

Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure**

Data Set	STAT1.AMESHousing3
Dependent Variable	SalePrice
Selection Method	Stepwise
Select Criterion	AIC
Stop Criterion	AIC
Effect Hierarchy Enforced	None

Number of Observations Read	300
Number of Observations Used	300

Dimensions	
Number of Effects	9
Number of Parameters	9

Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure**
Stepwise Selection: Step 0**Effect Entered: Intercept**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	0	0	.	.
Error	299	4.232235E11	1415463276	
Corrected Total	299	4.232235E11		

Root MSE	37623
Dependent Mean	137525
R-Square	0.0000
Adj R-Sq	0.0000
AIC	6624.21515
AICC	6624.25555
SBC	6325.91893

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	137525	2172.144314	63.31

Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure
Stepwise Selection: Step 1****Effect Entered: Basement_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	1	2.012418E11	2.012418E11	270.16
Error	298	2.219817E11	744904950	
Corrected Total	299	4.232235E11		

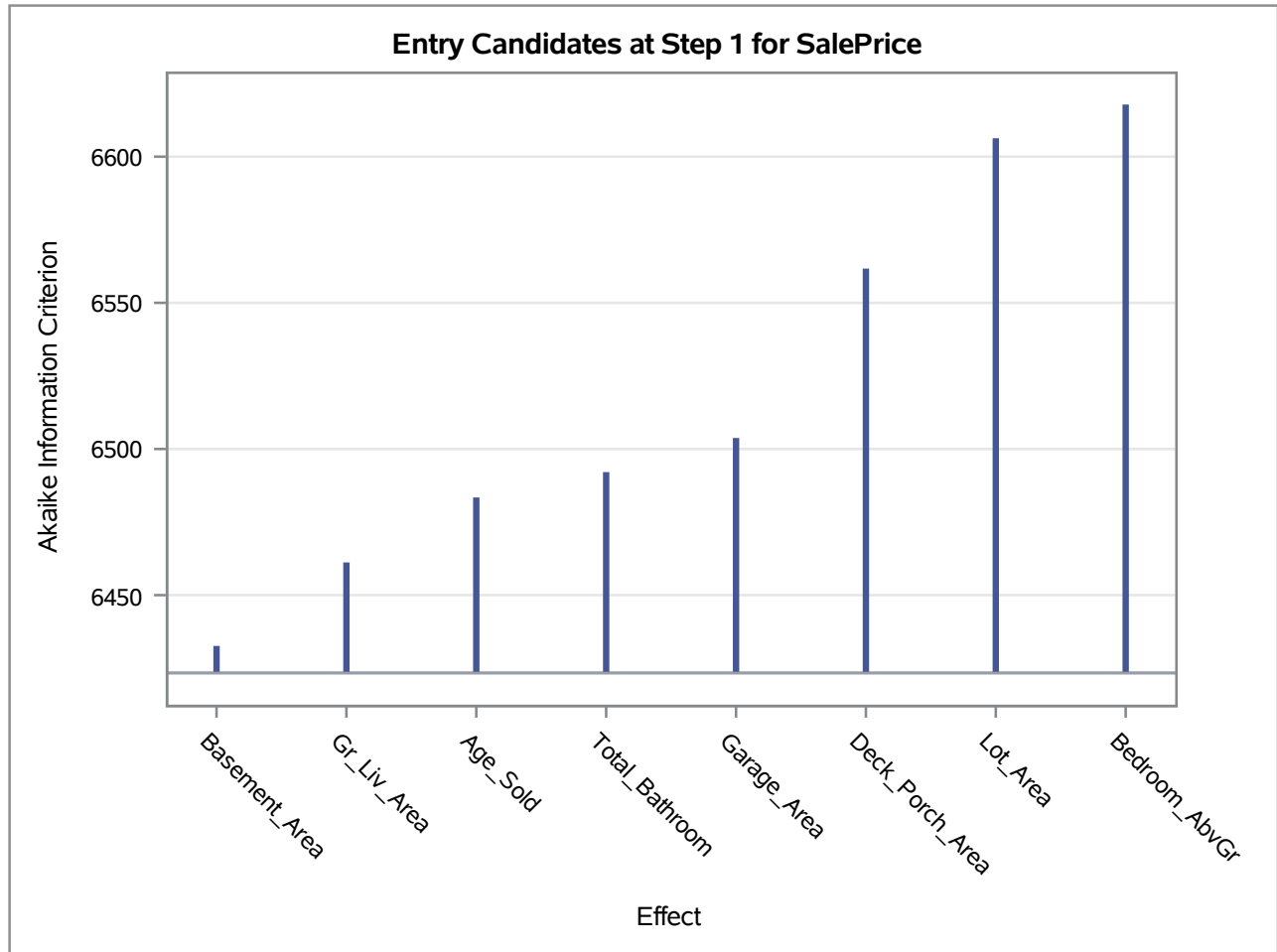
Root MSE	27293
Dependent Mean	137525
R-Square	0.4755
Adj R-Sq	0.4737
AIC	6432.62346
AICC	6432.70454
SBC	6138.03102

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	73904	4179.193780	17.68
Basement_Area	1	72.107717	4.387055	16.44

Entry Candidates		
Rank	Effect	AIC
1	Basement_Area	6432.6235
2	Gr_Liv_Area	6461.1877
3	Age_Sold	6483.4097
4	Total_Bathroom	6492.0868
5	Garage_Area	6503.7574
6	Deck_Porch_Area	6561.6989
7	Lot_Area	6606.3138
8	Bedroom_AbvGr	6617.8389

