Regression

부루클린 지역 주택 데이터에 대한 선형회귀

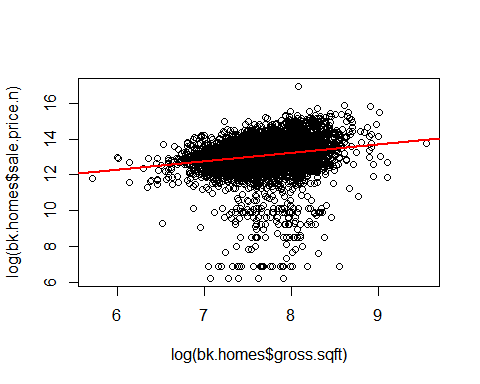
# Author: Ben Reddy  
#model1 <- lm(log(sale.price.n) ~ log(gross.sqft),data=bk.homes)  
  
# 왜 에러가? gross.sqft 가 영인 것이...  
bk.homes[which(bk.homes$gross.sqft==0),]

## borough neighborhood  
## 1565 3 BEDFORD STUYVESANT   
## 1757 3 BEDFORD STUYVESANT   
## 2067 3 BEDFORD STUYVESANT   
## 8813 3 CROWN HEIGHTS   
## 14623 3 GRAVESEND   
## building.class.category tax.class.at.present  
## 1565 02 TWO FAMILY HOMES 4  
## 1757 02 TWO FAMILY HOMES 1B  
## 2067 03 THREE FAMILY HOMES 1B  
## 8813 03 THREE FAMILY HOMES 1B  
## 14623 03 THREE FAMILY HOMES 1  
## block lot ease.ment building.class.at.present  
## 1565 1781 134 NA V1  
## 1757 1973 43 NA V0  
## 2067 1867 36 NA V0  
## 8813 1140 48 NA V0  
## 14623 6416 17 NA C0  
## address apart.ment.number zip.code  
## 1565 822 DEKALB AVENUE 11221  
## 1757 376 FRANKLIN AVENUE 11238  
## 2067 166 HERKIMER STREET 11216  
## 8813 767 BERGEN STREET 11238  
## 14623 BAY 31ST STREET 11214  
## residential.units commercial.units total.units land.square.feet  
## 1565 2 1 3 1,667  
## 1757 2 0 2 4,750  
## 2067 3 0 3 1,701  
## 8813 3 0 3 5,500  
## 14623 3 0 3 1  
## gross.square.feet year.built tax.class.at.time.of.sale  
## 1565 0 1933 1  
## 1757 0 1899 1  
## 2067 0 1901 1  
## 8813 0 2007 1  
## 14623 0 2012 1  
## building.class.at.time.of.sale sale.price sale.date sale.price.n  
## 1565 S2 $690,000 2012-11-08 690000  
## 1757 B3 $1,387,500 2012-08-23 1387500  
## 2067 C0 $165,000 2012-11-19 165000  
## 8813 C0 $1,325,000 2013-02-20 1325000  
## 14623 C0 $1,200,000 2012-09-24 1200000  
## gross.sqft land.sqft outliers  
## 1565 0 1667 0  
## 1757 0 4750 0  
## 2067 0 1701 0  
## 8813 0 5500 0  
## 14623 0 1 0

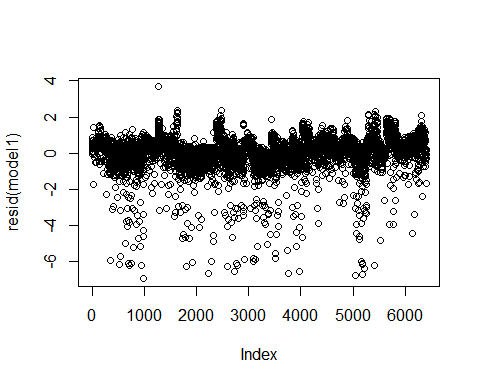
bk.homes <- bk.homes[which(bk.homes$gross.sqft>0 & bk.homes$land.sqft>0),]  
  
model1 <- lm(log(sale.price.n) ~ log(gross.sqft),data=bk.homes)  
summary(model1)

##   
## Call:  
## lm(formula = log(sale.price.n) ~ log(gross.sqft), data = bk.homes)  
##   
## Residuals:  
## Min 1Q Median 3Q Max   
## -6.9571 -0.2934 0.1412 0.4701 3.6995   
##   
## Coefficients:  
## Estimate Std. Error t value Pr(>|t|)   
## (Intercept) 9.46720 0.23424 40.42 <2e-16 \*\*\*  
## log(gross.sqft) 0.46843 0.03033 15.45 <2e-16 \*\*\*  
## ---  
## Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
##   
## Residual standard error: 0.9366 on 6397 degrees of freedom  
## Multiple R-squared: 0.03595, Adjusted R-squared: 0.0358   
## F-statistic: 238.6 on 1 and 6397 DF, p-value: < 2.2e-16

plot(log(bk.homes$gross.sqft),log(bk.homes$sale.price.n))  
abline(model1,col="red",lwd=2)



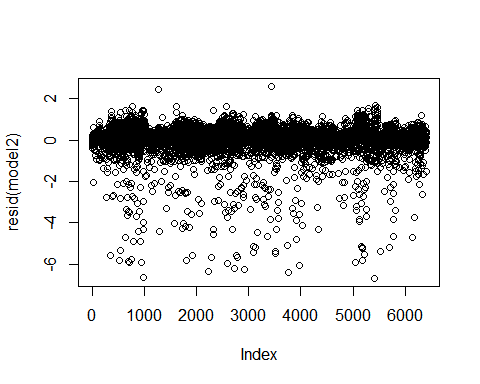
plot(resid(model1))



model2 <- lm(log(sale.price.n) ~ log(gross.sqft) +   
 log(land.sqft) + factor(neighborhood),data=bk.homes)  
summary(model2)

##   
## Call:  
## lm(formula = log(sale.price.n) ~ log(gross.sqft) + log(land.sqft) +   
## factor(neighborhood), data = bk.homes)  
##   
## Residuals:  
## Min 1Q Median 3Q Max   
## -6.6940 -0.1257 0.1179 0.3529 2.6101   
##   
## Coefficients:  
## Estimate Std. Error t value  
## (Intercept) 7.976152 0.315238 25.302  
## log(gross.sqft) 0.346653 0.030197 11.480  
## log(land.sqft) 0.356424 0.034731 10.262  
## factor(neighborhood)BAY RIDGE 0.100998 0.097324 1.038  
## factor(neighborhood)BEDFORD STUYVESANT -0.563222 0.088191 -6.386  
## factor(neighborhood)BENSONHURST -0.007667 0.098753 -0.078  
## factor(neighborhood)BERGEN BEACH -0.202485 0.136885 -1.479  
## factor(neighborhood)BOERUM HILL 1.010648 0.161705 6.250  
## factor(neighborhood)BOROUGH PARK 0.014240 0.094176 0.151  
## factor(neighborhood)BRIGHTON BEACH -0.851938 0.167464 -5.087  
## factor(neighborhood)BROOKLYN HEIGHTS 1.602676 0.197205 8.127  
## factor(neighborhood)BROWNSVILLE -0.822306 0.131117 -6.272  
## factor(neighborhood)BUSH TERMINAL -0.164077 0.335662 -0.489  
## factor(neighborhood)BUSHWICK -0.744255 0.092424 -8.053  
## factor(neighborhood)CANARSIE -0.672810 0.094747 -7.101  
## factor(neighborhood)CARROLL GARDENS 0.966321 0.160227 6.031  
## factor(neighborhood)CLINTON HILL 0.392397 0.143678 2.731  
## factor(neighborhood)COBBLE HILL-WEST 0.504799 0.407232 1.240  
## factor(neighborhood)COBBLE HILL 1.279397 0.201316 6.355  
## factor(neighborhood)CONEY ISLAND -0.525169 0.210414 -2.496  
## factor(neighborhood)CROWN HEIGHTS -0.547812 0.097169 -5.638  
## factor(neighborhood)CYPRESS HILLS -0.831120 0.102249 -8.128  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.431710 0.801582 0.539  
## factor(neighborhood)DOWNTOWN-FULTON MALL 0.284084 0.467894 0.607  
## factor(neighborhood)DOWNTOWN-METROTECH 1.384794 0.801668 1.727  
## factor(neighborhood)DYKER HEIGHTS -0.020380 0.101135 -0.202  
## factor(neighborhood)EAST NEW YORK -0.995462 0.092604 -10.750  
## factor(neighborhood)FLATBUSH-CENTRAL -0.497369 0.106457 -4.672  
## factor(neighborhood)FLATBUSH-EAST -0.574434 0.095700 -6.002  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN -0.209145 0.131659 -1.589  
## factor(neighborhood)FLATBUSH-NORTH -0.845437 0.122330 -6.911  
## factor(neighborhood)FLATLANDS -0.843028 0.133675 -6.307  
## factor(neighborhood)FORT GREENE 0.790211 0.148616 5.317  
## factor(neighborhood)GERRITSEN BEACH -0.707585 0.140554 -5.034  
## factor(neighborhood)GOWANUS 0.565808 0.147080 3.847  
## factor(neighborhood)GRAVESEND -0.075584 0.098829 -0.765  
## factor(neighborhood)GREENPOINT 0.197070 0.128619 1.532  
## factor(neighborhood)KENSINGTON 0.056619 0.159431 0.355  
## factor(neighborhood)MADISON -0.052849 0.108344 -0.488  
## factor(neighborhood)MANHATTAN BEACH 0.044165 0.163417 0.270  
## factor(neighborhood)MARINE PARK -0.240647 0.102668 -2.344  
## factor(neighborhood)MIDWOOD -0.073845 0.101892 -0.725  
## factor(neighborhood)MILL BASIN -0.175164 0.136828 -1.280  
## factor(neighborhood)NAVY YARD -0.168095 0.265792 -0.632  
## factor(neighborhood)OCEAN HILL -1.078860 0.098943 -10.904  
## factor(neighborhood)OCEAN PARKWAY-NORTH 0.010282 0.104052 0.099  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 0.069634 0.108931 0.639  
## factor(neighborhood)OLD MILL BASIN -0.433246 0.115472 -3.752  
## factor(neighborhood)PARK SLOPE 0.973386 0.114483 8.502  
## factor(neighborhood)PARK SLOPE SOUTH 0.439267 0.138111 3.181  
## factor(neighborhood)PROSPECT HEIGHTS 0.573266 0.167611 3.420  
## factor(neighborhood)RED HOOK 0.197455 0.215802 0.915  
## factor(neighborhood)SEAGATE -0.500542 0.293950 -1.703  
## factor(neighborhood)SHEEPSHEAD BAY -0.183880 0.102758 -1.789  
## factor(neighborhood)SPRING CREEK -0.484323 0.153090 -3.164  
## factor(neighborhood)SUNSET PARK 0.041573 0.100501 0.414  
## factor(neighborhood)WILLIAMSBURG-CENTRAL -0.204559 0.210439 -0.972  
## factor(neighborhood)WILLIAMSBURG-EAST 0.338484 0.137752 2.457  
## factor(neighborhood)WILLIAMSBURG-NORTH 0.806464 0.215725 3.738  
## factor(neighborhood)WILLIAMSBURG-SOUTH 0.102600 0.335876 0.305  
## factor(neighborhood)WINDSOR TERRACE 0.432870 0.137686 3.144  
## factor(neighborhood)WYCKOFF HEIGHTS -0.428086 0.182436 -2.346  
## Pr(>|t|)   
## (Intercept) < 2e-16 \*\*\*  
## log(gross.sqft) < 2e-16 \*\*\*  
## log(land.sqft) < 2e-16 \*\*\*  
## factor(neighborhood)BAY RIDGE 0.299424   
## factor(neighborhood)BEDFORD STUYVESANT 1.82e-10 \*\*\*  
## factor(neighborhood)BENSONHURST 0.938121   
## factor(neighborhood)BERGEN BEACH 0.139127   
## factor(neighborhood)BOERUM HILL 4.37e-10 \*\*\*  
## factor(neighborhood)BOROUGH PARK 0.879819   
## factor(neighborhood)BRIGHTON BEACH 3.74e-07 \*\*\*  
## factor(neighborhood)BROOKLYN HEIGHTS 5.25e-16 \*\*\*  
## factor(neighborhood)BROWNSVILLE 3.81e-10 \*\*\*  
## factor(neighborhood)BUSH TERMINAL 0.624990   
## factor(neighborhood)BUSHWICK 9.60e-16 \*\*\*  
## factor(neighborhood)CANARSIE 1.37e-12 \*\*\*  
## factor(neighborhood)CARROLL GARDENS 1.72e-09 \*\*\*  
## factor(neighborhood)CLINTON HILL 0.006330 \*\*   
## factor(neighborhood)COBBLE HILL-WEST 0.215175   
## factor(neighborhood)COBBLE HILL 2.23e-10 \*\*\*  
## factor(neighborhood)CONEY ISLAND 0.012589 \*   
## factor(neighborhood)CROWN HEIGHTS 1.80e-08 \*\*\*  
## factor(neighborhood)CYPRESS HILLS 5.19e-16 \*\*\*  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.590201   
## factor(neighborhood)DOWNTOWN-FULTON MALL 0.543770   
## factor(neighborhood)DOWNTOWN-METROTECH 0.084146 .   
## factor(neighborhood)DYKER HEIGHTS 0.840305   
## factor(neighborhood)EAST NEW YORK < 2e-16 \*\*\*  
## factor(neighborhood)FLATBUSH-CENTRAL 3.04e-06 \*\*\*  
## factor(neighborhood)FLATBUSH-EAST 2.05e-09 \*\*\*  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN 0.112214   
## factor(neighborhood)FLATBUSH-NORTH 5.28e-12 \*\*\*  
## factor(neighborhood)FLATLANDS 3.05e-10 \*\*\*  
## factor(neighborhood)FORT GREENE 1.09e-07 \*\*\*  
## factor(neighborhood)GERRITSEN BEACH 4.93e-07 \*\*\*  
## factor(neighborhood)GOWANUS 0.000121 \*\*\*  
## factor(neighborhood)GRAVESEND 0.444420   
## factor(neighborhood)GREENPOINT 0.125522   
## factor(neighborhood)KENSINGTON 0.722505   
## factor(neighborhood)MADISON 0.625717   
## factor(neighborhood)MANHATTAN BEACH 0.786971   
## factor(neighborhood)MARINE PARK 0.019112 \*   
## factor(neighborhood)MIDWOOD 0.468637   
## factor(neighborhood)MILL BASIN 0.200530   
## factor(neighborhood)NAVY YARD 0.527127   
## factor(neighborhood)OCEAN HILL < 2e-16 \*\*\*  
## factor(neighborhood)OCEAN PARKWAY-NORTH 0.921285   
## factor(neighborhood)OCEAN PARKWAY-SOUTH 0.522684   
## factor(neighborhood)OLD MILL BASIN 0.000177 \*\*\*  
## factor(neighborhood)PARK SLOPE < 2e-16 \*\*\*  
## factor(neighborhood)PARK SLOPE SOUTH 0.001477 \*\*   
## factor(neighborhood)PROSPECT HEIGHTS 0.000630 \*\*\*  
## factor(neighborhood)RED HOOK 0.360237   
## factor(neighborhood)SEAGATE 0.088652 .   
## factor(neighborhood)SHEEPSHEAD BAY 0.073590 .   
## factor(neighborhood)SPRING CREEK 0.001565 \*\*   
## factor(neighborhood)SUNSET PARK 0.679143   
## factor(neighborhood)WILLIAMSBURG-CENTRAL 0.331059   
## factor(neighborhood)WILLIAMSBURG-EAST 0.014029 \*   
## factor(neighborhood)WILLIAMSBURG-NORTH 0.000187 \*\*\*  
## factor(neighborhood)WILLIAMSBURG-SOUTH 0.760018   
## factor(neighborhood)WINDSOR TERRACE 0.001675 \*\*   
## factor(neighborhood)WYCKOFF HEIGHTS 0.018981 \*   
## ---  
## Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
##   
## Residual standard error: 0.7973 on 6337 degrees of freedom  
## Multiple R-squared: 0.3078, Adjusted R-squared: 0.3012   
## F-statistic: 46.2 on 61 and 6337 DF, p-value: < 2.2e-16

