

Descriptive Statistics

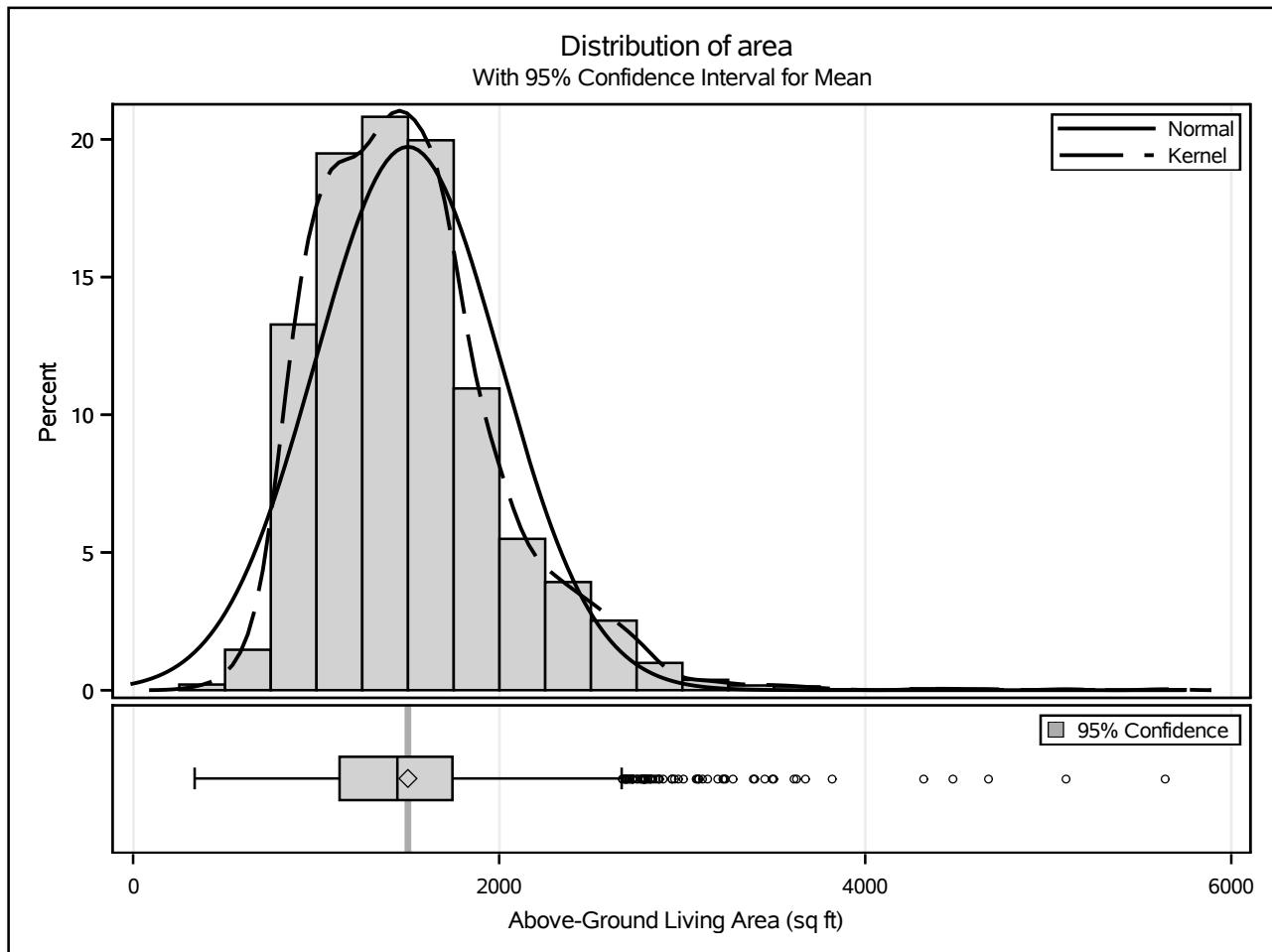
<i>Variable</i>	<i>Label</i>	<i>N</i>	<i>Mean</i>	<i>Std Dev</i>	<i>Minimum</i>	<i>Maximum</i>
price	Sale Price (USD)	2930	180796.06	79886.69	12789.00	755000.00
LogPrice	Log(Sale Price)	2930	12.0209687	0.4075869	9.4563407	13.5344730
area	Above-Ground Living Area (sq ft)	2930	1499.69	505.5088875	334.0000000	5642.00
Overall.Qual	Overall Quality (1-10)	2930	6.0948805	1.4110261	1.0000000	10.0000000