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 1
Effect Entered: Basement_Area



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure
Stepwise Selection: Step 2****Effect Entered: Gr_Liv_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	2	2.64483E11	1.322415E11	247.42
Error	297	1.587405E11	534479711	
Corrected Total	299	4.232235E11		

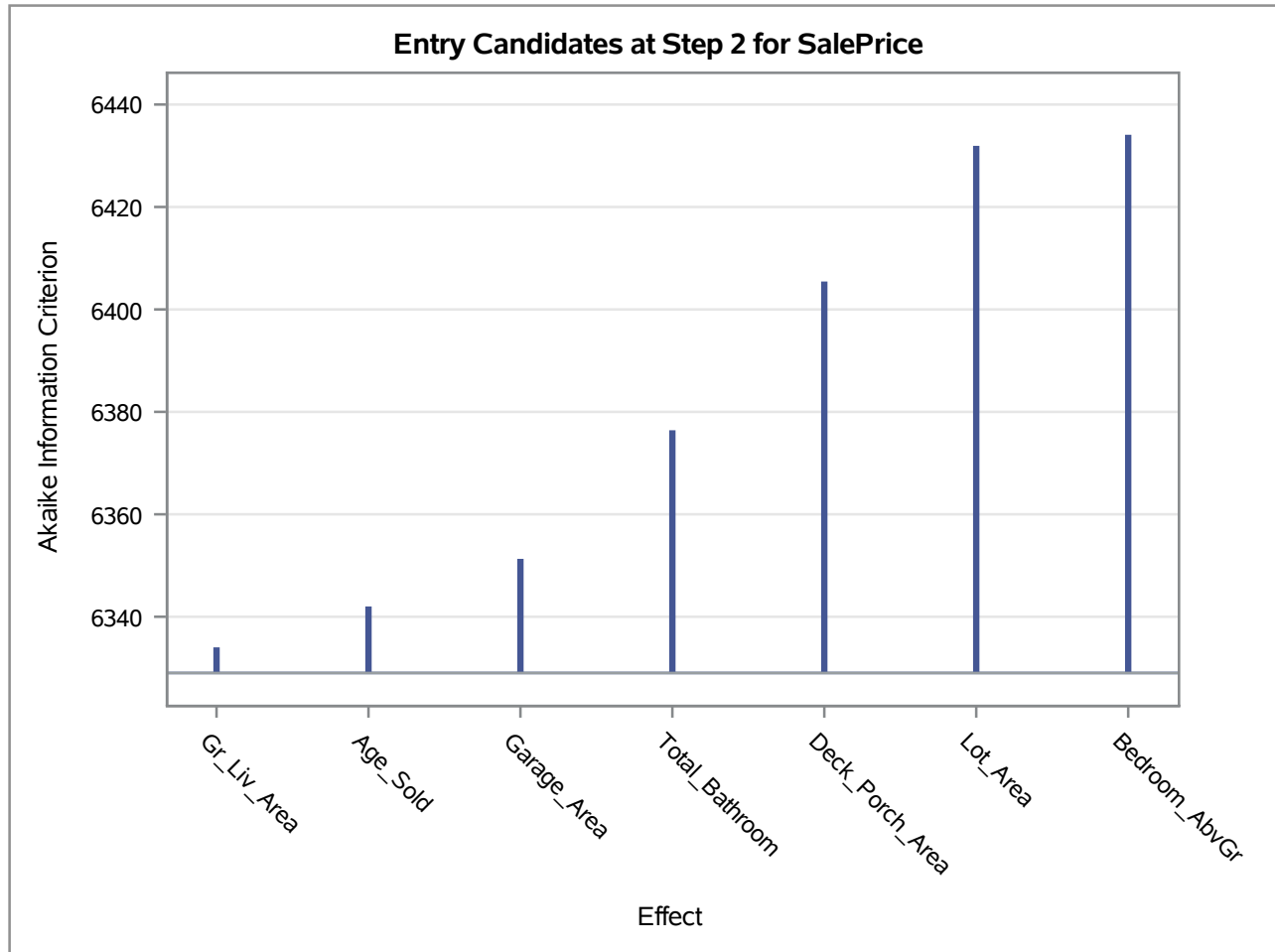
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
SBC	6043.13755

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	12664	6650.339855	1.90
Gr_Liv_Area	1	69.606974	6.399091	10.88
Basement_Area	1	52.309702	4.137885	12.64

Entry Candidates		
Rank	Effect	AIC
1	Gr_Liv_Area	6334.0262
2	Age_Sold	6342.0095
3	Garage_Area	6351.3061
4	Total_Bathroom	6376.4084
5	Deck_Porch_Area	6405.4472
6	Lot_Area	6431.9372
7	Bedroom_AbvGr	6434.0931

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 2
Effect Entered: Gr_Liv_Area



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure
Stepwise Selection: Step 3****Effect Entered: Age_Sold**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	3	3.207148E11	1.069049E11	308.69
Error	296	1.025087E11	346313132	
Corrected Total	299	4.232235E11		

