

The GLMSELECT Procedure

Data Set	WORK.TRAIN
Test Data Set	WORK.TEST_LOG
Dependent Variable	LogSalePrice
Selection Method	Forward
Select Criterion	Adj R-Sq
Stop Criterion	Cross Validation
Cross Validation Method	Random
Cross Validation Fold	5
Effect Hierarchy Enforced	None
Random Number Seed	45398673

Observation Profile for Analysis Data	
Number of Observations Read	1460
Number of Observations Used	1371
Number of Observations Used for Training	1371

Observation Profile for Test Data	
Number of Observations Read	1459
Number of Observations Used	0

Class Level Information		
Class	Levels	Values
Alley	3	Gr NA Pa
BldgType	5	1Fam 2fmCon Duplex Twnhs TwnhsE
BsmtCond	5	Fa Gd NA Po TA
BsmtExposure	5	Av Gd Mn NA No
BsmtFinType1	7	ALQ BLQ GLQ LwQ NA Rec Unf
BsmtFinType2	7	ALQ BLQ GLQ LwQ NA Rec Unf
BsmtQual	5	Ex Fa Gd NA TA
CentralAir	2	N Y
Condition1	9	Artery Feedr Norm PosA PosN RRAe RRAn RRNe RRNn
Condition2	8	Artery Feedr Norm PosA PosN RRAe RRAn RRNn
Electrical	6	FuseA FuseF FuseP Mix NA SBrkr
ExterCond	4	Ex Fa Gd TA
ExterQual	4	Ex Fa Gd TA
Exterior1st	14	AsbShng BrkComm BrkFace CBlock CemntBd HdBoard ImStucc MetalSd Plywood Stone Stucco VinylSd Wd Sdng WdShng
Exterior2nd	16	AsbShng AsphShn Brk Cmn BrkFace CBlock CmentBd HdBoard ImStucc MetalSd Other Plywood Stone Stucco VinylSd Wd Sdng Wd Shng

The GLMSELECT Procedure

Class Level Information		
Class	Levels	Values
Fence	5	GdPrv GdWo MnPrv MnWw NA
FireplaceQu	6	Ex Fa Gd NA Po TA
Foundation	6	BrkTil CBlock PConc Slab Stone Wood
Functional	7	Maj1 Maj2 Min1 Min2 Mod Sev Typ
GarageCond	5	Ex Fa Gd Po TA
GarageFinish	3	Fin RFn Unf
GarageQual	5	Ex Fa Gd Po TA
GarageType	6	2Types Attchd Basment BuiltIn CarPort Detchd
Heating	6	Floor GasA GasW Grav OthW Wall
HeatingQC	5	Ex Fa Gd Po TA
HouseStyle	8	1.5Fin 1.5Unf 1Story 2.5Fin 2.5Unf 2Story SFoyer SLvl
KitchenQual	4	Ex Fa Gd TA
LandContour	4	Bnk HLS Low Lvl
LandSlope	3	Gtl Mod Sev
LotConfig	5	Corner CulDSac FR2 FR3 Inside
LotFrontage	81	10 11 12 13 14 15 16 17 18 21 24 30 31 32 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 NA
LotShape	4	IR1 IR2 IR3 Reg
MSZoning	5	C (a FV RH RL RM
MasVnrType	4	BrkCmn BrkFace None Stone
MiscFeature	5	Gar2 NA Othr Shed TenC
Neighborhood	25	Blmngtn Blueste BrDale BrkSide ClearCr CollgCr Crawfor Edwards Gilbert IDOTRR MeadowV Mitchel NAmes NPKvill NWAmes NoRidge NridgHt OldTown SWISU Sawyer SawyerW Somerst StoneBr Timber Veenker
PavedDrive	3	N P Y
PoolQC	4	Ex Fa Gd NA
RoofMatl	8	ClyTile CompShg Membran Metal Roll Tar&Grv WdShake WdShngl
RoofStyle	6	Flat Gable Gambrel Hip Mansard Shed
SaleCondition	6	Abnorml AdjLand Alloca Family Normal Partial
SaleType	9	COD CWD Con ConLD ConLI ConLw New Oth WD
Street	2	GrV Pave
Utilities	2	AllPub NoSeWa

Dimensions	
Number of Effects	82
Number of Parameters	380

The GLMSELECT Procedure
Forward Selection: Step 0

Effect Entered: Intercept

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	0	0	.	.
Error	1370	197.92032	0.14447	
Corrected Total	1370	197.92032		

Root MSE	0.38009
Dependent Mean	12.05374
R-Square	0.0000
Adj R-Sq	0.0000
AIC	-1278.47608
AICC	-1278.46731
BIC	-2653.11499
C(p)	20945
PRESS	198.20936
SBC	-2646.25279
ASE (Train)	0.14436
CV PRESS	198.29845

The GLMSELECT Procedure
Forward Selection: Step 0
Effect Entered: Intercept

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	12.053736	0.010265	1174.24

The GLMSELECT Procedure Forward Selection: Step 1

Effect Entered: OverallQual

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	1	130.68679	130.68679	2661.03
Error	1369	67.23354	0.04911	
Corrected Total	1370	197.92032		

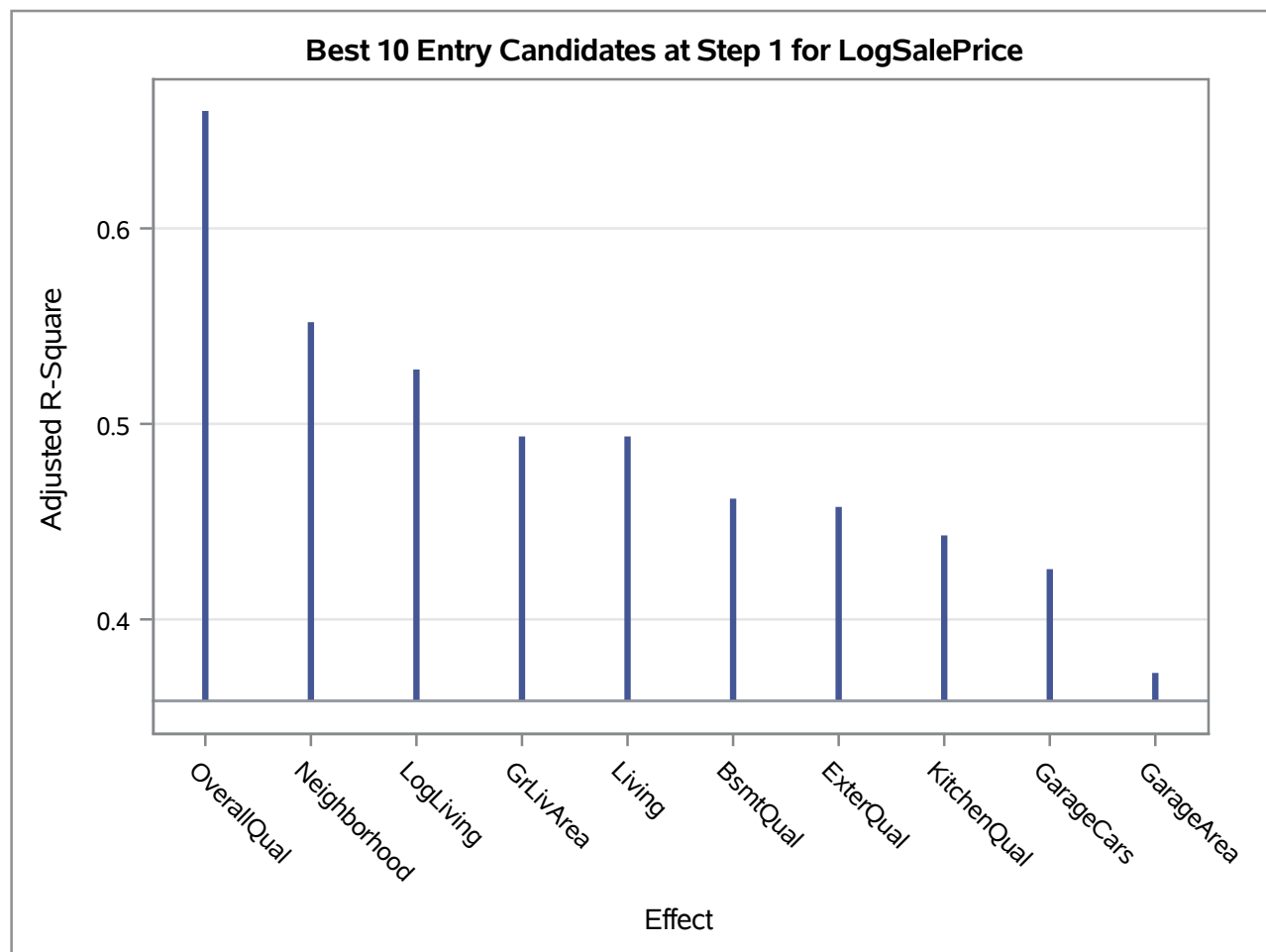
Root MSE	0.22161
Dependent Mean	12.05374
R-Square	0.6603
Adj R-Sq	0.6601
AIC	-2756.73427
AICC	-2756.71671
BIC	-4132.35275
C(p)	6213.14996
PRESS	67.46139
SBC	-4119.28767
ASE (Train)	0.04904
CV PRESS	67.46257

The GLMSELECT Procedure
Forward Selection: Step 1
Effect Entered: OverallQual

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.633479	0.028175	377.40
OverallQual	1	0.229782	0.004454	51.59

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	OverallQual	0.6601
2	Neighborhood	0.5520
3	LogLiving	0.5278
4	GrLivArea	0.4936
5	Living	0.4936
6	BsmtQual	0.4617
7	ExterQual	0.4575
8	KitchenQual	0.4429
9	GarageCars	0.4257
10	GarageArea	0.3726

The GLMSELECT Procedure
Forward Selection: Step 1
Effect Entered: OverallQual



The GLMSELECT Procedure
Forward Selection: Step 2

Effect Entered: LogLiving

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	2	147.71443	73.85722	2012.45
Error	1368	50.20589	0.03670	
Corrected Total	1370	197.92032		

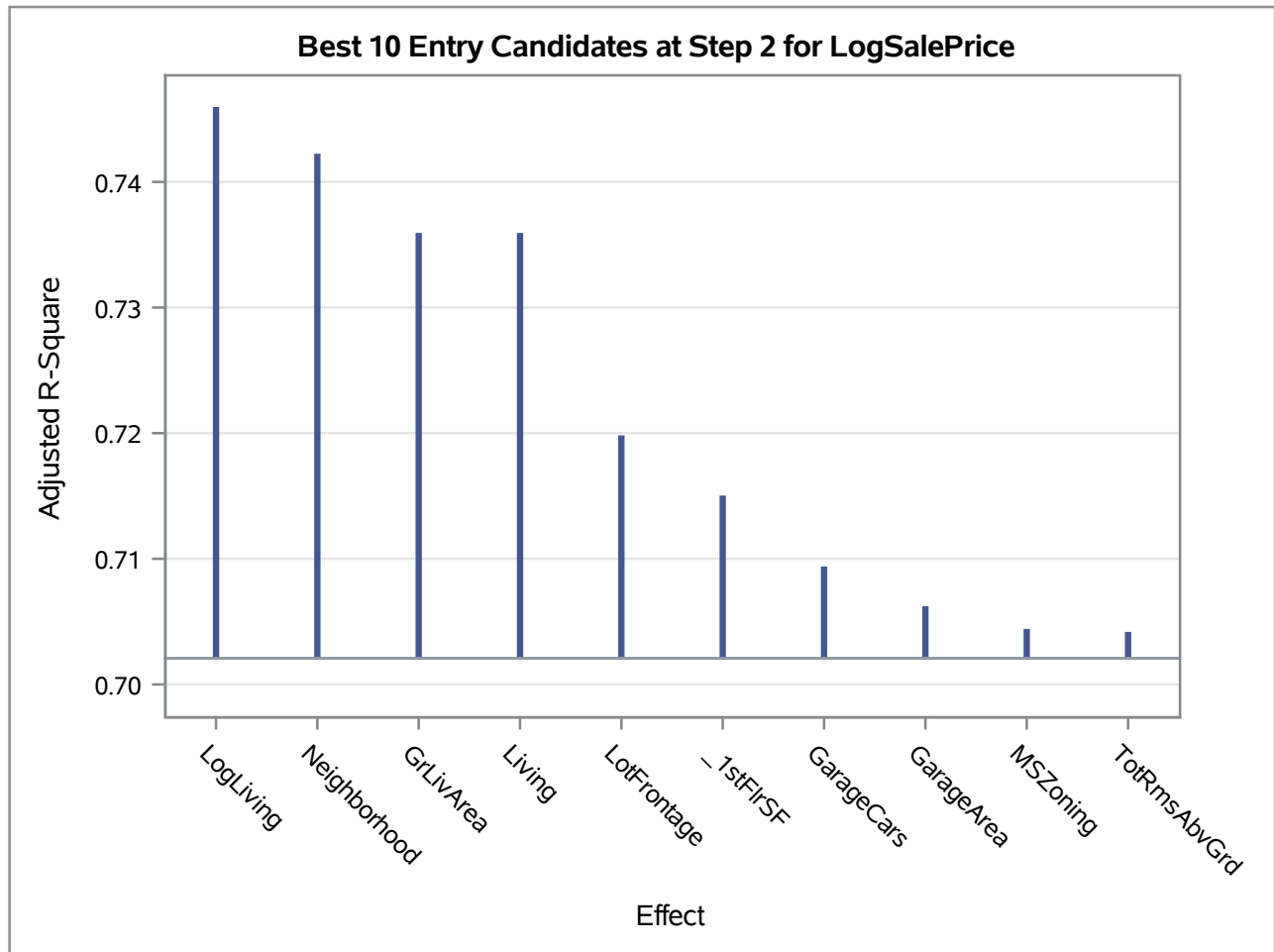
Root MSE	0.19157
Dependent Mean	12.05374
R-Square	0.7463
Adj R-Sq	0.7460
AIC	-3155.12092
AICC	-3155.09163
BIC	-4531.81615
C(p)	4295.39185
PRESS	50.50417
SBC	-4512.45103
ASE (Train)	0.03662
CV PRESS	50.48648

The GLMSELECT Procedure
Forward Selection: Step 2
Effect Entered: LogLiving

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	9.861917	0.043316	227.67
OverallQual	1	0.166318	0.004849	34.30
LogLiving	1	0.434678	0.020180	21.54

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	LogLiving	0.7460
2	Neighborhood	0.7422
3	GrLivArea	0.7359
4	Living	0.7359
5	LotFrontage	0.7198
6	_1stFlrSF	0.7150
7	GarageCars	0.7094
8	GarageArea	0.7062
9	MSZoning	0.7044
10	TotRmsAbvGrd	0.7042

The GLMSELECT Procedure
Forward Selection: Step 2
Effect Entered: LogLiving



The GLMSELECT Procedure
Forward Selection: Step 3

Effect Entered: Neighborhood

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	26	162.68218	6.25701	238.65
Error	1344	35.23814	0.02622	
Corrected Total	1370	197.92032		

