Forward Selection Method

Candidate Terms:

1 . MSSubClass

2 . MSZoning

3 . LotFrontage

4 . LotArea

5 . Street

6 . LotShape

7 . LandContour

8 . LotConfig

9 . LandSlope

10 . Neighborhood

11 . Condition1

12 . Condition2

13 . BldgType

14 . HouseStyle

15 . OverallQual

16 . OverallCond

17 . YearBuilt

18 . YearRemodAdd

19 . RoofStyle

20 . RoofMatl

21 . Exterior1st

22 . Exterior2nd

23 . MasVnrType

24 . MasVnrArea

25 . ExterQual

26 . ExterCond

27 . Foundation

28 . BsmtQual

29 . BsmtCond

30 . BsmtExposure

31 . BsmtFinType1

32 . BsmtFinSF1

33 . BsmtFinType2

34 . BsmtFinSF2

35 . BsmtUnfSF

36 . TotalBsmtSF

37 . Heating

38 . HeatingQC

39 . CentralAir

40 . Electrical

41 . stFlrSF

42 . ndFlrSF

43 . LowQualFinSF

44 . GrLivArea

45 . BsmtFullBath

46 . BsmtHalfBath

47 . FullBath

48 . HalfBath

49 . BedroomAbvGr

50 . KitchenAbvGr

51 . KitchenQual

52 . TotRmsAbvGrd

53 . Functional

54 . Fireplaces

55 . FireplaceQu

56 . GarageType

57 . GarageYrBlt

58 . GarageFinish

59 . GarageCars

60 . GarageArea

61 . GarageQual

62 . GarageCond

63 . PavedDrive

64 . WoodDeckSF

65 . OpenPorchSF

66 . EnclosedPorch

67 . SsnPorch

68 . ScreenPorch

69 . PoolArea

70 . MiscVal

71 . MoSold

72 . YrSold

73 . SaleType

74 . SaleCondition

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Selection Summary

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Variable Adj.

Step Entered R-Square R-Square C(p) AIC RMSE

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1 OverallQual 0.6257 0.6254 2105.5160 35659.4925 48622.7618

2 GrLivArea 0.7142 0.7138 1265.3316 35267.5843 42501.3029

3 BsmtFinSF1 0.7459 0.7454 965.0198 35097.5221 40083.0126

4 RoofMatl 0.7835 0.7820 609.9235 34878.1170 37093.0276

5 ExterQual 0.8136 0.8119 325.2916 34665.3632 34451.3989

6 TotalBsmtSF 0.8238 0.8221 230.5830 34585.4869 33510.3946

7 LotFrontage 0.8335 0.8315 250.4999 28503.8778 34226.3179

8 Condition2 0.8487 0.8462 121.8532 28399.2752 32700.6828

9 SaleCondition 0.8594 0.8565 31.5812 28321.1948 31590.2232

10 LandSlope 0.8599 0.8568 29.0184 28320.6670 31557.5772

11 YearBuilt 0.8648 0.8617 -11.0181 28280.1303 31016.8598

12 LotArea 0.8688 0.8656 -43.4457 28246.1346 30568.5493

13 OverallCond 0.8745 0.8714 -90.7384 28194.6430 29908.0853

14 BedroomAbvGr 0.8786 0.8755 -124.4182 28156.3813 29423.5179

15 FireplaceQu 0.8669 0.8599 144.6355 14307.8369 34809.8151

16 GarageType 0.8694 0.8612 126.2626 14112.1235 34506.5737

17 KitchenAbvGr 0.8702 0.8618 124.2399 14110.6322 34436.0698

18 SaleType 0.8713 0.8612 120.4988 14119.6136 34508.5784

19 Exterior2nd 0.8748 0.8615 103.7160 14130.8911 34467.7425

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Call:

lm(formula = SalePrice ~ 0 + OverallQual + GrLivArea + BsmtFinSF1 +

ExterQual + RoofMatl, data = realEstate.dataframe)

Residuals:

Min 1Q Median 3Q Max

-407598 -16661 -204 16806 233615

Coefficients:

Estimate Std. Error t value Pr(>|t|)

OverallQual 2.047e+04 1.073e+03 19.07 <2e-16 \*\*\*

GrLivArea 5.819e+01 2.199e+00 26.46 <2e-16 \*\*\*

BsmtFinSF1 3.898e+01 2.150e+00 18.14 <2e-16 \*\*\*

ExterQualEx -5.931e+05 3.810e+04 -15.57 <2e-16 \*\*\*

ExterQualFa -6.824e+05 3.838e+04 -17.78 <2e-16 \*\*\*

ExterQualGd -6.560e+05 3.787e+04 -17.32 <2e-16 \*\*\*

ExterQualTA -6.814e+05 3.755e+04 -18.15 <2e-16 \*\*\*

RoofMatlCompShg 6.205e+05 3.689e+04 16.82 <2e-16 \*\*\*

RoofMatlMembran 6.915e+05 5.070e+04 13.64 <2e-16 \*\*\*

RoofMatlMetal 6.445e+05 5.044e+04 12.78 <2e-16 \*\*\*

RoofMatlRoll 5.958e+05 5.039e+04 11.82 <2e-16 \*\*\*

RoofMatlTar&Grv 6.254e+05 3.817e+04 16.38 <2e-16 \*\*\*

RoofMatlWdShake 6.032e+05 3.984e+04 15.14 <2e-16 \*\*\*

RoofMatlWdShngl 6.898e+05 3.902e+04 17.68 <2e-16 \*\*\*

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Signif. codes: 0 ‘\*\*\*’ 0.001 ‘\*\*’ 0.01 ‘\*’ 0.05 ‘.’ 0.1 ‘ ’ 1

Residual standard error: 34450 on 1446 degrees of freedom

Multiple R-squared: 0.9699, Adjusted R-squared: 0.9696

F-statistic: 3327 on 14 and 1446 DF, p-value: < 2.2e-16