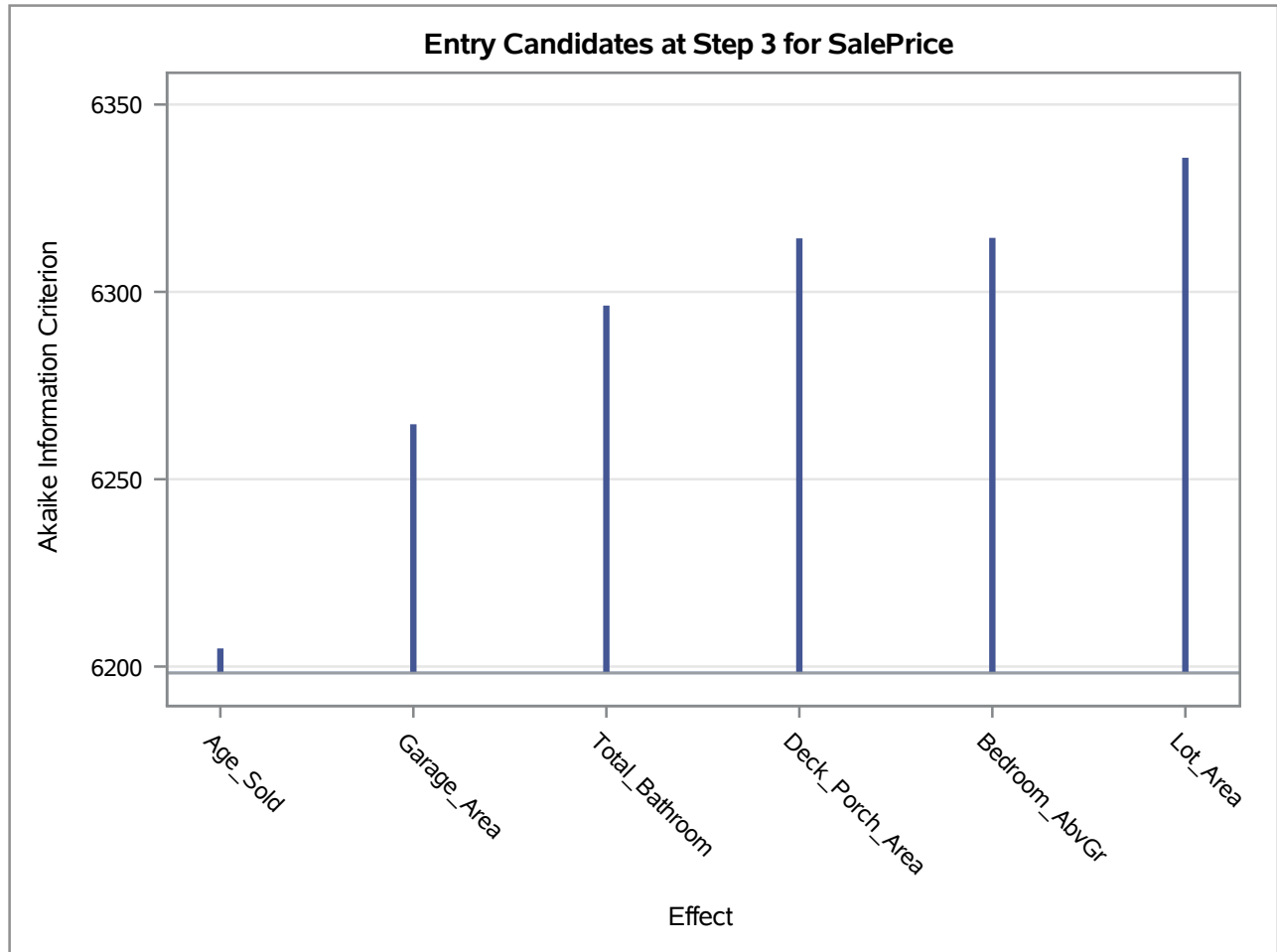
Root MSE	18609
Dependent Mean	137525
R-Square	0.7578
Adj R-Sq	0.7553
AIC	6204.82927
AICC	6205.03335
SBC	5917.64440

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	53400	6235.076995	8.56
Gr_Liv_Area	1	68.106646	5.152294	13.22
Basement_Area	1	36.329120	3.559067	10.21
Age_Sold	1	-543.493346	42.651840	-12.74

Entry Candidates		
Rank	Effect	AIC
1	Age_Sold	6204.8293
2	Garage_Area	6264.6656
3	Total_Bathroom	6296.3441
4	Deck_Porch_Area	6314.2811
5	Bedroom_AbvGr	6314.4078
6	Lot_Area	6335.7989

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 3
Effect Entered: Age_Sold



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure
Stepwise Selection: Step 4****Effect Entered: Garage_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	4	3.33571E11	83392754480	274.40
Error	295	89652501590	303906785	
Corrected Total	299	4.232235E11		