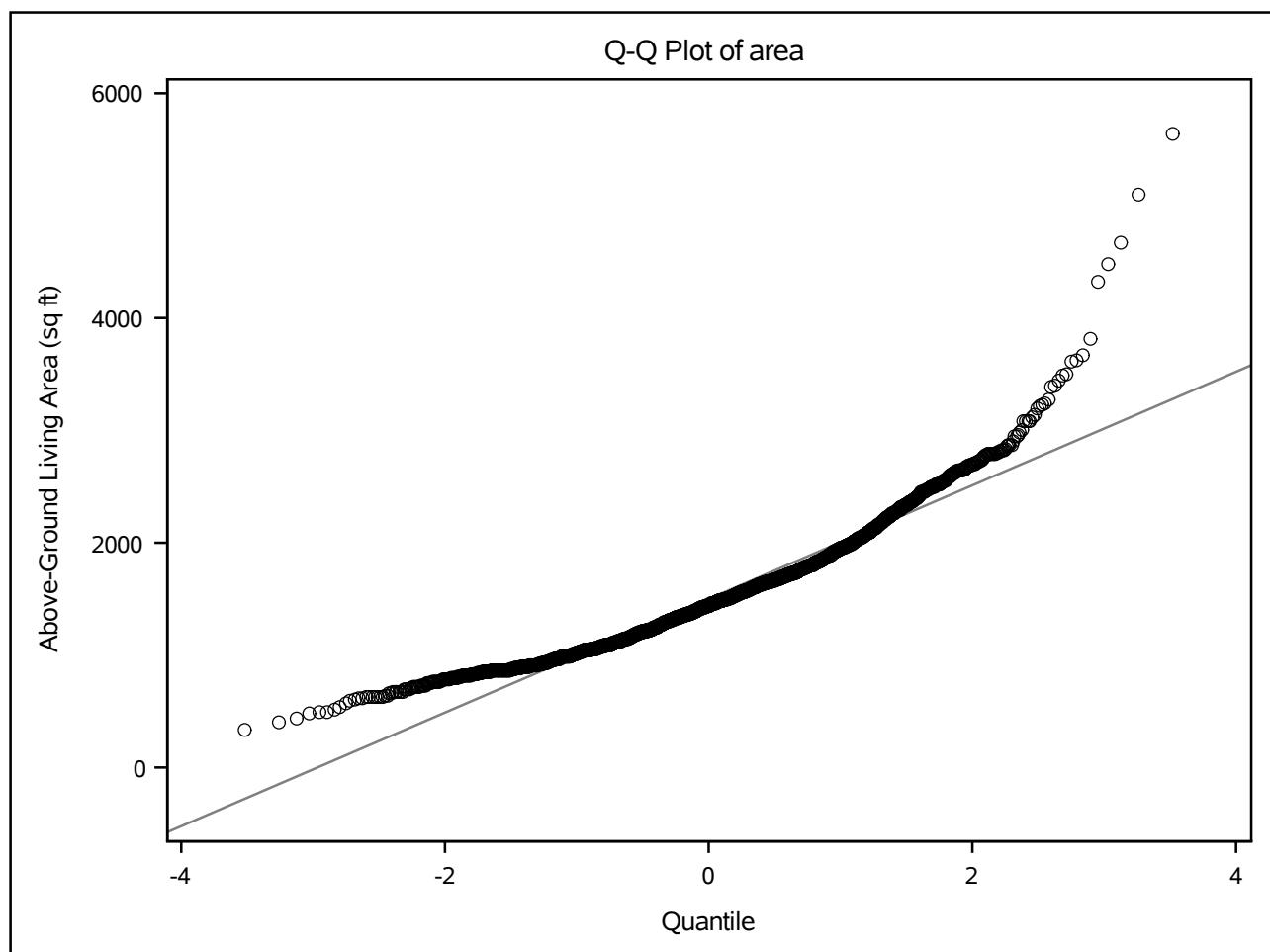
RQ1: One-sample t-test**Variable: area (Above-Ground Living Area (sq ft))**

N	Mean	Std Dev	Std Err	Minimum	Maximum
2930	1499.7	505.5	9.3389	334.0	5642.0

Mean	95%		
	CL Mean	Std Dev	CL Std Dev
1499.7	1481.4	1518.0	505.5

DF	t Value	Pr > t
2929	-0.03	0.9736



RQ1: One-sample t-test**Variable: area (Above-Ground Living Area (sq ft))****Variable: area (Above-Ground Living Area (sq ft))**