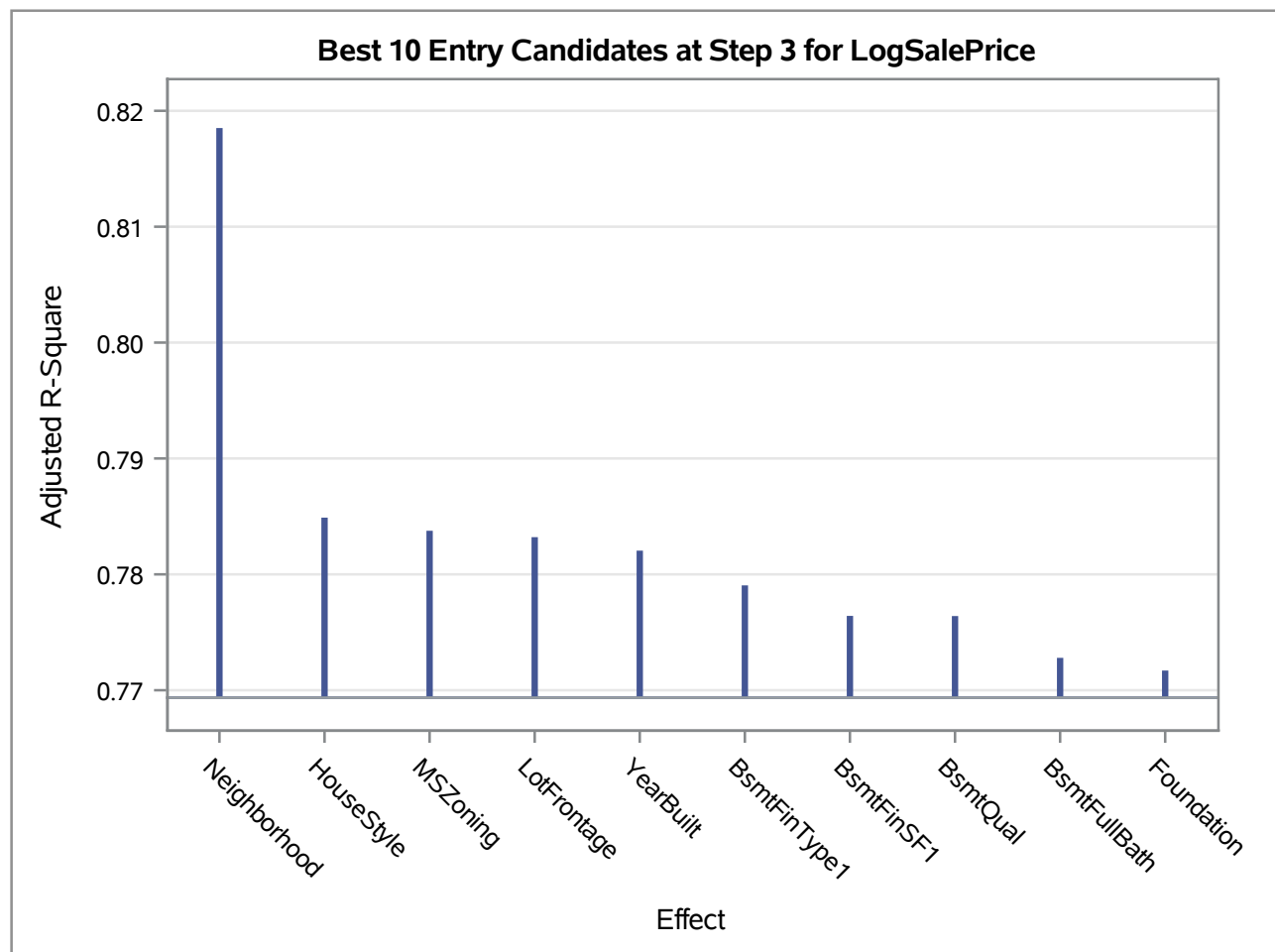
Root MSE	0.16192
Dependent Mean	12.05374
R-Square	0.8220
Adj R-Sq	0.8185
AIC	-3592.45946
AICC	-3591.24932
BIC	-4999.68240
C(p)	2655.87419
PRESS	36.77929
SBC	-4824.43047
ASE (Train)	0.02570
CV PRESS	37.72987

The GLMSELECT Procedure
Forward Selection: Step 3
Effect Entered: Neighborhood

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.412212	0.066107	157.50
Neighborhood Blmngtn	1	-0.197654	0.062735	-3.15
Neighborhood Blueste	1	-0.397759	0.124517	-3.19
Neighborhood BrDale	1	-0.542268	0.064516	-8.41
Neighborhood BrkSide	1	-0.333840	0.054493	-6.13
Neighborhood ClearCr	1	-0.063349	0.058193	-1.09
Neighborhood CollgCr	1	-0.140731	0.050626	-2.78
Neighborhood Crawfor	1	-0.138125	0.054067	-2.55
Neighborhood Edwards	1	-0.349597	0.052642	-6.64
Neighborhood Gilbert	1	-0.199441	0.052180	-3.82
Neighborhood IDOTRR	1	-0.481026	0.058068	-8.28
Neighborhood MeadowV	1	-0.446182	0.068324	-6.53
Neighborhood Mitchel	1	-0.173298	0.054822	-3.16
Neighborhood NAmes	1	-0.242303	0.050420	-4.81
Neighborhood NPKvill	1	-0.307597	0.072880	-4.22
Neighborhood NWAmes	1	-0.215507	0.052490	-4.11
Neighborhood NoRidge	1	-0.011938	0.055550	-0.21
Neighborhood NridgHt	1	0.009615	0.052707	0.18
Neighborhood OldTown	1	-0.431115	0.051800	-8.32
Neighborhood SWISU	1	-0.401570	0.061208	-6.56
Neighborhood Sawyer	1	-0.221789	0.053052	-4.18
Neighborhood SawyerW	1	-0.207635	0.053380	-3.89
Neighborhood Somerst	1	-0.130870	0.052045	-2.51
Neighborhood StoneBr	1	0.005050	0.058968	0.09
Neighborhood Timber	1	-0.082163	0.055486	-1.48
Neighborhood Veenker	0	0	.	.
OverallQual	1	0.111195	0.005378	20.68
LogLiving	1	0.435867	0.018317	23.80

The GLMSELECT Procedure
Forward Selection: Step 3
Effect Entered: Neighborhood

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	Neighborhood	0.8185
2	HouseStyle	0.7849
3	MSZoning	0.7838
4	LotFrontage	0.7832
5	YearBuilt	0.7820
6	BsmtFinType1	0.7790
7	BsmtFinSF1	0.7764
8	BsmtQual	0.7764
9	BsmtFullBath	0.7728
10	Foundation	0.7717



The GLMSELECT Procedure
Forward Selection: Step 4

Effect Entered: BsmtFinType1

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	32	166.41511	5.20047	220.86
Error	1338	31.50522	0.02355	
Corrected Total	1370	197.92032		

Root MSE	0.15345
Dependent Mean	12.05374
R-Square	0.8408
Adj R-Sq	0.8370
AIC	-3733.97842
AICC	-3732.19698
BIC	-5146.25788
C(p)	2247.01096
PRESS	33.22524
SBC	-4934.60966
ASE (Train)	0.02298
CV PRESS	33.98563

The GLMSELECT Procedure
Forward Selection: Step 4
Effect Entered: BsmtFinType1

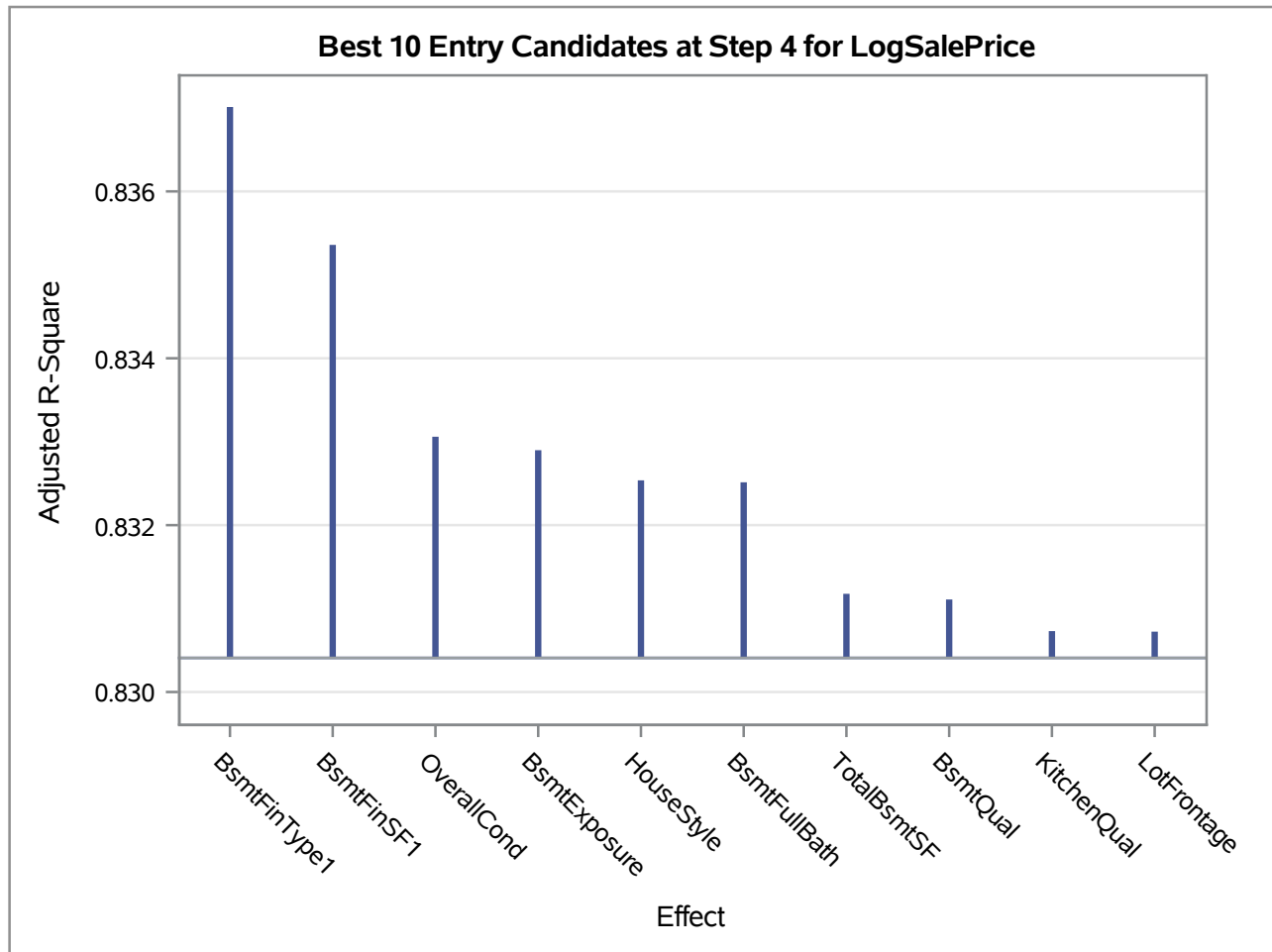
Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.299776	0.064584	159.48
Neighborhood Blmngtn	1	-0.167477	0.059781	-2.80
Neighborhood Blueste	1	-0.393421	0.118184	-3.33
Neighborhood BrDale	1	-0.521026	0.061280	-8.50
Neighborhood BrkSide	1	-0.275486	0.052054	-5.29
Neighborhood ClearCr	1	-0.054117	0.055311	-0.98
Neighborhood CollgCr	1	-0.124410	0.048343	-2.57
Neighborhood Crawfor	1	-0.112379	0.051473	-2.18
Neighborhood Edwards	1	-0.312443	0.050098	-6.24
Neighborhood Gilbert	1	-0.150920	0.049939	-3.02
Neighborhood IDOTRR	1	-0.430830	0.055413	-7.77
Neighborhood MeadowV	1	-0.450159	0.064994	-6.93
Neighborhood Mitchel	1	-0.176073	0.052113	-3.38
Neighborhood NAmes	1	-0.226014	0.048017	-4.71
Neighborhood NPKvill	1	-0.332628	0.069351	-4.80
Neighborhood NWAmes	1	-0.214491	0.049860	-4.30
Neighborhood NoRidge	1	-0.018353	0.053098	-0.35
Neighborhood NridgHt	1	0.030622	0.050276	0.61
Neighborhood OldTown	1	-0.376363	0.049512	-7.60
Neighborhood SWISU	1	-0.368107	0.058230	-6.32
Neighborhood Sawyer	1	-0.210800	0.050459	-4.18
Neighborhood SawyerW	1	-0.193573	0.050856	-3.81
Neighborhood Somerst	1	-0.096258	0.049721	-1.94
Neighborhood StoneBr	1	0.011962	0.056162	0.21
Neighborhood Timber	1	-0.071450	0.052735	-1.35
Neighborhood Veenker	0	0	.	.
OverallQual	1	0.103396	0.005353	19.31
BsmtFinType1 ALQ	1	0.127562	0.014584	8.75
BsmtFinType1 BLQ	1	0.084710	0.016428	5.16
BsmtFinType1 GLQ	1	0.115267	0.011952	9.64
BsmtFinType1 LwQ	1	0.044263	0.020724	2.14
BsmtFinType1 NA	1	-0.091237	0.030762	-2.97
BsmtFinType1 Rec	1	0.055506	0.017024	3.26

The GLMSELECT Procedure
Forward Selection: Step 4
Effect Entered: BsmtFinType1

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
BsmtFinType1 Unf	0	0	.	.
LogLiving	1	0.462127	0.017529	26.36

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	BsmtFinType1	0.8370
2	BsmtFinSF1	0.8354
3	OverallCond	0.8331
4	BsmtExposure	0.8329
5	HouseStyle	0.8325
6	BsmtFullBath	0.8325
7	TotalBsmtSF	0.8312
8	BsmtQual	0.8311
9	KitchenQual	0.8307
10	LotFrontage	0.8307