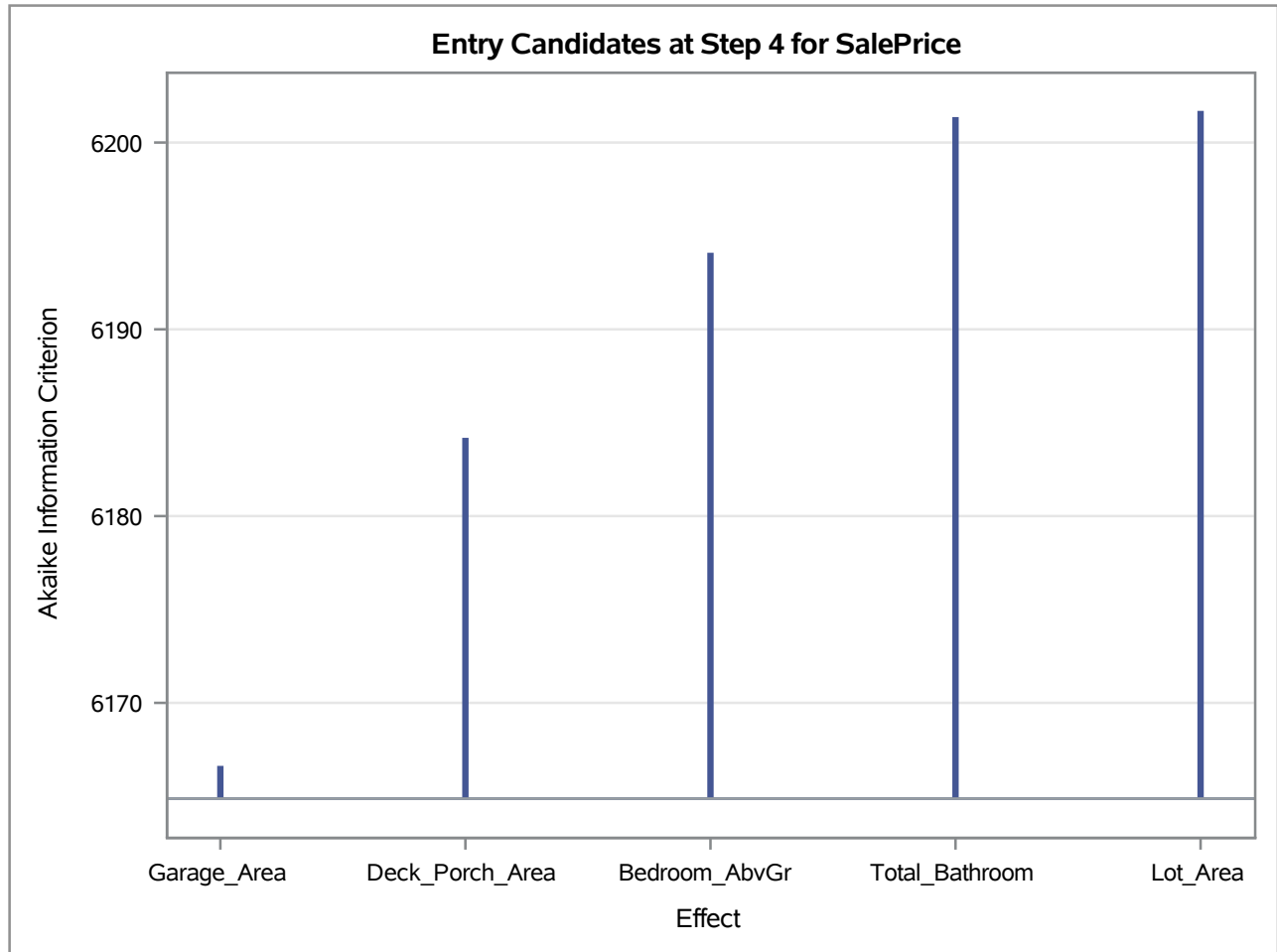
Root MSE	17433
Dependent Mean	137525
R-Square	0.7882
Adj R-Sq	0.7853
AIC	6166.62734
AICC	6166.91403
SBC	5883.14625

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	43815	6023.907004	7.27
Gr_Liv_Area	1	61.238136	4.940722	12.39
Basement_Area	1	33.430181	3.363709	9.94
Garage_Area	1	42.984492	6.608851	6.50
Age_Sold	1	-455.704354	42.173481	-10.81

Entry Candidates		
Rank	Effect	AIC
1	Garage_Area	6166.6273
2	Deck_Porch_Area	6184.1900
3	Bedroom_AbvGr	6194.0980
4	Total_Bathroom	6201.3633
5	Lot_Area	6201.6954

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 4
Effect Entered: Garage_Area



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure
Stepwise Selection: Step 5****Effect Entered: Deck_Porch_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	5	3.392788E11	67855752389	237.65
Error	294	83944757568	285526386	
Corrected Total	299	4.232235E11		