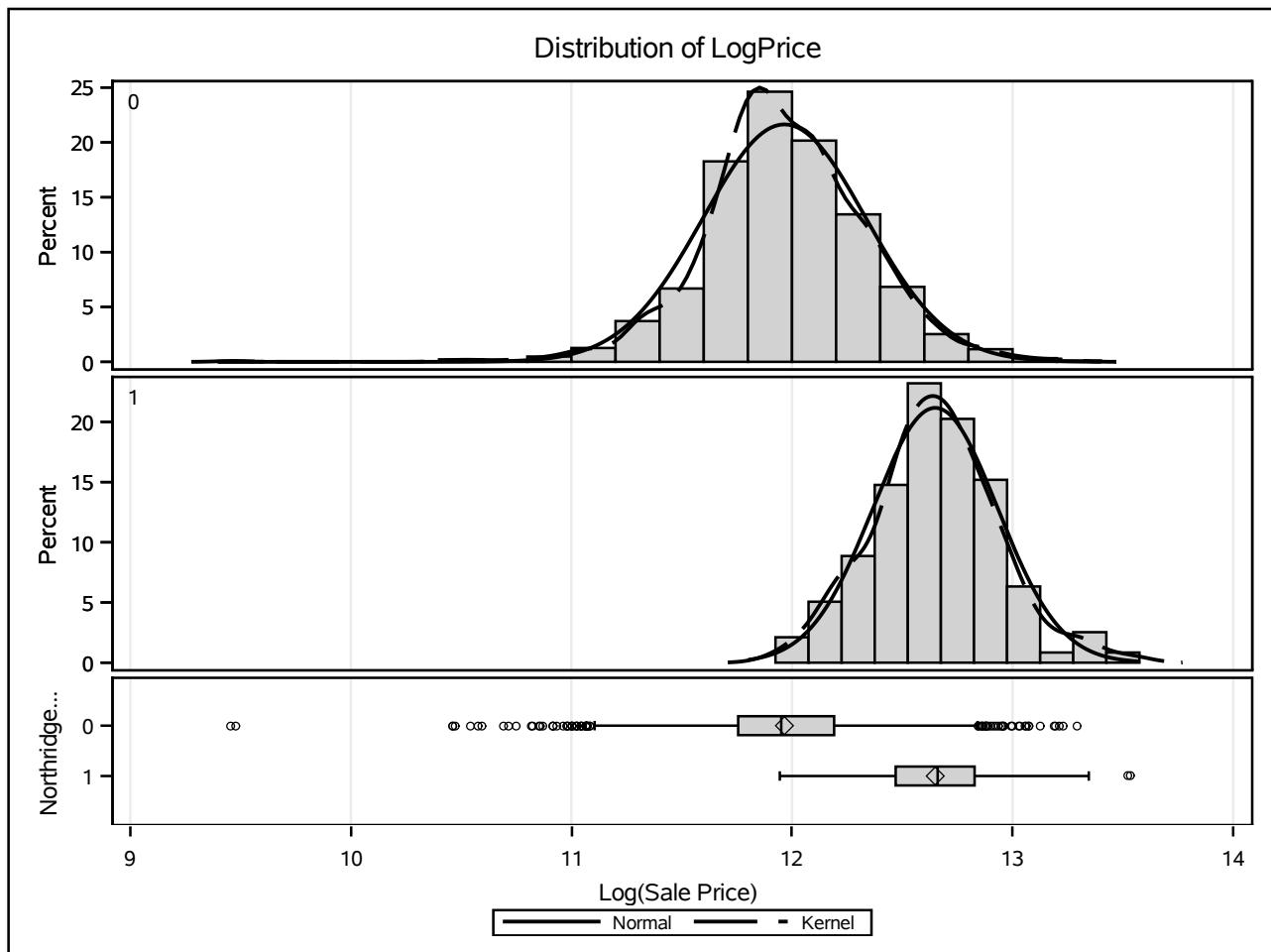
RQ2: Northridge vs Other Neighborhoods**Variable: LogPrice (Log(Sale Price))**