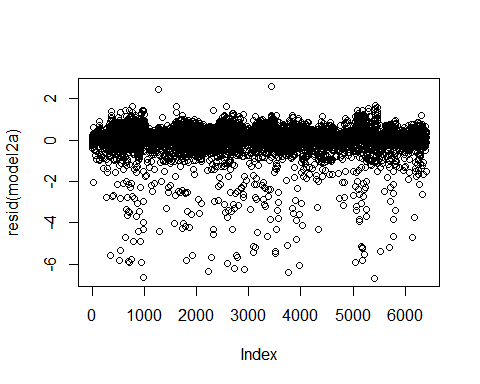
plot(resid(model2))



# 해석의 편의를 위해 상수항 제거  
model2a <- lm(log(sale.price.n) ~ 0 + log(gross.sqft) +  
 log(land.sqft) + factor(neighborhood),data=bk.homes)  
summary(model2a)

##   
## Call:  
## lm(formula = log(sale.price.n) ~ 0 + log(gross.sqft) + log(land.sqft) +   
## factor(neighborhood), data = bk.homes)  
##   
## Residuals:  
## Min 1Q Median 3Q Max   
## -6.6940 -0.1257 0.1179 0.3529 2.6101   
##   
## Coefficients:  
## Estimate Std. Error t value  
## log(gross.sqft) 0.34665 0.03020 11.480  
## log(land.sqft) 0.35642 0.03473 10.262  
## factor(neighborhood)BATH BEACH 7.97615 0.31524 25.302  
## factor(neighborhood)BAY RIDGE 8.07715 0.30713 26.299  
## factor(neighborhood)BEDFORD STUYVESANT 7.41293 0.30214 24.535  
## factor(neighborhood)BENSONHURST 7.96849 0.30838 25.840  
## factor(neighborhood)BERGEN BEACH 7.77367 0.32782 23.714  
## factor(neighborhood)BOERUM HILL 8.98680 0.33202 27.067  
## factor(neighborhood)BOROUGH PARK 7.99039 0.30785 25.955  
## factor(neighborhood)BRIGHTON BEACH 7.12421 0.32603 21.851  
## factor(neighborhood)BROOKLYN HEIGHTS 9.57883 0.35196 27.216  
## factor(neighborhood)BROWNSVILLE 7.15385 0.31420 22.768  
## factor(neighborhood)BUSH TERMINAL 7.81208 0.44242 17.658  
## factor(neighborhood)BUSHWICK 7.23190 0.30475 23.731  
## factor(neighborhood)CANARSIE 7.30334 0.30326 24.083  
## factor(neighborhood)CARROLL GARDENS 8.94247 0.32797 27.266  
## factor(neighborhood)CLINTON HILL 8.36855 0.32358 25.863  
## factor(neighborhood)COBBLE HILL-WEST 8.48095 0.49669 17.075  
## factor(neighborhood)COBBLE HILL 9.25555 0.34612 26.741  
## factor(neighborhood)CONEY ISLAND 7.45098 0.35681 20.882  
## factor(neighborhood)CROWN HEIGHTS 7.42834 0.30804 24.115  
## factor(neighborhood)CYPRESS HILLS 7.14503 0.30716 23.262  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 8.40786 0.85044 9.886  
## factor(neighborhood)DOWNTOWN-FULTON MALL 8.26024 0.55389 14.913  
## factor(neighborhood)DOWNTOWN-METROTECH 9.36095 0.84860 11.031  
## factor(neighborhood)DYKER HEIGHTS 7.95577 0.30813 25.819  
## factor(neighborhood)EAST NEW YORK 6.98069 0.30190 23.123  
## factor(neighborhood)FLATBUSH-CENTRAL 7.47878 0.31765 23.544  
## factor(neighborhood)FLATBUSH-EAST 7.40172 0.30322 24.410  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN 7.76701 0.32207 24.116  
## factor(neighborhood)FLATBUSH-NORTH 7.13071 0.31390 22.716  
## factor(neighborhood)FLATLANDS 7.13312 0.31938 22.335  
## factor(neighborhood)FORT GREENE 8.76636 0.32593 26.896  
## factor(neighborhood)GERRITSEN BEACH 7.26857 0.31039 23.418  
## factor(neighborhood)GOWANUS 8.54196 0.31701 26.945  
## factor(neighborhood)GRAVESEND 7.90057 0.30514 25.892  
## factor(neighborhood)GREENPOINT 8.17322 0.31684 25.796  
## factor(neighborhood)KENSINGTON 8.03277 0.32973 24.361  
## factor(neighborhood)MADISON 7.92330 0.31139 25.445  
## factor(neighborhood)MANHATTAN BEACH 8.02032 0.34348 23.350  
## factor(neighborhood)MARINE PARK 7.73551 0.30213 25.603  
## factor(neighborhood)MIDWOOD 7.90231 0.31345 25.211  
## factor(neighborhood)MILL BASIN 7.80099 0.33485 23.297  
## factor(neighborhood)NAVY YARD 7.80806 0.38660 20.197  
## factor(neighborhood)OCEAN HILL 6.89729 0.30321 22.747  
## factor(neighborhood)OCEAN PARKWAY-NORTH 7.98643 0.31342 25.482  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 8.04579 0.31496 25.545  
## factor(neighborhood)OLD MILL BASIN 7.54291 0.30538 24.700  
## factor(neighborhood)PARK SLOPE 8.94954 0.31115 28.763  
## factor(neighborhood)PARK SLOPE SOUTH 8.41542 0.31378 26.819  
## factor(neighborhood)PROSPECT HEIGHTS 8.54942 0.33596 25.448  
## factor(neighborhood)RED HOOK 8.17361 0.35478 23.039  
## factor(neighborhood)SEAGATE 7.47561 0.42360 17.648  
## factor(neighborhood)SHEEPSHEAD BAY 7.79227 0.30732 25.356  
## factor(neighborhood)SPRING CREEK 7.49183 0.32720 22.896  
## factor(neighborhood)SUNSET PARK 8.01772 0.30546 26.248  
## factor(neighborhood)WILLIAMSBURG-CENTRAL 7.77159 0.35871 21.665  
## factor(neighborhood)WILLIAMSBURG-EAST 8.31464 0.31740 26.196  
## factor(neighborhood)WILLIAMSBURG-NORTH 8.78262 0.35901 24.463  
## factor(neighborhood)WILLIAMSBURG-SOUTH 8.07875 0.43887 18.408  
## factor(neighborhood)WINDSOR TERRACE 8.40902 0.31857 26.396  
## factor(neighborhood)WYCKOFF HEIGHTS 7.54807 0.34472 21.896  
## Pr(>|t|)   
## log(gross.sqft) <2e-16 \*\*\*  
## log(land.sqft) <2e-16 \*\*\*  
## factor(neighborhood)BATH BEACH <2e-16 \*\*\*  
## factor(neighborhood)BAY RIDGE <2e-16 \*\*\*  
## factor(neighborhood)BEDFORD STUYVESANT <2e-16 \*\*\*  
## factor(neighborhood)BENSONHURST <2e-16 \*\*\*  
## factor(neighborhood)BERGEN BEACH <2e-16 \*\*\*  
## factor(neighborhood)BOERUM HILL <2e-16 \*\*\*  
## factor(neighborhood)BOROUGH PARK <2e-16 \*\*\*  
## factor(neighborhood)BRIGHTON BEACH <2e-16 \*\*\*  
## factor(neighborhood)BROOKLYN HEIGHTS <2e-16 \*\*\*  
## factor(neighborhood)BROWNSVILLE <2e-16 \*\*\*  
## factor(neighborhood)BUSH TERMINAL <2e-16 \*\*\*  
## factor(neighborhood)BUSHWICK <2e-16 \*\*\*  
## factor(neighborhood)CANARSIE <2e-16 \*\*\*  
## factor(neighborhood)CARROLL GARDENS <2e-16 \*\*\*  
## factor(neighborhood)CLINTON HILL <2e-16 \*\*\*  
## factor(neighborhood)COBBLE HILL-WEST <2e-16 \*\*\*  
## factor(neighborhood)COBBLE HILL <2e-16 \*\*\*  
## factor(neighborhood)CONEY ISLAND <2e-16 \*\*\*  
## factor(neighborhood)CROWN HEIGHTS <2e-16 \*\*\*  
## factor(neighborhood)CYPRESS HILLS <2e-16 \*\*\*  
## factor(neighborhood)DOWNTOWN-FULTON FERRY <2e-16 \*\*\*  
## factor(neighborhood)DOWNTOWN-FULTON MALL <2e-16 \*\*\*  
## factor(neighborhood)DOWNTOWN-METROTECH <2e-16 \*\*\*  
## factor(neighborhood)DYKER HEIGHTS <2e-16 \*\*\*  
## factor(neighborhood)EAST NEW YORK <2e-16 \*\*\*  
## factor(neighborhood)FLATBUSH-CENTRAL <2e-16 \*\*\*  
## factor(neighborhood)FLATBUSH-EAST <2e-16 \*\*\*  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN <2e-16 \*\*\*  
## factor(neighborhood)FLATBUSH-NORTH <2e-16 \*\*\*  
## factor(neighborhood)FLATLANDS <2e-16 \*\*\*  
## factor(neighborhood)FORT GREENE <2e-16 \*\*\*  
## factor(neighborhood)GERRITSEN BEACH <2e-16 \*\*\*  
## factor(neighborhood)GOWANUS <2e-16 \*\*\*  
## factor(neighborhood)GRAVESEND <2e-16 \*\*\*  
## factor(neighborhood)GREENPOINT <2e-16 \*\*\*  
## factor(neighborhood)KENSINGTON <2e-16 \*\*\*  
## factor(neighborhood)MADISON <2e-16 \*\*\*  
## factor(neighborhood)MANHATTAN BEACH <2e-16 \*\*\*  
## factor(neighborhood)MARINE PARK <2e-16 \*\*\*  
## factor(neighborhood)MIDWOOD <2e-16 \*\*\*  
## factor(neighborhood)MILL BASIN <2e-16 \*\*\*  
## factor(neighborhood)NAVY YARD <2e-16 \*\*\*  
## factor(neighborhood)OCEAN HILL <2e-16 \*\*\*  
## factor(neighborhood)OCEAN PARKWAY-NORTH <2e-16 \*\*\*  
## factor(neighborhood)OCEAN PARKWAY-SOUTH <2e-16 \*\*\*  
## factor(neighborhood)OLD MILL BASIN <2e-16 \*\*\*  
## factor(neighborhood)PARK SLOPE <2e-16 \*\*\*  
## factor(neighborhood)PARK SLOPE SOUTH <2e-16 \*\*\*  
## factor(neighborhood)PROSPECT HEIGHTS <2e-16 \*\*\*  
## factor(neighborhood)RED HOOK <2e-16 \*\*\*  
## factor(neighborhood)SEAGATE <2e-16 \*\*\*  
## factor(neighborhood)SHEEPSHEAD BAY <2e-16 \*\*\*  
## factor(neighborhood)SPRING CREEK <2e-16 \*\*\*  
## factor(neighborhood)SUNSET PARK <2e-16 \*\*\*  
## factor(neighborhood)WILLIAMSBURG-CENTRAL <2e-16 \*\*\*  
## factor(neighborhood)WILLIAMSBURG-EAST <2e-16 \*\*\*  
## factor(neighborhood)WILLIAMSBURG-NORTH <2e-16 \*\*\*  
## factor(neighborhood)WILLIAMSBURG-SOUTH <2e-16 \*\*\*  
## factor(neighborhood)WINDSOR TERRACE <2e-16 \*\*\*  
## factor(neighborhood)WYCKOFF HEIGHTS <2e-16 \*\*\*  
## ---  
## Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
##   
## Residual standard error: 0.7973 on 6337 degrees of freedom  
## Multiple R-squared: 0.9963, Adjusted R-squared: 0.9963   
## F-statistic: 2.782e+04 on 62 and 6337 DF, p-value: < 2.2e-16

