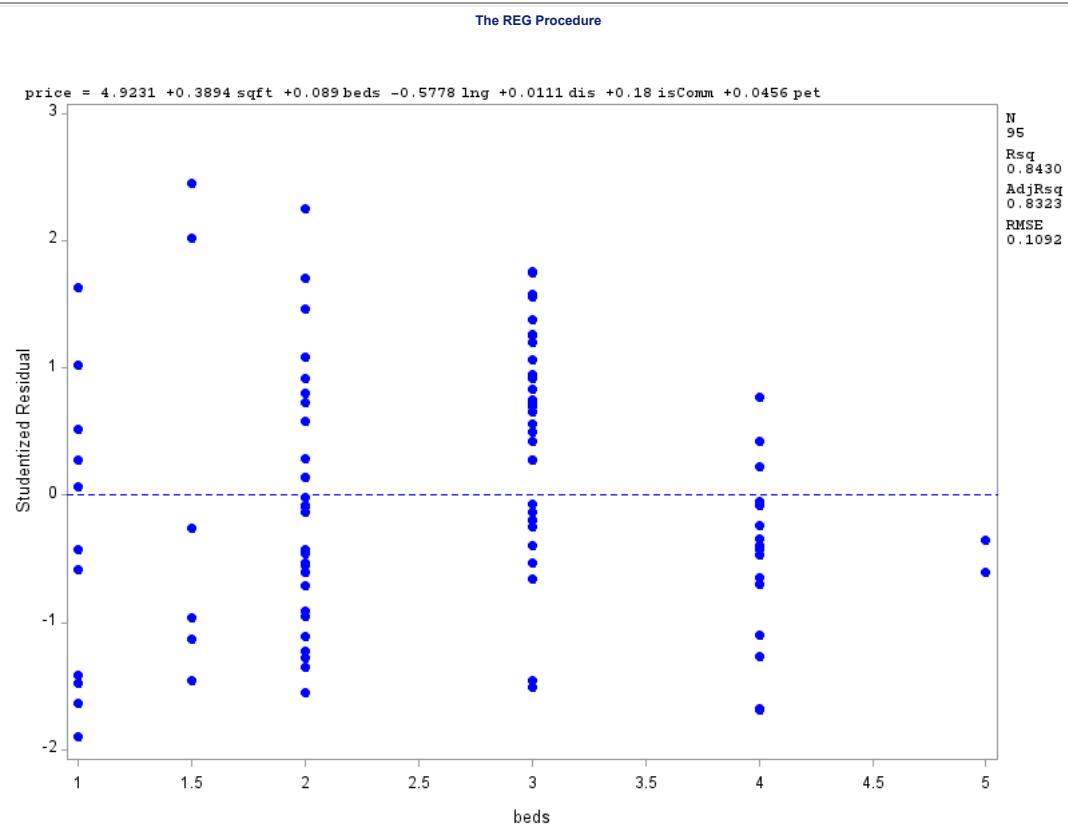
Obs	Dependent Variable	Predicted Value	Std Error Mean Predict	Output Statistics															DFBETAS						
				95% CL Mean		95% CL Predict		Residual	Std Error Residual	Student Residual	-2 1 0 1 2				Cook's D	RStudent	Hat Diag H	Cov Ratio	DFFITS	Intercept	sqft	beds	Ing	dis	isC
				95% CL Lower	95% CL Upper	95% CL Lower	95% CL Upper				-2	1	0	1	2										
1	8.2595	8.0570	0.0436	7.9704	8.1436	7.8233	8.2908	0.2024	0.100	2.021			****		0.110	2.0575	0.1591	0.9238	0.8949	-0.2018	0.1992	-0.0876	-0.0778	-0.1456	0.
2	7.7721	7.8682	0.0452	7.7783	7.9581	7.6332	8.1031	-0.0961	0.0994	-0.966		*			0.028	-0.9655	0.1714	1.2134	-0.4392	-0.0806	0.0814	-0.0466	-0.1480	0.0144	-0.
3	7.9879	8.1228	0.0439	8.0356	8.2101	7.8889	8.3568	-0.1350	0.100	-1.349		**			0.050	-1.3557	0.1615	1.1161	-0.5951	0.0948	-0.0864	0.0064	0.2372	-0.0183	-0.
4	8.3321	8.0903	0.0468	7.9972	8.1833	7.8541	8.3265	0.2418	0.0987	2.450			****		0.193	2.5232	0.1837	0.8095	1.1970	-0.1684	0.1553	-0.2873	-0.2133	0.5350	0.
5	8.0147	7.9417	0.0428	7.8567	8.0267	7.7086	8.1748	0.0730	0.101	0.726			*		0.014	0.7239	0.1532	1.2266	0.3079	0.0175	-0.0149	0.0594	-0.0187	-0.1007	0.
6	7.8627	7.9754	0.0437	7.8885	8.0624	7.7416	8.2093	-0.1127	0.100	-1.126		**			0.035	-1.1279	0.1604	1.1655	-0.4929	-0.0347	0.0425	0.0081	-0.0933	-0.1008	-0.
7	7.7275	7.6981	0.0319	7.6348	7.7615	7.4720	7.9243	0.0294	0.104	0.281					0.001	0.2798	0.0851	1.1766	0.0853	-0.0083	0.0161	-0.0362	0.0028	-0.0282	-0.
8	8.0064	7.8516	0.0279	7.7962	7.9071	7.6276	8.0757	0.1547	0.106	1.465			**		0.021	1.4747	0.0652	0.9749	0.3895	0.0103	0.0096	-0.0102	0.0137	-0.1815	-0.
9	8.1605	7.9219	0.0256	7.8710	7.9729	7.6989	8.1449	0.2386	0.106	2.247			****		0.042	2.3007	0.0550	0.7582	0.5553	-0.0468	0.0675	-0.0871	-0.1078	-0.1125	-0.
10	7.6836	7.8304	0.0421	7.7467	7.9140	7.5977	8.0630	-0.1467	0.101	-1.455		**			0.053	-1.4649	0.1485	1.0728	-0.6119	-0.0983	0.0855	-0.0206	-0.1793	0.0239	-0.
11	7.8389	7.8656	0.0409	7.7843	7.9470	7.6338	8.0975	-0.0267	0.101	-0.264					0.002	-0.2622	0.1403	1.2532	-0.1059	-0.0073	0.0053	-0.0058	0.0094	0.0182	-0.
12	7.8160	7.8254	0.0275	7.7708	7.8800	7.6015	8.0493	-0.009384	0.106	-0.0888					0.000	-0.0883	0.0633	1.1557	-0.0229	-0.0066	0.0058	0.0005	-0.0093	-0.0011	0.
13	7.7407	7.8713	0.0231	7.8254	7.9172	7.6494	8.0932	-0.1306	0.107	-1.224		**			0.010	-1.2271	0.0447	1.0056	-0.2654	-0.0413	0.0286	0.0549	0.1604	-0.0966	0.
14	7.9374	7.9307	0.0415	7.8483	8.0131	7.6985	8.1629	0.006650	0.101	0.0658					0.000	0.0654	0.1440	1.2651	0.0268	-0.0161	0.0181	-0.0188	-0.0006	-0.0071	-0.
15	7.9551	7.8685	0.0177	7.8333	7.9038	7.6486	8.0885	0.0865	0.108	0.803			*		0.002	0.8011	0.0264	1.0568	0.1318	0.0057	0.0071	-0.0663	0.0439	0.0403	-0.
16	8.2558	8.0771	0.0299	8.0175	8.1366	7.8520	8.3022	0.1788	0.105	1.702			***		0.034	1.7204	0.0752	0.9268	0.4904	-0.1933	0.1999	-0.2132	-0.1795	0.0919	-0.
17	8.1461	7.9847	0.0342	7.9167	8.0527	7.7572	8.2122	0.1614	0.104	1.556			***		0.038	1.5688	0.0981	0.9880	0.5173	0.2004	-0.2036	0.0466	0.3652	0.3056	-0.
18	8.3416	8.2614	0.0319	8.1980	8.3248	8.0352	8.4876	0.0802	0.104	0.768			*		0.008	0.7662	0.0852	1.1297	0.2338	0.0342	-0.0493	0.1233	-0.1611	0.0333	0.
