

The GLMSELECT Procedure

Data Set	WORK.HPARTNEW
Dependent Variable	SalePrice
Selection Method	Forward
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

Forward Selection Summary				
Step	Effect Entered	Number Effects In	Number Parm's In	SBC
0	Intercept	1	1	32952.0292
1	ExterQ	2	2	32043.3806
2	GarageArea	3	3	31721.8286
3	Fireplaces	4	4	31490.6901
4	BsmtQ	5	5	31349.9712
5	BedroomAbvGr	6	6	31265.0481
6	KitchenQC	7	7	31189.6305
7	MasVnrArea	8	8	31121.6618
8	LotArea	9	9	31072.8955
9	BsmtEx	10	10	31043.3516
10	RoofStyl	11	11	31022.4265
11	FullBath	12	12	30997.4392
12	OverallCond	13	13	30972.2278
13	HalfBath	14	14	30950.9652
14	MasVnrTyp	15	15	30932.2634
15	RoofMat	16	16	30916.4758
16	HouseStyl	17	17	30900.5876
17	BsmtFullBath	18	18	30884.0940
18	FireplaceQC	19	19	30881.2412
19	Cond2	20	20	30880.1192*
* Optimal Value of Criterion				

Selection stopped at a local minimum of the SBC criterion.

Stop Details				
Candidate		Candidate		Compare

For	Effect	SBC		SBC
Entry	KitchenAbvGr	30880.3740	>	30880.1192

The GLMSELECT Procedure
Selected Model

The selected model is the model at the last step (Step 19).

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