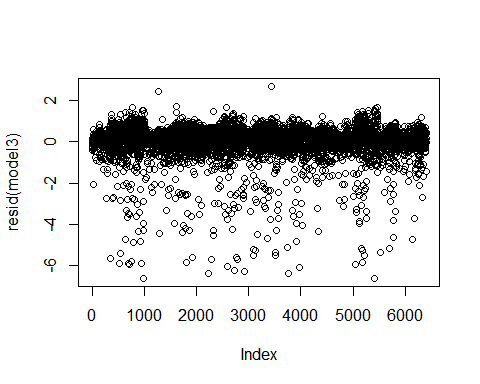
plot(resid(model2a))



# 건물타입변수 추가   
model3 <- lm(log(sale.price.n) ~ log(gross.sqft) +   
 log(land.sqft) + factor(neighborhood) +  
 factor(building.class.category),data=bk.homes)  
summary(model3)

##   
## Call:  
## lm(formula = log(sale.price.n) ~ log(gross.sqft) + log(land.sqft) +   
## factor(neighborhood) + factor(building.class.category), data = bk.homes)  
##   
## Residuals:  
## Min 1Q Median 3Q Max   
## -6.6004 -0.1255 0.1185 0.3495 2.6622   
##   
## Coefficients:  
## Estimate  
## (Intercept) 7.618e+00  
## log(gross.sqft) 4.104e-01  
## log(land.sqft) 3.475e-01  
## factor(neighborhood)BAY RIDGE 7.532e-02  
## factor(neighborhood)BEDFORD STUYVESANT -5.589e-01  
## factor(neighborhood)BENSONHURST -1.409e-02  
## factor(neighborhood)BERGEN BEACH -2.242e-01  
## factor(neighborhood)BOERUM HILL 1.012e+00  
## factor(neighborhood)BOROUGH PARK 6.251e-03  
## factor(neighborhood)BRIGHTON BEACH -8.546e-01  
## factor(neighborhood)BROOKLYN HEIGHTS 1.551e+00  
## factor(neighborhood)BROWNSVILLE -8.337e-01  
## factor(neighborhood)BUSH TERMINAL -1.501e-01  
## factor(neighborhood)BUSHWICK -7.391e-01  
## factor(neighborhood)CANARSIE -6.720e-01  
## factor(neighborhood)CARROLL GARDENS 9.676e-01  
## factor(neighborhood)CLINTON HILL 3.869e-01  
## factor(neighborhood)COBBLE HILL-WEST 5.181e-01  
## factor(neighborhood)COBBLE HILL 1.271e+00  
## factor(neighborhood)CONEY ISLAND -5.469e-01  
## factor(neighborhood)CROWN HEIGHTS -5.595e-01  
## factor(neighborhood)CYPRESS HILLS -8.340e-01  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 4.277e-01  
## factor(neighborhood)DOWNTOWN-FULTON MALL 2.061e-01  
## factor(neighborhood)DOWNTOWN-METROTECH 1.386e+00  
## factor(neighborhood)DYKER HEIGHTS -3.721e-02  
## factor(neighborhood)EAST NEW YORK -9.905e-01  
## factor(neighborhood)FLATBUSH-CENTRAL -5.268e-01  
## factor(neighborhood)FLATBUSH-EAST -5.923e-01  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN -2.332e-01  
## factor(neighborhood)FLATBUSH-NORTH -8.506e-01  
## factor(neighborhood)FLATLANDS -8.625e-01  
## factor(neighborhood)FORT GREENE 7.869e-01  
## factor(neighborhood)GERRITSEN BEACH -7.253e-01  
## factor(neighborhood)GOWANUS 5.751e-01  
## factor(neighborhood)GRAVESEND -7.993e-02  
## factor(neighborhood)GREENPOINT 2.169e-01  
## factor(neighborhood)KENSINGTON 5.432e-02  
## factor(neighborhood)MADISON -8.386e-02  
## factor(neighborhood)MANHATTAN BEACH -8.086e-05  
## factor(neighborhood)MARINE PARK -2.633e-01  
## factor(neighborhood)MIDWOOD -1.059e-01  
## factor(neighborhood)MILL BASIN -2.138e-01  
## factor(neighborhood)NAVY YARD -1.386e-01  
## factor(neighborhood)OCEAN HILL -1.072e+00  
## factor(neighborhood)OCEAN PARKWAY-NORTH -1.554e-02  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 5.294e-02  
## factor(neighborhood)OLD MILL BASIN -4.483e-01  
## factor(neighborhood)PARK SLOPE 9.667e-01  
## factor(neighborhood)PARK SLOPE SOUTH 4.566e-01  
## factor(neighborhood)PROSPECT HEIGHTS 5.534e-01  
## factor(neighborhood)RED HOOK 1.949e-01  
## factor(neighborhood)SEAGATE -5.311e-01  
## factor(neighborhood)SHEEPSHEAD BAY -1.952e-01  
## factor(neighborhood)SPRING CREEK -5.119e-01  
## factor(neighborhood)SUNSET PARK 4.445e-02  
## factor(neighborhood)WILLIAMSBURG-CENTRAL -1.967e-01  
## factor(neighborhood)WILLIAMSBURG-EAST 3.418e-01  
## factor(neighborhood)WILLIAMSBURG-NORTH 8.240e-01  
## factor(neighborhood)WILLIAMSBURG-SOUTH 9.256e-02  
## factor(neighborhood)WINDSOR TERRACE 4.269e-01  
## factor(neighborhood)WYCKOFF HEIGHTS -4.251e-01  
## factor(building.class.category)02 TWO FAMILY HOMES -5.961e-02  
## factor(building.class.category)03 THREE FAMILY HOMES -1.420e-01  
## Std. Error  
## (Intercept) 3.291e-01  
## log(gross.sqft) 3.486e-02  
## log(land.sqft) 3.484e-02  
## factor(neighborhood)BAY RIDGE 9.749e-02  
## factor(neighborhood)BEDFORD STUYVESANT 8.812e-02  
## factor(neighborhood)BENSONHURST 9.868e-02  
## factor(neighborhood)BERGEN BEACH 1.369e-01  
## factor(neighborhood)BOERUM HILL 1.616e-01  
## factor(neighborhood)BOROUGH PARK 9.411e-02  
## factor(neighborhood)BRIGHTON BEACH 1.674e-01  
## factor(neighborhood)BROOKLYN HEIGHTS 1.975e-01  
## factor(neighborhood)BROWNSVILLE 1.310e-01  
## factor(neighborhood)BUSH TERMINAL 3.354e-01  
## factor(neighborhood)BUSHWICK 9.235e-02  
## factor(neighborhood)CANARSIE 9.468e-02  
## factor(neighborhood)CARROLL GARDENS 1.601e-01  
## factor(neighborhood)CLINTON HILL 1.436e-01  
## factor(neighborhood)COBBLE HILL-WEST 4.069e-01  
## factor(neighborhood)COBBLE HILL 2.012e-01  
## factor(neighborhood)CONEY ISLAND 2.105e-01  
## factor(neighborhood)CROWN HEIGHTS 9.713e-02  
## factor(neighborhood)CYPRESS HILLS 1.022e-01  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 8.009e-01  
## factor(neighborhood)DOWNTOWN-FULTON MALL 4.680e-01  
## factor(neighborhood)DOWNTOWN-METROTECH 8.010e-01  
## factor(neighborhood)DYKER HEIGHTS 1.012e-01  
## factor(neighborhood)EAST NEW YORK 9.253e-02  
## factor(neighborhood)FLATBUSH-CENTRAL 1.067e-01  
## factor(neighborhood)FLATBUSH-EAST 9.580e-02  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN 1.318e-01  
## factor(neighborhood)FLATBUSH-NORTH 1.222e-01  
## factor(neighborhood)FLATLANDS 1.337e-01  
## factor(neighborhood)FORT GREENE 1.485e-01  
## factor(neighborhood)GERRITSEN BEACH 1.407e-01  
## factor(neighborhood)GOWANUS 1.470e-01  
## factor(neighborhood)GRAVESEND 9.874e-02  
## factor(neighborhood)GREENPOINT 1.286e-01  
## factor(neighborhood)KENSINGTON 1.593e-01  
## factor(neighborhood)MADISON 1.087e-01  
## factor(neighborhood)MANHATTAN BEACH 1.638e-01  
## factor(neighborhood)MARINE PARK 1.029e-01  
## factor(neighborhood)MIDWOOD 1.023e-01  
## factor(neighborhood)MILL BASIN 1.371e-01  
## factor(neighborhood)NAVY YARD 2.657e-01  
## factor(neighborhood)OCEAN HILL 9.887e-02  
## factor(neighborhood)OCEAN PARKWAY-NORTH 1.042e-01  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 1.089e-01  
## factor(neighborhood)OLD MILL BASIN 1.156e-01  
## factor(neighborhood)PARK SLOPE 1.144e-01  
## factor(neighborhood)PARK SLOPE SOUTH 1.381e-01  
## factor(neighborhood)PROSPECT HEIGHTS 1.675e-01  
## factor(neighborhood)RED HOOK 2.156e-01  
## factor(neighborhood)SEAGATE 2.939e-01  
## factor(neighborhood)SHEEPSHEAD BAY 1.027e-01  
## factor(neighborhood)SPRING CREEK 1.531e-01  
## factor(neighborhood)SUNSET PARK 1.004e-01  
## factor(neighborhood)WILLIAMSBURG-CENTRAL 2.103e-01  
## factor(neighborhood)WILLIAMSBURG-EAST 1.376e-01  
## factor(neighborhood)WILLIAMSBURG-NORTH 2.156e-01  
## factor(neighborhood)WILLIAMSBURG-SOUTH 3.356e-01  
## factor(neighborhood)WINDSOR TERRACE 1.376e-01  
## factor(neighborhood)WYCKOFF HEIGHTS 1.823e-01  
## factor(building.class.category)02 TWO FAMILY HOMES 2.737e-02  
## factor(building.class.category)03 THREE FAMILY HOMES 3.805e-02  
## t value  
## (Intercept) 23.151  
## log(gross.sqft) 11.774  
## log(land.sqft) 9.974  
## factor(neighborhood)BAY RIDGE 0.773  
## factor(neighborhood)BEDFORD STUYVESANT -6.343  
## factor(neighborhood)BENSONHURST -0.143  
## factor(neighborhood)BERGEN BEACH -1.637  
## factor(neighborhood)BOERUM HILL 6.267  
## factor(neighborhood)BOROUGH PARK 0.066  
## factor(neighborhood)BRIGHTON BEACH -5.106  
## factor(neighborhood)BROOKLYN HEIGHTS 7.854  
## factor(neighborhood)BROWNSVILLE -6.363  
## factor(neighborhood)BUSH TERMINAL -0.447  
## factor(neighborhood)BUSHWICK -8.003  
## factor(neighborhood)CANARSIE -7.097  
## factor(neighborhood)CARROLL GARDENS 6.044  
## factor(neighborhood)CLINTON HILL 2.694  
## factor(neighborhood)COBBLE HILL-WEST 1.273  
## factor(neighborhood)COBBLE HILL 6.316  
## factor(neighborhood)CONEY ISLAND -2.599  
## factor(neighborhood)CROWN HEIGHTS -5.760  
## factor(neighborhood)CYPRESS HILLS -8.163  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.534  
## factor(neighborhood)DOWNTOWN-FULTON MALL 0.440  
## factor(neighborhood)DOWNTOWN-METROTECH 