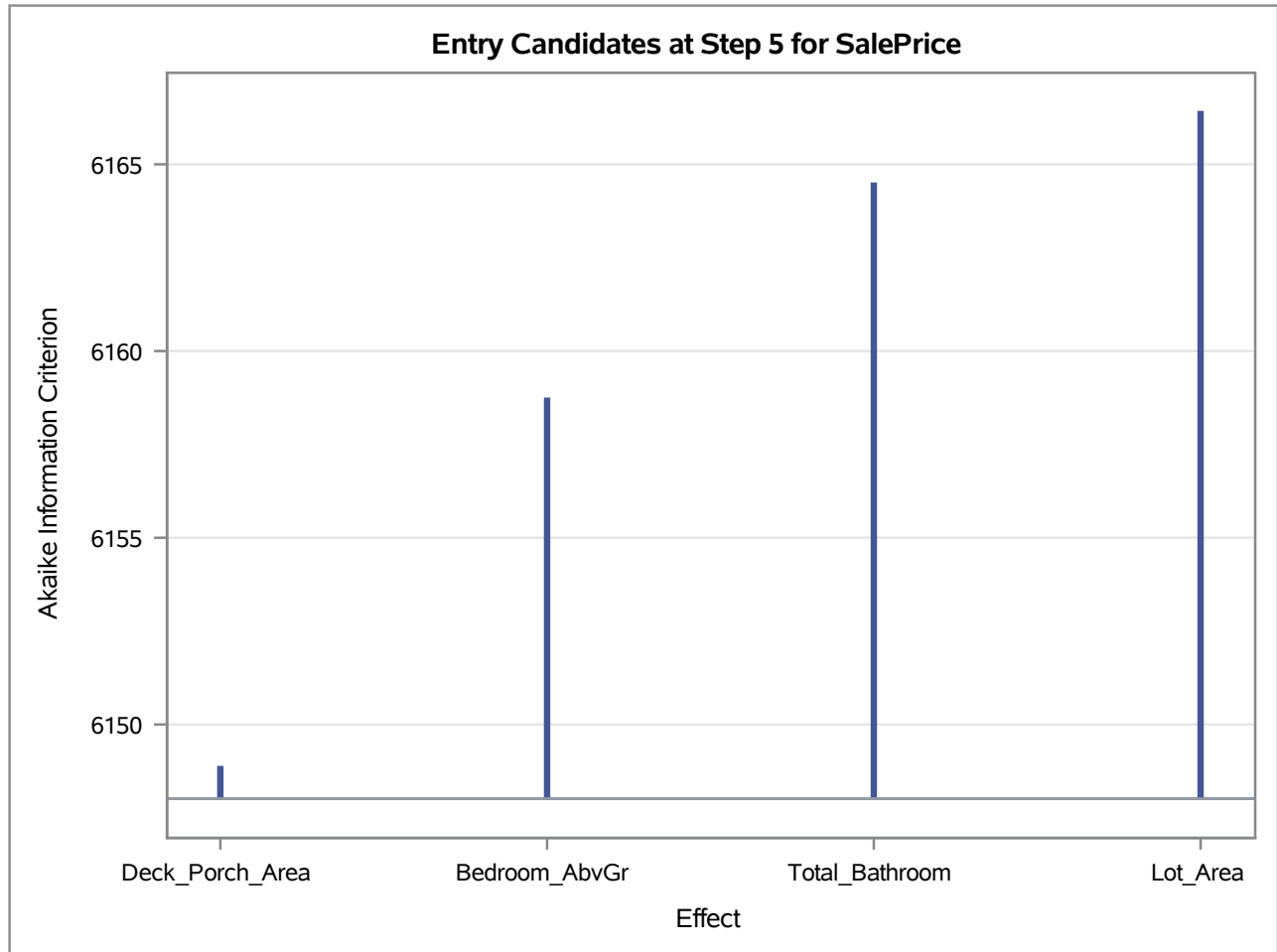
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
SBC	5869.11538

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	46009	5859.485517	7.85
Gr_Liv_Area	1	58.386514	4.831268	12.09
Basement_Area	1	30.554240	3.323249	9.19
Garage_Area	1	40.158112	6.436997	6.24
Deck_Porch_Area	1	35.720258	7.989240	4.47
Age_Sold	1	-447.254040	40.921927	-10.93

Entry Candidates		
Rank	Effect	AIC
1	Deck_Porch_Area	6148.8927
2	Bedroom_AbvGr	6158.7554
3	Total_Bathroom	6164.5138
4	Lot_Area	6166.4302

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 5
Effect Entered: Deck_Porch_Area



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure
Stepwise Selection: Step 6****Effect Entered: Bedroom_AbvGr**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
Corrected Total	299	4.232235E11		

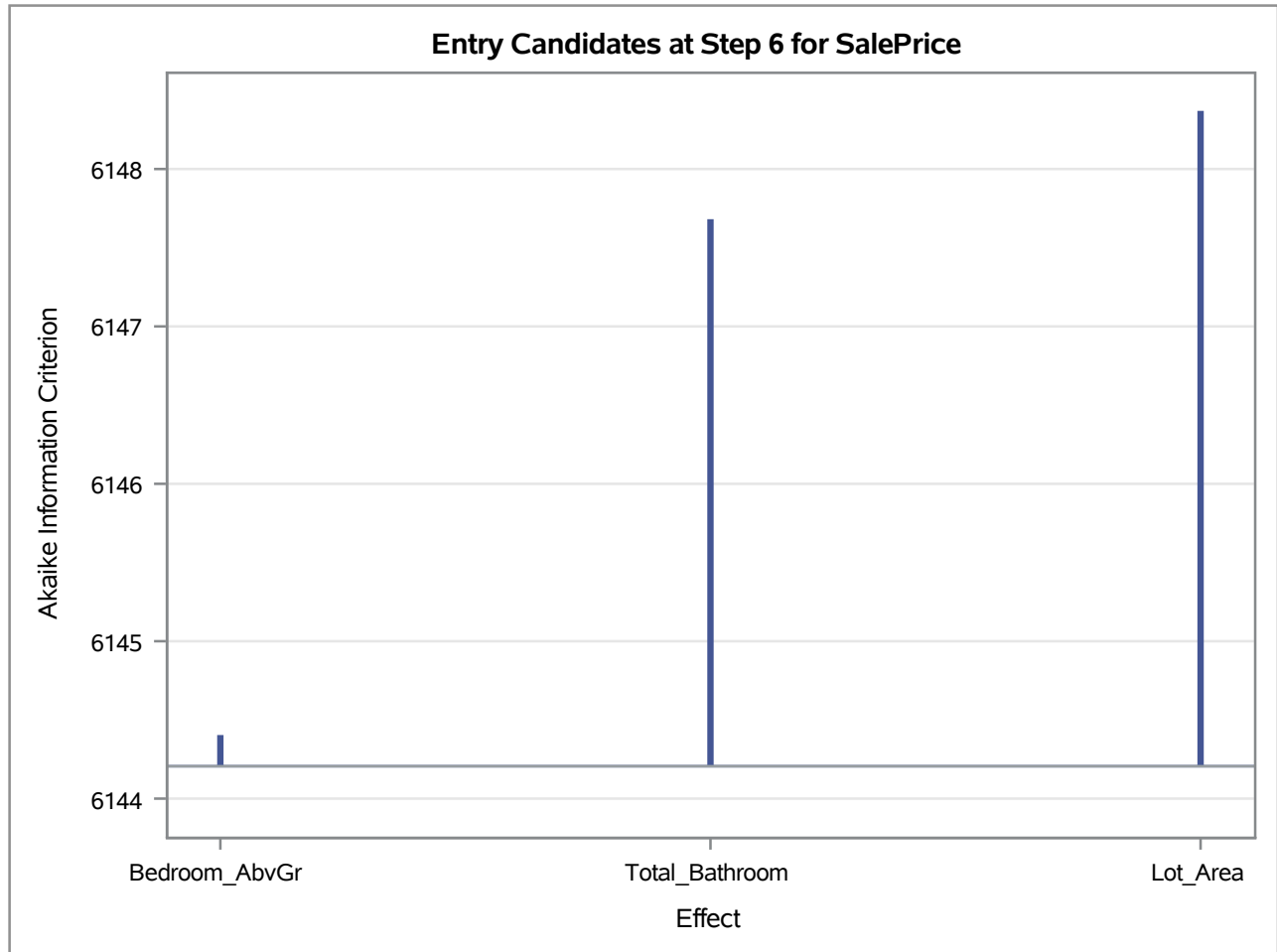
Root MSE	16744
Dependent Mean	137525
R-Square	0.8059
Adj R-Sq	0.8019
AIC	6144.40398
AICC	6144.89882
SBC	5868.33046