The GLMSELECT Procedure
Forward Selection: Step 4
Effect Entered: BsmtFinType1



The GLMSELECT Procedure

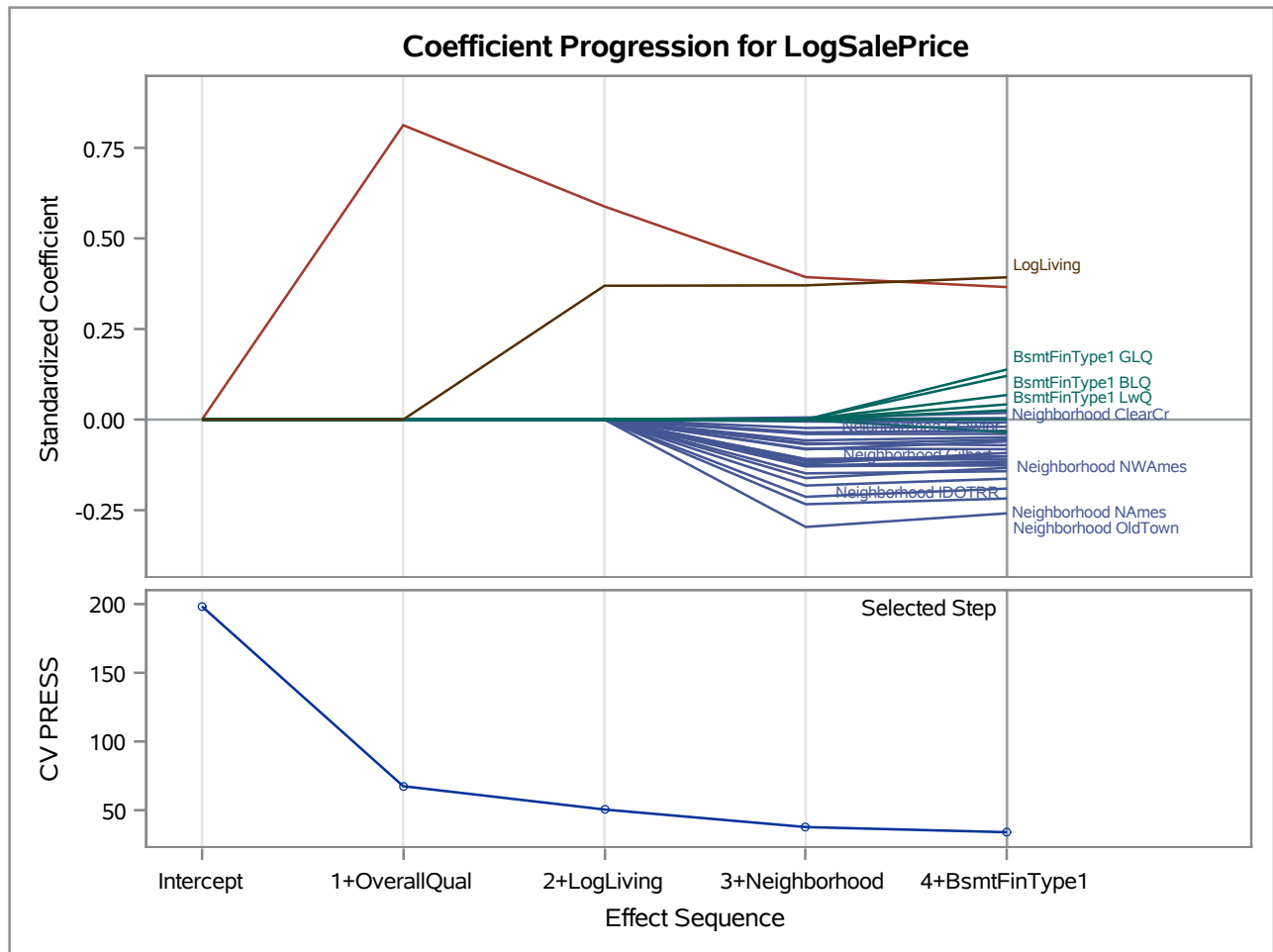
Forward Selection Summary										
Step	Effect Entered	Number Effects In	Number Parms In	Model R-Square	Adjusted R-Square	AIC	AICC	BIC	CP	SBC
0	Intercept	1	1	0.0000	0.0000	-1278.4761	-1278.4673	-2653.1150	20945.2461	-2646.2528
1	OverallQual	2	2	0.6603	0.6601	-2756.7343	-2756.7167	-4132.3528	6213.1500	-4119.2877
2	LogLiving	3	3	0.7463	0.7460	-3155.1209	-3155.0916	-4531.8162	4295.3919	-4512.4510
3	Neighborhood	4	27	0.8220	0.8185	-3592.4595	-3591.2493	-4999.6824	2655.8742	-4824.4305
4	BsmtFinType1	5	33	0.8408	0.8370*	-3733.9784*	-3732.1970*	-5146.2579*	2247.0110*	-4934.6097*
* Optimal Value of Criterion										

Forward Selection Summary						
Step	Effect Entered	PRESS	ASE	CV PRESS	F Value	Pr > F
0	Intercept	198.2094	0.1444	198.2985	0.00	1.0000
1	OverallQual	67.4614	0.0490	67.4626	2661.03	<.0001
2	LogLiving	50.5042	0.0366	50.4865	463.97	<.0001
3	Neighborhood	36.7793	0.0257	37.7299	23.79	<.0001
4	BsmtFinType1	33.2252*	0.0230	33.9856*	26.42	<.0001
* Optimal Value of Criterion						

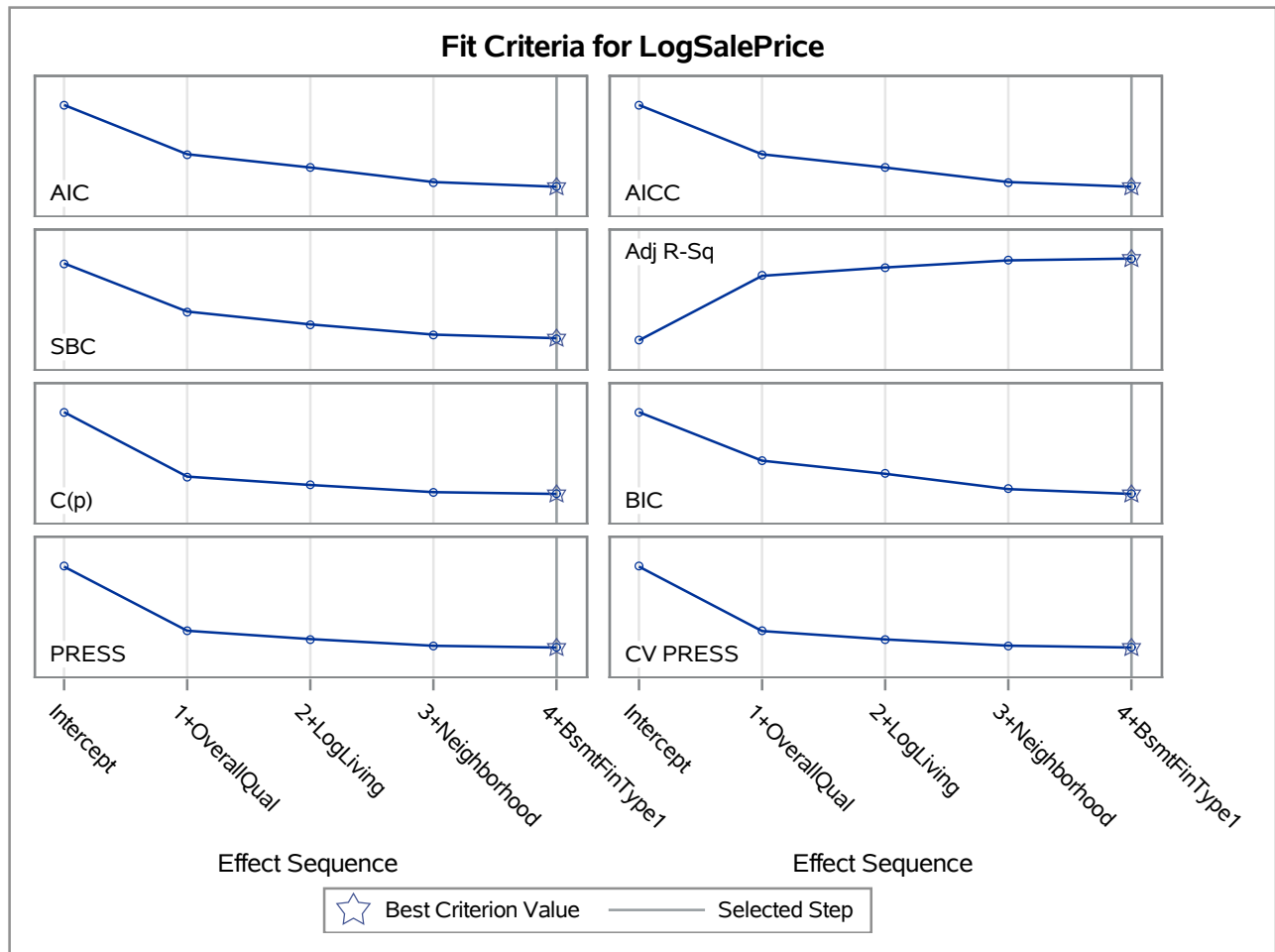
Selection stopped at a local minimum of the cross validation PRESS.

Stop Details				
Candidate For	Effect	Candidate CV PRESS		Compare CV PRESS
Entry	LotFrontage	35.0739	>	33.9856

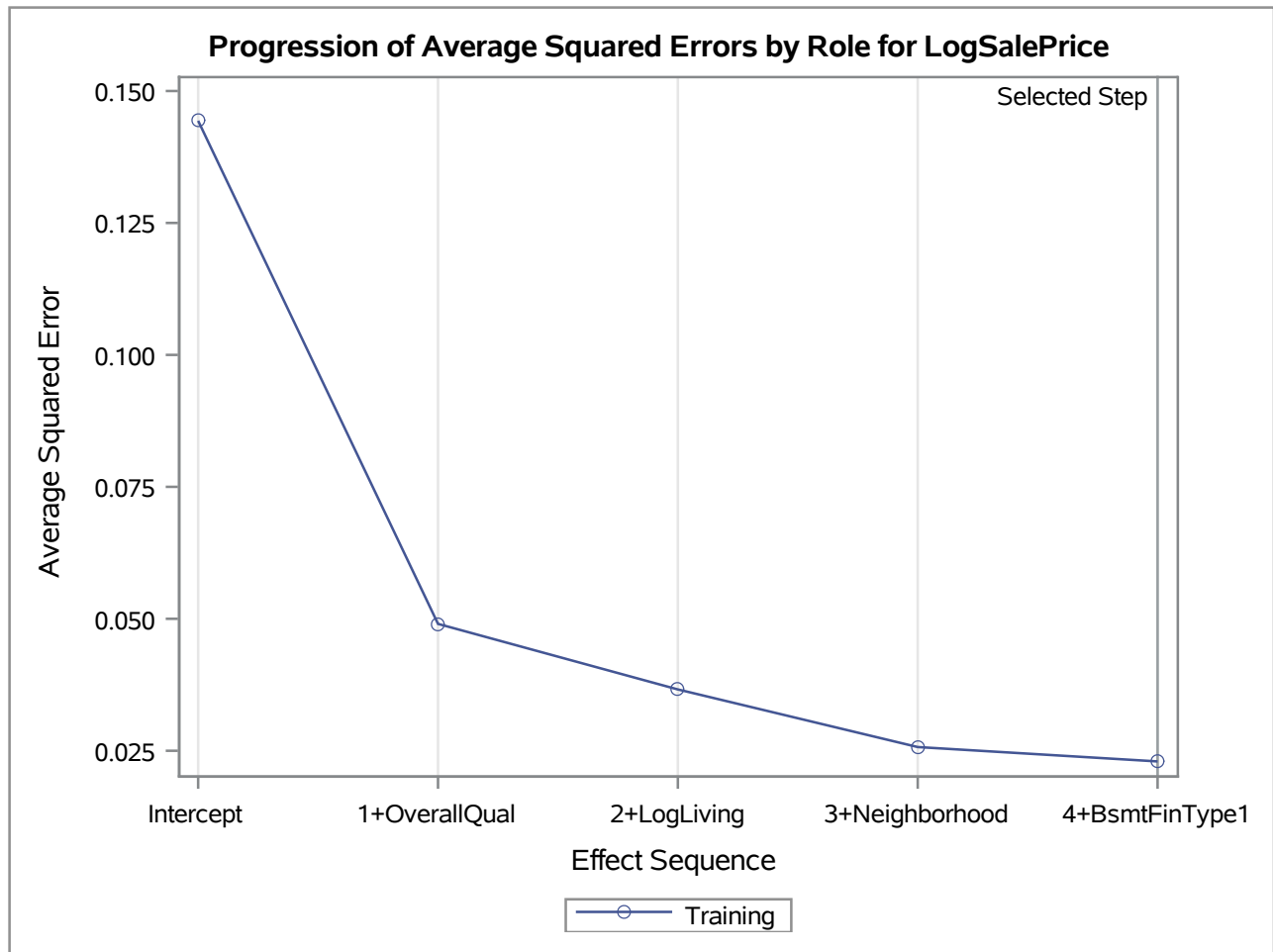
The GLMSELECT Procedure



The GLMSELECT Procedure



The GLMSELECT Procedure



The GLMSELECT Procedure Selected Model

The selected model is the model at the last step (Step 4).

Effects:	Intercept Neighborhood OverallQual BsmtFinType1 LogLiving
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Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	32	166.41511	5.20047	220.86
Error	1338	31.50522	0.02355	
Corrected Total	1370	197.92032		

Root MSE	0.15345
Dependent Mean	12.05374
R-Square	0.8408
Adj R-Sq	0.8370
AIC	-3733.97842
AICC	-3732.19698
BIC	-5146.25788
C(p)	2247.01096
PRESS	33.22524
SBC	-4934.60966
ASE (Train)	0.02298
CV PRESS	33.98563

The GLMSELECT Procedure
Selected Model

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.299776	0.064584	159.48
Neighborhood Blmngtn	1	-0.167477	0.059781	-2.80
Neighborhood Blueste	1	-0.393421	0.118184	-3.33
Neighborhood BrDale	1	-0.521026	0.061280	-8.50
Neighborhood BrkSide	1	-0.275486	0.052054	-5.29
Neighborhood ClearCr	1	-0.054117	0.055311	-0.98
Neighborhood CollgCr	1	-0.124410	0.048343	-2.57
Neighborhood Crawfor	1	-0.112379	0.051473	-2.18
Neighborhood Edwards	1	-0.312443	0.050098	-6.24
Neighborhood Gilbert	1	-0.150920	0.049939	-3.02
Neighborhood IDOTRR	1	-0.430830	0.055413	-7.77
Neighborhood MeadowV	1	-0.450159	0.064994	-6.93
Neighborhood Mitchel	1	-0.176073	0.052113	-3.38
Neighborhood NAmes	1	-0.226014	0.048017	-4.71
Neighborhood NPKvill	1	-0.332628	0.069351	-4.80
Neighborhood NWAmes	1	-0.214491	0.049860	-4.30
Neighborhood NoRidge	1	-0.018353	0.053098	-0.35
Neighborhood NridgHt	1	0.030622	0.050276	0.61
Neighborhood OldTown	1	-0.376363	0.049512	-7.60
Neighborhood SWISU	1	-0.368107	0.058230	-6.32
Neighborhood Sawyer	1	-0.210800	0.050459	-4.18
Neighborhood SawyerW	1	-0.193573	0.050856	-3.81
Neighborhood Somerst	1	-0.096258	0.049721	-1.94
Neighborhood StoneBr	1	0.011962	0.056162	0.21
Neighborhood Timber	1	-0.071450	0.052735	-1.35
Neighborhood Veenker	0	0	.	.
OverallQual	1	0.103396	0.005353	19.31
BsmtFinType1 ALQ	1	0.127562	0.014584	8.75
BsmtFinType1 BLQ	1	0.084710	0.016428	5.16
BsmtFinType1 GLQ	1	0.115267	0.011952	9.64
BsmtFinType1 LwQ	1	0.044263	0.020724	2.14
BsmtFinType1 NA	1	-0.091237	0.030762	-2.97
BsmtFinType1 Rec	1	0.055506	0.017024	3.26