1.731  
## factor(neighborhood)DYKER HEIGHTS -0.368  
## factor(neighborhood)EAST NEW YORK -10.705  
## factor(neighborhood)FLATBUSH-CENTRAL -4.938  
## factor(neighborhood)FLATBUSH-EAST -6.183  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN -1.769  
## factor(neighborhood)FLATBUSH-NORTH -6.960  
## factor(neighborhood)FLATLANDS -6.453  
## factor(neighborhood)FORT GREENE 5.299  
## factor(neighborhood)GERRITSEN BEACH -5.154  
## factor(neighborhood)GOWANUS 3.913  
## factor(neighborhood)GRAVESEND -0.809  
## factor(neighborhood)GREENPOINT 1.686  
## factor(neighborhood)KENSINGTON 0.341  
## factor(neighborhood)MADISON -0.772  
## factor(neighborhood)MANHATTAN BEACH 0.000  
## factor(neighborhood)MARINE PARK -2.558  
## factor(neighborhood)MIDWOOD -1.036  
## factor(neighborhood)MILL BASIN -1.559  
## factor(neighborhood)NAVY YARD -0.522  
## factor(neighborhood)OCEAN HILL -10.841  
## factor(neighborhood)OCEAN PARKWAY-NORTH -0.149  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 0.486  
## factor(neighborhood)OLD MILL BASIN -3.879  
## factor(neighborhood)PARK SLOPE 8.450  
## factor(neighborhood)PARK SLOPE SOUTH 3.307  
## factor(neighborhood)PROSPECT HEIGHTS 3.303  
## factor(neighborhood)RED HOOK 0.904  
## factor(neighborhood)SEAGATE -1.807  
## factor(neighborhood)SHEEPSHEAD BAY -1.901  
## factor(neighborhood)SPRING CREEK -3.343  
## factor(neighborhood)SUNSET PARK 0.443  
## factor(neighborhood)WILLIAMSBURG-CENTRAL -0.935  
## factor(neighborhood)WILLIAMSBURG-EAST 2.483  
## factor(neighborhood)WILLIAMSBURG-NORTH 3.822  
## factor(neighborhood)WILLIAMSBURG-SOUTH 0.276  
## factor(neighborhood)WINDSOR TERRACE 3.103  
## factor(neighborhood)WYCKOFF HEIGHTS -2.332  
## factor(building.class.category)02 TWO FAMILY HOMES -2.178  
## factor(building.class.category)03 THREE FAMILY HOMES -3.732  
## Pr(>|t|)  
## (Intercept) < 2e-16  
## log(gross.sqft) < 2e-16  
## log(land.sqft) < 2e-16  
## factor(neighborhood)BAY RIDGE 0.439811  
## factor(neighborhood)BEDFORD STUYVESANT 2.41e-10  
## factor(neighborhood)BENSONHURST 0.886486  
## factor(neighborhood)BERGEN BEACH 0.101622  
## factor(neighborhood)BOERUM HILL 3.92e-10  
## factor(neighborhood)BOROUGH PARK 0.947045  
## factor(neighborhood)BRIGHTON BEACH 3.39e-07  
## factor(neighborhood)BROOKLYN HEIGHTS 4.71e-15  
## factor(neighborhood)BROWNSVILLE 2.12e-10  
## factor(neighborhood)BUSH TERMINAL 0.654594  
## factor(neighborhood)BUSHWICK 1.43e-15  
## factor(neighborhood)CANARSIE 1.41e-12  
## factor(neighborhood)CARROLL GARDENS 1.59e-09  
## factor(neighborhood)CLINTON HILL 0.007076  
## factor(neighborhood)COBBLE HILL-WEST 0.202964  
## factor(neighborhood)COBBLE HILL 2.87e-10  
## factor(neighborhood)CONEY ISLAND 0.009382  
## factor(neighborhood)CROWN HEIGHTS 8.79e-09  
## factor(neighborhood)CYPRESS HILLS 3.92e-16  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.593363  
## factor(neighborhood)DOWNTOWN-FULTON MALL 0.659693  
## factor(neighborhood)DOWNTOWN-METROTECH 0.083505  
## factor(neighborhood)DYKER HEIGHTS 0.713066  
## factor(neighborhood)EAST NEW YORK < 2e-16  
## factor(neighborhood)FLATBUSH-CENTRAL 8.09e-07  
## factor(neighborhood)FLATBUSH-EAST 6.69e-10  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN 0.076890  
## factor(neighborhood)FLATBUSH-NORTH 3.75e-12  
## factor(neighborhood)FLATLANDS 1.18e-10  
## factor(neighborhood)FORT GREENE 1.20e-07  
## factor(neighborhood)GERRITSEN BEACH 2.63e-07  
## factor(neighborhood)GOWANUS 9.20e-05  
## factor(neighborhood)GRAVESEND 0.418275  
## factor(neighborhood)GREENPOINT 0.091752  
## factor(neighborhood)KENSINGTON 0.733131  
## factor(neighborhood)MADISON 0.440412  
## factor(neighborhood)MANHATTAN BEACH 0.999606  
## factor(neighborhood)MARINE PARK 0.010565  
## factor(neighborhood)MIDWOOD 0.300324  
## factor(neighborhood)MILL BASIN 0.118962  
## factor(neighborhood)NAVY YARD 0.601854  
## factor(neighborhood)OCEAN HILL < 2e-16  
## factor(neighborhood)OCEAN PARKWAY-NORTH 0.881464  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 0.626990  
## factor(neighborhood)OLD MILL BASIN 0.000106  
## factor(neighborhood)PARK SLOPE < 2e-16  
## factor(neighborhood)PARK SLOPE SOUTH 0.000948  
## factor(neighborhood)PROSPECT HEIGHTS 0.000962  
## factor(neighborhood)RED HOOK 0.366058  
## factor(neighborhood)SEAGATE 0.070779  
## factor(neighborhood)SHEEPSHEAD BAY 0.057375  
## factor(neighborhood)SPRING CREEK 0.000833  
## factor(neighborhood)SUNSET PARK 0.658047  
## factor(neighborhood)WILLIAMSBURG-CENTRAL 0.349706  
## factor(neighborhood)WILLIAMSBURG-EAST 0.013039  
## factor(neighborhood)WILLIAMSBURG-NORTH 0.000134  
## factor(neighborhood)WILLIAMSBURG-SOUTH 0.782698  
## factor(neighborhood)WINDSOR TERRACE 0.001925  
## factor(neighborhood)WYCKOFF HEIGHTS 0.019714  
## factor(building.class.category)02 TWO FAMILY HOMES 0.029449  
## factor(building.class.category)03 THREE FAMILY HOMES 0.000192  
##   
## (Intercept) \*\*\*  
## log(gross.sqft) \*\*\*  
## log(land.sqft) \*\*\*  
## factor(neighborhood)BAY RIDGE   
## factor(neighborhood)BEDFORD STUYVESANT \*\*\*  
## factor(neighborhood)BENSONHURST   
## factor(neighborhood)BERGEN BEACH   
## factor(neighborhood)BOERUM HILL \*\*\*  
## factor(neighborhood)BOROUGH PARK   
## factor(neighborhood)BRIGHTON BEACH \*\*\*  
## factor(neighborhood)BROOKLYN HEIGHTS \*\*\*  
## factor(neighborhood)BROWNSVILLE \*\*\*  
## factor(neighborhood)BUSH TERMINAL   
## factor(neighborhood)BUSHWICK \*\*\*  
## factor(neighborhood)CANARSIE \*\*\*  
## factor(neighborhood)CARROLL GARDENS \*\*\*  
## factor(neighborhood)CLINTON HILL \*\*   
## factor(neighborhood)COBBLE HILL-WEST   
## factor(neighborhood)COBBLE HILL \*\*\*  
## factor(neighborhood)CONEY ISLAND \*\*   
## factor(neighborhood)CROWN HEIGHTS \*\*\*  
## factor(neighborhood)CYPRESS HILLS \*\*\*  
## factor(neighborhood)DOWNTOWN-FULTON FERRY   
## factor(neighborhood)DOWNTOWN-FULTON MALL   
## factor(neighborhood)DOWNTOWN-METROTECH .   
## factor(neighborhood)DYKER HEIGHTS   
## factor(neighborhood)EAST NEW YORK \*\*\*  
## factor(neighborhood)FLATBUSH-CENTRAL \*\*\*  
## factor(neighborhood)FLATBUSH-EAST \*\*\*  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN .   
## factor(neighborhood)FLATBUSH-NORTH \*\*\*  
## factor(neighborhood)FLATLANDS \*\*\*  
## factor(neighborhood)FORT GREENE \*\*\*  
## factor(neighborhood)GERRITSEN BEACH \*\*\*  
## factor(neighborhood)GOWANUS \*\*\*  
## factor(neighborhood)GRAVESEND   
## factor(neighborhood)GREENPOINT .   
## factor(neighborhood)KENSINGTON   
## factor(neighborhood)MADISON   
## factor(neighborhood)MANHATTAN BEACH   
## factor(neighborhood)MARINE PARK \*   
## factor(neighborhood)MIDWOOD   
## factor(neighborhood)MILL BASIN   
## factor(neighborhood)NAVY YARD   
## factor(neighborhood)OCEAN HILL \*\*\*  
## factor(neighborhood)OCEAN PARKWAY-NORTH   
## factor(neighborhood)OCEAN PARKWAY-SOUTH   
## factor(neighborhood)OLD MILL BASIN \*\*\*  
## factor(neighborhood)PARK SLOPE \*\*\*  
## factor(neighborhood)PARK SLOPE SOUTH \*\*\*  
## factor(neighborhood)PROSPECT HEIGHTS \*\*\*  
## factor(neighborhood)RED HOOK   
## factor(neighborhood)SEAGATE .   
## factor(neighborhood)SHEEPSHEAD BAY .   
## factor(neighborhood)SPRING CREEK \*\*\*  
## factor(neighborhood)SUNSET PARK   
## factor(neighborhood)WILLIAMSBURG-CENTRAL   
## factor(neighborhood)WILLIAMSBURG-EAST \*   
## factor(neighborhood)WILLIAMSBURG-NORTH \*\*\*  
## factor(neighborhood)WILLIAMSBURG-SOUTH   
## factor(neighborhood)WINDSOR TERRACE \*\*   
## factor(neighborhood)WYCKOFF HEIGHTS \*   
## factor(building.class.category)02 TWO FAMILY HOMES \*   
## factor(building.class.category)03 THREE FAMILY HOMES \*\*\*  
## ---  
## Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
##   
## Residual standard error: 0.7966 on 6335 degrees of freedom  
## Multiple R-squared: 0.3094, Adjusted R-squared: 0.3025   
## F-statistic: 45.04 on 63 and 6335 DF, p-value: < 2.2e-16