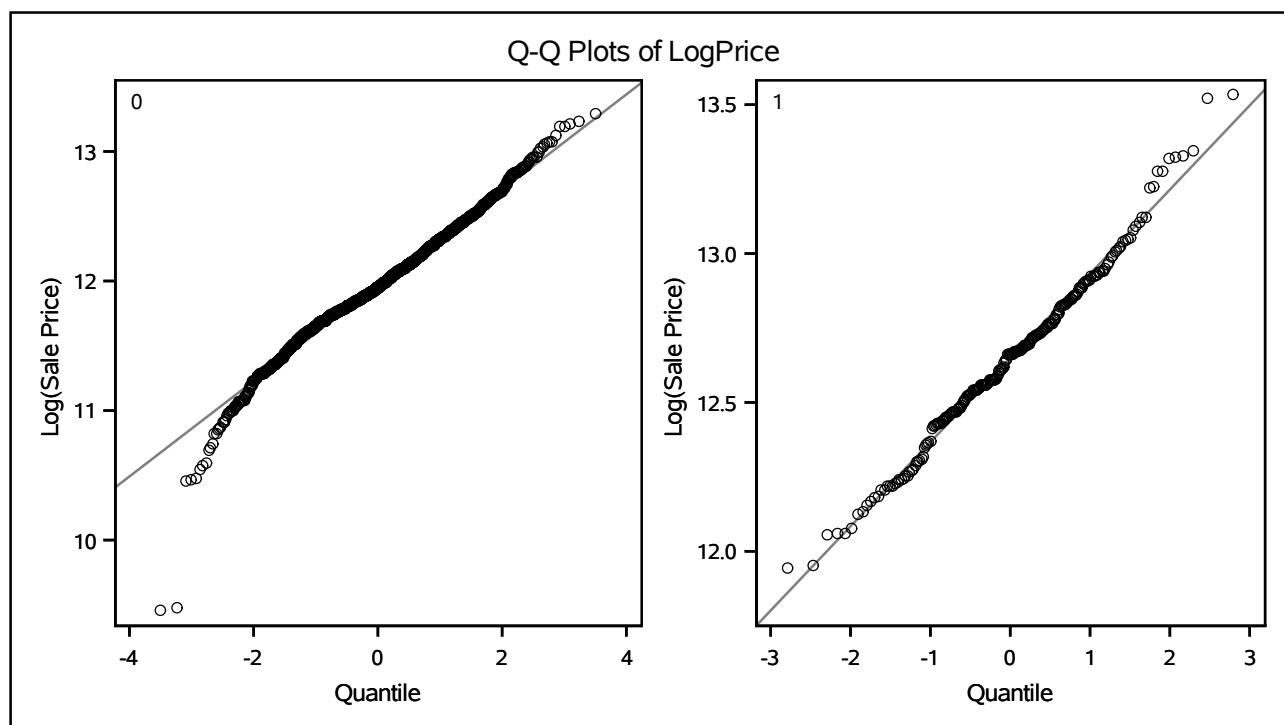
NorthridgeGroup	Method	N	Mean	Std Dev	Std Err	Minimum	Maximum
0		2693	11.9657	0.3687	0.00710	9.4563	13.2906
1		237	12.6493	0.2827	0.0184	11.9447	13.5345
Diff (1-2)	Pooled		-0.6837	0.3625	0.0246		
Diff (1-2)	Satterthwaite		-0.6837		0.0197		

NorthridgeGroup	Method	Mean	95% CL Mean	Std Dev	95% CL Std Dev
0		11.9657	11.9517	0.3687	0.3591 0.3788
1		12.6493	12.6131	0.2827	0.2593 0.3107
Diff (1-2)	Pooled	-0.6837	-0.7318	-0.6355	0.3625 0.3535 0.3720
Diff (1-2)	Satterthwaite	-0.6837	-0.7224	-0.6449	

Method	Variances	DF	t Value	Pr > t
Pooled	Equal	2928	-27.83	<.0001
Satterthwaite	Unequal	311.33	-34.72	<.0001

Equality of Variances					
Method	Num DF	Den DF	F Value	Pr > F	
Folded F	2692	236	1.70	<.0001	



RQ2: Northridge vs Other Neighborhoods**Variable: LogPrice (Log(Sale Price))****Variable: LogPrice (Log(Sale Price))**