**The GLMSELECT Procedure
Selected Model**

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
BsmtFinType1 Unf	0	0	.	.
LogLiving	1	0.462127	0.017529	26.36

The GLMSELECT Procedure

Data Set	WORK.TRAIN
Test Data Set	WORK.TEST_LOG
Dependent Variable	LogSalePrice
Selection Method	Stepwise
Select Criterion	Adj R-Sq
Stop Criterion	Cross Validation
Cross Validation Method	Random
Cross Validation Fold	5
Effect Hierarchy Enforced	None
Random Number Seed	54408871

Observation Profile for Analysis Data	
Number of Observations Read	1460
Number of Observations Used	1371
Number of Observations Used for Training	1371

Observation Profile for Test Data	
Number of Observations Read	1459
Number of Observations Used	0

Class Level Information		
Class	Levels	Values
Alley	3	Gr NA Pa
BldgType	5	1Fam 2fmCon Duplex Twnhs TwnhsE
BsmtCond	5	Fa Gd NA Po TA
BsmtExposure	5	Av Gd Mn NA No
BsmtFinType1	7	ALQ BLQ GLQ LwQ NA Rec Unf
BsmtFinType2	7	ALQ BLQ GLQ LwQ NA Rec Unf
BsmtQual	5	Ex Fa Gd NA TA
CentralAir	2	N Y
Condition1	9	Artery Feedr Norm PosA PosN RRAe RRAn RRNe RRNn
Condition2	8	Artery Feedr Norm PosA PosN RRAe RRAn RRNn
Electrical	6	FuseA FuseF FuseP Mix NA SBrkr
ExterCond	4	Ex Fa Gd TA
ExterQual	4	Ex Fa Gd TA
Exterior1st	14	AsbShng BrkComm BrkFace CBlock CemntBd HdBoard ImStucc MetalSd Plywood Stone Stucco VinylSd Wd Sdng WdShng
Exterior2nd	16	AsbShng AsphShn Brk Cmn BrkFace CBlock CmentBd HdBoard ImStucc MetalSd Other Plywood Stone Stucco VinylSd Wd Sdng Wd Shng

The GLMSELECT Procedure

Class Level Information		
Class	Levels	Values
Fence	5	GdPrv GdWo MnPrv MnWw NA
FireplaceQu	6	Ex Fa Gd NA Po TA
Foundation	6	BrkTil CBlock PConc Slab Stone Wood
Functional	7	Maj1 Maj2 Min1 Min2 Mod Sev Typ
GarageCond	5	Ex Fa Gd Po TA
GarageFinish	3	Fin RFn Unf
GarageQual	5	Ex Fa Gd Po TA
GarageType	6	2Types Attchd Basment BuiltIn CarPort Detchd
Heating	6	Floor GasA GasW Grav OthW Wall
HeatingQC	5	Ex Fa Gd Po TA
HouseStyle	8	1.5Fin 1.5Unf 1Story 2.5Fin 2.5Unf 2Story SFoyer SLvl
KitchenQual	4	Ex Fa Gd TA
LandContour	4	Bnk HLS Low Lvl
LandSlope	3	Gtl Mod Sev
LotConfig	5	Corner CulDSac FR2 FR3 Inside
LotFrontage	81	10 11 12 13 14 15 16 17 18 21 24 30 31 32 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 NA
LotShape	4	IR1 IR2 IR3 Reg
MSZoning	5	C (a FV RH RL RM
MasVnrType	4	BrkCmn BrkFace None Stone
MiscFeature	5	Gar2 NA Othr Shed TenC
Neighborhood	25	Blmngtn Blueste BrDale BrkSide ClearCr CollgCr Crawfor Edwards Gilbert IDOTRR MeadowV Mitchel NAmes NPKvill NWAmes NoRidge NridgHt OldTown SWISU Sawyer SawyerW Somerst StoneBr Timber Veenker
PavedDrive	3	N P Y
PoolQC	4	Ex Fa Gd NA
RoofMatl	8	ClyTile CompShg Membran Metal Roll Tar&Grv WdShake WdShngl
RoofStyle	6	Flat Gable Gambrel Hip Mansard Shed
SaleCondition	6	Abnorml AdjLand Alloca Family Normal Partial
SaleType	9	COD CWD Con ConLD ConLI ConLw New Oth WD
Street	2	GrVl Pave
Utilities	2	AllPub NoSeWa

Dimensions	
Number of Effects	82
Number of Parameters	380

The GLMSELECT Procedure
Stepwise Selection: Step 0

Effect Entered: Intercept

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	0	0	.	.
Error	1370	197.92032	0.14447	
Corrected Total	1370	197.92032		

Root MSE	0.38009
Dependent Mean	12.05374
R-Square	0.0000
Adj R-Sq	0.0000
AIC	-1278.47608
AICC	-1278.46731
BIC	-2653.11499
C(p)	20945
PRESS	198.20936
SBC	-2646.25279
ASE (Train)	0.14436
CV PRESS	198.33566

The GLMSELECT Procedure
Stepwise Selection: Step 0
Effect Entered: Intercept

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	12.053736	0.010265	1174.24

The GLMSELECT Procedure

Stepwise Selection: Step 1

Effect Entered: OverallQual

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	1	130.68679	130.68679	2661.03
Error	1369	67.23354	0.04911	
Corrected Total	1370	197.92032		

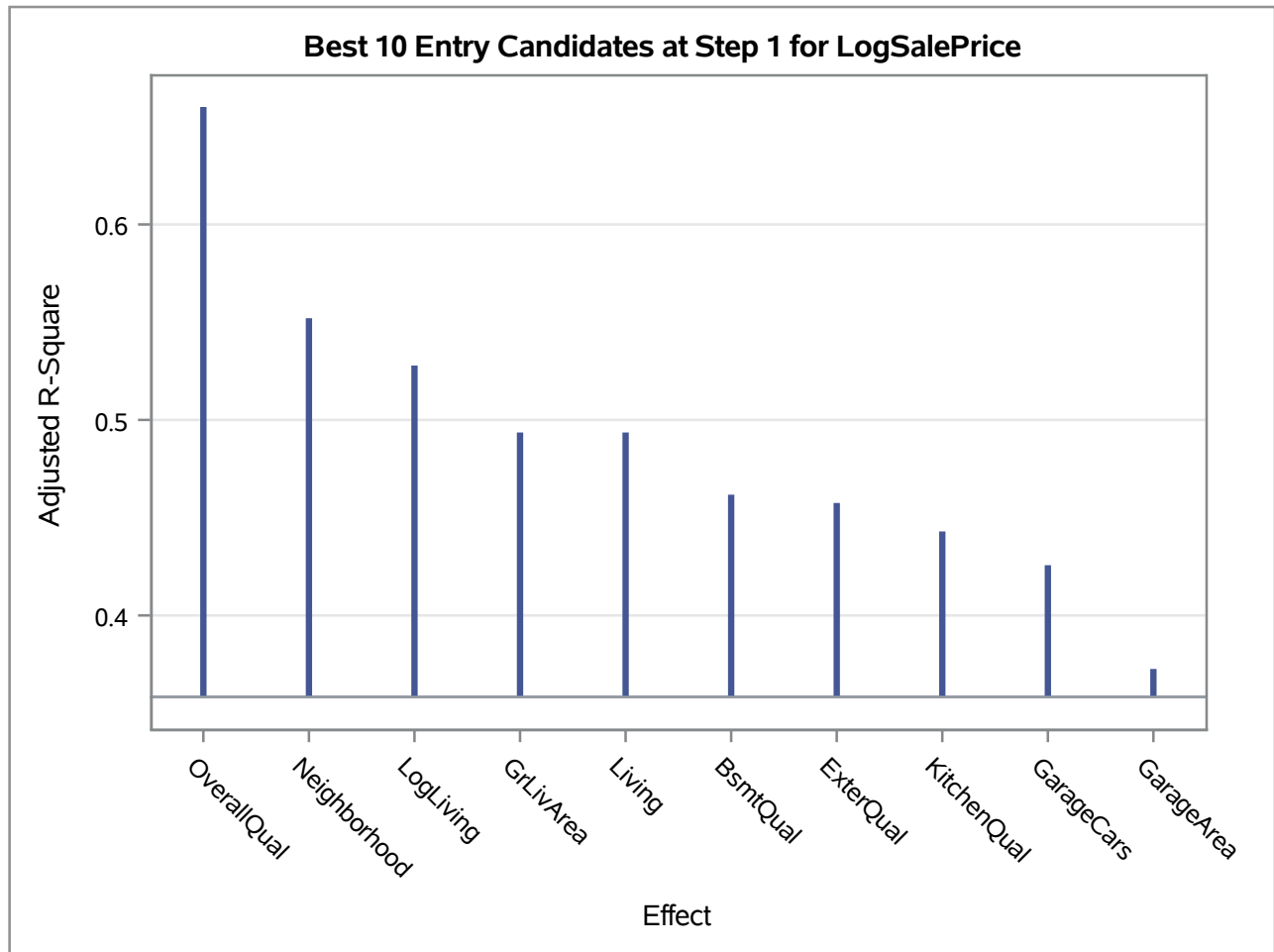
Root MSE	0.22161
Dependent Mean	12.05374
R-Square	0.6603
Adj R-Sq	0.6601
AIC	-2756.73427
AICC	-2756.71671
BIC	-4132.35275
C(p)	6213.14996
PRESS	67.46139
SBC	-4119.28767
ASE (Train)	0.04904
CV PRESS	67.53048

The GLMSELECT Procedure
Stepwise Selection: Step 1
Effect Entered: OverallQual

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.633479	0.028175	377.40
OverallQual	1	0.229782	0.004454	51.59

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	OverallQual	0.6601
2	Neighborhood	0.5520
3	LogLiving	0.5278
4	GrLivArea	0.4936
5	Living	0.4936
6	BsmtQual	0.4617
7	ExterQual	0.4575
8	KitchenQual	0.4429
9	GarageCars	0.4257
10	GarageArea	0.3726

The GLMSELECT Procedure
Stepwise Selection: Step 1
Effect Entered: OverallQual



The GLMSELECT Procedure
Stepwise Selection: Step 2

Effect Entered: LogLiving

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	2	147.71443	73.85722	2012.45
Error	1368	50.20589	0.03670	
Corrected Total	1370	197.92032		

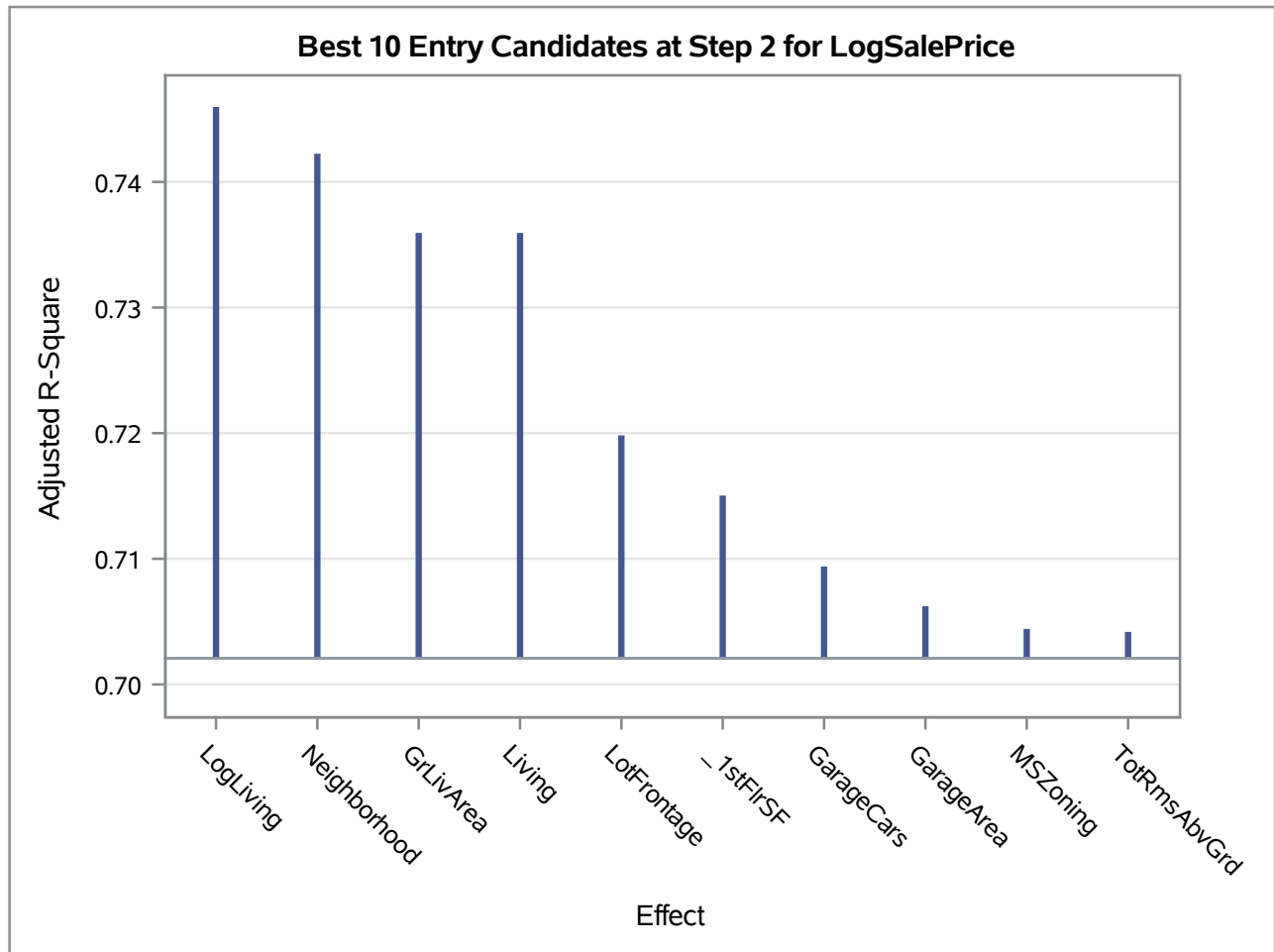
Root MSE	0.19157
Dependent Mean	12.05374
R-Square	0.7463
Adj R-Sq	0.7460
AIC	-3155.12092
AICC	-3155.09163
BIC	-4531.81615
C(p)	4295.39185
PRESS	50.50417
SBC	-4512.45103
ASE (Train)	0.03662
CV PRESS	50.54224

The GLMSELECT Procedure
Stepwise Selection: Step 2
Effect Entered: LogLiving

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	9.861917	0.043316	227.67
OverallQual	1	0.166318	0.004849	34.30
LogLiving	1	0.434678	0.020180	21.54