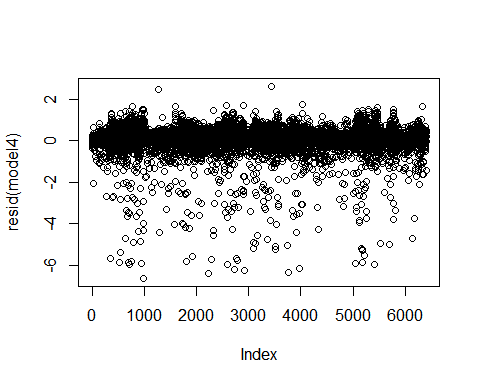
plot(resid(model3))



# 이웃과 건물 타입 간의 영향   
model4 <- lm(log(sale.price.n) ~ log(gross.sqft) +  
 log(land.sqft) + factor(neighborhood)\*  
 factor(building.class.category),data=bk.homes)  
summary(model4)

##   
## Call:  
## lm(formula = log(sale.price.n) ~ log(gross.sqft) + log(land.sqft) +   
## factor(neighborhood) \* factor(building.class.category), data = bk.homes)  
##   
## Residuals:  
## Min 1Q Median 3Q Max   
## -6.6155 -0.1284 0.1119 0.3471 2.6085   
##   
## Coefficients: (9 not defined because of singularities)  
## Estimate  
## (Intercept) 7.905157  
## log(gross.sqft) 0.394016  
## log(land.sqft) 0.318574  
## factor(neighborhood)BAY RIDGE 0.212051  
## factor(neighborhood)BEDFORD STUYVESANT -0.489209  
## factor(neighborhood)BENSONHURST 0.028589  
## factor(neighborhood)BERGEN BEACH -0.174666  
## factor(neighborhood)BOERUM HILL 1.089242  
## factor(neighborhood)BOROUGH PARK 0.098377  
## factor(neighborhood)BRIGHTON BEACH -1.561970  
## factor(neighborhood)BROOKLYN HEIGHTS 1.609590  
## factor(neighborhood)BROWNSVILLE -0.767205  
## factor(neighborhood)BUSH TERMINAL -0.167387  
## factor(neighborhood)BUSHWICK -1.092197  
## factor(neighborhood)CANARSIE -0.703887  
## factor(neighborhood)CARROLL GARDENS 1.183573  
## factor(neighborhood)CLINTON HILL 0.020000  
## factor(neighborhood)COBBLE HILL-WEST 1.111241  
## factor(neighborhood)COBBLE HILL 1.075889  
## factor(neighborhood)CONEY ISLAND -0.487402  
## factor(neighborhood)CROWN HEIGHTS -0.265624  
## factor(neighborhood)CYPRESS HILLS -0.791770  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.428712  
## factor(neighborhood)DOWNTOWN-FULTON MALL -0.238162  
## factor(neighborhood)DOWNTOWN-METROTECH 1.381203  
## factor(neighborhood)DYKER HEIGHTS -0.024615  
## factor(neighborhood)EAST NEW YORK -1.238961  
## factor(neighborhood)FLATBUSH-CENTRAL -0.002181  
## factor(neighborhood)FLATBUSH-EAST -0.506769  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN -0.149708  
## factor(neighborhood)FLATBUSH-NORTH -1.196822  
## factor(neighborhood)FLATLANDS -0.743951  
## factor(neighborhood)FORT GREENE 1.176662  
## factor(neighborhood)GERRITSEN BEACH -0.602625  
## factor(neighborhood)GOWANUS 0.435027  
## factor(neighborhood)GRAVESEND -0.038174  
## factor(neighborhood)GREENPOINT 0.305936  
## factor(neighborhood)KENSINGTON 0.436408  
## factor(neighborhood)MADISON -0.058691  
## factor(neighborhood)MANHATTAN BEACH -0.018159  
## factor(neighborhood)MARINE PARK -0.219583  
## factor(neighborhood)MIDWOOD -0.039712  
## factor(neighborhood)MILL BASIN -0.065506  
## factor(neighborhood)NAVY YARD 0.658920  
## factor(neighborhood)OCEAN HILL -0.863882  
## factor(neighborhood)OCEAN PARKWAY-NORTH 0.055607  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 0.293703  
## factor(neighborhood)OLD MILL BASIN -0.423766  
## factor(neighborhood)PARK SLOPE 1.361455  
## factor(neighborhood)PARK SLOPE SOUTH 0.943116  
## factor(neighborhood)PROSPECT HEIGHTS 0.431710  
## factor(neighborhood)RED HOOK 0.437208  
## factor(neighborhood)SEAGATE -0.236511  
## factor(neighborhood)SHEEPSHEAD BAY -0.145802  
## factor(neighborhood)SPRING CREEK -0.521239  
## factor(neighborhood)SUNSET PARK 0.117345  
## factor(neighborhood)WILLIAMSBURG-CENTRAL 0.197355  
## factor(neighborhood)WILLIAMSBURG-EAST 0.350644  
## factor(neighborhood)WILLIAMSBURG-NORTH 1.085344  
## factor(neighborhood)WILLIAMSBURG-SOUTH -0.914983  
## factor(neighborhood)WINDSOR TERRACE 0.543814  
## factor(neighborhood)WYCKOFF HEIGHTS -0.263556  
## factor(building.class.category)02 TWO FAMILY HOMES -0.005680  
## factor(building.class.category)03 THREE FAMILY HOMES 0.018036  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)02 TWO FAMILY HOMES -0.188337  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)02 TWO FAMILY HOMES -0.081463  
## factor(neighborhood)BENSONHURST :factor(building.class.category)02 TWO FAMILY HOMES -0.021702  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES -0.009190  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)02 TWO FAMILY HOMES -0.099280  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)02 TWO FAMILY HOMES -0.110006  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)02 TWO FAMILY HOMES 1.494228  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES -0.129892  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)02 TWO FAMILY HOMES -0.091017  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)02 TWO FAMILY HOMES 0.006666  
## factor(neighborhood)BUSHWICK :factor(building.class.category)02 TWO FAMILY HOMES 0.330805  
## factor(neighborhood)CANARSIE :factor(building.class.category)02 TWO FAMILY HOMES 0.052920  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)02 TWO FAMILY HOMES -0.160451  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.590828  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)02 TWO FAMILY HOMES -1.880390  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.063395  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)02 TWO FAMILY HOMES 0.223027  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES -0.341999  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)02 TWO FAMILY HOMES 0.005225  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)02 TWO FAMILY HOMES 1.482332  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.029447  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)02 TWO FAMILY HOMES 0.335483  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES -0.786953  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)02 TWO FAMILY HOMES -0.128900  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)02 TWO FAMILY HOMES -0.185924  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.569877  
## factor(neighborhood)FLATLANDS :factor(building.class.category)02 TWO FAMILY HOMES -0.057445  
## factor(neighborhood)FORT GREENE :factor(building.class.category)02 TWO FAMILY HOMES -0.306774  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES -0.585520  
## factor(neighborhood)GOWANUS :factor(building.class.category)02 TWO FAMILY HOMES 0.357023  
## factor(neighborhood)GRAVESEND :factor(building.class.category)02 TWO FAMILY HOMES -0.065536  
## factor(neighborhood)GREENPOINT :factor(building.class.category)02 TWO FAMILY HOMES -0.085249  
## factor(neighborhood)KENSINGTON :factor(building.class.category)02 TWO FAMILY HOMES -0.427808  
## factor(neighborhood)MADISON :factor(building.class.category)02 TWO FAMILY HOMES 0.057675  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.247327  
## factor(neighborhood)MARINE PARK :factor(building.class.category)02 TWO FAMILY HOMES -0.037427  
## factor(neighborhood)MIDWOOD :factor(building.class.category)02 TWO FAMILY HOMES -0.059100  
## factor(neighborhood)MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES -0.224577  
## factor(neighborhood)NAVY YARD :factor(building.class.category)02 TWO FAMILY HOMES -0.914854  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)02 TWO FAMILY HOMES -0.217784  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.042573  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES -0.222575  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES -0.002794  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)02 TWO FAMILY HOMES -0.386542  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)02 TWO FAMILY HOMES -0.206092  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.083578  
## factor(neighborhood)RED HOOK :factor(building.class.category)02 TWO FAMILY HOMES -0.339537  
## factor(neighborhood)SEAGATE :factor(building.class.category)02 TWO FAMILY HOMES -0.762640  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)02 TWO FAMILY HOMES -0.049114  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)02 TWO FAMILY HOMES 0.079588  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)02 TWO FAMILY HOMES -0.075942  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES -0.234775  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)02 TWO FAMILY HOMES -0.061448  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)02 TWO FAMILY HOMES -0.111550  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 1.543716  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)02 TWO FAMILY HOMES -0.172702  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES -0.164550  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)03 THREE FAMILY HOMES -0.263130  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)03 THREE FAMILY HOMES -0.141394  
## factor(neighborhood)BENSONHURST :factor(building.class.category)03 THREE FAMILY HOMES -0.150824  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES -0.118857  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)03 THREE FAMILY HOMES -0.135488  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)03 THREE FAMILY HOMES -0.118782  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)03 THREE FAMILY HOMES 1.292707  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.259703  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)03 THREE FAMILY HOMES -0.025498  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)BUSHWICK :factor(building.class.category)03 THREE FAMILY HOMES 0.350023  
## factor(neighborhood)CANARSIE :factor(building.class.category)03 THREE FAMILY HOMES 0.102429  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)03 THREE FAMILY HOMES -0.451750  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.345059  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)03 THREE FAMILY HOMES -0.323195  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.483893  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)03 THREE FAMILY HOMES -0.693670  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES -0.395512  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)03 THREE FAMILY HOMES -0.290199  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES -0.063303  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)03 THREE FAMILY HOMES 0.204761  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES -1.194154  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)03 THREE FAMILY HOMES -0.121305  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)03 THREE FAMILY HOMES -0.018327  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.216154  
## factor(neighborhood)FLATLANDS :factor(building.class.category)03 THREE FAMILY HOMES -1.200880  
## factor(neighborhood)FORT GREENE :factor(building.class.category)03 THREE FAMILY HOMES -0.695222  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)GOWANUS :factor(building.class.category)03 THREE FAMILY HOMES -0.280900  
## factor(neighborhood)GRAVESEND :factor(building.class.category)03 THREE FAMILY HOMES 0.008360  
## factor(neighborhood)GREENPOINT :factor(building.class.category)03 THREE FAMILY HOMES -0.186101  
## factor(neighborhood)KENSINGTON :factor(building.class.category)03 THREE FAMILY HOMES -0.629354  
## factor(neighborhood)MADISON :factor(building.class.category)03 THREE FAMILY HOMES 0.051013  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)MARINE PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.064675  
## factor(neighborhood)MIDWOOD :factor(building.class.category)03 THREE FAMILY HOMES -0.074692  
## factor(neighborhood)MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES -0.253863  
## factor(neighborhood)NAVY YARD :factor(building.class.category)03 THREE FAMILY HOMES -0.974205  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)03 THREE FAMILY HOMES -0.307523  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)03 THREE FAMILY HOMES -0.809033  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES -0.719560  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES 0.150607  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)03 THREE FAMILY HOMES -0.650294  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)03 THREE FAMILY HOMES -1.402479  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.365475  
## factor(neighborhood)RED HOOK :factor(building.class.category)03 THREE FAMILY HOMES -0.251293  
## factor(neighborhood)SEAGATE :factor(building.class.category)03 THREE FAMILY HOMES -0.462478  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)03 THREE FAMILY HOMES -0.061526  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)03 THREE FAMILY HOMES -0.153062  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES -0.708401  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)03 THREE FAMILY HOMES 0.147959  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)03 THREE FAMILY HOMES -0.567232  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 1.411213  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)03 THREE FAMILY HOMES 0.008227  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES -0.272891  
## Std. Error  
## (Intercept) 0.369713  
## log(gross.sqft) 0.035716  
## log(land.sqft) 0.035475  
## factor(neighborhood)BAY RIDGE 0.189826  
## factor(neighborhood)BEDFORD STUYVESANT 0.201875  
## factor(neighborhood)BENSONHURST 0.208436  
## factor(neighborhood)BERGEN BEACH 0.230405  
## factor(neighborhood)BOERUM HILL 0.488947  
## factor(neighborhood)BOROUGH PARK 0.203039  
## factor(neighborhood)BRIGHTON BEACH 0.267875  
## factor(neighborhood)BROOKLYN HEIGHTS 0.329774  
## factor(neighborhood)BROWNSVILLE 0.258468  
## factor(neighborhood)BUSH TERMINAL 0.810318  
## factor(neighborhood)BUSHWICK 0.258385  
## factor(neighborhood)CANARSIE 0.195754  
## factor(neighborhood)CARROLL GARDENS 0.432368  
## factor(neighborhood)CLINTON HILL 0.286647  
## factor(neighborhood)COBBLE HILL-WEST 0.810612  
## factor(neighborhood)COBBLE HILL 0.367359  
## factor(neighborhood)CONEY ISLAND 0.273358  
## factor(neighborhood)CROWN HEIGHTS 0.214397  
## factor(neighborhood)CYPRESS HILLS 0.226848  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.798927  
## factor(neighborhood)DOWNTOWN-FULTON MALL 0.586284  
## factor(neighborhood)DOWNTOWN-METROTECH 0.798995  
## factor(neighborhood)DYKER HEIGHTS 0.195399  
## factor(neighborhood)EAST NEW YORK 0.197708  
## factor(neighborhood)FLATBUSH-CENTRAL 0.201993  
## factor(neighborhood)FLATBUSH-EAST 0.185819  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN 0.234476  
## factor(neighborhood)FLATBUSH-NORTH 0.241478  
## factor(neighborhood)FLATLANDS 0.228559  
## factor(neighborhood)FORT GREENE 0.488906  
## factor(neighborhood)GERRITSEN BEACH 0.211288  
