

The GLMSELECT Procedure

Data Set	WORK.HPARTNEW
Dependent Variable	SalePrice
Selection Method	Backward
Select Criterion	SBC
Stop Criterion	SBC
Effect Hierarchy Enforced	None

Number of Observations Read	1460
Number of Observations Used	1460

Class Level Information		
Class	Levels	Values
MSZone	5	2 3 5 6 8

Dimensions	
Number of Effects	65
Number of Parameters	69

The GLMSELECT Procedure

Backward Selection Summary				
Step	Effect Removed	Number Effects In	Number Parm's In	SBC
0		65	68	31118.7583
1	MSZone	64	64	31105.7682
2	LotConf	63	63	31098.4994
3	Foundt	62	62	31091.2337
4	GarType	61	61	31083.9853
5	MoSold	60	60	31076.7518
6	LandSI	59	59	31069.5462
7	LandCt	58	58	31062.2983
8	CentAir	57	57	31055.1491
9	Fnce	56	56	31048.0543
10	MiscVal	55	55	31040.9654
11	PQC	54	54	31034.0013
12	PDrive	53	53	31027.0494
13	BsmtC	52	52	31020.0873
14	BsmtHalfBath	51	51	31013.1823
15	Heat	50	50	31006.3654
16	YrSold	49	49	30999.7080
17	YearRemodAdd	48	48	30993.1172
18	LotSh	47	47	30986.5742
19	Cond1	46	46	30980.0584
20	BsmtFT2	45	45	30973.6043
21	PoolArea	44	44	30967.2246
22	SType	43	43	30960.8666
23	BsmtFinSF2	42	42	30954.7053
24	ExterCt	41	41	30948.5695
25	Util	40	40	30942.8032

26	ThirdSsnPorch	39	39	30937.1332
27	Aly	38	38	30931.4320
28	OpenPorchSF	37	37	30925.8086
29	GarageCT	36	36	30920.6697
30	GarageQC	35	35	30914.0622
31	LotFrontage	34	34	30909.4542
32	HeatQC	33	33	30904.9858
33	LowQualFinSF	32	32	30901.1179
34	Funct	31	31	30897.0932
35	Neighb	30	30	30893.9823
36	GarFin	29	29	30891.5627
37	Elec	28	28	30888.7906
38	St	27	27	30887.0680
39	ScreenPorch	26	26	30886.2504
40	EnclosedPorch	25	25	30884.4256
41	WoodDeckSF	24	24	30882.0548
42	BsmtFT1	23	23	30881.7143
43	SaleCnd	22	22	30880.7881
44	MisFt	21	21	30880.3740
45	KitchenAbvGr	20	20	30880.1192*
* Optimal Value of Criterion				

Selection stopped at a local minimum of the SBC criterion.

Stop Details				
Candidate For	Effect	Candidate SBC		Compare SBC
Removal	Cond2	30881.2412	>	30880.1192

The GLMSELECT Procedure
Selected Model

The selected model is the model at the last step (Step 45).

Effects:	Intercept LotArea OverallCond MasVnrArea BsmtFullBath FullBath HalfBath BedroomAbvGr Fireplaces GarageArea Cond2 HouseStyl RoofStyl RoofMat MasVnrTyp ExterQ BsmtQ BsmtEx KitchenQC FireplaceQC
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Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	19	7.181784E12	3.779886E11	268.64
Error	1440	2.026127E12	1407032968	
Corrected Total	1459	9.207911E12		

Root MSE	37510
Dependent Mean	180921
R-Square	0.7800
Adj R-Sq	0.7771
AIC	32236
AICC	32237
SBC	30880

Parameter Estimates

Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	196526	17556	11.19
LotArea	1	0.477841	0.108268	4.41
OverallCond	1	6144.099425	948.755918	6.48
MasVnrArea	1	62.719801	7.031264	8.92
BsmtFullBath	1	10910	2099.699208	5.20
FullBath	1	22494	2511.304323	8.96
HalfBath	1	16860	2253.703200	7.48
BedroomAbvGr	1	8845.835031	1426.860771	6.20
Fireplaces	1	18145	1705.978435	10.64
GarageArea	1	62.726428	5.846357	10.73
Cond2	1	-11589	4018.532895	-2.88
HouseStyl	1	-3355.770295	694.491290	-4.83
RoofStyl	1	8161.253088	1241.714462	6.57
RoofMat	1	8563.709555	1677.052949	5.11
MasVnrTyp	1	4889.309401	1095.929322	4.46
ExterQ	1	-22143	2829.130388	-7.83
BsmtQ	1	-19973	2154.577088	-9.27
BsmtEx	1	-8086.725556	1125.194759	-7.19
KitchenQC	1	-17125	2284.593756	-7.50
FireplaceQC	1	-4013.622133	1295.974514	-3.10