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	48620	5897.324643	8.24
Gr_Liv_Area	1	65.097413	5.472624	11.90
Basement_Area	1	31.279351	3.305546	9.46
Garage_Area	1	38.728785	6.403565	6.05
Deck_Porch_Area	1	32.487956	8.019119	4.05
Age_Sold	1	-434.199118	40.877494	-10.62
Bedroom_AbvGr	1	-4189.095026	1655.065743	-2.53

Entry Candidates		
Rank	Effect	AIC
1	Bedroom_AbvGr	6144.4040
2	Total_Bathroom	6147.6813
3	Lot_Area	6148.3694

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 6
Effect Entered: Bedroom_AbvGr



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure**
Stepwise Selection: Step 7**Effect Entered: Lot_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	7	3.424508E11	48921543221	176.86
Error	292	80772716963	276618894	
Corrected Total	299	4.232235E11		

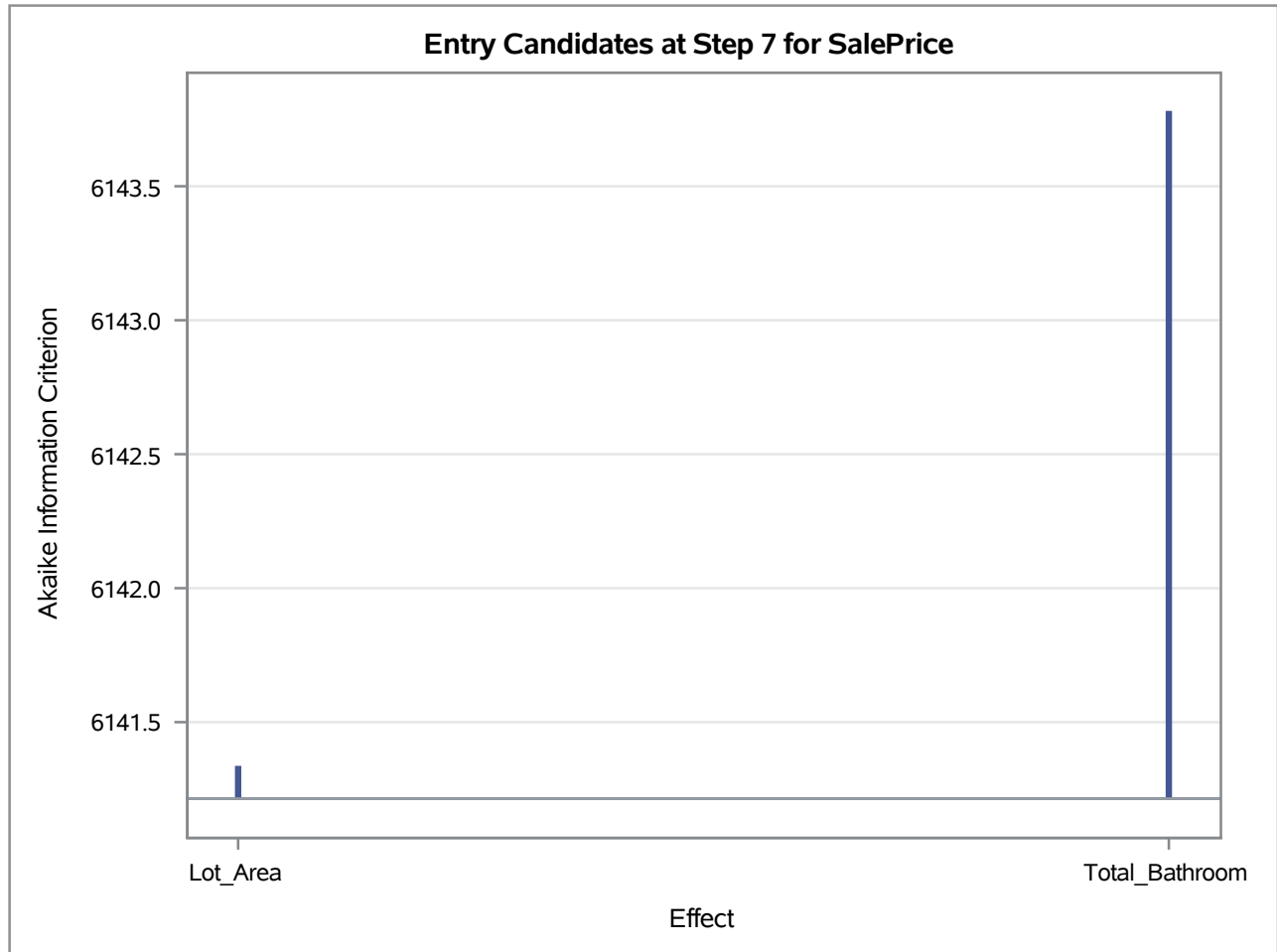
Root MSE	16632
Dependent Mean	137525
R-Square	0.8091
Adj R-Sq	0.8046
AIC	6141.33678
AICC	6141.95747
SBC	5868.96704