## factor(neighborhood)GOWANUS 0.304605  
## factor(neighborhood)GRAVESEND 0.199962  
## factor(neighborhood)GREENPOINT 0.586066  
## factor(neighborhood)KENSINGTON 0.366579  
## factor(neighborhood)MADISON 0.192968  
## factor(neighborhood)MANHATTAN BEACH 0.241987  
## factor(neighborhood)MARINE PARK 0.187416  
## factor(neighborhood)MIDWOOD 0.189493  
## factor(neighborhood)MILL BASIN 0.223551  
## factor(neighborhood)NAVY YARD 0.810640  
## factor(neighborhood)OCEAN HILL 0.294736  
## factor(neighborhood)OCEAN PARKWAY-NORTH 0.193660  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 0.212672  
## factor(neighborhood)OLD MILL BASIN 0.198692  
## factor(neighborhood)PARK SLOPE 0.268940  
## factor(neighborhood)PARK SLOPE SOUTH 0.432184  
## factor(neighborhood)PROSPECT HEIGHTS 0.431970  
## factor(neighborhood)RED HOOK 0.432020  
## factor(neighborhood)SEAGATE 0.394234  
## factor(neighborhood)SHEEPSHEAD BAY 0.200723  
## factor(neighborhood)SPRING CREEK 0.254292  
## factor(neighborhood)SUNSET PARK 0.273506  
## factor(neighborhood)WILLIAMSBURG-CENTRAL 0.585764  
## factor(neighborhood)WILLIAMSBURG-EAST 0.315371  
## factor(neighborhood)WILLIAMSBURG-NORTH 0.585784  
## factor(neighborhood)WILLIAMSBURG-SOUTH 0.585916  
## factor(neighborhood)WINDSOR TERRACE 0.286504  
## factor(neighborhood)WYCKOFF HEIGHTS 0.488603  
## factor(building.class.category)02 TWO FAMILY HOMES 0.204142  
## factor(building.class.category)03 THREE FAMILY HOMES 0.245434  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)02 TWO FAMILY HOMES 0.230908  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)02 TWO FAMILY HOMES 0.232463  
## factor(neighborhood)BENSONHURST :factor(building.class.category)02 TWO FAMILY HOMES 0.245211  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.312921  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.534140  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)02 TWO FAMILY HOMES 0.237827  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.382186  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.427303  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)02 TWO FAMILY HOMES 0.308714  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)02 TWO FAMILY HOMES 0.890864  
## factor(neighborhood)BUSHWICK :factor(building.class.category)02 TWO FAMILY HOMES 0.285209  
## factor(neighborhood)CANARSIE :factor(building.class.category)02 TWO FAMILY HOMES 0.231298  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)02 TWO FAMILY HOMES 0.482806  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.358757  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)02 TWO FAMILY HOMES 1.138040  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.485703  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)02 TWO FAMILY HOMES 0.632247  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.248778  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)02 TWO FAMILY HOMES 0.262268  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)02 TWO FAMILY HOMES 0.990626  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.240340  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)02 TWO FAMILY HOMES 0.232298  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES 0.249648  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)02 TWO FAMILY HOMES 0.229039  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)02 TWO FAMILY HOMES 0.308663  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.291011  
## factor(neighborhood)FLATLANDS :factor(building.class.category)02 TWO FAMILY HOMES 0.296949  
## factor(neighborhood)FORT GREENE :factor(building.class.category)02 TWO FAMILY HOMES 0.524898  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.381856  
## factor(neighborhood)GOWANUS :factor(building.class.category)02 TWO FAMILY HOMES 0.362863  
## factor(neighborhood)GRAVESEND :factor(building.class.category)02 TWO FAMILY HOMES 0.239279  
## factor(neighborhood)GREENPOINT :factor(building.class.category)02 TWO FAMILY HOMES 0.610380  
## factor(neighborhood)KENSINGTON :factor(building.class.category)02 TWO FAMILY HOMES 0.416432  
## factor(neighborhood)MADISON :factor(building.class.category)02 TWO FAMILY HOMES 0.255155  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.364512  
## factor(neighborhood)MARINE PARK :factor(building.class.category)02 TWO FAMILY HOMES 0.247379  
## factor(neighborhood)MIDWOOD :factor(building.class.category)02 TWO FAMILY HOMES 0.241398  
## factor(neighborhood)MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES 0.301917  
## factor(neighborhood)NAVY YARD :factor(building.class.category)02 TWO FAMILY HOMES 0.936614  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.320994  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.243424  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 0.258686  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES 0.272840  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)02 TWO FAMILY HOMES 0.308241  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 0.465591  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.477672  
## factor(neighborhood)RED HOOK :factor(building.class.category)02 TWO FAMILY HOMES 0.510985  
## factor(neighborhood)SEAGATE :factor(building.class.category)02 TWO FAMILY HOMES 0.692945  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)02 TWO FAMILY HOMES 0.243238  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)02 TWO FAMILY HOMES 0.328595  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)02 TWO FAMILY HOMES 0.302277  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES 0.666655  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)02 TWO FAMILY HOMES 0.360127  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.666639  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 0.750871  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)02 TWO FAMILY HOMES 0.335156  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.550593  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)03 THREE FAMILY HOMES 0.344145  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)03 THREE FAMILY HOMES 0.270838  
## factor(neighborhood)BENSONHURST :factor(building.class.category)03 THREE FAMILY HOMES 0.303883  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES 0.415292  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.566487  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.286882  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)03 THREE FAMILY HOMES 0.476172  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.671981  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)03 THREE FAMILY HOMES 0.448585  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)BUSHWICK :factor(building.class.category)03 THREE FAMILY HOMES 0.317782  
## factor(neighborhood)CANARSIE :factor(building.class.category)03 THREE FAMILY HOMES 0.305388  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)03 THREE FAMILY HOMES 0.518324  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.389069  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)03 THREE FAMILY HOMES 0.999700  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.518280  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)03 THREE FAMILY HOMES 0.854935  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.297316  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)03 THREE FAMILY HOMES 0.323312  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.306863  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)03 THREE FAMILY HOMES 0.278881  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES 0.335935  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)03 THREE FAMILY HOMES 0.300926  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)03 THREE FAMILY HOMES 0.365129  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.374670  
## factor(neighborhood)FLATLANDS :factor(building.class.category)03 THREE FAMILY HOMES 0.539554  
## factor(neighborhood)FORT GREENE :factor(building.class.category)03 THREE FAMILY HOMES 0.560003  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)GOWANUS :factor(building.class.category)03 THREE FAMILY HOMES 0.430092  
## factor(neighborhood)GRAVESEND :factor(building.class.category)03 THREE FAMILY HOMES 0.300100  
## factor(neighborhood)GREENPOINT :factor(building.class.category)03 THREE FAMILY HOMES 0.629349  
## factor(neighborhood)KENSINGTON :factor(building.class.category)03 THREE FAMILY HOMES 0.537934  
## factor(neighborhood)MADISON :factor(building.class.category)03 THREE FAMILY HOMES 0.525549  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)MARINE PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.411482  
## factor(neighborhood)MIDWOOD :factor(building.class.category)03 THREE FAMILY HOMES 0.358369  
## factor(neighborhood)MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES 0.841020  
## factor(neighborhood)NAVY YARD :factor(building.class.category)03 THREE FAMILY HOMES 0.889219  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.355671  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.360594  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 0.329269  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES 0.441129  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)03 THREE FAMILY HOMES 0.348218  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 0.510907  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.584789  
## factor(neighborhood)RED HOOK :factor(building.class.category)03 THREE FAMILY HOMES 0.727759  
## factor(neighborhood)SEAGATE :factor(building.class.category)03 THREE FAMILY HOMES 0.900871  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)03 THREE FAMILY HOMES 0.330566  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.343119  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES 0.671929  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)03 THREE FAMILY HOMES 0.446113  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.680416  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 1.000010  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)03 THREE FAMILY HOMES 0.465133  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.581775  
## t value  
## (Intercept) 21.382  
## log(gross.sqft) 11.032  
## log(land.sqft) 8.980  
## factor(neighborhood)BAY RIDGE 1.117  
## factor(neighborhood)BEDFORD STUYVESANT -2.423  
## factor(neighborhood)BENSONHURST 0.137  
## factor(neighborhood)BERGEN BEACH -0.758  
## factor(neighborhood)BOERUM HILL 2.228  
## factor(neighborhood)BOROUGH PARK 0.485  
## factor(neighborhood)BRIGHTON BEACH -5.831  
## factor(neighborhood)BROOKLYN HEIGHTS 4.881  
## factor(neighborhood)BROWNSVILLE -2.968  
## factor(neighborhood)BUSH TERMINAL -0.207  
## factor(neighborhood)BUSHWICK -4.227  
## factor(neighborhood)CANARSIE -3.596  
## factor(neighborhood)CARROLL GARDENS 2.737  
## factor(neighborhood)CLINTON HILL 0.070  
## factor(neighborhood)COBBLE HILL-WEST 1.371  
## factor(neighborhood)COBBLE HILL 2.929  
## factor(neighborhood)CONEY ISLAND -1.783  
## factor(neighborhood)CROWN HEIGHTS -1.239  
## factor(neighborhood)CYPRESS HILLS -3.490  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.537  
## factor(neighborhood)DOWNTOWN-FULTON MALL -0.406  
## factor(neighborhood)DOWNTOWN-METROTECH 1.729  
## factor(neighborhood)DYKER HEIGHTS -0.126  
## factor(neighborhood)EAST NEW YORK -6.267  
## factor(neighborhood)FLATBUSH-CENTRAL -0.011  
## factor(neighborhood)FLATBUSH-EAST -2.727  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN -0.638  
## factor(neighborhood)FLATBUSH-NORTH -4.956  
## factor(neighborhood)FLATLANDS -3.255  
## factor(neighborhood)FORT GREENE 2.407  
## factor(neighborhood)GERRITSEN BEACH -2.852  
## factor(neighborhood)GOWANUS 1.428  
## factor(neighborhood)GRAVESEND -0.191  
## factor(neighborhood)GREENPOINT 0.522  
## factor(neighborhood)KENSINGTON 1.190  
## factor(neighborhood)MADISON -0.304  
## factor(neighborhood)MANHATTAN BEACH -0.075  
## factor(neighborhood)MARINE PARK -1.172  
## factor(neighborhood)MIDWOOD -0.210  
## factor(neighborhood)MILL BASIN -0.293  
## factor(neighborhood)NAVY YARD 0.813  
## factor(neighborhood)OCEAN HILL -2.931  
## factor(neighborhood)OCEAN PARKWAY-NORTH 0.287  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 1.381  
## factor(neighborhood)OLD MILL BASIN -2.133  
## factor(neighborhood)PARK SLOPE 5.062  
## factor(neighborhood)PARK SLOPE SOUTH 2.182  
## factor(neighborhood)PROSPECT HEIGHTS 0.999  
## factor(neighborhood)RED HOOK 1.012  
## factor(neighborhood)SEAGATE -0.600  
## factor(neighborhood)SHEEPSHEAD BAY -0.726  
## factor(neighborhood)SPRING CREEK -2.050  
## factor(neighborhood)SUNSET PARK 0.429  
## factor(neighborhood)WILLIAMSBURG-CENTRAL 0.337  
## factor(neighborhood)WILLIAMSBURG-EAST 1.112  
## factor(neighborhood)WILLIAMSBURG-NORTH 1.853  
## factor(neighborhood)WILLIAMSBURG-SOUTH -1.562  
## factor(neighborhood)WINDSOR TERRACE 1.898  
## factor(neighborhood)WYCKOFF HEIGHTS -0.539  
## factor(building.class.category)02 TWO FAMILY HOMES -0.028  
## factor(building.class.category)03 THREE FAMILY HOMES 0.073  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)02 TWO FAMILY HOMES -0.816  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)02 TWO FAMILY HOMES -0.350  
## factor(neighborhood)BENSONHURST :factor(building.class.category)02 TWO FAMILY HOMES -0.089  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES -0.029  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)02 TWO FAMILY HOMES -0.186  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)02 TWO FAMILY HOMES -0.463  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)02 TWO FAMILY HOMES 3.910  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES -0.304  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)02 TWO FAMILY HOMES -0.295  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)02 TWO FAMILY HOMES 0.007  
## factor(neighborhood)BUSHWICK :factor(building.class.category)02 TWO FAMILY HOMES 1.160  
## factor(neighborhood)CANARSIE :factor(building.class.category)02 TWO FAMILY HOMES 0.229  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)02 TWO FAMILY HOMES -0.332  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)02 TWO FAMILY HOMES 1.647  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)02 TWO FAMILY HOMES -1.652  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.131  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)02 