RQ3: ANOVA by Overall Quality*Class Level Information*

Class	Levels	Values
Overall.Qual	10	1 2 3 4 5 6 7 8 9 10

Number of Observations Read 2930

Number of Observations Used 2930

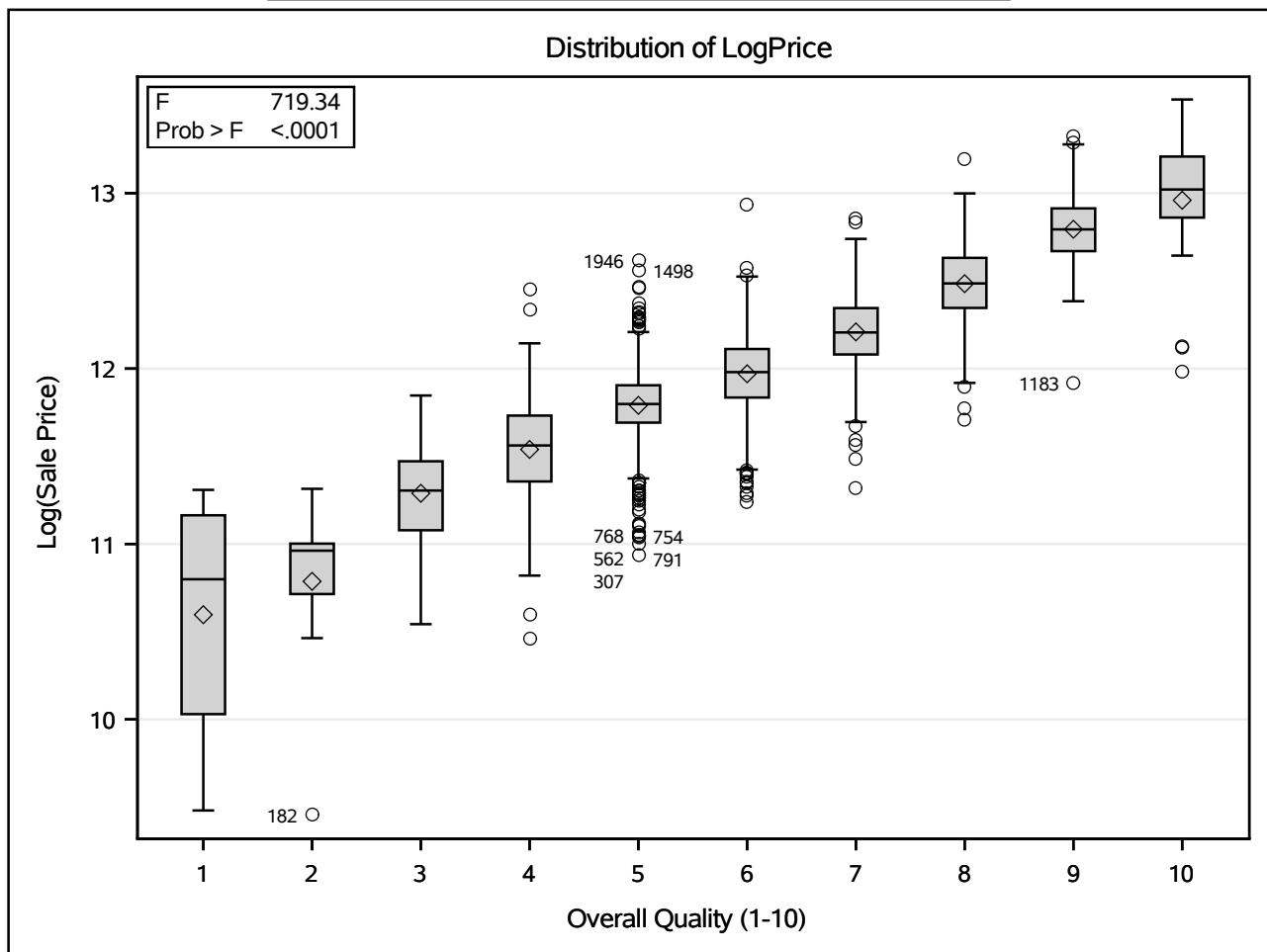
RQ3: ANOVA by Overall Quality**Dependent Variable: LogPrice Log(Sale Price)**