19	8.0552	7.9771	0.0207	7.9359	8.0183	7.7561	8.1981	0.0780	0.107	0.728			*		0.003	0.7257	0.0360	1.0773	0.1402	0.0700	-0.0694	0.0396	0.0795	0.0554	-0.
20	8.3175	8.1852	0.0284	8.1287	8.2416	7.9608	8.4095	0.1324	0.105	1.255			**		0.016	1.2591	0.0677	1.0239	0.3391	-0.1387	0.1459	-0.1193	0.2210	0.0437	-0.
21	7.7385	7.8155	0.0185	7.7788	7.8522	7.5953	8.0357	-0.0770	0.108	-0.715		*			0.002	-0.7133	0.0286	1.0706	-0.1223	-0.0040	-0.0105	0.0258	0.0195	0.0630	0.
22	8.3894	8.4263	0.0332	8.3604	8.4922	8.1994	8.6532	-0.0370	0.104	-0.355					0.002	-0.3534	0.0921	1.1813	-0.1126	0.0003	0.0073	-0.0733	-0.0343	0.0306	-0.
23	8.1605	8.1814	0.0175	8.1466	8.2161	7.9615	8.4012	-0.0209	0.108	-0.193					0.000	-0.1924	0.0256	1.1085	-0.0312	0.0187	-0.0192	0.0091	0.0066	-0.0004	0.
24	8.0552	8.0969	0.0269	8.0435	8.1503	7.8733	8.3205	-0.0418	0.106	-0.394					0.001	-0.3925	0.0605	1.1389	-0.0996	-0.0093	0.0127	-0.0309	0.0333	0.0054	0.
25	8.2928	8.1816	0.0322	8.1176	8.2455	7.9553	8.4079	0.1112	0.104	1.065			**		0.015	1.0661	0.0868	1.0832	0.3286	-0.2012	0.2147	-0.0534	-0.0697	-0.2393	0.
26	8.2161	8.2414	0.0213	8.1990	8.2837	8.0202	8.4626	-0.0253	0.107	-0.236					0.000	-0.2346	0.0381	1.1212	-0.0467	-0.0001	0.0023	-0.0293	0.0024	0.0147	-0.
27	8.1301	8.0768	0.0185	8.0400	8.1135	7.8566	8.2969	0.0533	0.108	0.495					0.001	0.4930	0.0286	1.0936	0.0846	-0.0205	0.0232	0.0117	-0.0349	-0.0464	-0.
28	8.2687	8.3375	0.0227	8.2923	8.3827	8.1158	8.5593	-0.0688	0.107	-0.644		*			0.003	-0.6416	0.0433	1.0956	-0.1366	0.0554	-0.0501	-0.0357	-0.0172	0.0385	-0.
29	8.1605	8.0709	0.0191	8.0330	8.1089	7.8506	8.2913	0.0896	0.108	0.833			*		0.003	0.8313	0.0305	1.0572	0.1475	-0.0357	0.0409	0.0212	-0.0532	-0.0903	-0.
30	8.0392	7.9241	0.0264	7.8716	7.9765	7.7007	8.1474	0.1151	0.106	1.086			**		0.010	1.0869	0.0584	1.0469	0.2708	-0.1303	0.1577	-0.1207	-0.0207	-0.1757	-0.
31	7.7297	7.7757	0.0188	7.7384	7.8130	7.5554	7.9960	-0.0460	0.108	-0.427					0.001	-0.4251	0.0295	1.1001	-0.0741	-0.0268	0.0188	0.0142	-0.0390	0.0013	0.
32	7.7363	7.5662	0.0316	7.5034	7.6289	7.3402	7.7922	0.1701	0.105	1.627			***		0.034	1.6425	0.0836	0.9546	0.4961	0.2079	-0.1623	-0.1989	0.1970	0.2410	-0.
33	8.1605	8.1006	0.0206	8.0596	8.1416	7.8797	8.3215	0.0599	0.107	0.559			*		0.002	0.5564	0.0356	1.0957	0.1070	0.0115	-0.0132	-0.0044	0.0236	0.0782	-0.
34	8.1605	8.2030	0.0265	8.1503	8.2557	7.9796	8.4264	-0.0425	0.106	-0.401					0.001	-0.3991	0.0589	1.1364	-0.0998	-0.0147	0.0180	-0.0463	-0.0641	0.0065	-0.
35	8.0030	8.1647	0.0223	8.1203	8.2091	7.9431	8.3863	-0.1617	0.107	-1.512		***			0.014	-1.5229	0.0418	0.9404	-0.3181	0.1851	-0.1945	0.0444	0.1343	0.1604	0.
36	8.2815	8.1802	0.0217	8.1371	8.2234	7.9589	8.4016	0.1012	0.107	0.946			*		0.005	0.9450	0.0396	1.0501	0.1918	-0.0385	0.0341	-0.0374	-0.0453	0.1322	-0.
37	7.8220	7.8874	0.0196	7.8484	7.9265	7.6668	8.1080	-0.0654	0.107	-0.608		*			0.002	-0.6063	0.0323	1.0869	-0.1108	-0.0035	-0.0041	0.0382	0.0577	-0.0318	0.
38	8.2295	8.1566	0.0312	8.0946	8.2186	7.9308	8.3824	-0.0729	0.105	0.696			*		0.006	0.6942	0.0815	1.1347	0.2068	-0.0118	0.0065</				

