

Data Set	WORK.IMPORT
Dependent Variable	Price
Selection Method	Backward
Select Criterion	Significance Level
Stop Criterion	Significance Level
Stay Significance Level (SLS)	0.05
Effect Hierarchy Enforced	None

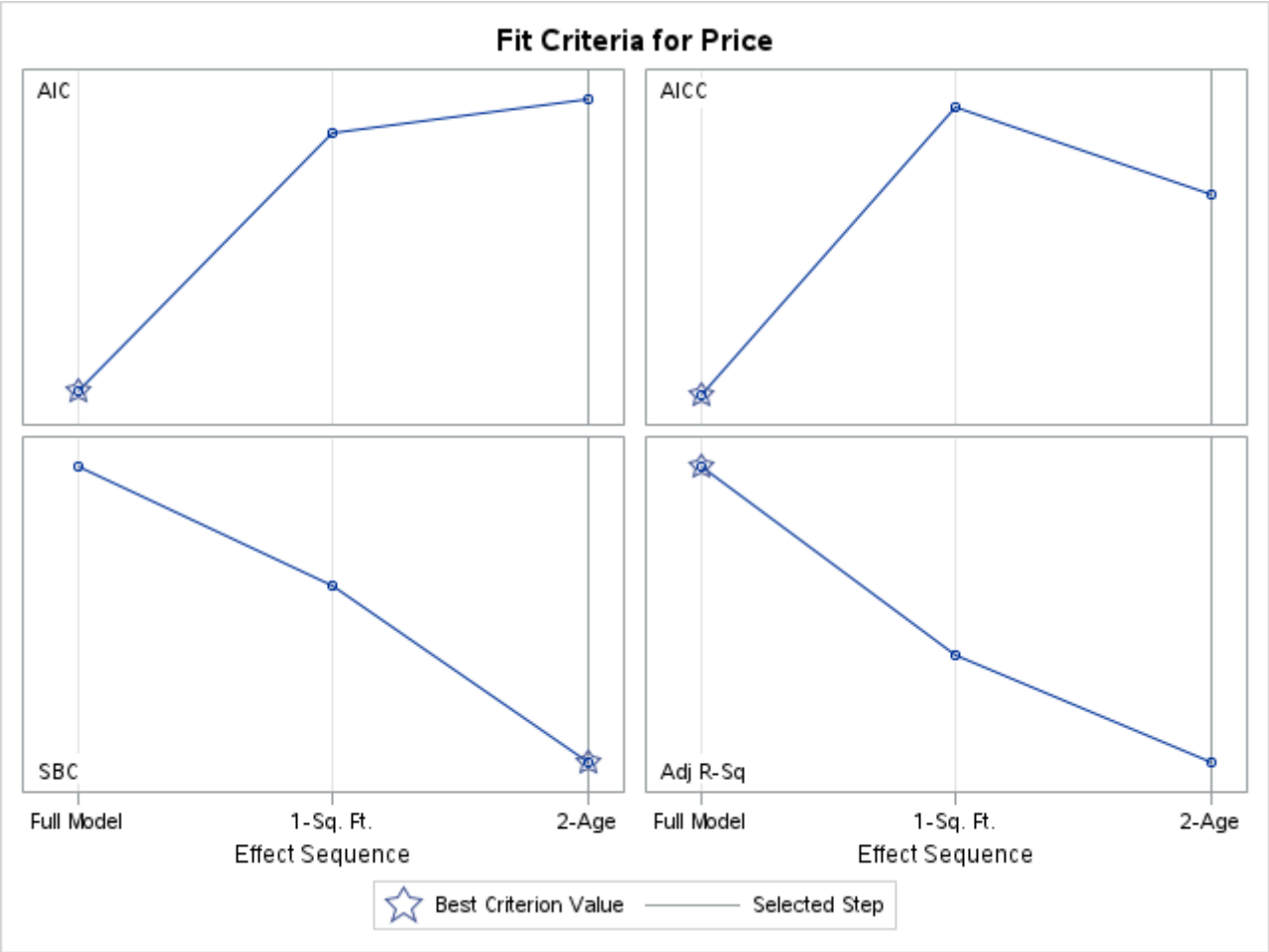
Number of Observations Read	102
Number of Observations Used	101

Dimensions	
Number of Effects	7
Number of Parameters	7

Backward Selection Summary				
Step	Effect Removed	Number Effects In	F Value	Pr > F
0		7		
1	Sq. Ft.	6	2.80	0.0977
2	Age	5	2.03	0.1580

Selection stopped because the next candidate for removal has SLS < 0.05.

Stop Details					
Candidate For	Effect	Candidate Significance		Compare Significance	
Removal	Garage	0.0015	<	0.0500	(SLS)



Selected Model

The selected model is the model at the last step (Step 2).

Effects:	Intercept Location Lot (Acres) Garage Baths
-----------------	---

Note: The p-values for parameters and effects are not adjusted for the fact that the terms in the model have been selected and so are generally liberal.

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	2.310197E12	5.775493E11	52.61	<.0001
Error	96	1.053897E12	10978096493		
Corrected Total	100	3.364094E12			

Root MSE	104776
Dependent Mean	257434
R-Square	0.6867
Adj R-Sq	0.6737
AIC	2442.90795
AICC	2443.80157
SBC	2352.98356

Parameter Estimates					
Parameter	DF	Estimate	Standard Error	t Value	Pr > t
Intercept	1	-277259	45235	-6.13	<.0001
Location	1	16071	3720.646991	4.32	<.0001
Lot (Acres)	1	4378.930187	1319.094650	3.32	0.0013

Parameter Estimates					
Parameter	DF	Estimate	Standard Error	t Value	Pr > t
Garage	1	56723	17339	3.27	0.0015
Baths	1	164706	25422	6.48	<.0001

Model: MODEL1
Dependent Variable: Price Price