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	LogLiving	0.7460
2	Neighborhood	0.7422
3	GrLivArea	0.7359
4	Living	0.7359
5	LotFrontage	0.7198
6	_1stFlrSF	0.7150
7	GarageCars	0.7094
8	GarageArea	0.7062
9	MSZoning	0.7044
10	TotRmsAbvGrd	0.7042

The GLMSELECT Procedure
Stepwise Selection: Step 2
Effect Entered: LogLiving



The GLMSELECT Procedure Stepwise Selection: Step 3

Effect Entered: Neighborhood

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	26	162.68218	6.25701	238.65
Error	1344	35.23814	0.02622	
Corrected Total	1370	197.92032		

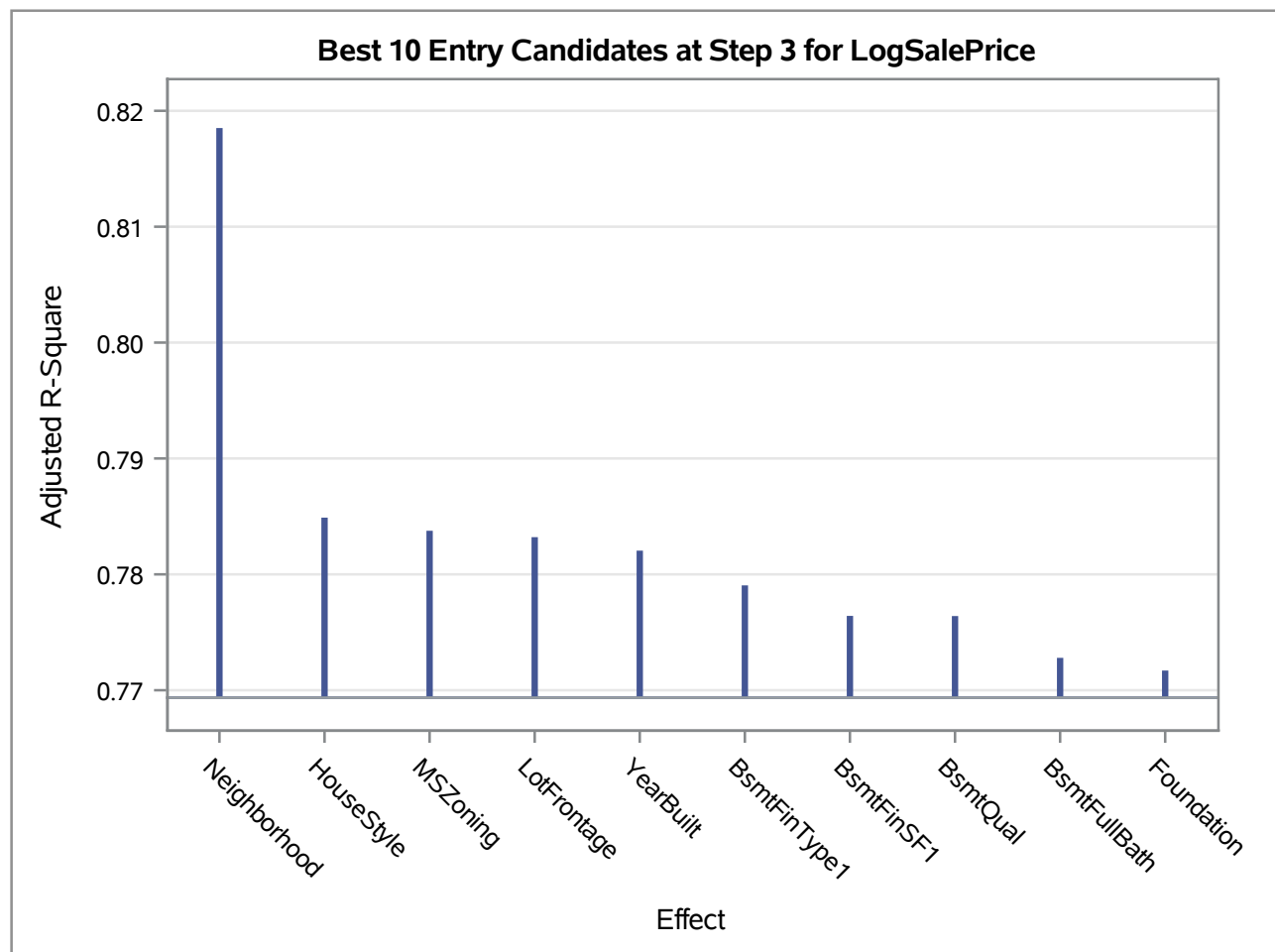
Root MSE	0.16192
Dependent Mean	12.05374
R-Square	0.8220
Adj R-Sq	0.8185
AIC	-3592.45946
AICC	-3591.24932
BIC	-4999.68240
C(p)	2655.87419
PRESS	36.77929
SBC	-4824.43047
ASE (Train)	0.02570
CV PRESS	37.26552

The GLMSELECT Procedure
Stepwise Selection: Step 3
Effect Entered: Neighborhood

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.412212	0.066107	157.50
Neighborhood Blmngtn	1	-0.197654	0.062735	-3.15
Neighborhood Blueste	1	-0.397759	0.124517	-3.19
Neighborhood BrDale	1	-0.542268	0.064516	-8.41
Neighborhood BrkSide	1	-0.333840	0.054493	-6.13
Neighborhood ClearCr	1	-0.063349	0.058193	-1.09
Neighborhood CollgCr	1	-0.140731	0.050626	-2.78
Neighborhood Crawfor	1	-0.138125	0.054067	-2.55
Neighborhood Edwards	1	-0.349597	0.052642	-6.64
Neighborhood Gilbert	1	-0.199441	0.052180	-3.82
Neighborhood IDOTRR	1	-0.481026	0.058068	-8.28
Neighborhood MeadowV	1	-0.446182	0.068324	-6.53
Neighborhood Mitchel	1	-0.173298	0.054822	-3.16
Neighborhood NAmes	1	-0.242303	0.050420	-4.81
Neighborhood NPKvill	1	-0.307597	0.072880	-4.22
Neighborhood NWAmes	1	-0.215507	0.052490	-4.11
Neighborhood NoRidge	1	-0.011938	0.055550	-0.21
Neighborhood NridgHt	1	0.009615	0.052707	0.18
Neighborhood OldTown	1	-0.431115	0.051800	-8.32
Neighborhood SWISU	1	-0.401570	0.061208	-6.56
Neighborhood Sawyer	1	-0.221789	0.053052	-4.18
Neighborhood SawyerW	1	-0.207635	0.053380	-3.89
Neighborhood Somerst	1	-0.130870	0.052045	-2.51
Neighborhood StoneBr	1	0.005050	0.058968	0.09
Neighborhood Timber	1	-0.082163	0.055486	-1.48
Neighborhood Veenker	0	0	.	.
OverallQual	1	0.111195	0.005378	20.68
LogLiving	1	0.435867	0.018317	23.80

The GLMSELECT Procedure
Stepwise Selection: Step 3
Effect Entered: Neighborhood

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	Neighborhood	0.8185
2	HouseStyle	0.7849
3	MSZoning	0.7838
4	LotFrontage	0.7832
5	YearBuilt	0.7820
6	BsmtFinType1	0.7790
7	BsmtFinSF1	0.7764
8	BsmtQual	0.7764
9	BsmtFullBath	0.7728
10	Foundation	0.7717



The GLMSELECT Procedure
Stepwise Selection: Step 4

Effect Entered: BsmtFinType1

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	32	166.41511	5.20047	220.86
Error	1338	31.50522	0.02355	
Corrected Total	1370	197.92032		

Root MSE	0.15345
Dependent Mean	12.05374
R-Square	0.8408
Adj R-Sq	0.8370
AIC	-3733.97842
AICC	-3732.19698
BIC	-5146.25788
C(p)	2247.01096
PRESS	33.22524
SBC	-4934.60966
ASE (Train)	0.02298
CV PRESS	33.77256

The GLMSELECT Procedure
Stepwise Selection: Step 4
Effect Entered: BsmtFinType1

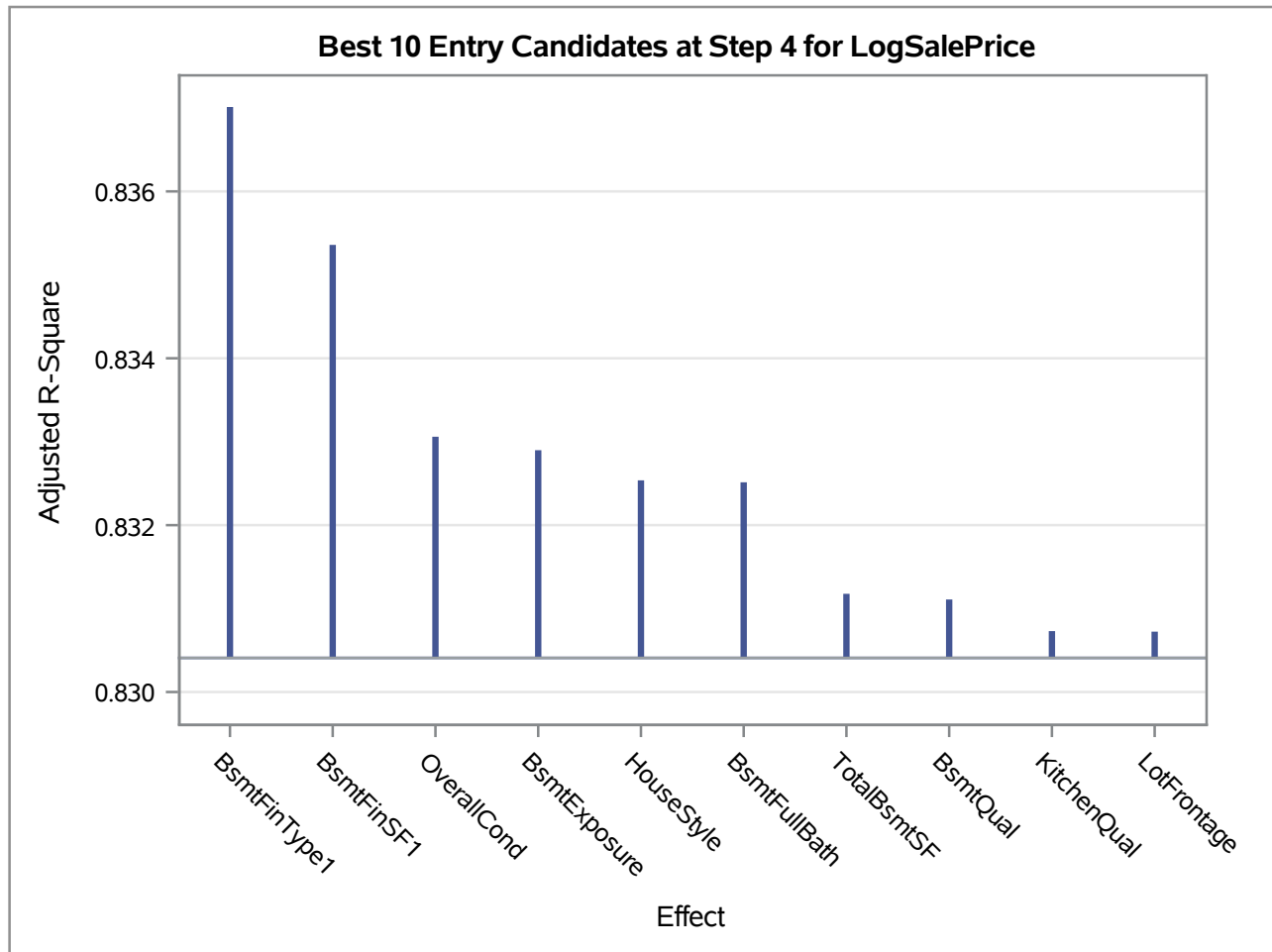
Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.299776	0.064584	159.48
Neighborhood Blmngtn	1	-0.167477	0.059781	-2.80
Neighborhood Blueste	1	-0.393421	0.118184	-3.33
Neighborhood BrDale	1	-0.521026	0.061280	-8.50
Neighborhood BrkSide	1	-0.275486	0.052054	-5.29
Neighborhood ClearCr	1	-0.054117	0.055311	-0.98
Neighborhood CollgCr	1	-0.124410	0.048343	-2.57
Neighborhood Crawfor	1	-0.112379	0.051473	-2.18
Neighborhood Edwards	1	-0.312443	0.050098	-6.24
Neighborhood Gilbert	1	-0.150920	0.049939	-3.02
Neighborhood IDOTRR	1	-0.430830	0.055413	-7.77
Neighborhood MeadowV	1	-0.450159	0.064994	-6.93
Neighborhood Mitchel	1	-0.176073	0.052113	-3.38
Neighborhood NAmes	1	-0.226014	0.048017	-4.71
Neighborhood NPKvill	1	-0.332628	0.069351	-4.80
Neighborhood NWAmes	1	-0.214491	0.049860	-4.30
Neighborhood NoRidge	1	-0.018353	0.053098	-0.35
Neighborhood NridgHt	1	0.030622	0.050276	0.61
Neighborhood OldTown	1	-0.376363	0.049512	-7.60
Neighborhood SWISU	1	-0.368107	0.058230	-6.32
Neighborhood Sawyer	1	-0.210800	0.050459	-4.18
Neighborhood SawyerW	1	-0.193573	0.050856	-3.81
Neighborhood Somerst	1	-0.096258	0.049721	-1.94
Neighborhood StoneBr	1	0.011962	0.056162	0.21
Neighborhood Timber	1	-0.071450	0.052735	-1.35
Neighborhood Veenker	0	0	.	.
OverallQual	1	0.103396	0.005353	19.31
BsmtFinType1 ALQ	1	0.127562	0.014584	8.75
BsmtFinType1 BLQ	1	0.084710	0.016428	5.16
BsmtFinType1 GLQ	1	0.115267	0.011952	9.64
BsmtFinType1 LwQ	1	0.044263	0.020724	2.14
BsmtFinType1 NA	1	-0.091237	0.030762	-2.97
BsmtFinType1 Rec	1	0.055506	0.017024	3.26

The GLMSELECT Procedure
Stepwise Selection: Step 4
Effect Entered: BsmtFinType1

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
BsmtFinType1 Unf	0	0	.	.
LogLiving	1	0.462127	0.017529	26.36

Best 10 Entry Candidates		
Rank	Effect	Adjusted R Square
1	BsmtFinType1	0.8370
2	BsmtFinSF1	0.8354
3	OverallCond	0.8331
4	BsmtExposure	0.8329
5	HouseStyle	0.8325
6	BsmtFullBath	0.8325
7	TotalBsmtSF	0.8312
8	BsmtQual	0.8311
9	KitchenQual	0.8307
10	LotFrontage	0.8307