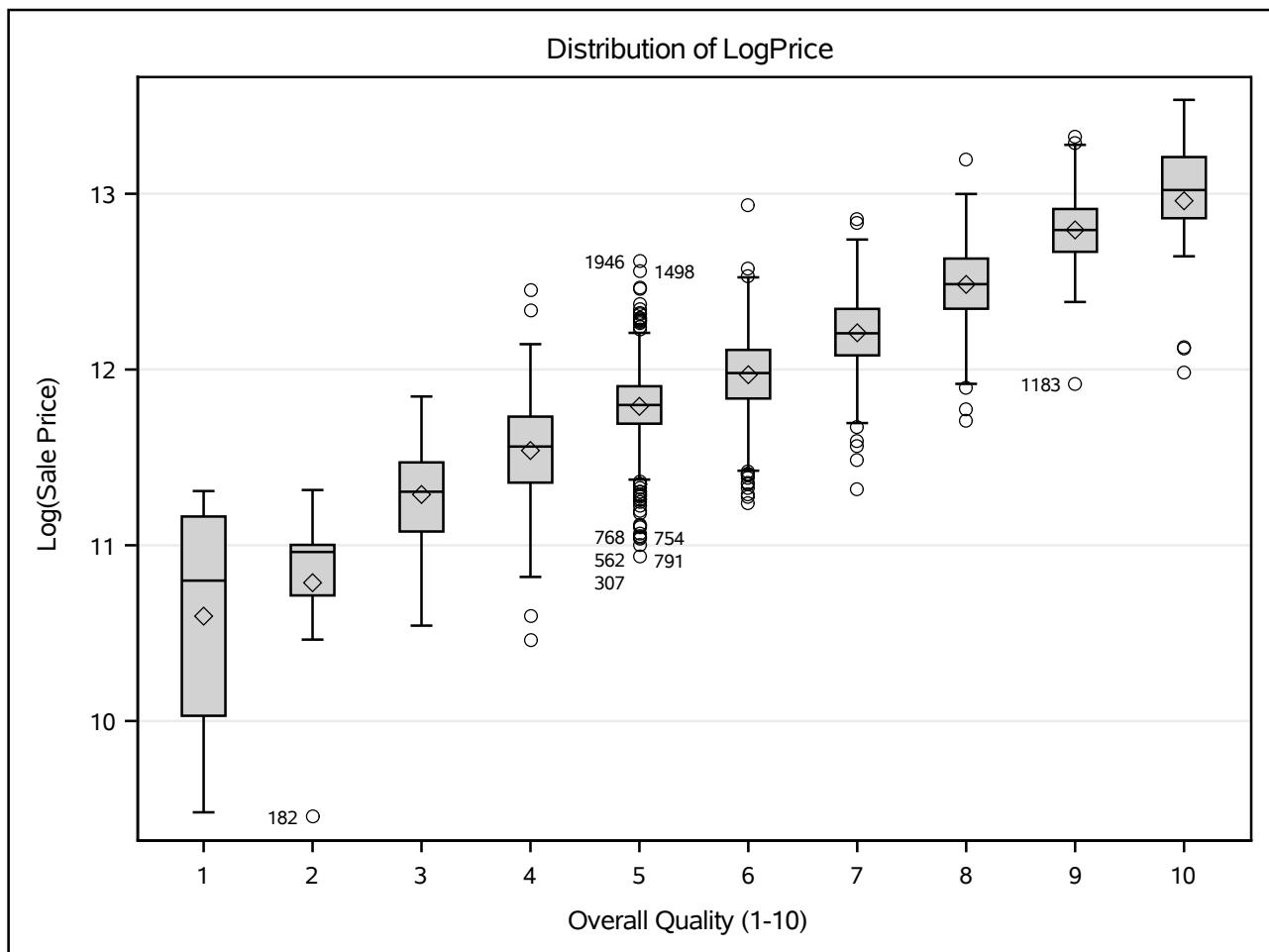
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	9	335.3383616	37.2598180	719.34	<.0001
Error	2920	151.2478944	0.0517972		
Corrected Total	2929	486.5862561			

R-Square	Coeff Var	Root MSE	LogPrice Mean
0.689165	1.893275	0.227590	12.02097

Source	DF	Type I SS	Mean Square	F Value	Pr > F
Overall.Qual	9	335.3383616	37.2598180	719.34	<.0001

Source	DF	Type III SS	Mean Square	F Value	Pr > F
Overall.Qual	9	335.3383616	37.2598180	719.34	<.0001



RQ3: ANOVA by Overall Quality

RQ3: ANOVA by Overall Quality**Tukey's Studentized Range (HSD) Test for LogPrice**

Note: This test controls the Type I experimentwise error rate.

<i>Alpha</i>	0.05
<i>Error Degrees of Freedom</i>	2920
<i>Error Mean Square</i>	0.051797
<i>Critical Value of Studentized Range</i>	4.47754

RQ3: ANOVA by Overall Quality**Tukey's Studentized Range (HSD) Test for LogPrice**

Comparisons significant at the 0.05 level are indicated by ***.