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	47463	5880.674041	8.07
Gr_Liv_Area	1	65.303724	5.436672	12.01
Basement_Area	1	29.849078	3.345400	8.92
Garage_Area	1	36.309606	6.452405	5.63
Deck_Porch_Area	1	32.052554	7.967677	4.02
Lot_Area	1	0.708127	0.317512	2.23
Age_Sold	1	-447.198682	41.019314	-10.90
Bedroom_AbvGr	1	-5042.766498	1687.928168	-2.99

Entry Candidates		
Rank	Effect	AIC
1	Lot_Area	6141.3368
2	Total_Bathroom	6143.7813

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 7
Effect Entered: Lot_Area



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure
Stepwise Selection: Step 8****Effect Entered: Total_Bathroom**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	8	3.431321E11	42891512314	155.84
Error	291	80091420996	275228251	
Corrected Total	299	4.232235E11		

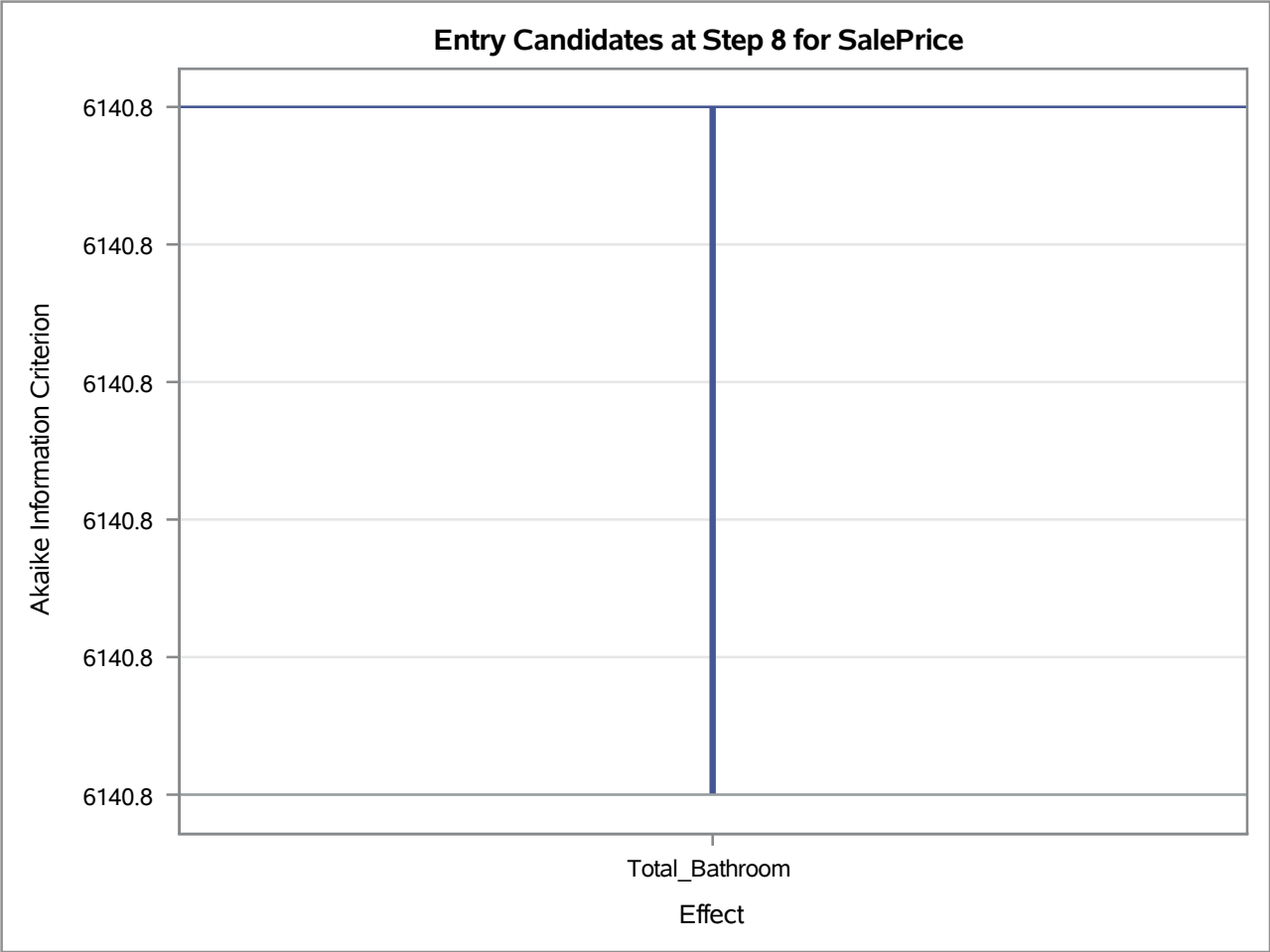
Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
SBC	5872.12967