TWO FAMILY HOMES 0.353  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES -1.375  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)02 TWO FAMILY HOMES 0.020  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)02 TWO FAMILY HOMES 1.496  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.123  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)02 TWO FAMILY HOMES 1.444  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES -3.152  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)02 TWO FAMILY HOMES -0.563  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)02 TWO FAMILY HOMES -0.602  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 1.958  
## factor(neighborhood)FLATLANDS :factor(building.class.category)02 TWO FAMILY HOMES -0.193  
## factor(neighborhood)FORT GREENE :factor(building.class.category)02 TWO FAMILY HOMES -0.584  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES -1.533  
## factor(neighborhood)GOWANUS :factor(building.class.category)02 TWO FAMILY HOMES 0.984  
## factor(neighborhood)GRAVESEND :factor(building.class.category)02 TWO FAMILY HOMES -0.274  
## factor(neighborhood)GREENPOINT :factor(building.class.category)02 TWO FAMILY HOMES -0.140  
## factor(neighborhood)KENSINGTON :factor(building.class.category)02 TWO FAMILY HOMES -1.027  
## factor(neighborhood)MADISON :factor(building.class.category)02 TWO FAMILY HOMES 0.226  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.679  
## factor(neighborhood)MARINE PARK :factor(building.class.category)02 TWO FAMILY HOMES -0.151  
## factor(neighborhood)MIDWOOD :factor(building.class.category)02 TWO FAMILY HOMES -0.245  
## factor(neighborhood)MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES -0.744  
## factor(neighborhood)NAVY YARD :factor(building.class.category)02 TWO FAMILY HOMES -0.977  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)02 TWO FAMILY HOMES -0.678  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.175  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES -0.860  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES -0.010  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)02 TWO FAMILY HOMES -1.254  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)02 TWO FAMILY HOMES -0.443  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.175  
## factor(neighborhood)RED HOOK :factor(building.class.category)02 TWO FAMILY HOMES -0.664  
## factor(neighborhood)SEAGATE :factor(building.class.category)02 TWO FAMILY HOMES -1.101  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)02 TWO FAMILY HOMES -0.202  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)02 TWO FAMILY HOMES 0.242  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)02 TWO FAMILY HOMES -0.251  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES -0.352  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)02 TWO FAMILY HOMES -0.171  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)02 TWO FAMILY HOMES -0.167  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 2.056  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)02 TWO FAMILY HOMES -0.515  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES -0.299  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)03 THREE FAMILY HOMES -0.765  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)03 THREE FAMILY HOMES -0.522  
## factor(neighborhood)BENSONHURST :factor(building.class.category)03 THREE FAMILY HOMES -0.496  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES -0.286  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)03 THREE FAMILY HOMES -0.239  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)03 THREE FAMILY HOMES -0.414  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)03 THREE FAMILY HOMES 2.715  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.386  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)03 THREE FAMILY HOMES -0.057  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)BUSHWICK :factor(building.class.category)03 THREE FAMILY HOMES 1.101  
## factor(neighborhood)CANARSIE :factor(building.class.category)03 THREE FAMILY HOMES 0.335  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)03 THREE FAMILY HOMES -0.872  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.887  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)03 THREE FAMILY HOMES -0.323  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.934  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)03 THREE FAMILY HOMES -0.811  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES -1.330  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)03 THREE FAMILY HOMES -0.898  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES -0.206  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)03 THREE FAMILY HOMES 0.734  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES -3.555  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)03 THREE FAMILY HOMES -0.403  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)03 THREE FAMILY HOMES -0.050  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.577  
## factor(neighborhood)FLATLANDS :factor(building.class.category)03 THREE FAMILY HOMES -2.226  
## factor(neighborhood)FORT GREENE :factor(building.class.category)03 THREE FAMILY HOMES -1.241  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)GOWANUS :factor(building.class.category)03 THREE FAMILY HOMES -0.653  
## factor(neighborhood)GRAVESEND :factor(building.class.category)03 THREE FAMILY HOMES 0.028  
## factor(neighborhood)GREENPOINT :factor(building.class.category)03 THREE FAMILY HOMES -0.296  
## factor(neighborhood)KENSINGTON :factor(building.class.category)03 THREE FAMILY HOMES -1.170  
## factor(neighborhood)MADISON :factor(building.class.category)03 THREE FAMILY HOMES 0.097  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)MARINE PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.157  
## factor(neighborhood)MIDWOOD :factor(building.class.category)03 THREE FAMILY HOMES -0.208  
## factor(neighborhood)MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES -0.302  
## factor(neighborhood)NAVY YARD :factor(building.class.category)03 THREE FAMILY HOMES -1.096  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)03 THREE FAMILY HOMES -0.865  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)03 THREE FAMILY HOMES -2.244  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES -2.185  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES 0.341  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)03 THREE FAMILY HOMES -1.867  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)03 THREE FAMILY HOMES -2.745  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.625  
## factor(neighborhood)RED HOOK :factor(building.class.category)03 THREE FAMILY HOMES -0.345  
## factor(neighborhood)SEAGATE :factor(building.class.category)03 THREE FAMILY HOMES -0.513  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)03 THREE FAMILY HOMES -0.186  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)03 THREE FAMILY HOMES -0.446  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES -1.054  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)03 THREE FAMILY HOMES 0.332  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)03 THREE FAMILY HOMES -0.834  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 1.411  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)03 THREE FAMILY HOMES 0.018  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES -0.469  
## Pr(>|t|)  
## (Intercept) < 2e-16  
## log(gross.sqft) < 2e-16  
## log(land.sqft) < 2e-16  
## factor(neighborhood)BAY RIDGE 0.264003  
## factor(neighborhood)BEDFORD STUYVESANT 0.015407  
## factor(neighborhood)BENSONHURST 0.890908  
## factor(neighborhood)BERGEN BEACH 0.448431  
## factor(neighborhood)BOERUM HILL 0.025934  
## factor(neighborhood)BOROUGH PARK 0.628033  
## factor(neighborhood)BRIGHTON BEACH 5.79e-09  
## factor(neighborhood)BROOKLYN HEIGHTS 1.08e-06  
## factor(neighborhood)BROWNSVILLE 0.003006  
## factor(neighborhood)BUSH TERMINAL 0.836353  
## factor(neighborhood)BUSHWICK 2.40e-05  
## factor(neighborhood)CANARSIE 0.000326  
## factor(neighborhood)CARROLL GARDENS 0.006210  
## factor(neighborhood)CLINTON HILL 0.944378  
## factor(neighborhood)COBBLE HILL-WEST 0.170466  
## factor(neighborhood)COBBLE HILL 0.003416  
## factor(neighborhood)CONEY ISLAND 0.074632  
## factor(neighborhood)CROWN HEIGHTS 0.215416  
## factor(neighborhood)CYPRESS HILLS 0.000486  
## factor(neighborhood)DOWNTOWN-FULTON FERRY 0.591556  
## factor(neighborhood)DOWNTOWN-FULTON MALL 0.684593  
## factor(neighborhood)DOWNTOWN-METROTECH 0.083917  
## factor(neighborhood)DYKER HEIGHTS 0.899759  
## factor(neighborhood)EAST NEW YORK 3.94e-10  
## factor(neighborhood)FLATBUSH-CENTRAL 0.991384  
## factor(neighborhood)FLATBUSH-EAST 0.006405  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN 0.523186  
## factor(neighborhood)FLATBUSH-NORTH 7.38e-07  
## factor(neighborhood)FLATLANDS 0.001140  
## factor(neighborhood)FORT GREENE 0.016125  
## factor(neighborhood)GERRITSEN BEACH 0.004357  
## factor(neighborhood)GOWANUS 0.153293  
## factor(neighborhood)GRAVESEND 0.848607  
## factor(neighborhood)GREENPOINT 0.601678  
## factor(neighborhood)KENSINGTON 0.233900  
## factor(neighborhood)MADISON 0.761026  
## factor(neighborhood)MANHATTAN BEACH 0.940184  
## factor(neighborhood)MARINE PARK 0.241389  
## factor(neighborhood)MIDWOOD 0.834012  
## factor(neighborhood)MILL BASIN 0.769512  
## factor(neighborhood)NAVY YARD 0.416341  
## factor(neighborhood)OCEAN HILL 0.003391  
## factor(neighborhood)OCEAN PARKWAY-NORTH 0.774016  
## factor(neighborhood)OCEAN PARKWAY-SOUTH 0.167323  
## factor(neighborhood)OLD MILL BASIN 0.032982  
## factor(neighborhood)PARK SLOPE 4.26e-07  
## factor(neighborhood)PARK SLOPE SOUTH 0.029131  
## factor(neighborhood)PROSPECT HEIGHTS 0.317641  
## factor(neighborhood)RED HOOK 0.311574  
## factor(neighborhood)SEAGATE 0.548577  
## factor(neighborhood)SHEEPSHEAD BAY 0.467630  
## factor(neighborhood)SPRING CREEK 0.040429  
## factor(neighborhood)SUNSET PARK 0.667910  
## factor(neighborhood)WILLIAMSBURG-CENTRAL 0.736190  
## factor(neighborhood)WILLIAMSBURG-EAST 0.266247  
## factor(neighborhood)WILLIAMSBURG-NORTH 0.063957  
## factor(neighborhood)WILLIAMSBURG-SOUTH 0.118426  
## factor(neighborhood)WINDSOR TERRACE 0.057729  
## factor(neighborhood)WYCKOFF HEIGHTS 0.589625  
## factor(building.class.category)02 TWO FAMILY HOMES 0.977803  
## factor(building.class.category)03 THREE FAMILY HOMES 0.941421  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)02 TWO FAMILY HOMES 0.414740  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)02 TWO FAMILY HOMES 0.726024  
## factor(neighborhood)BENSONHURST :factor(building.class.category)02 TWO FAMILY HOMES 0.929479  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.976573  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.852554  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)02 TWO FAMILY HOMES 0.643705  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)02 TWO FAMILY HOMES 9.34e-05  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.761153  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)02 TWO FAMILY HOMES 0.768135  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)02 TWO FAMILY HOMES 0.994030  
## factor(neighborhood)BUSHWICK :factor(building.class.category)02 TWO FAMILY HOMES 0.246148  
## factor(neighborhood)CANARSIE :factor(building.class.category)02 TWO FAMILY HOMES 0.819035  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)02 TWO FAMILY HOMES 0.739651  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.099634  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)02 TWO FAMILY HOMES 0.098523  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.896158  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)02 TWO FAMILY HOMES 0.724285  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.169268  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)02 TWO FAMILY HOMES 0.984106  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)02 TWO FAMILY HOMES 0.134611  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)02 TWO FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.902489  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)02 TWO FAMILY HOMES 0.148735  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES 0.001628  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)02 TWO FAMILY HOMES 0.573602  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)02 TWO FAMILY HOMES 0.546961  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.050243  
## factor(neighborhood)FLATLANDS :factor(building.class.category)02 TWO FAMILY HOMES 0.846613  
## factor(neighborhood)FORT GREENE :factor(building.class.category)02 TWO FAMILY HOMES 0.558942  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.125240  
## factor(neighborhood)GOWANUS :factor(building.class.category)02 TWO FAMILY HOMES 0.325200  
## factor(neighborhood)GRAVESEND :factor(building.class.category)02 TWO FAMILY HOMES 0.784180  
## factor(neighborhood)GREENPOINT :factor(building.class.category)02 TWO FAMILY HOMES 0.888929  
## factor(neighborhood)KENSINGTON :factor(building.class.category)02 TWO FAMILY HOMES 0.304310  
## factor(neighborhood)MADISON :factor(building.class.category)02 TWO FAMILY HOMES 0.821178  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)02 TWO FAMILY HOMES 0.497470  
## factor(neighborhood)MARINE PARK :factor(building.class.category)02 TWO FAMILY HOMES 0.879749  
## factor(neighborhood)MIDWOOD :factor(building.class.category)02 TWO FAMILY HOMES 0.806602  
## factor(neighborhood)MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES 0.457004  
## factor(neighborhood)NAVY YARD :factor(building.class.category)02 TWO FAMILY HOMES 0.328722  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)02 TWO FAMILY HOMES 0.497499  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.861169  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 0.389597  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES 0.991830  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)02 TWO FAMILY HOMES 0.209881  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 0.658037  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.861109  
## factor(neighborhood)RED HOOK :factor(building.class.category)02 TWO FAMILY HOMES 0.506411  
## factor(neighborhood)SEAGATE :factor(building.class.category)02 TWO FAMILY HOMES 0.271123  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)02 TWO FAMILY HOMES 0.839989  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)02 TWO FAMILY HOMES 0.808629  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)02 TWO FAMILY HOMES 0.801641  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES 0.724724  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)02 TWO FAMILY HOMES 0.864521  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)02 TWO FAMILY HOMES 0.867115  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES 0.039834  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)02 TWO FAMILY HOMES 0.606369  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES 0.765058  
## factor(neighborhood)BAY RIDGE :factor(building.class.category)03 THREE FAMILY HOMES 0.444546  
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)03 THREE FAMILY HOMES 0.601648  