Overall.Qual Comparison	Difference Between Means	Simultaneous 95% Confidence Limits	
10 - 9	0.16557	0.01859	0.31254 ***
10 - 8	0.47577	0.34074	0.61080 ***
10 - 7	0.75093	0.61822	0.88364 ***
10 - 6	0.98953	0.85740	1.12166 ***
10 - 5	1.16958	1.03776	1.30141 ***
10 - 4	1.42105	1.28304	1.55906 ***
10 - 3	1.67105	1.49863	1.84347 ***
10 - 2	2.17322	1.93512	2.41131 ***
10 - 1	2.36338	1.98055	2.74620 ***
9 - 10	-0.16557	-0.31254	-0.01859 ***
9 - 8	0.31020	0.23060	0.38980 ***
9 - 7	0.58536	0.50976	0.66096 ***
9 - 6	0.82396	0.74938	0.89854 ***
9 - 5	1.00401	0.92997	1.07805 ***
9 - 4	1.25548	1.17092	1.34004 ***
9 - 3	1.50548	1.37194	1.63902 ***
9 - 2	2.00765	1.79600	2.21929 ***
9 - 1	2.19781	1.83085	2.56477 ***
8 - 10	-0.47577	-0.61080	-0.34074 ***
8 - 9	-0.31020	-0.38980	-0.23060 ***
8 - 7	0.27516	0.22672	0.32359 ***
8 - 6	0.51376	0.46693	0.56058 ***
8 - 5	0.69381	0.64784	0.73978 ***
8 - 4	0.94527	0.88378	1.00676 ***
8 - 3	1.19528	1.07501	1.31555 ***
8 - 2	1.69744	1.49391	1.90097 ***
8 - 1	1.88760	1.52526	2.24994 ***
7 - 10	-0.75093	-0.88364	-0.61822 ***
7 - 9	-0.58536	-0.66096	-0.50976 ***
7 - 8	-0.27516	-0.32359	-0.22672 ***
7 - 6	0.23860	0.19895	0.27824 ***
7 - 5	0.41865	0.38003	0.45728 ***
7 - 4	0.67012	0.61390	0.72633 ***
7 - 3	0.92012	0.80246	1.03778 ***
7 - 2	1.42229	1.22029	1.62428 ***
7 - 1	1.61244	1.25096	1.97393 ***
6 - 10	-0.98953	-1.12166	-0.85740 ***
6 - 9	-0.82396	-0.89854	-0.74938 ***
6 - 8	-0.51376	-0.56058	-0.46693 ***

RQ3: ANOVA by Overall Quality**Tukey's Studentized Range (HSD) Test for LogPrice**

Comparisons significant at the 0.05 level are indicated by ***.

Overall.Qual Comparison	Difference Between Means	Simultaneous 95% Confidence Limits
6 - 7	-0.23860	-0.27824 -0.19895 ***
6 - 5	0.18006	0.14347 0.21664 ***
6 - 4	0.43152	0.37668 0.48635 ***
6 - 3	0.68152	0.56452 0.79853 ***
6 - 2	1.18369	0.98207 1.38531 ***
6 - 1	1.37385	1.01258 1.73512 ***
5 - 10	-1.16958	-1.30141 -1.03776 ***
5 - 9	-1.00401	-1.07805 -0.92997 ***
5 - 8	-0.69381	-0.73978 -0.64784 ***
5 - 7	-0.41865	-0.45728 -0.38003 ***
5 - 6	-0.18006	-0.21664 -0.14347 ***
5 - 4	0.25146	0.19736 0.30556 ***
5 - 3	0.50147	0.38481 0.61813 ***
5 - 2	1.00363	0.80221 1.20505 ***
5 - 1	1.19379	0.83263 1.55495 ***
4 - 10	-1.42105	-1.55906 -1.28304 ***
4 - 9	-1.25548	-1.34004 -1.17092 ***
4 - 8	-0.94527	-1.00676 -0.88378 ***
4 - 7	-0.67012	-0.72633 -0.61390 ***
4 - 6	-0.43152	-0.48635 -0.37668 ***
4 - 5	-0.25146	-0.30556 -0.19736 ***
4 - 3	0.25000	0.12640 0.37361 ***
4 - 2	0.75217	0.54665 0.95769 ***
4 - 1	0.94233	0.57887 1.30579 ***
3 - 10	-1.67105	-1.84347 -1.49863 ***
3 - 9	-1.50548	-1.63902 -1.37194 ***
3 - 8	-1.19528	-1.31555 -1.07501 ***
3 - 7	-0.92012	-1.03778 -0.80246 ***
3 - 6	-0.68152	-0.79853 -0.56452 ***
3 - 5	-0.50147	-0.61813 -0.38481 ***
3 - 4	-0.25000	-0.37361 -0.12640 ***
3 - 2	0.50217	0.27212 0.73221 ***
3 - 1	0.69232	0.31445 1.07020 ***
2 - 10	-2.17322	-2.41131 -1.93512 ***
2 - 9	-2.00765	-2.21929 -1.79600 ***
2 - 8	-1.69744	-1.90097 -1.49391 ***
2 - 7	-1.42229	-1.62428 -1.22029 ***
2 - 6	-1.18369	-1.38531 -0.98207 ***
2 - 5	-1.00363	-1.20505 -0.80221 ***