The GLMSELECT Procedure
Stepwise Selection: Step 4
Effect Entered: BsmtFinType1



The GLMSELECT Procedure

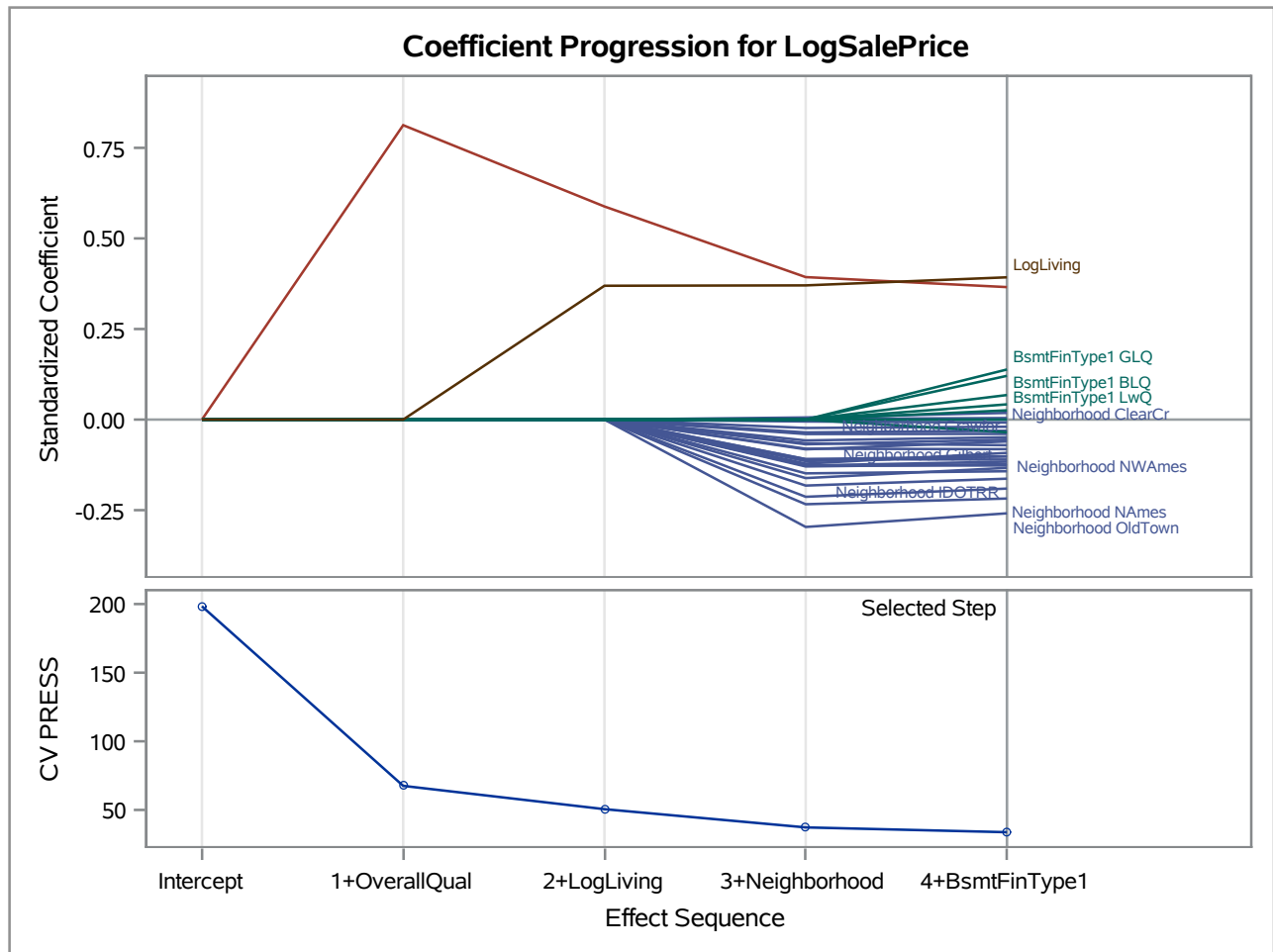
Stepwise Selection Summary										
Step	Effect Entered	Effect Removed	Number Effects In	Number Parms In	Model R-Square	Adjusted R-Square	AIC	AICC	BIC	CP
0	Intercept		1	1	0.0000	0.0000	-1278.4761	-1278.4673	-2653.1150	20945.2461
1	OverallQual		2	2	0.6603	0.6601	-2756.7343	-2756.7167	-4132.3528	6213.1500
2	LogLiving		3	3	0.7463	0.7460	-3155.1209	-3155.0916	-4531.8162	4295.3919
3	Neighborhood		4	27	0.8220	0.8185	-3592.4595	-3591.2493	-4999.6824	2655.8742
4	BsmtFinType1		5	33	0.8408	0.8370*	-3733.9784*	-3732.1970*	-5146.2579*	2247.0110*
* Optimal Value of Criterion										

Stepwise Selection Summary									
Step	Effect Entered	Effect Removed	SBC	PRESS	ASE	CV PRESS	F Value	Pr > F	
0	Intercept		-2646.2528	198.2094	0.1444	198.3357	0.00	1.0000	
1	OverallQual		-4119.2877	67.4614	0.0490	67.5305	2661.03	<.0001	
2	LogLiving		-4512.4510	50.5042	0.0366	50.5422	463.97	<.0001	
3	Neighborhood		-4824.4305	36.7793	0.0257	37.2655	23.79	<.0001	
4	BsmtFinType1		-4934.6097*	33.2252*	0.0230	33.7726*	26.42	<.0001	
* Optimal Value of Criterion									

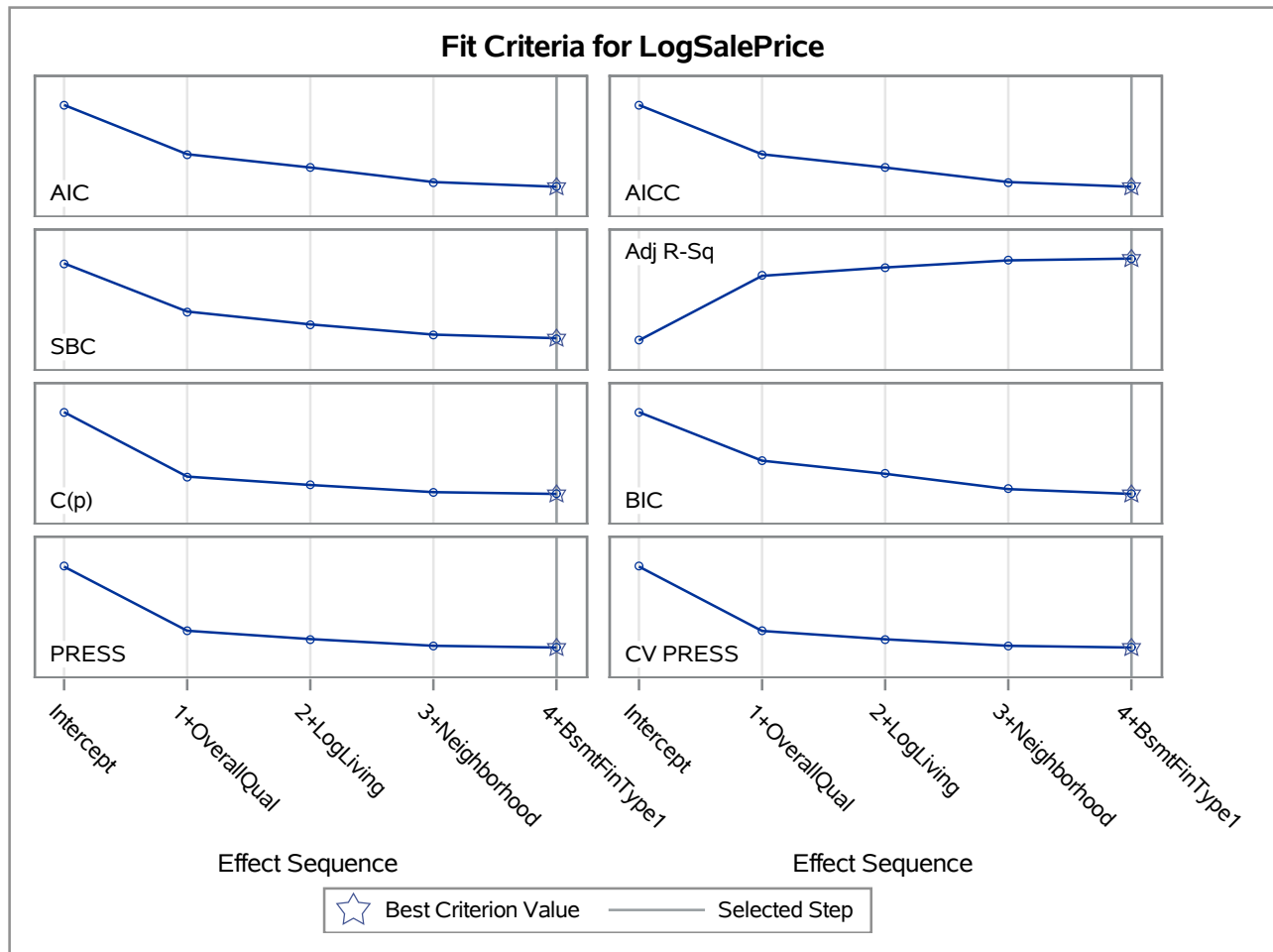
Selection stopped at a local minimum of the cross validation PRESS.

Stop Details				
Candidate For	Effect	Candidate CV PRESS		Compare CV PRESS
Entry	LotFrontage	35.4731	>	33.7726
Removal	BsmtFinType1	37.2655	>	33.7726

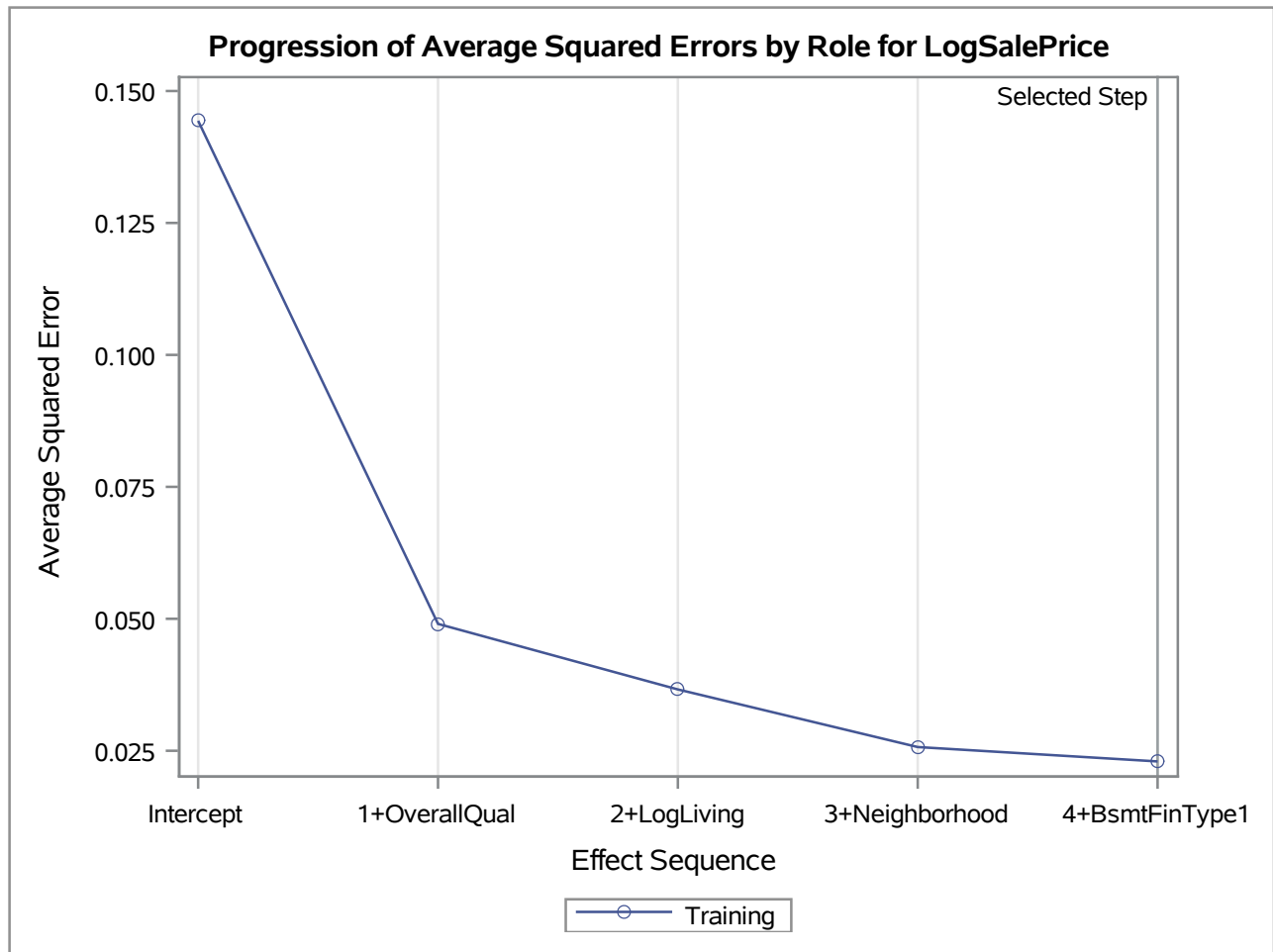
The GLMSELECT Procedure



The GLMSELECT Procedure



The GLMSELECT Procedure



The GLMSELECT Procedure Selected Model

The selected model is the model at the last step (Step 4).