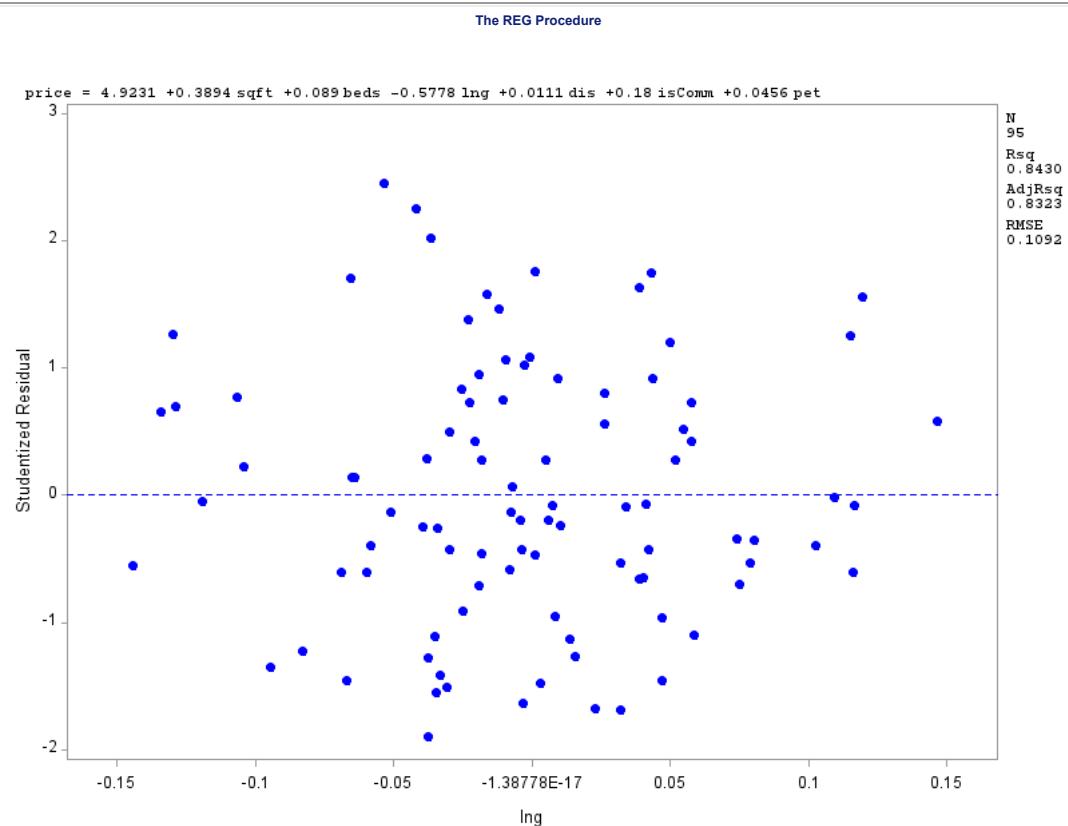
60	7.5627	7.6083	0.0244	7.5598	7.6568	7.3858	7.8307	-0.0456	0.106	-0.428				0.001	-0.4261	0.0499	1.1237	-0.0977	-0.0164	0.0028	0.0518	0.0090	0.0048	0.
61	8.1315	8.2047	0.0295	8.1460	8.2633	7.9798	8.4295	-0.0731	0.105	-0.695		*		0.005	-0.6931	0.0729	1.1243	-0.1944	-0.0722	0.0840	-0.0890	-0.0887	-0.1018	-0.
62	7.3652	7.5670	0.0251	7.5171	7.6169	7.3442	7.7898	-0.2018	0.106	-1.898		***		0.029	-1.9272	0.0528	0.8535	-0.4550	-0.1507	0.0908	0.1799	0.0539	0.0086	0.
63	7.7832	7.8805	0.0241	7.8326	7.9285	7.6582	8.1029	-0.0973	0.107	-0.913		*		0.006	-0.9124	0.0487	1.0654	-0.2065	-0.0468	0.0389	0.0644	0.0218	-0.1537	0.
64	7.4354	7.6086	0.0267	7.5556	7.6617	7.3851	7.8321	-0.1732	0.106	-1.635		***		0.024	-1.6507	0.0597	0.9284	-0.4160	0.0016	-0.0630	0.2199	-0.0266	0.1658	0.
65	8.3428	8.4745	0.0327	8.4096	8.5395	8.2479	8.7011	-0.1317	0.104	-1.263		**		0.022	-1.2674	0.0895	1.0468	-0.3974	0.1297	-0.0978	-0.0493	-0.0105	-0.1021	0.
66	7.4530	7.5155	0.0260	7.4639	7.5672	7.2924	7.7387	-0.0626	0.106	-0.590		*		0.003	-0.5874	0.0567	1.1170	-0.1440	-0.0624	0.0427	0.0431	-0.0165	0.0205	0.
67	8.0709	8.0257	0.0188	7.9884	8.0631	7.8055	8.2460	0.0452	0.108	0.420				0.001	0.4177	0.0296	1.1007	0.0729	0.0215	-0.0210	0.0104	0.0421	0.0285	-0.
68	8.2428	8.1104	0.0314	8.0480	8.1729	7.8845	8.3363	0.1323	0.105	1.265		**		0.021	1.2693	0.0827	1.0386	0.3812	0.0321	-0.0424	0.0559	-0.2998	0.1392	-0.
69	8.1167	7.9297	0.0254	7.8793	7.9802	7.7069	8.1526	0.1870	0.106	1.760		***		0.025	1.7812	0.0540	0.8911	0.4254	0.0763	-0.0571	0.1804	-0.0072	-0.3400	0.
70	8.0064	8.0136	0.0188	8.9762	8.0510	7.7933	8.2339	-0.007236	0.108	-0.0672				0.000	-0.0669	0.0297	1.1161	-0.0117	0.0002	-0.0008	-0.0024	-0.0039	0.0070	0.
71	8.0375	8.0523	0.0222	8.0082	8.0964	7.8308	8.2738	-0.0147	0.107	-0.138				0.000	-0.1371	0.0413	1.1282	-0.0284	0.0068	-0.0081	-0.0041	0.0049	0.0219	0.
72	7.3460	7.2264	0.0786	7.0701	7.3826	6.9589	7.4939	0.1196	0.0758	1.577		***		0.382	1.5909	0.5179	1.8385	1.6491	1.5690	-1.5643	1.2029	0.1915	-0.1508	-0.
73	8.1301	8.1997	0.0242	8.1517	8.2478	7.9774	8.4221	-0.0697	0.107	-0.654		*		0.003	-0.6519	0.0490	1.1009	-0.1480	0.0401	-0.0382	0.0476	-0.0331	-0.1015	0.
74	7.4955	7.3883	0.0319	7.3248	7.4517	7.1621	7.6145	0.1073	0.104	1.027		**		0.014	1.0271	0.0854	1.0887	0.3139	0.2149	-0.1787	0.0024	0.0573	-0.0629	-0.
75	8.3187	8.3271	0.0289	8.2697	8.3845	8.1026	8.5517	-0.008372	0.105	-0.0795				0.000	-0.0790	0.0698	1.1640	-0.0216	0.0064	-0.0058	-0.0027	-0.0130	0.0026	-0.
76	8.4118	8.4742	0.0345	8.4056	8.5428	8.2465	8.7019	-0.0624	0.104	-0.602		*		0.006	-0.5996	0.0998	1.1691	-0.1996	0.0114	0.0028	-0.0994	-0.0966	0.0054	-0.
77	7.6939	7.8590	0.0255	7.8084	7.9096	7.6361	8.0819	-0.1651	0.106	-1.554		***		0.020	-1.5664	0.0544	0.9429	-0.3756	-0.0558	0.0420	0.0029	0.0381	0.0666	0.
78	8.3428	8.3196	0.0369	8.2462	8.3930	8.0904	8.5488	0.0232	0.103	0.226				0.001	0.2248	0.1144	1.2182	0.0808	0.0069	-0.0133	0.0410	-0.0421	0.0041	-0.
79	8.2940	8.2993	0.0332	8.2333	8.3653	8.0724	8.5262	-0.005258	0.104	-0.0505				0.000	-0.0502	0.0923	1.1932	-0.0160	-0.0006	0.0016	-0.0072	0.0120	-0.0021	-0.
80	8.1315	8.0023	0.0189	7.9847	8.0400	7.7820	8.2227	0.1292	0.108	1.201		**		0.006	1.2039	0.0301	0.9949	0.2120	0.0894	-0.0886	0.0505	0.1102	0.0869	-0.
81	7.6256	7.5712	0.0282	7.5151	7.6272	7.3469	7.7954	0.0544	0.106	0.516		*		0.003	0.5135	0.0667	1.1364	0.1373	0.0365	-0.0191	-0.0671	0.0694	0.0125	-0.
82	7.3099	7.4649	0.0296	7.4061	7.5236	7.2400	7.6898	-0.1550	0.105	-1.474		**		0.025	-1.4839	0.0732	0.9813	-0.4171	-0.1729	0.1162	0.0711	-0.0713	0.1783	0.
83	8.1605	8.0632	0.0262	8.0111	8.1153	7.8399	8.2865	0.0973	0.106	0.918		*		0.007	0.9167	0.0576	1.0747	0.2266	0.0192	-0.0224	0.0673	0.0306	-0.0614	-0.
84	7.8220	7.8863	0.0234	7.8398	7.9328	7.6643	8.1083	-0.0642	0.107	-0.602		*		0.002	-0.5999	0.0459	1.1031	-0.1316	-0.0203	0.0148	0.0351	0.0630	-0.0709	0.
85	8.1301	8.0502	0.0246	8.0014	8.0990	7.8277	8.2727	0.0798	0.106	0.750		*		0.004	0.7481	0.0506	1.0909	0.1726	-0.0436	0.0514	0.0239	-0.0320	-0.1400	0.
86	7.6473	7.7485	0.0252	7.6983	7.7987	7.5257	7.9713	-0.1012	0.106	-0.952		*		0.007	-0.9516	0.0534	1.0644	-0.2260	-0.0217	-0.0030	0.0068	-0.0211	0.1737	0.
87	7.9374	7.9943	0.0369	7.9210	8.0676	7.7651	8.2234	-0.0569	0.103	-0.553		*		0.006	-0.5513	0.1141	1.1933	-0.1978	0.0125	-0.0145	0.0547	0.1410	-0.1041	0.
88	8.1887	8.1601	0.0288	8.1029	8.2172	7.9356	8.3846	0.0286	0.105	0.272				0.001	0.2702	0.0693	1.1572	0.0737	0.0047	-0.0082	0.0050	0.0078	0.0371	-0.
89	7.8613	7.8761	0.0220	7.8324	7.9197	7.6546	8.0975	-0.0147	0.107	-0.137				0.000	-0.1367	0.0405	1.1273	-0.0281	-0.0055	0.0042	0.0080	0.0099	-0.0163	0.
90	7.9194	8.0762	0.0198	8.0368	8.1156	7.8555	8.2968	-0.1568	0.107	-1.460		**		0.010	-1.4694	0.0329	0.9435	-0.2710	-0.0253	0.0286	-0.0581	0.1799	-0.0576	0.
91	8.1017	8.1283	0.0256	8.0773	8.1793	7.9053	8.3513	-0.0266	0.106	-0.251				0.001	-0.2494	0.0551	1.1407	-0.0602	-0.0020	0.0043	-0.0132	0.0134	-0.0058	0.
92	8.3894	8.4347	0.0244	8.3862	8.4833	8.2123	8.6572	-0.0454	0.106	-0.426				0.001	-0.4241	0.0500	1.1240	-0.0973	0.0515	-0.0452	-0.0060	0.0231	-0.0200	0.
93	8.1017	8.2147	0.0356	8.1439	8.2855	7.9863	8.4430	-0.1130	0.103	-1.094		**		0.020	-1.0954	0.1064	1.1014	-0.3780	-0.1326	0.1593	-0.2041	0.1392	-0.0887	0.
94	8.1887	8.3672	0.0243	8.3188	8.4155	8.1448	8.5896	-0.1785	0.106	-1.676		***		0.021	-1.6938	0.0496	0.9083	-0.3870	0.2012	-0.1879	-0.0740	0.0160	0.1421	-0.
95	7.6732	7.7924	0.0177	7.7572	7.8277	7.5725	8.0124	-0.1192	0.108	-1.106		**		0.005	-1.1072	0.0264	1.0088	-0.1822	-0.0491	0.0294	0.0175	0.0520	0.0513	0.

