|  |  |  |  |
| --- | --- | --- | --- |
| **OLS Regression Results** | | | |
| **Dep. Variable:** | price | **R-squared:** | 0.831 |
| **Model:** | OLS | **Adj. R-squared:** | 0.821 |
| **Method:** | Least Squares | **F-statistic:** | 80.56 |
| **Date:** | Tue, 27 Feb 2024 | **Prob (F-statistic):** | 3.59e-30 |
| **Time:** | 16:05:11 | **Log-Likelihood:** | -453.78 |
| **No. Observations:** | 88 | **AIC:** | 919.6 |
| **Df Residuals:** | 82 | **BIC:** | 934.4 |
| **Df Model:** | 5 |  |  |
| **Covariance Type:** | nonrobust |  |  |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | **coef** | **std err** | **t** | **P>|t|** | **[0.025** | **0.975]** |
| **const** | -40.4477 | 21.594 | -1.873 | 0.065 | -83.405 | 2.510 |
| **sqrft** | 0.0011 | 0.017 | 0.062 | 0.950 | -0.033 | 0.035 |
| **assess** | 0.9041 | 0.104 | 8.671 | 0.000 | 0.697 | 1.112 |
| **bdrms** | 9.6303 | 6.916 | 1.392 | 0.168 | -4.128 | 23.389 |
| **lotsize** | 0.0006 | 0.000 | 1.206 | 0.231 | -0.000 | 0.002 |
| **colonial** | 9.5476 | 10.647 | 0.897 | 0.372 | -11.633 | 30.729 |

|  |  |  |  |
| --- | --- | --- | --- |
| **Omnibus:** | 30.541 | **Durbin-Watson:** | 2.118 |
| **Prob(Omnibus):** | 0.000 | **Jarque-Bera (JB):** | 115.391 |
| **Skew:** | 0.989 | **Prob(JB):** | 8.77e-26 |
| **Kurtosis:** | 8.250 | **Cond. No.** | 6.45e+04 |

**\*\*no significantes\*\***

**Interpretación**

* Por cada metro cuadrado que suba el precio de la vivienda aumentara en 0.0011 miles de dólares
* Por cada mil dorales que aumente la estimación el precio de la vivienda aumentara en 0.9041 miles de dólares
* Por cada cuarto adicional en la casa el precio de la vivienda aumentara en 9.6303 miles de dólares
* Por cada metro cuadrado que aumente en el lote el precio de la vivienda aumentara en 0.0006 miles de dólares
* Si la casa es colonial el precio de la vivienda aumentara en 9.5476 miles de dólares