RQ3: ANOVA by Overall Quality**Tukey's Studentized Range (HSD) Test for LogPrice**

Comparisons significant at the 0.05 level are
indicated by ***.

Overall.Qual Comparison		Difference		
		Between Means	Simultaneous 95% Confidence Limits	
2 - 4		-0.75217	-0.95769	-0.54665 ***
2 - 3		-0.50217	-0.73221	-0.27212 ***
2 - 1		0.19016	-0.22184	0.60216
1 - 10		-2.36338	-2.74620	-1.98055 ***
1 - 9		-2.19781	-2.56477	-1.83085 ***
1 - 8		-1.88760	-2.24994	-1.52526 ***
1 - 7		-1.61244	-1.97393	-1.25096 ***
1 - 6		-1.37385	-1.73512	-1.01258 ***
1 - 5		-1.19379	-1.55495	-0.83263 ***
1 - 4		-0.94233	-1.30579	-0.57887 ***
1 - 3		-0.69232	-1.07020	-0.31445 ***
1 - 2		-0.19016	-0.60216	0.22184

RQ4: Correlation Matrix

 4 Variables: price area Lot.Area Year.Built

Simple Statistics								
Variable	N	Mean	Std Dev	Sum	Minimum	Maximum	Label	
price	2930	180796	79887	529732456	12789	755000	Sale Price (USD)	
area	2930	1500	505.50889	4394093	334.00000	5642	Above-Ground Living Area (sq ft)	
Lot.Area	2930	10148	7880	29733411	1300	215245	Lot Area (sq ft)	
Year.Built	2930	1971	30.24536	5776074	1872	2010	Year Built	

Pearson Correlation Coefficients, N = 2930
 Prob > |r| under H0: Rho=0

	price	area	Lot.Area	Year.Built
price Sale Price (USD)	1.00000	0.70678	0.26655	0.55843
area Above-Ground Living Area (sq ft)	0.70678	1.00000	0.28560	0.24173
Lot.Area Lot Area (sq ft)	0.26655	0.28560	1.00000	0.02326
Year.Built Year Built	0.55843	0.24173	0.02326	1.00000

RQ5: Final Regression with Interaction*Class Level Information*

Class	Levels	Values
NorthridgeGroup	2	0 1

*Number of Observations Read 2930**Number of Observations Used 2928*

RQ5: Final Regression with Interaction**Dependent Variable: LogPrice Log(Sale Price)**

Source	DF	Sum of Squares			F Value	Pr > F
		Mean Square	F Value	Pr > F		
Model	6	391.2700198	65.2116700	2010.30	<.0001	
Error	2921	94.7534886	0.0324387			
Corrected Total	2927	486.0235084				

R-Square	Coeff Var	Root MSE	LogPrice Mean
0.805043	1.498242	0.180108	12.02126

Source	DF	Type I SS	Mean Square	F Value	Pr > F
area	1	235.2972711	235.2972711	7253.59	<.0001
Overall.Qual	1	132.3332442	132.3332442	4079.48	<.0001
TotalBsmtSF_num	1	12.0170555	12.0170555	370.45	<.0001
GarageCars_num	1	10.9260783	10.9260783	336.82	<.0001
NorthridgeGroup	1	0.6712310	0.6712310	20.69	<.0001
area*NorthridgeGroup	1	0.0251396	0.0251396	0.77	0.3788

Source	DF	Type III SS	Mean Square	F Value	Pr > F
area	1	9.61990485	9.61990485	296.56	<.0001
Overall.Qual	1	47.91545493	47.91545493	1477.11	<.0001
TotalBsmtSF_num	1	8.53656554	8.53656554	263.16	<.0001
GarageCars_num	1	10.34112378	10.34112378	318.79	<.0001
NorthridgeGroup	1	0.00524858	0.00524858	0.16	0.6875
area*NorthridgeGroup	1	0.02513955	0.02513955	0.77	0.3788