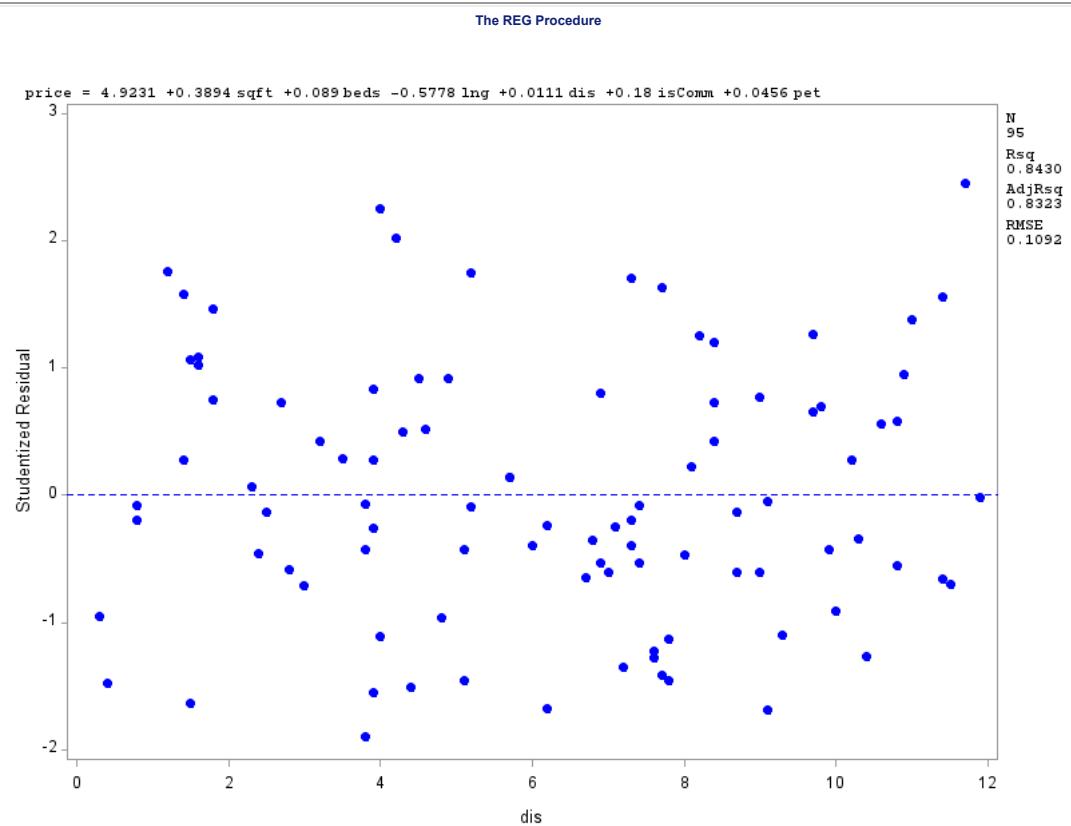
Sum of Residuals	0
Sum of Squared Residuals	1.05023
Predicted Residual SS (PRESS)	1.28465