Effects:	Intercept Neighborhood OverallQual BsmtFinType1 LogLiving
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Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	32	166.41511	5.20047	220.86
Error	1338	31.50522	0.02355	
Corrected Total	1370	197.92032		

Root MSE	0.15345
Dependent Mean	12.05374
R-Square	0.8408
Adj R-Sq	0.8370
AIC	-3733.97842
AICC	-3732.19698
BIC	-5146.25788
C(p)	2247.01096
PRESS	33.22524
SBC	-4934.60966
ASE (Train)	0.02298
CV PRESS	33.77256

The GLMSELECT Procedure
Selected Model

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	10.299776	0.064584	159.48
Neighborhood Blmngtn	1	-0.167477	0.059781	-2.80
Neighborhood Blueste	1	-0.393421	0.118184	-3.33
Neighborhood BrDale	1	-0.521026	0.061280	-8.50
Neighborhood BrkSide	1	-0.275486	0.052054	-5.29
Neighborhood ClearCr	1	-0.054117	0.055311	-0.98
Neighborhood CollgCr	1	-0.124410	0.048343	-2.57
Neighborhood Crawfor	1	-0.112379	0.051473	-2.18
Neighborhood Edwards	1	-0.312443	0.050098	-6.24
Neighborhood Gilbert	1	-0.150920	0.049939	-3.02
Neighborhood IDOTRR	1	-0.430830	0.055413	-7.77
Neighborhood MeadowV	1	-0.450159	0.064994	-6.93
Neighborhood Mitchel	1	-0.176073	0.052113	-3.38
Neighborhood NAmes	1	-0.226014	0.048017	-4.71
Neighborhood NPKvill	1	-0.332628	0.069351	-4.80
Neighborhood NWAmes	1	-0.214491	0.049860	-4.30
Neighborhood NoRidge	1	-0.018353	0.053098	-0.35
Neighborhood NridgHt	1	0.030622	0.050276	0.61
Neighborhood OldTown	1	-0.376363	0.049512	-7.60
Neighborhood SWISU	1	-0.368107	0.058230	-6.32
Neighborhood Sawyer	1	-0.210800	0.050459	-4.18
Neighborhood SawyerW	1	-0.193573	0.050856	-3.81
Neighborhood Somerst	1	-0.096258	0.049721	-1.94
Neighborhood StoneBr	1	0.011962	0.056162	0.21
Neighborhood Timber	1	-0.071450	0.052735	-1.35
Neighborhood Veenker	0	0	.	.
OverallQual	1	0.103396	0.005353	19.31
BsmtFinType1 ALQ	1	0.127562	0.014584	8.75
BsmtFinType1 BLQ	1	0.084710	0.016428	5.16
BsmtFinType1 GLQ	1	0.115267	0.011952	9.64
BsmtFinType1 LwQ	1	0.044263	0.020724	2.14
BsmtFinType1 NA	1	-0.091237	0.030762	-2.97
BsmtFinType1 Rec	1	0.055506	0.017024	3.26

The GLMSELECT Procedure
Selected Model

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
BsmtFinType1 Unf	0	0	.	.
LogLiving	1	0.462127	0.017529	26.36

The GLM Procedure

Class Level Information		
Class	Levels	Values
Neighborhood	25	Blmngtn Blueste BrDale BrkSide ClearCr CollgCr Crawfor Edwards Gilbert IDOTRR MeadowV Mitchel NAmes NPKvill NWAmes NoRidge NridgHt OldTown SWISU Sawyer SawyerW Somerst StoneBr Timber Veenker
MSZoning	5	C (a FV RH RL RM
HouseStyle	8	1.5Fin 1.5Unf 1Story 2.5Fin 2.5Unf 2Story SFoyer SLvl
CentralAir	2	N Y
GarageFinish	4	Fin NA RFn Unf
BsmtQual	5	Ex Fa Gd NA TA
ExterQual	4	Ex Fa Gd TA
KitchenQual	4	Ex Fa Gd TA
LotFrontage	82	10 11 12 13 14 15 16 17 18 21 24 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 NA
BsmtFinType1	7	ALQ BLQ GLQ LwQ NA Rec Unf

Number of Observations Read	1460
Number of Observations Used	1460

The GLM Procedure

Dependent Variable: LogSalePrice

Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	170	213.4546473	1.2556156	83.66	<.0001
Error	1289	19.3460117	0.0150085		
Corrected Total	1459	232.8006590			

R-Square	Coeff Var	Root MSE	LogSalePrice Mean
0.916899	1.018869	0.122509	12.02405

Source	DF	Type I SS	Mean Square	F Value	Pr > F
LogLiving	1	124.1461074	124.1461074	8271.70	<.0001
Neighborhood	24	54.9638197	2.2901592	152.59	<.0001
MSZoning	4	2.2319221	0.5579805	37.18	<.0001
HouseStyle	7	4.7794910	0.6827844	45.49	<.0001
GarageArea	1	3.7848638	3.7848638	252.18	<.0001
GarageCars	1	0.5052837	0.5052837	33.67	<.0001
OverallQual	1	8.7566370	8.7566370	583.44	<.0001
OverallCond	1	3.9213871	3.9213871	261.28	<.0001
TotalBsmstSF	1	0.9815322	0.9815322	65.40	<.0001
CentralAir	1	0.7311314	0.7311314	48.71	<.0001
GarageFinish	3	0.8706553	0.2902184	19.34	<.0001
ExterQual	3	0.1900708	0.0633569	4.22	0.0056
KitchenQual	3	0.5701664	0.1900555	12.66	<.0001
BsmstQual	4	1.0097482	0.2524371	16.82	<.0001
BsmstFinType1	5	1.5213055	0.3042611	20.27	<.0001
TotalBsmst*BsmstFinTyp	5	0.3627731	0.0725546	4.83	0.0002
LotFrontage	81	2.4558169	0.0303187	2.02	<.0001
LogLiving*Neighborhood	24	1.6719358	0.0696640	4.64	<.0001

Source	DF	Type III SS	Mean Square	F Value	Pr > F
LogLiving	1	2.84185746	2.84185746	189.35	<.0001
Neighborhood	24	1.34185735	0.05591072	3.73	<.0001
MSZoning	4	0.74720846	0.18680211	12.45	<.0001
HouseStyle	7	0.35230368	0.05032910	3.35	0.0015
GarageArea	1	0.01246947	0.01246947	0.83	0.3622
GarageCars	1	0.29831931	0.29831931	19.88	<.0001
OverallQual	1	1.72114029	1.72114029	114.68	<.0001

The GLM Procedure

Dependent Variable: LogSalePrice

Source	DF	Type III SS	Mean Square	F Value	Pr > F
OverallCond	1	2.23539214	2.23539214	148.94	<.0001
TotalBsmtSF	1	0.18699962	0.18699962	12.46	0.0004
CentralAir	1	0.40602837	0.40602837	27.05	<.0001
GarageFinish	3	0.27493939	0.09164646	6.11	0.0004
ExterQual	3	0.01612255	0.00537418	0.36	0.7833
KitchenQual	3	0.27027857	0.09009286	6.00	0.0005
BsmtQual	3	0.49062777	0.16354259	10.90	<.0001
BsmtFinType1	5	0.52013528	0.10402706	6.93	<.0001
TotalBsmt*BsmtFinTyp	5	0.12293472	0.02458694	1.64	0.1469
LotFrontage	81	1.92930868	0.02381863	1.59	0.0010
LogLiving*Neighborho	24	1.67193582	0.06966399	4.64	<.0001

The GLM Procedure

Dependent Variable: LogSalePrice

Parameter		Estimate		Standard Error	t Value	Pr > t
Intercept		8.228954777	B	0.58180703	14.14	<.0001
LogLiving		1.107101511	B	0.21228639	5.22	<.0001
Neighborhood	Blmngtn	0.744394634	B	1.03178436	0.72	0.4708
Neighborhood	Blueste	0.002923391	B	2.03426850	0.00	0.9989
Neighborhood	BrDale	0.838273317	B	0.88788544	0.94	0.3453
Neighborhood	BrkSide	1.480836349	B	0.59273007	2.50	0.0126
Neighborhood	ClearCr	1.766379752	B	0.63664936	2.77	0.0056
Neighborhood	CollgCr	1.529144989	B	0.58414979	2.62	0.0090
Neighborhood	Crawfor	1.767373041	B	0.60399927	2.93	0.0035
Neighborhood	Edwards	2.101230762	B	0.58763085	3.58	0.0004
Neighborhood	Gilbert	1.342014734	B	0.62192234	2.16	0.0311
Neighborhood	IDOTRR	0.996523655	B	0.61028626	1.63	0.1027
Neighborhood	MeadowV	1.837612522	B	0.63359899	2.90	0.0038
Neighborhood	Mitchel	1.783667545	B	0.60079589	2.97	0.0030
Neighborhood	NAmes	1.865504197	B	0.58384896	3.20	0.0014
Neighborhood	NPkVill	1.012295222	B	0.85173331	1.19	0.2349
Neighborhood	NWAmes	1.386542785	B	0.60494585	2.29	0.0221
Neighborhood	NoRidge	0.997698908	B	0.66429803	1.50	0.1334
Neighborhood	NridgHt	1.034821284	B	0.62091938	1.67	0.0958
Neighborhood	OldTown	1.495696120	B	0.58589225	2.55	0.0108
Neighborhood	SWISU	1.562624268	B	0.60934177	2.56	0.0104
Neighborhood	Sawyer	1.862571418	B	0.59652612	3.12	0.0018
Neighborhood	SawyerW	1.398541446	B	0.59503834	2.35	0.0189
Neighborhood	Somerst	1.160270624	B	0.62380943	1.86	0.0631
Neighborhood	StoneBr	0.818482956	B	0.64593882	1.27	0.2053
Neighborhood	Timber	1.160248218	B	0.64683028	1.79	0.0731
Neighborhood	Veenker	0.000000000	B	.	.	.
MSZoning	C (a	-0.304672362	B	0.04714402	-6.46	<.0001
MSZoning	FV	0.081708963	B	0.03879487	2.11	0.0354
MSZoning	RH	-0.003021748	B	0.04084597	-0.07	0.9410
MSZoning	RL	0.039121284	B	0.01883163	2.08	0.0380
MSZoning	RM	0.000000000	B	.	.	.
HouseStyle	1.5Fin	-0.049456565	B	0.02156774	-2.29	0.0220
HouseStyle	1.5Unf	0.006718301	B	0.04020898	0.17	0.8673
HouseStyle	1Story	0.002370403	B	0.01857967	0.13	0.8985

The GLM Procedure

Dependent Variable: LogSalePrice

Parameter		Estimate		Standard Error	t Value	Pr > t
HouseStyle	2.5Fin	-0.083421016	B	0.05672949	-1.47	0.1417
HouseStyle	2.5Unf	-0.002931654	B	0.04558413	-0.06	0.9487
HouseStyle	2Story	-0.063361142	B	0.01950461	-3.25	0.0012
HouseStyle	SFoyer	0.007935263	B	0.02910191	0.27	0.7851
HouseStyle	SLvl	0.000000000	B	.	.	.
GarageArea		0.000034728		0.00003810	0.91	0.3622
GarageCars		0.052152493		0.01169779	4.46	<.0001
OverallQual		0.054453829		0.00508498	10.71	<.0001
OverallCond		0.045155105		0.00369998	12.20	<.0001
TotalBsmtSF		0.000101033	B	0.00002347	4.30	<.0001
CentralAir	N	-0.088378719	B	0.01699178	-5.20	<.0001
CentralAir	Y	0.000000000	B	.	.	.
GarageFinish	Fin	0.044108123	B	0.01173698	3.76	0.0002
GarageFinish	NA	-0.022394108	B	0.02071267	-1.08	0.2798
GarageFinish	RFn	0.034437068	B	0.01030113	3.34	0.0009
GarageFinish	Unf	0.000000000	B	.	.	.
ExterQual	Ex	0.007588883	B	0.02742472	0.28	0.7820
ExterQual	Fa	0.032369040	B	0.03885178	0.83	0.4049
ExterQual	Gd	0.007626903	B	0.01263458	0.60	0.5462
ExterQual	TA	0.000000000	B	.	.	.
KitchenQual	Ex	0.081722119	B	0.02052123	3.98	<.0001
KitchenQual	Fa	-0.018970020	B	0.02381072	-0.80	0.4258
KitchenQual	Gd	0.029174923	B	0.01055160	2.76	0.0058
KitchenQual	TA	0.000000000	B	.	.	.
BsmtQual	Ex	0.115116977	B	0.02080982	5.53	<.0001
BsmtQual	Fa	-0.021903524	B	0.02348305	-0.93	0.3511
BsmtQual	Gd	0.045062238	B	0.01217890	3.70	0.0002
BsmtQual	NA	0.000616459	B	0.03306076	0.02	0.9851
BsmtQual	TA	0.000000000	B	.	.	.
BsmtFinType1	ALQ	0.123197920	B	0.03468142	3.55	0.0004
BsmtFinType1	BLQ	0.078840508	B	0.04652386	1.69	0.0904
BsmtFinType1	GLQ	0.158069730	B	0.02802845	5.64	<.0001
BsmtFinType1	LwQ	0.055668241	B	0.05318297	1.05	0.2954
BsmtFinType1	NA	0.000000000	B	.	.	.
BsmtFinType1	Rec	0.094685641	B	0.04694550	2.02	0.0439

The GLM Procedure

Dependent Variable: LogSalePrice

Parameter	Estimate		Standard Error	t Value	Pr > t
BsmtFinType1 Unf	0.000000000	B	.	.	.
TotalBsmt*BsmtFinTyp ALQ	-0.000033222	B	0.00003189	-1.04	0.2977
TotalBsmt*BsmtFinTyp BLQ	-0.000005663	B	0.00004484	-0.13	0.8995
TotalBsmt*BsmtFinTyp GLQ	-0.000064664	B	0.00002330	-2.78	0.0056
TotalBsmt*BsmtFinTyp LwQ	-0.000031325	B	0.00004984	-0.63	0.5298
TotalBsmt*BsmtFinTyp NA	0.000000000	B	.	.	.
TotalBsmt*BsmtFinTyp Rec	-0.000041937	B	0.00004468	-0.94	0.3481
TotalBsmt*BsmtFinTyp Unf	0.000000000	B	.	.	.
LotFrontage 10	0.029747723	B	0.02123407	1.40	0.1615
LotFrontage 11	0.050751376	B	0.03359494	1.51	0.1311
LotFrontage 12	-0.019035199	B	0.03289765	-0.58	0.5629
LotFrontage 13	-0.098078379	B	0.04981831	-1.97	0.0492
LotFrontage 14	0.197527608	B	0.06483782	3.05	0.0024
LotFrontage 15	-0.060281465	B	0.07442470	-0.81	0.4181
LotFrontage 16	0.163087300	B	0.09458406	1.72	0.0849
LotFrontage 17	0.064988801	B	0.09024643	0.72	0.4716
LotFrontage 18	0.111391772	B	0.12443649	0.90	0.3709
LotFrontage 21	-0.071914533	B	0.06745333	-1.07	0.2866
LotFrontage 24	-0.099401977	B	0.04295562	-2.31	0.0208
LotFrontage 30	-0.008750770	B	0.05586631	-0.16	0.8756
LotFrontage 31	-0.429078863	B	0.09783307	-4.39	<.0001
LotFrontage 32	-0.031867709	B	0.05995471	-0.53	0.5951
LotFrontage 33	0.190686465	B	0.12534420	1.52	0.1284
LotFrontage 34	-0.011562453	B	0.04271819	-0.27	0.7867
LotFrontage 35	0.022691184	B	0.04520340	0.50	0.6158
LotFrontage 36	-0.118751339	B	0.05339232	-2.22	0.0263
LotFrontage 37	-0.003987136	B	0.05759201	-0.07	0.9448
LotFrontage 38	0.145723722	B	0.13591560	1.07	0.2838
LotFrontage 39	-0.092163047	B	0.12667970	-0.73	0.4670
LotFrontage 40	-0.033198987	B	0.03859640	-0.86	0.3899
LotFrontage 41	-0.059283987	B	0.05683521	-1.04	0.2971
LotFrontage 42	0.143479624	B	0.06782315	2.12	0.0346
LotFrontage 43	-0.029497788	B	0.04738493	-0.62	0.5337
LotFrontage 44	-0.011927367	B	0.04435929	-0.27	0.7881
LotFrontage 45	-0.180884508	B	0.07413263	-2.44	0.0148

