Adjusted Sale Price

Quantitative Methods 1

9 Nov. 2022

Table 1: Adjusted Sale Price and Square Feet of Total Living Area

	Dependent variable:
	AdjSalePrice
SqFtTotLiving	294.357***
	(2.132)
Constant	$-47{,}126.100^{***}$
	(4,843.068)
Observations	20,340
R^2	0.484
Adjusted R^2	0.484
Residual Std. Error	278,257.400 (df = 20338)
F Statistic	19,053.750*** (df = 1; 20338)
Note:	*p<0.1; **p<0.05; ***p<0.01

Table 2: Adjusted Sale Price and Square Feet of Total Living Area, Property Type

	Dependent variable:	
	AdjSalePrice	
	(1)	(2)
SqFtTotLiving	294.357***	298.227***
	(2.132)	(2.169)
PropertyTypeSingle Family		46,449.070**
		(18,461.260)
PropertyTypeTownhouse		114,783.100***
		(19,734.790)
Constant	−47,126.100***	−106,247.400***
	(4,843.068)	(18,954.860)
Observations	20,340	20,340
R^2	0.484	0.486
Adjusted R^2	0.484	0.486
Residual Std. Error	278,257.400 (df = 20338)	277,655.200 (df = 20336)
F Statistic	19,053.750*** (df = 1; 20338)	6,408.929*** (df = 3; 20336)

Note:	*p<0.1; **p<0.05; ***p<0.01

Table 3: Adjusted Sale Price and Square Feet of Total Living Area, Bedrooms

	Dependent variable:	
	AdjSalePrice	
	(1)	(2)
SqFtTotLiving	294.357***	335.089***
	(2.132)	(2.615)
Bedrooms		−68,798.810***
		(2,638.022)
Constant	−47,126.100***	99,791.830***
	(4,843.068)	(7,377.859)
Observations	20,340	20,340
R^2	0.484	0.500
Adjusted R^2	0.484	0.500
Residual Std. Error	278,257.400 (df = 20338)	273,724.600 (df = 20337)
F Statistic	19,053.750*** (df = 1; 20338)	10,185.080*** (df = 2; 20337)
Note:		*p<0.1; **p<0.05; ***p<0.01

	Model 1	Model 2	Model 3
(Intercept)	-47126.10^{***}	-220312.25^{**}	-163348.36^{*}
	(4843.07)	(78528.33)	(76018.22)
SqFtTotLiving	294.36^{***}	340.83^{***}	309.92^{***}
	(2.13)	(2.66)	(3.44)
Bedrooms_21		254211.22^{**}	231828.50^{**}
		(81850.32)	(79176.19)
Bedrooms_22		216175.02^{**}	214089.92^{**}
		(78603.80)	(76045.44)
Bedrooms_23		100217.36	133805.66
		(78475.15)	(75976.65)
Bedrooms_24		6573.01	65783.74
		(78537.04)	(76045.30)
Bedrooms_25		-158.84	31128.85
		(78887.92)	(76368.34)
Bedrooms_26		-11669.39	-71588.20
		(80785.43)	(78249.34)
Bedrooms_27		141517.25	6772.36
		(90161.87)	(87419.75)
Bedrooms_28		-423184.22^{***}	-781268.63^{***}
		(116685.88)	(113692.07)
Bedrooms_29+		-664734.81^{***}	-1340662.08^{***}
		(120031.69)	(120308.65)
Bathrooms_21 - 2 baths			-20312.59^{**}
			(6222.65)
Bathrooms_22 - 3 baths			-70917.04^{***}
			(6812.91)
Bathrooms_23 - 4 baths			38695.43^{***}
			(10480.45)
Bathrooms_24 - 5 baths			330410.08^{***}
			(20689.06)
Bathrooms_25 - 6 baths			755850.67^{***}
			(44694.39)
Bathrooms_2More than 6 baths			1540805.26^{***}
			(73323.31)
R^2	0.48	0.51	0.54
Adj. R^2	0.48	0.51	0.54
Num. obs.	20340	20340	20340

$^{***}p < 0.001$; $^{**}p < 0.01$; $^{*}p < 0.05$

Table 4: Statistical models

Table 5: Impact of SqFtLot on AdjSalePrice

	Dependent variable:
	AdjSalePrice
SqFtLot	1.887***
	(0.093)
Constant	542,505.900***
	(2,903.559)
Observations	20,340
R^2	0.020
Adjusted R^2	0.020
Residual Std. Error	383,401.400 (df = 20338)
F Statistic	410.717*** (df = 1; 20338)
Note:	*p<0.1; **p<0.05; ***p<0.01

Table 6: Impact of SqFtLot and New Construction on AdjSalePrice

	Dependent variable:	
	AdjSalePrice	
	(1)	(2)
SqFtLot	1.887***	1.930***
	(0.093)	(0.093)
NewConstruction		59,531.190***
		(8,768.867)
Constant	542,505.900***	535,727.000***
	(2,903.559)	(3,067.419)
Observations	20,340	20,340
R^2	0.020	0.022
Adjusted R^2	0.020	0.022
Residual Std. Error	383,401.400 (df = 20338)	382,977.100 (df = 20337)
F Statistic	410.717*** (df = 1; 20338)	228.859*** (df = 2; 20337)
Note:		*p<0.1; **p<0.05; ***p<0.01