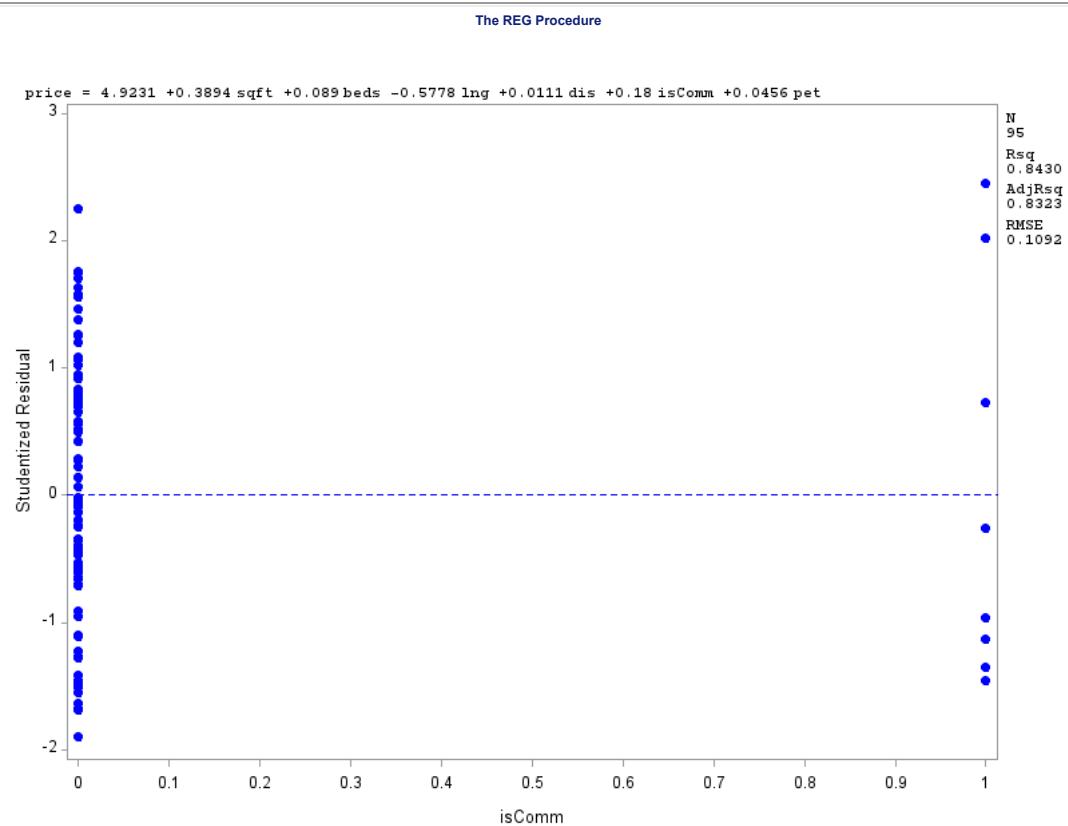


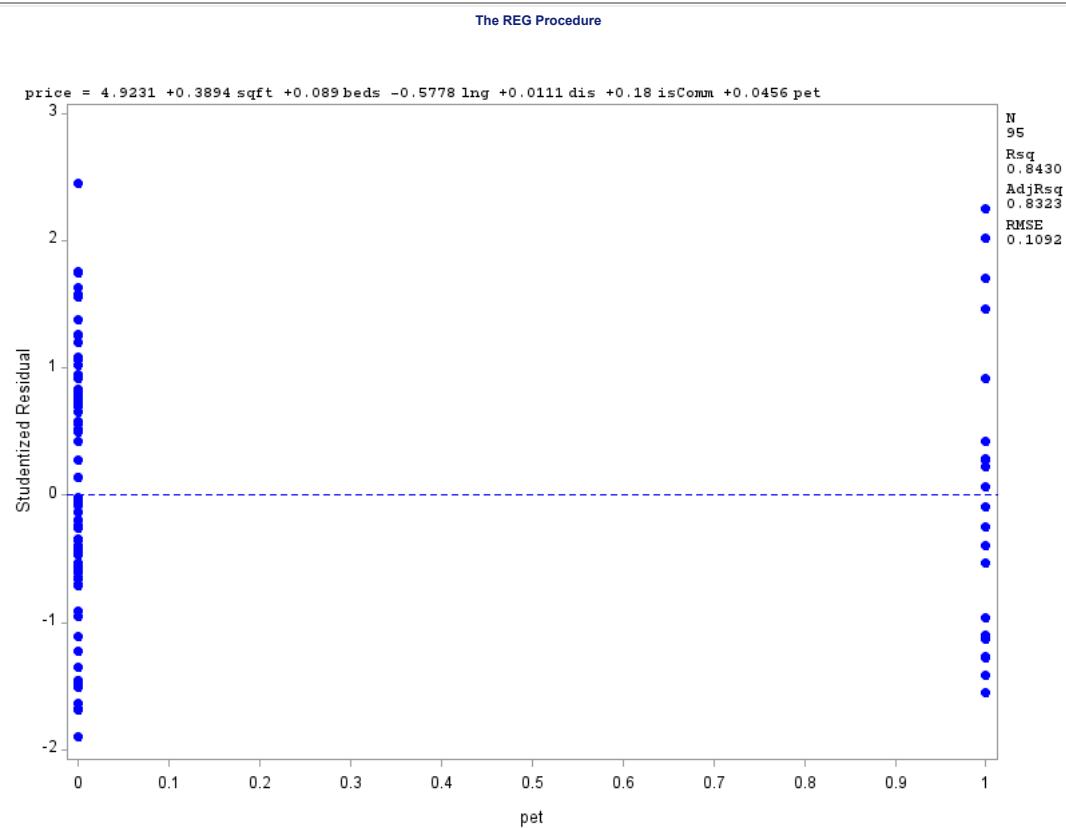


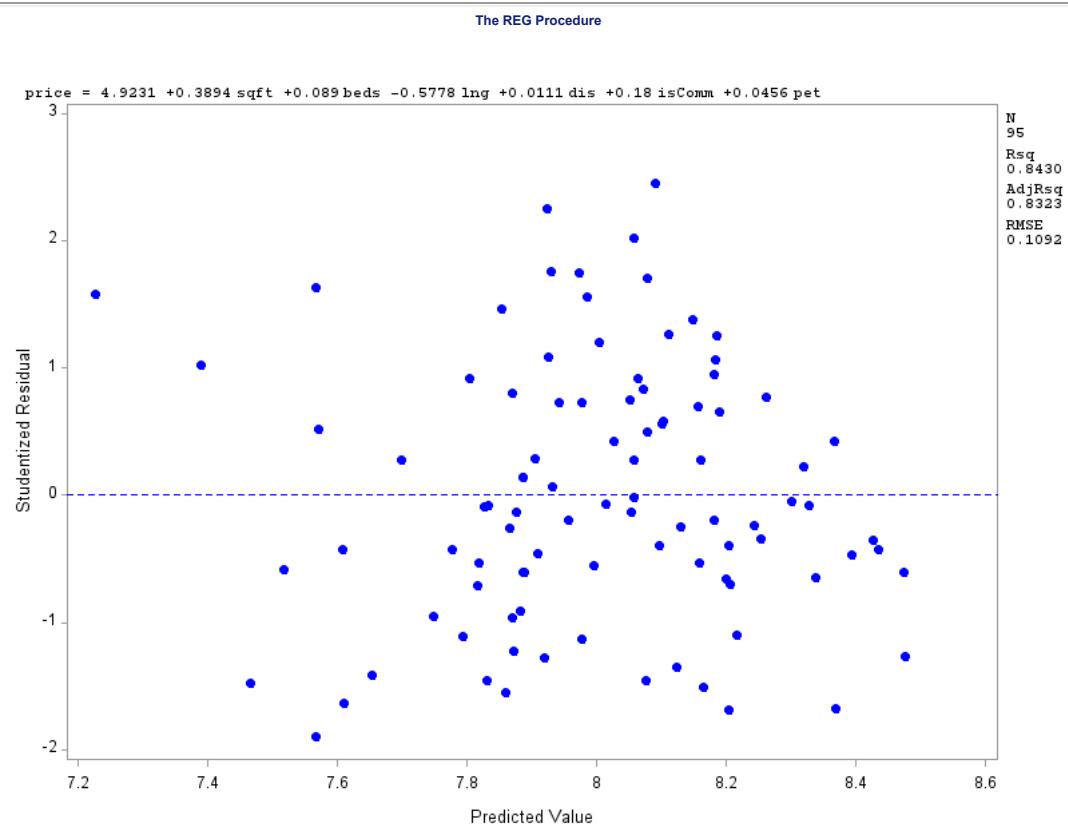


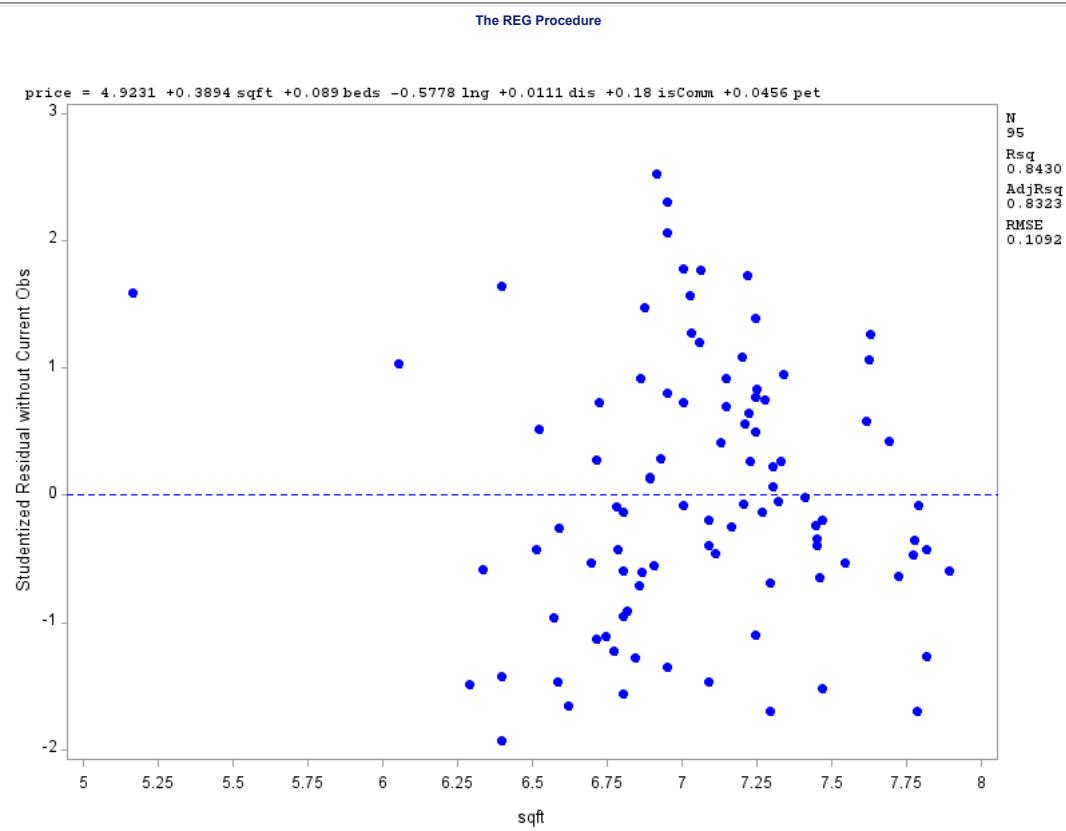


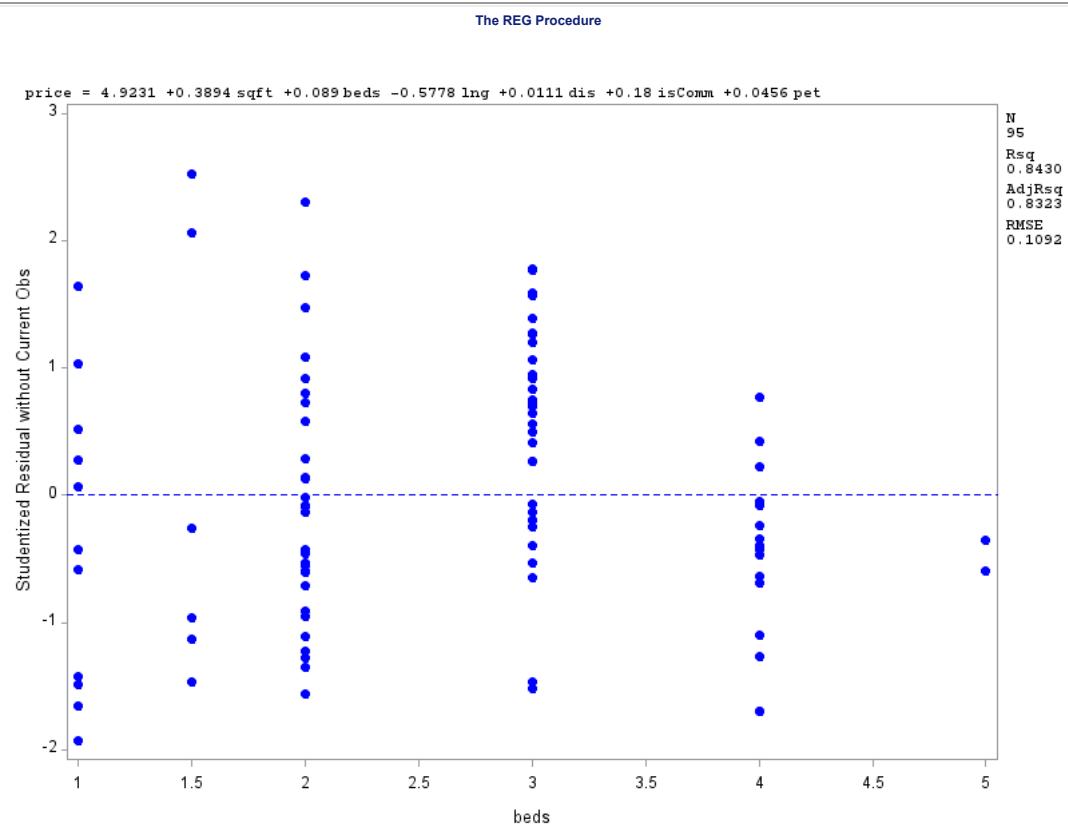


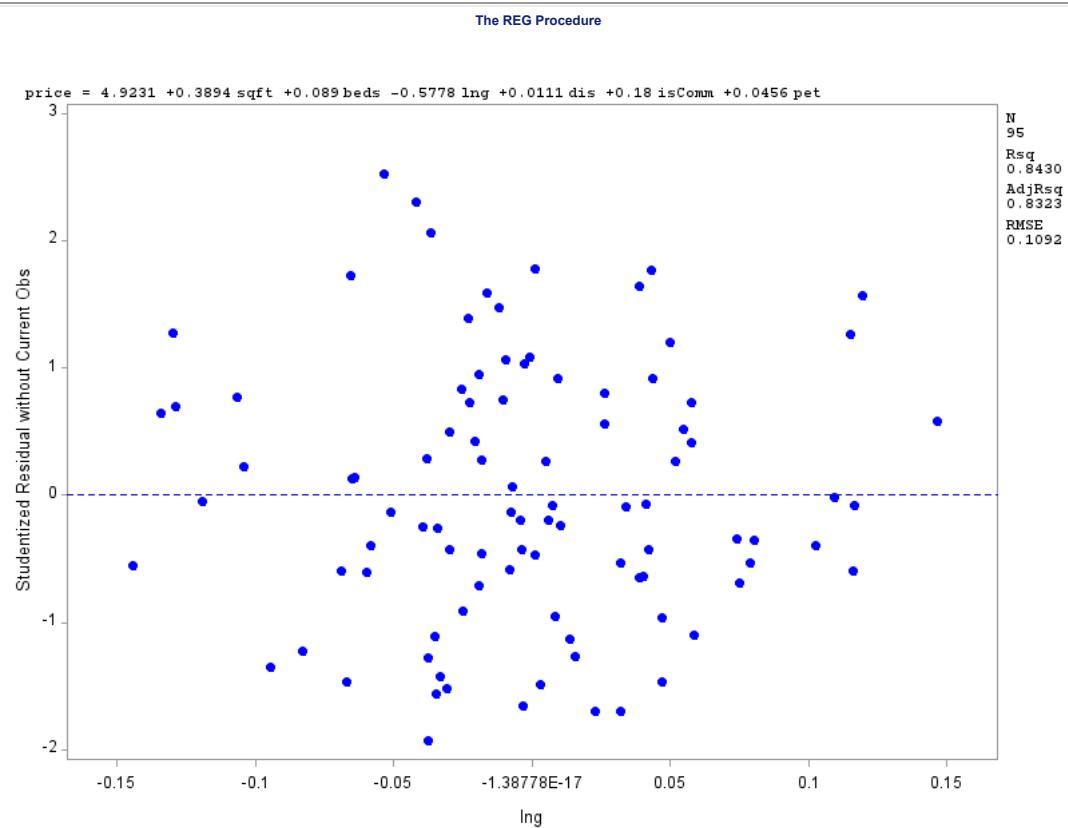


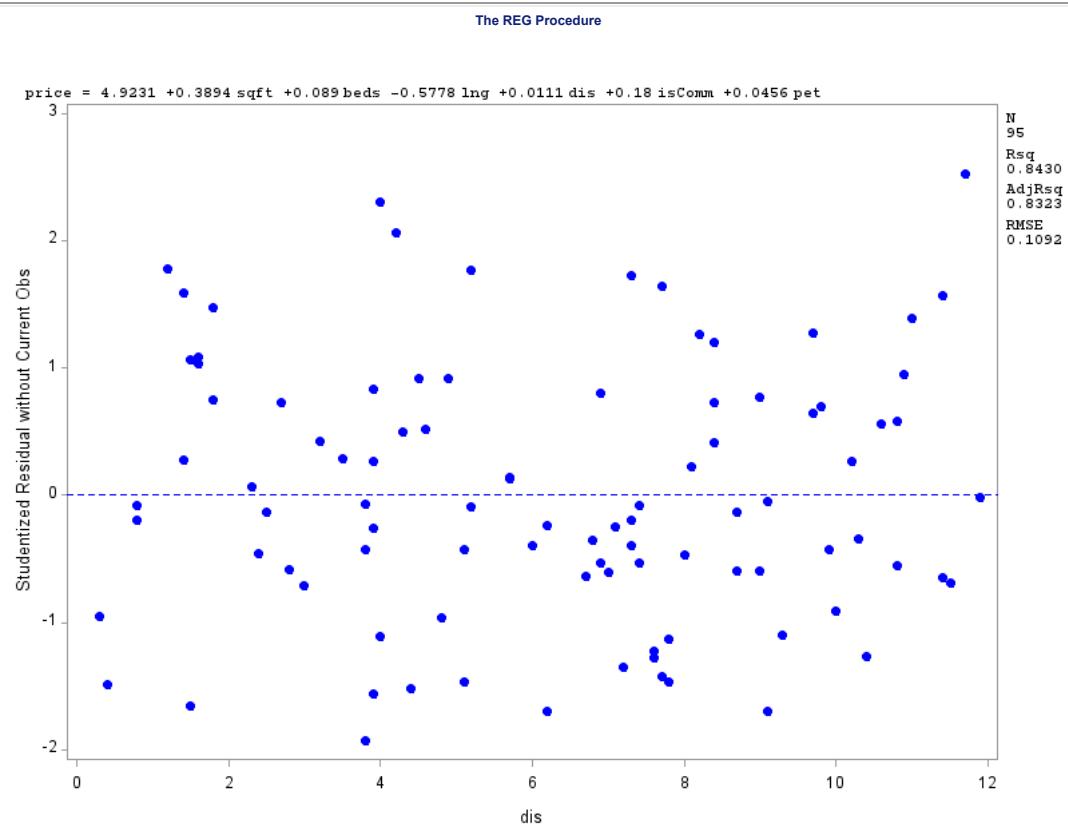


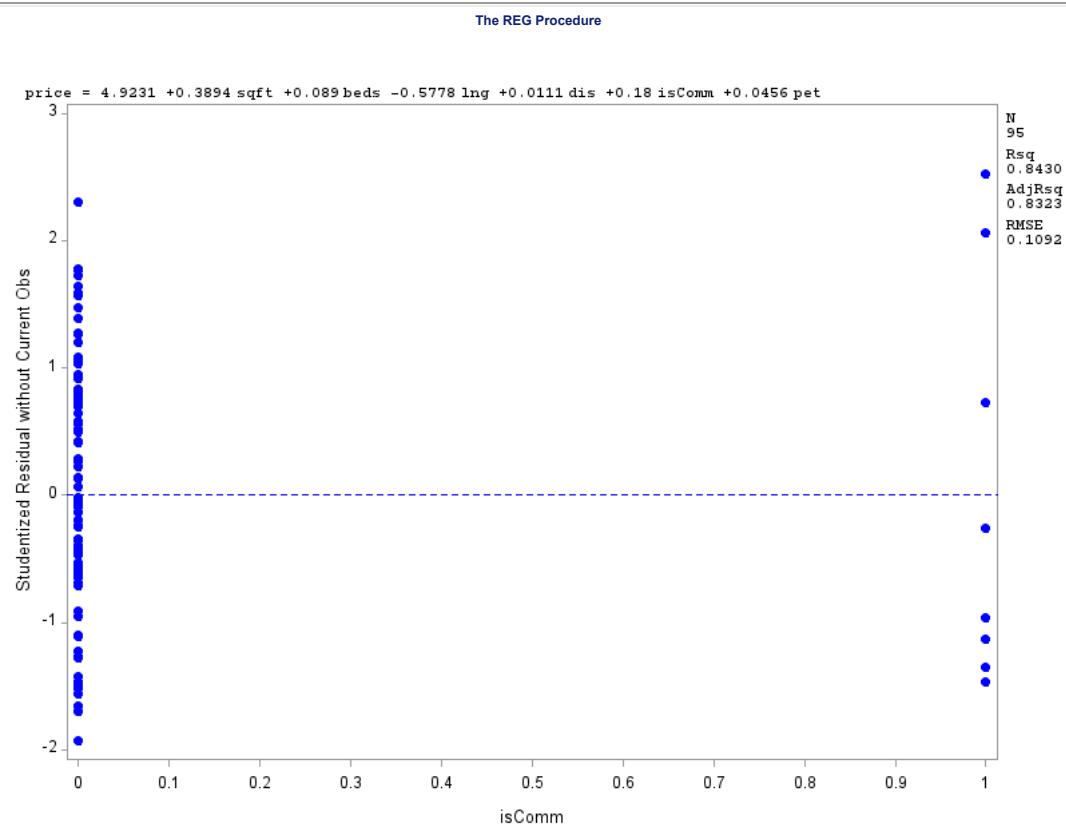


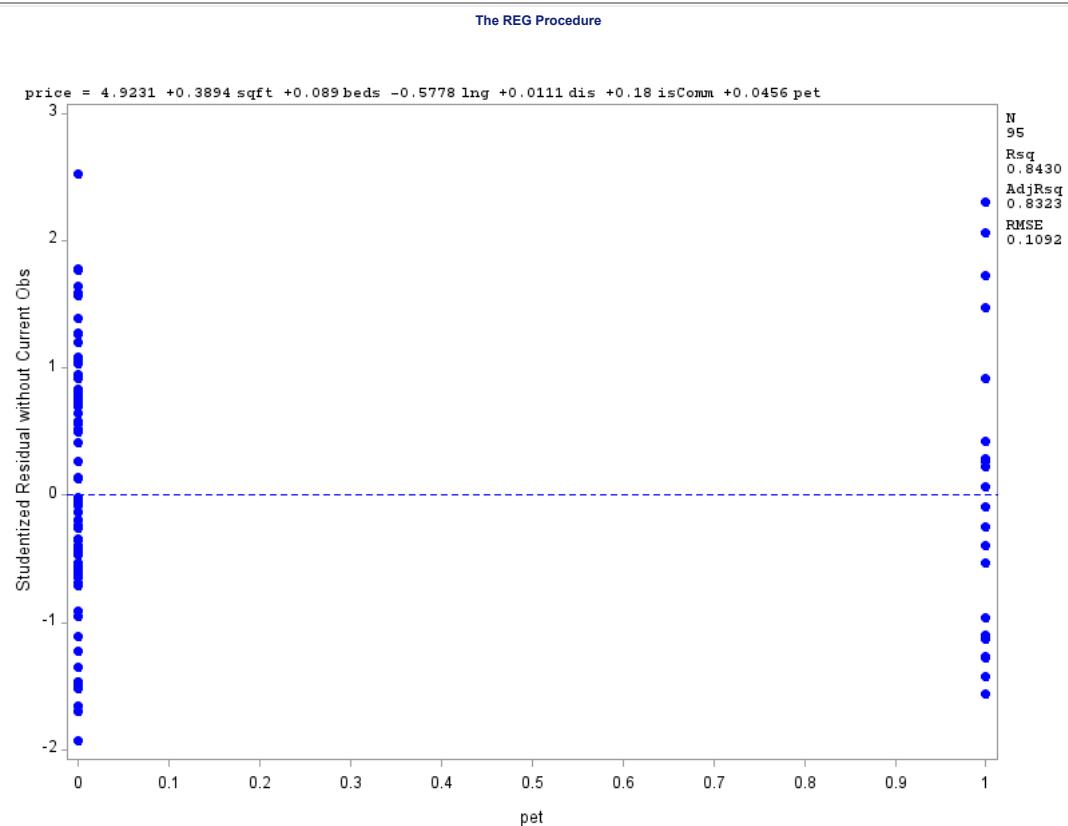


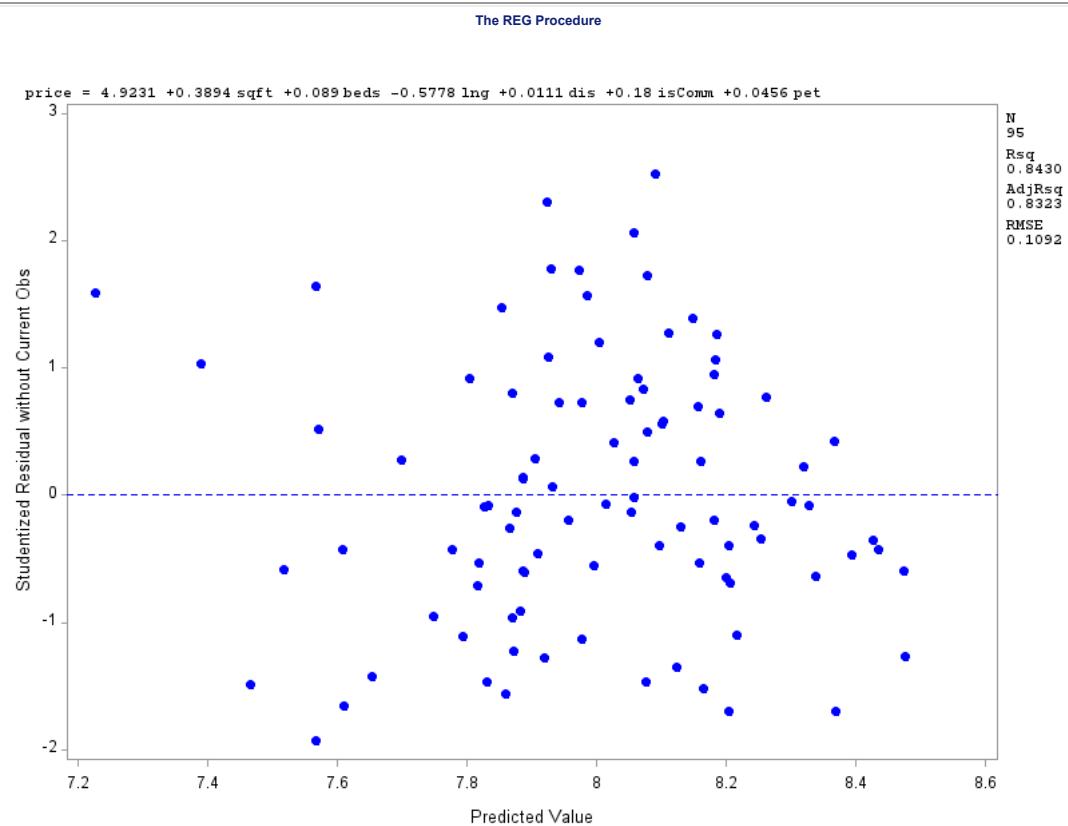


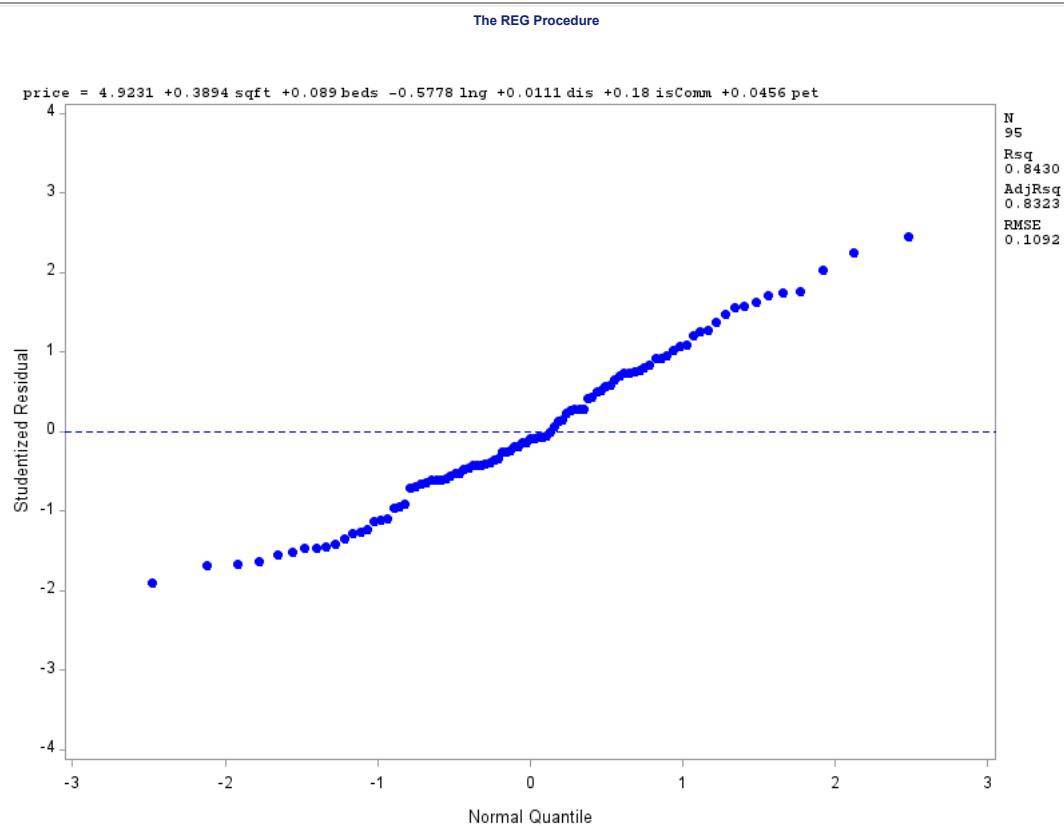












The SAS System

The UNIVARIATE Procedure
Variable: student (Studentized Residual)

Moments			
N	95	Sum Weights	95
Mean	0.06521002	Sum Observations	6.19495167
Std Deviation	0.74657198	Variance	0.55736972