## factor(neighborhood)BENSONHURST :factor(building.class.category)03 THREE FAMILY HOMES 0.619684  
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES 0.774734  
## factor(neighborhood)BOERUM HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.810980  
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.678855  
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)03 THREE FAMILY HOMES 0.006650  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.699158  
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)03 THREE FAMILY HOMES 0.954674  
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)BUSHWICK :factor(building.class.category)03 THREE FAMILY HOMES 0.270741  
## factor(neighborhood)CANARSIE :factor(building.class.category)03 THREE FAMILY HOMES 0.737331  
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)03 THREE FAMILY HOMES 0.383483  
## factor(neighborhood)CLINTON HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.375176  
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)03 THREE FAMILY HOMES 0.746485  
## factor(neighborhood)COBBLE HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.350520  
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)03 THREE FAMILY HOMES 0.417183  
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.183475  
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)03 THREE FAMILY HOMES 0.369444  
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.836571  
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)03 THREE FAMILY HOMES 0.462840  
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES 0.000381  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)03 THREE FAMILY HOMES 0.686884  
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)03 THREE FAMILY HOMES 0.959970  
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.564015  
## factor(neighborhood)FLATLANDS :factor(building.class.category)03 THREE FAMILY HOMES 0.026071  
## factor(neighborhood)FORT GREENE :factor(building.class.category)03 THREE FAMILY HOMES 0.214482  
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)GOWANUS :factor(building.class.category)03 THREE FAMILY HOMES 0.513706  
## factor(neighborhood)GRAVESEND :factor(building.class.category)03 THREE FAMILY HOMES 0.977778  
## factor(neighborhood)GREENPOINT :factor(building.class.category)03 THREE FAMILY HOMES 0.767466  
## factor(neighborhood)KENSINGTON :factor(building.class.category)03 THREE FAMILY HOMES 0.242068  
## factor(neighborhood)MADISON :factor(building.class.category)03 THREE FAMILY HOMES 0.922678  
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)MARINE PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.875111  
## factor(neighborhood)MIDWOOD :factor(building.class.category)03 THREE FAMILY HOMES 0.834906  
## factor(neighborhood)MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES 0.762775  
## factor(neighborhood)NAVY YARD :factor(building.class.category)03 THREE FAMILY HOMES 0.273308  
## factor(neighborhood)OCEAN HILL :factor(building.class.category)03 THREE FAMILY HOMES 0.387277  
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.024892  
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 0.028902  
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES 0.732805  
## factor(neighborhood)PARK SLOPE :factor(building.class.category)03 THREE FAMILY HOMES 0.061880  
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 0.006067  
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.532014  
## factor(neighborhood)RED HOOK :factor(building.class.category)03 THREE FAMILY HOMES 0.729883  
## factor(neighborhood)SEAGATE :factor(building.class.category)03 THREE FAMILY HOMES 0.607712  
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)03 THREE FAMILY HOMES 0.852355  
## factor(neighborhood)SPRING CREEK :factor(building.class.category)03 THREE FAMILY HOMES NA  
## factor(neighborhood)SUNSET PARK :factor(building.class.category)03 THREE FAMILY HOMES 0.655548  
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES 0.291796  
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)03 THREE FAMILY HOMES 0.740154  
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)03 THREE FAMILY HOMES 0.404507  
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES 0.158236  
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)03 THREE FAMILY HOMES 0.985888  
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES 0.639039  
##   
## (Intercept) \*\*\*  
## log(gross.sqft) \*\*\*  
## log(land.sqft) \*\*\*  
## factor(neighborhood)BAY RIDGE   
## factor(neighborhood)BEDFORD STUYVESANT \*   
## factor(neighborhood)BENSONHURST   
## factor(neighborhood)BERGEN BEACH   
## factor(neighborhood)BOERUM HILL \*   
## factor(neighborhood)BOROUGH PARK   
## factor(neighborhood)BRIGHTON BEACH \*\*\*  
## factor(neighborhood)BROOKLYN HEIGHTS \*\*\*  
## factor(neighborhood)BROWNSVILLE \*\*   
## factor(neighborhood)BUSH TERMINAL   
## factor(neighborhood)BUSHWICK \*\*\*  
## factor(neighborhood)CANARSIE \*\*\*  
## factor(neighborhood)CARROLL GARDENS \*\*   
## factor(neighborhood)CLINTON HILL   
## factor(neighborhood)COBBLE HILL-WEST   
## factor(neighborhood)COBBLE HILL \*\*   
## factor(neighborhood)CONEY ISLAND .   
## factor(neighborhood)CROWN HEIGHTS   
## factor(neighborhood)CYPRESS HILLS \*\*\*  
## factor(neighborhood)DOWNTOWN-FULTON FERRY   
## factor(neighborhood)DOWNTOWN-FULTON MALL   
## factor(neighborhood)DOWNTOWN-METROTECH .   
## factor(neighborhood)DYKER HEIGHTS   
## factor(neighborhood)EAST NEW YORK \*\*\*  
## factor(neighborhood)FLATBUSH-CENTRAL   
## factor(neighborhood)FLATBUSH-EAST \*\*   
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN   
## factor(neighborhood)FLATBUSH-NORTH \*\*\*  
## factor(neighborhood)FLATLANDS \*\*   
## factor(neighborhood)FORT GREENE \*   
## factor(neighborhood)GERRITSEN BEACH \*\*   
## factor(neighborhood)GOWANUS   
## factor(neighborhood)GRAVESEND   
## factor(neighborhood)GREENPOINT   
## factor(neighborhood)KENSINGTON   
## factor(neighborhood)MADISON   
## factor(neighborhood)MANHATTAN BEACH   
## factor(neighborhood)MARINE PARK   
## factor(neighborhood)MIDWOOD   
## factor(neighborhood)MILL BASIN   
## factor(neighborhood)NAVY YARD   
## factor(neighborhood)OCEAN HILL \*\*   
## factor(neighborhood)OCEAN PARKWAY-NORTH   
## factor(neighborhood)OCEAN PARKWAY-SOUTH   
## factor(neighborhood)OLD MILL BASIN \*   
## factor(neighborhood)PARK SLOPE \*\*\*  
## factor(neighborhood)PARK SLOPE SOUTH \*   
## factor(neighborhood)PROSPECT HEIGHTS   
## factor(neighborhood)RED HOOK   
## factor(neighborhood)SEAGATE   
## factor(neighborhood)SHEEPSHEAD BAY   
## factor(neighborhood)SPRING CREEK \*   
## factor(neighborhood)SUNSET PARK   
## factor(neighborhood)WILLIAMSBURG-CENTRAL   
## factor(neighborhood)WILLIAMSBURG-EAST   
## factor(neighborhood)WILLIAMSBURG-NORTH .   
## factor(neighborhood)WILLIAMSBURG-SOUTH   
## factor(neighborhood)WINDSOR TERRACE .   
## factor(neighborhood)WYCKOFF HEIGHTS   
## factor(building.class.category)02 TWO FAMILY HOMES   
## factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BAY RIDGE :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BENSONHURST :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BOERUM HILL :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)02 TWO FAMILY HOMES \*\*\*  
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BUSHWICK :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)CANARSIE :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)CLINTON HILL :factor(building.class.category)02 TWO FAMILY HOMES .   
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)02 TWO FAMILY HOMES .   
## factor(neighborhood)COBBLE HILL :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES \*\*   
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)02 TWO FAMILY HOMES .   
## factor(neighborhood)FLATLANDS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)FORT GREENE :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)GOWANUS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)GRAVESEND :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)GREENPOINT :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)KENSINGTON :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)MADISON :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)MARINE PARK :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)MIDWOOD :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)NAVY YARD :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)OCEAN HILL :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)PARK SLOPE :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)RED HOOK :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)SEAGATE :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)SPRING CREEK :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)SUNSET PARK :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)02 TWO FAMILY HOMES \*   
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)02 TWO FAMILY HOMES   
## factor(neighborhood)BAY RIDGE :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BEDFORD STUYVESANT :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BENSONHURST :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BERGEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BOERUM HILL :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BOROUGH PARK :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BRIGHTON BEACH :factor(building.class.category)03 THREE FAMILY HOMES \*\*   
## factor(neighborhood)BROOKLYN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BROWNSVILLE :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BUSH TERMINAL :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)BUSHWICK :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)CANARSIE :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)CARROLL GARDENS :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)CLINTON HILL :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)COBBLE HILL-WEST :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)COBBLE HILL :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)CONEY ISLAND :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)CROWN HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)CYPRESS HILLS :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)DOWNTOWN-FULTON FERRY :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)DOWNTOWN-FULTON MALL :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)DOWNTOWN-METROTECH :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)DYKER HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)EAST NEW YORK :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)FLATBUSH-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES \*\*\*  
## factor(neighborhood)FLATBUSH-EAST :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)FLATBUSH-LEFFERTS GARDEN :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)FLATBUSH-NORTH :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)FLATLANDS :factor(building.class.category)03 THREE FAMILY HOMES \*   
## factor(neighborhood)FORT GREENE :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)GERRITSEN BEACH :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)GOWANUS :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)GRAVESEND :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)GREENPOINT :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)KENSINGTON :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)MADISON :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)MANHATTAN BEACH :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)MARINE PARK :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)MIDWOOD :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)NAVY YARD :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)OCEAN HILL :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)OCEAN PARKWAY-NORTH :factor(building.class.category)03 THREE FAMILY HOMES \*   
## factor(neighborhood)OCEAN PARKWAY-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES \*   
## factor(neighborhood)OLD MILL BASIN :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)PARK SLOPE :factor(building.class.category)03 THREE FAMILY HOMES .   
## factor(neighborhood)PARK SLOPE SOUTH :factor(building.class.category)03 THREE FAMILY HOMES \*\*   
## factor(neighborhood)PROSPECT HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)RED HOOK :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)SEAGATE :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)SHEEPSHEAD BAY :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)SPRING CREEK :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)SUNSET PARK :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-CENTRAL :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-EAST :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-NORTH :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)WILLIAMSBURG-SOUTH :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)WINDSOR TERRACE :factor(building.class.category)03 THREE FAMILY HOMES   
## factor(neighborhood)WYCKOFF HEIGHTS :factor(building.class.category)03 THREE FAMILY HOMES   
## ---  
## Signif. codes: 0 '\*\*\*' 0.001 '\*\*' 0.01 '\*' 0.05 '.' 0.1 ' ' 1  
##   
## Residual standard error: 0.7914 on 6226 degrees of freedom  
## Multiple R-squared: 0.3299, Adjusted R-squared: 0.3114   
## F-statistic: 17.82 on 172 and 6226 DF, p-value: < 2.2e-16

plot(resid(model4))



## 연습문제

맨하탄 지역에 대한 정제된 데이터를 이용하여 선형회귀분석을 실시하시오.