The GLM Procedure

Dependent Variable: LogSalePrice

Parameter		Estimate		Standard Error	t Value	Pr > t
LotFrontage	46	0.102484605	B	0.12518941	0.82	0.4131
LotFrontage	47	0.028146453	B	0.05811464	0.48	0.6282
LotFrontage	48	0.052295971	B	0.05265578	0.99	0.3208
LotFrontage	49	0.142236072	B	0.06501659	2.19	0.0289
LotFrontage	50	-0.044929170	B	0.02091391	-2.15	0.0319
LotFrontage	51	-0.088082392	B	0.03613135	-2.44	0.0149
LotFrontage	52	-0.061979425	B	0.03670556	-1.69	0.0915
LotFrontage	53	-0.058081458	B	0.04757727	-1.22	0.2224
LotFrontage	54	0.013674848	B	0.05322906	0.26	0.7973
LotFrontage	55	0.018045435	B	0.03345016	0.54	0.5897
LotFrontage	56	-0.090648093	B	0.05784608	-1.57	0.1173
LotFrontage	57	0.010639870	B	0.03707628	0.29	0.7742
LotFrontage	58	-0.057193251	B	0.04861632	-1.18	0.2396
LotFrontage	59	0.003521215	B	0.03586827	0.10	0.9218
LotFrontage	60	-0.019972662	B	0.01477708	-1.35	0.1767
LotFrontage	61	0.016935290	B	0.04501303	0.38	0.7068
LotFrontage	62	0.036159478	B	0.04262409	0.85	0.3964
LotFrontage	63	-0.028847525	B	0.03178715	-0.91	0.3643
LotFrontage	64	0.037701558	B	0.03062050	1.23	0.2185
LotFrontage	65	-0.021273618	B	0.02064620	-1.03	0.3030
LotFrontage	66	0.008707689	B	0.03414976	0.25	0.7988
LotFrontage	67	-0.060898240	B	0.03795170	-1.60	0.1088
LotFrontage	68	-0.056907584	B	0.03020270	-1.88	0.0598
LotFrontage	69	0.025908866	B	0.03876195	0.67	0.5040
LotFrontage	70	-0.000582851	B	0.01731032	-0.03	0.9731
LotFrontage	71	0.039969537	B	0.03707880	1.08	0.2813
LotFrontage	72	0.018907963	B	0.03138576	0.60	0.5470
LotFrontage	73	-0.021084308	B	0.03113591	-0.68	0.4984
LotFrontage	74	0.007046390	B	0.03349654	0.21	0.8334
LotFrontage	75	0.014078555	B	0.01963717	0.72	0.4735
LotFrontage	76	-0.011742903	B	0.03880890	-0.30	0.7623
LotFrontage	77	0.024722094	B	0.04295984	0.58	0.5651
LotFrontage	78	0.018416847	B	0.02693157	0.68	0.4942
LotFrontage	79	-0.004067343	B	0.03166670	-0.13	0.8978
LotFrontage	80	-0.008231199	B	0.01741533	-0.47	0.6365

The GLM Procedure

Dependent Variable: LogSalePrice

Parameter		Estimate		Standard Error	t Value	Pr > t
LotFrontage	81	0.034799050	B	0.05213051	0.67	0.5045
LotFrontage	82	-0.054409989	B	0.03792086	-1.43	0.1516
LotFrontage	83	0.020033982	B	0.05672574	0.35	0.7240
LotFrontage	84	0.008222607	B	0.04304239	0.19	0.8485
LotFrontage	85	-0.047576239	B	0.02202576	-2.16	0.0310
LotFrontage	86	0.044384426	B	0.04130374	1.07	0.2828
LotFrontage	87	-0.020494507	B	0.05790864	-0.35	0.7235
LotFrontage	88	0.030580982	B	0.04106694	0.74	0.4566
LotFrontage	89	0.016111118	B	0.05403066	0.30	0.7656
LotFrontage	90	-0.025078479	B	0.02785544	-0.90	0.3681
LotFrontage	91	0.075468346	B	0.05253011	1.44	0.1511
LotFrontage	92	-0.044412208	B	0.04114636	-1.08	0.2806
LotFrontage	93	-0.003574770	B	0.04532212	-0.08	0.9371
LotFrontage	94	-0.018481476	B	0.05171994	-0.36	0.7209
LotFrontage	95	-0.026329542	B	0.04899824	-0.54	0.5911
LotFrontage	96	0.020261299	B	0.04602661	0.44	0.6599
LotFrontage	97	0.038950898	B	0.08985986	0.43	0.6648
LotFrontage	98	-0.067033090	B	0.04591923	-1.46	0.1446
LotFrontage	99	0.004891179	B	0.07289540	0.07	0.9465
LotFrontage	NA	0.000000000	B	.	.	.
LogLiving*Neighborhood Blmngtn		-0.307237115	B	0.38293335	-0.80	0.4225
LogLiving*Neighborhood Blueste		-0.034667180	B	0.77144413	-0.04	0.9642
LogLiving*Neighborhood BrDale		-0.332809357	B	0.34118407	-0.98	0.3295
LogLiving*Neighborhood BrkSide		-0.573061237	B	0.21757179	-2.63	0.0085
LogLiving*Neighborhood ClearCr		-0.647378944	B	0.23104574	-2.80	0.0052
LogLiving*Neighborhood CollgCr		-0.581684681	B	0.21361768	-2.72	0.0066
LogLiving*Neighborhood Crawfor		-0.654550384	B	0.21993198	-2.98	0.0030
LogLiving*Neighborhood Edwards		-0.849024503	B	0.21508787	-3.95	<.0001
LogLiving*Neighborhood Gilbert		-0.514784017	B	0.22662999	-2.27	0.0233
LogLiving*Neighborhood IDOTRR		-0.401652510	B	0.22586243	-1.78	0.0756
LogLiving*Neighborhood MeadowV		-0.780569781	B	0.23515893	-3.32	0.0009
LogLiving*Neighborhood Mitchel		-0.709075119	B	0.22090787	-3.21	0.0014
LogLiving*Neighborhood NAmes		-0.745576627	B	0.21353552	-3.49	0.0005
LogLiving*Neighborhood NPKvill		-0.406951100	B	0.32875524	-1.24	0.2160
LogLiving*Neighborhood NWAmes		-0.567729888	B	0.22052998	-2.57	0.0102

The GLM Procedure

Dependent Variable: LogSalePrice

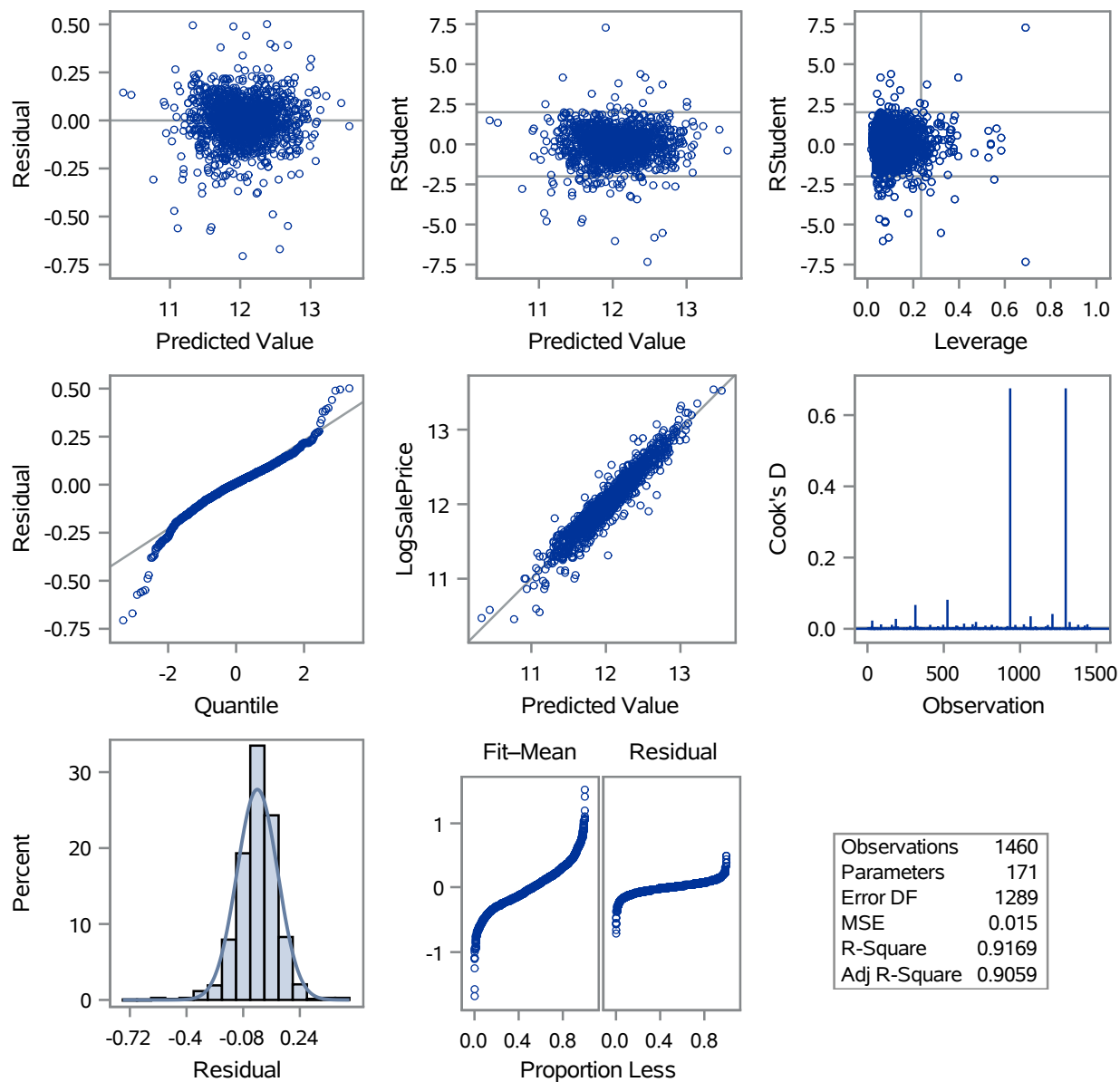
Parameter	Estimate		Standard Error	t Value	Pr > t
LogLiving*Neighborho NoRidge	-0.386303437	B	0.23449680	-1.65	0.0997
LogLiving*Neighborho NridgHt	-0.386393535	B	0.22525277	-1.72	0.0865
LogLiving*Neighborho OldTown	-0.625846934	B	0.21436321	-2.92	0.0036
LogLiving*Neighborho SWISU	-0.625950395	B	0.22205419	-2.82	0.0049
LogLiving*Neighborho Sawyer	-0.748912118	B	0.21933582	-3.41	0.0007
LogLiving*Neighborho SawyerW	-0.549686021	B	0.21731697	-2.53	0.0115
LogLiving*Neighborho Somerst	-0.447107210	B	0.22727325	-1.97	0.0494
LogLiving*Neighborho StoneBr	-0.295708968	B	0.23297796	-1.27	0.2046
LogLiving*Neighborho Timber	-0.446172462	B	0.23450859	-1.90	0.0573
LogLiving*Neighborho Veenker	0.000000000	B	.	.	.

Note: The X'X matrix has been found to be singular, and a generalized inverse was used to solve the normal equations. Terms whose estimates are followed by the letter 'B' are not uniquely estimable.

The GLM Procedure

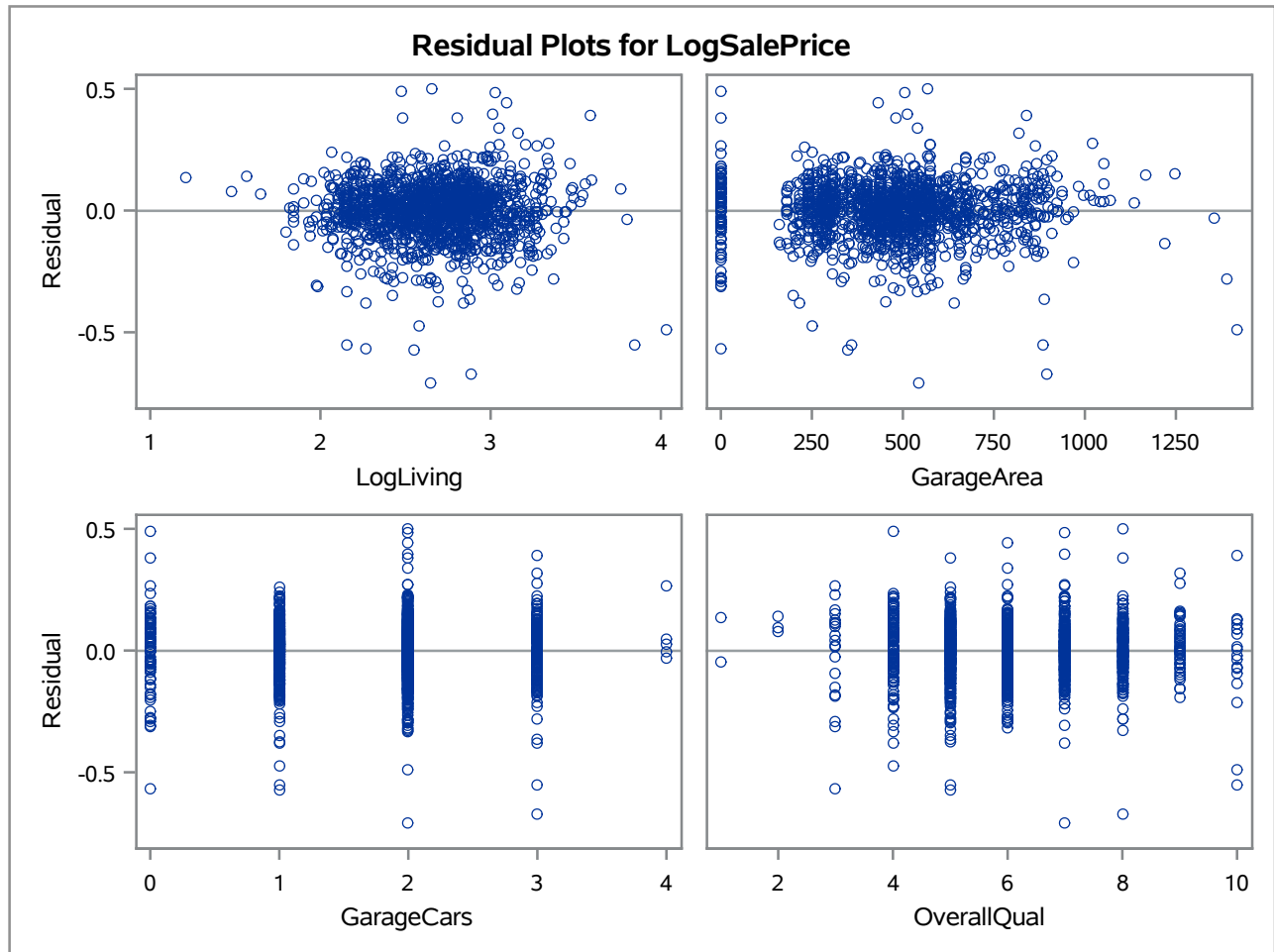
Dependent Variable: LogSalePrice

Fit Diagnostics for LogSalePrice



The GLM Procedure

Dependent Variable: LogSalePrice



The GLM Procedure

Dependent Variable: LogSalePrice