Skewness	0.30410222	Kurtosis	0.7399925
Uncorrected SS	52.7967263	Corrected SS	52.3927534
Coeff Variation	1144.87314	Std Error Mean	0.07659667

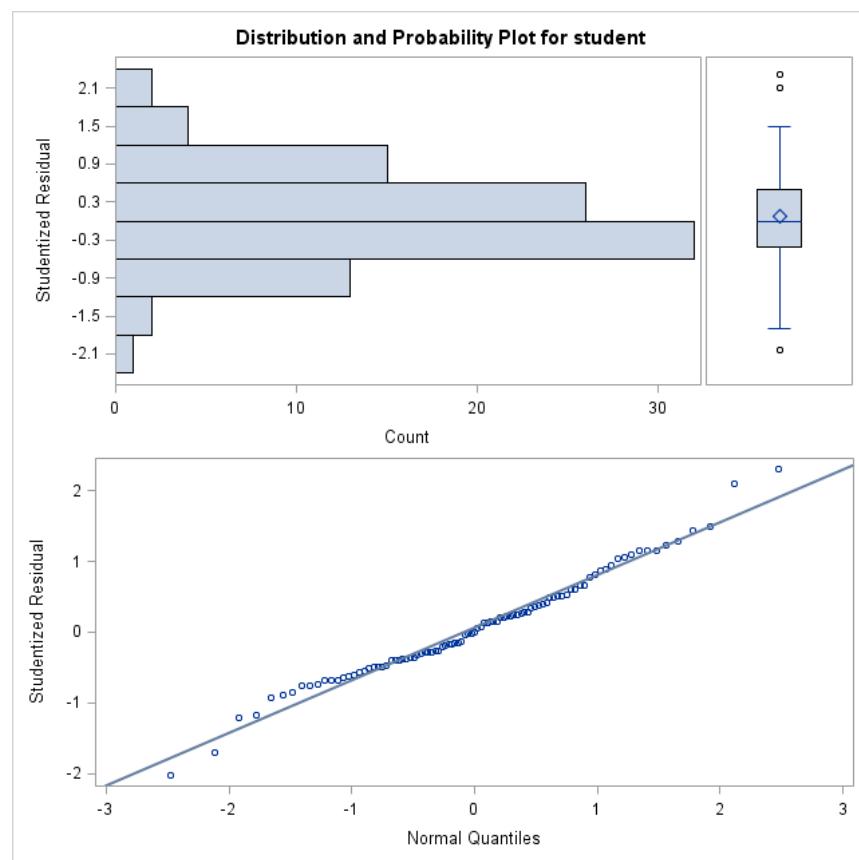
Basic Statistical Measures			
Location		Variability	
Mean	0.06521	Std Deviation	0.74657
Median	-0.00412	Variance	0.55737
Mode	.	Range	4.34140
		Interquartile Range	0.91025

Tests for Location: Mu0=0			
Test	Statistic	p Value	
Student's t	t	0.851343	Pr > t 0.3967
Sign	M	-0.5	Pr >= M 1.0000
Signed Rank	S	123	Pr >= S 0.6504

Tests for Normality			
Test	Statistic	p Value	
Shapiro-Wilk	W	0.982713	Pr < W 0.2443
Kolmogorov-Smirnov	D	0.065604	Pr > D >0.1500
Cramer-von Mises	W-Sq	0.085312	Pr > W-Sq 0.1808
Anderson-Darling	A-Sq	0.555625	Pr > A-Sq 0.1509

Quantiles (Definition 5)	
Level	Quantile
100% Max	2.30947143
99%	2.30947143
95%	1.29436303
90%	1.10374179
75% Q3	0.50181290
50% Median	-0.00411759
25% Q1	-0.40844067
10%	-0.74952931
5%	-0.93260415
1%	-2.03192846
0% Min	-2.03192846

Extreme Observations			
Lowest		Highest	
Value	Obs	Value	Obs
-2.031928	72	1.29436	81
-1.704722	10	1.44202	9
-1.223258	45	1.49580	8
-1.183800	94	2.09388	51
-0.932604	93	2.30947	4



The SAS System**The AUTOREG Procedure**

Dependent Variable	price
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The SAS System**The AUTOREG Procedure**

Ordinary Least Squares Estimates			
SSE	1.05023004	DFE	88
MSE	0.01193	Root MSE	0.10924
SBC	-126.48697	AIC	-144.36411
MAE	0.08705195	AICC	-143.07675
MAPE	1.09247747	HQC	-137.1404
Durbin-Watson	1.7437	Regress R-Square	0.8430
		Total R-Square	0.8430

Durbin-Watson Statistics			
Order	DW	Pr < DW	Pr > DW
1	1.7437	0.0875	0.9125

NOTE: Pr<DW is the p-value for testing positive autocorrelation, and Pr>DW is the p-value for testing negative autocorrelation.

Parameter Estimates					
Variable	DF	Estimate	Standard Error	t Value	Approx Pr > t
Intercept	1	4.9231	0.2447	20.12	<.0001
sqft	1	0.3894	0.0390	9.99	<.0001
beds	1	0.0890	0.0172	5.17	<.0001
lng	1	-0.5778	0.1945	-2.97	0.0038
dis	1	0.0111	0.003889	2.85	0.0054
isComm	1	0.1800	0.0425	4.24	<.0001
pet	1	0.0456	0.0271	1.68	0.0961