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	44347	6191.271944	7.16
Gr_Liv_Area	1	63.197764	5.585739	11.31
Basement_Area	1	28.692184	3.417034	8.40
Garage_Area	1	35.754191	6.445840	5.55
Deck_Porch_Area	1	31.370539	7.959436	3.94
Lot_Area	1	0.699495	0.316761	2.21
Age_Sold	1	-420.815037	44.219144	-9.52
Bedroom_AbvGr	1	-4834.848748	1688.858227	-2.86
Total_Bathroom	1	3022.124723	1920.839066	1.57

Entry Candidates		
Rank	Effect	AIC
1	Total_Bathroom	6140.7956

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure
Stepwise Selection: Step 8
Effect Entered: Total_Bathroom

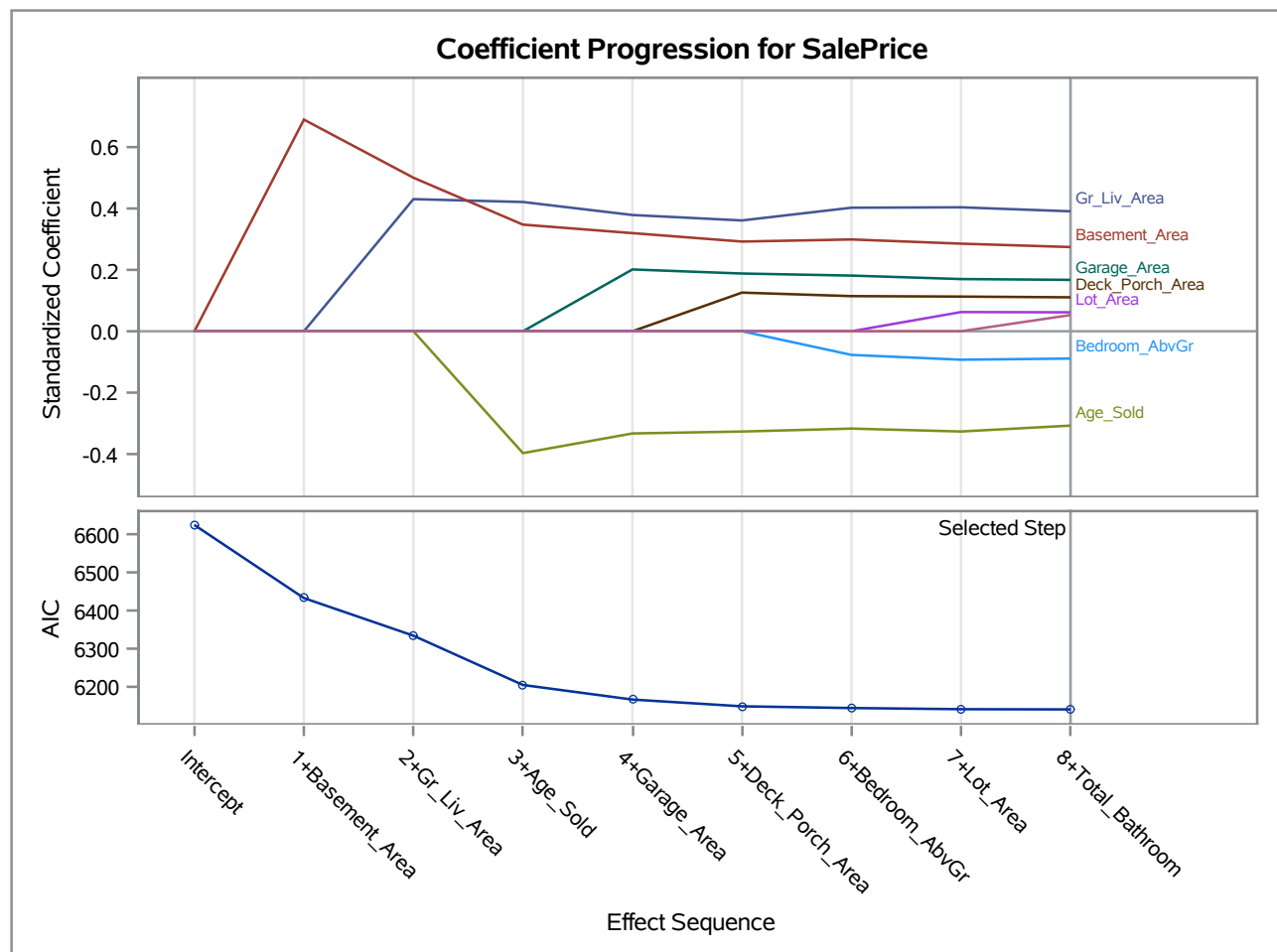


Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure

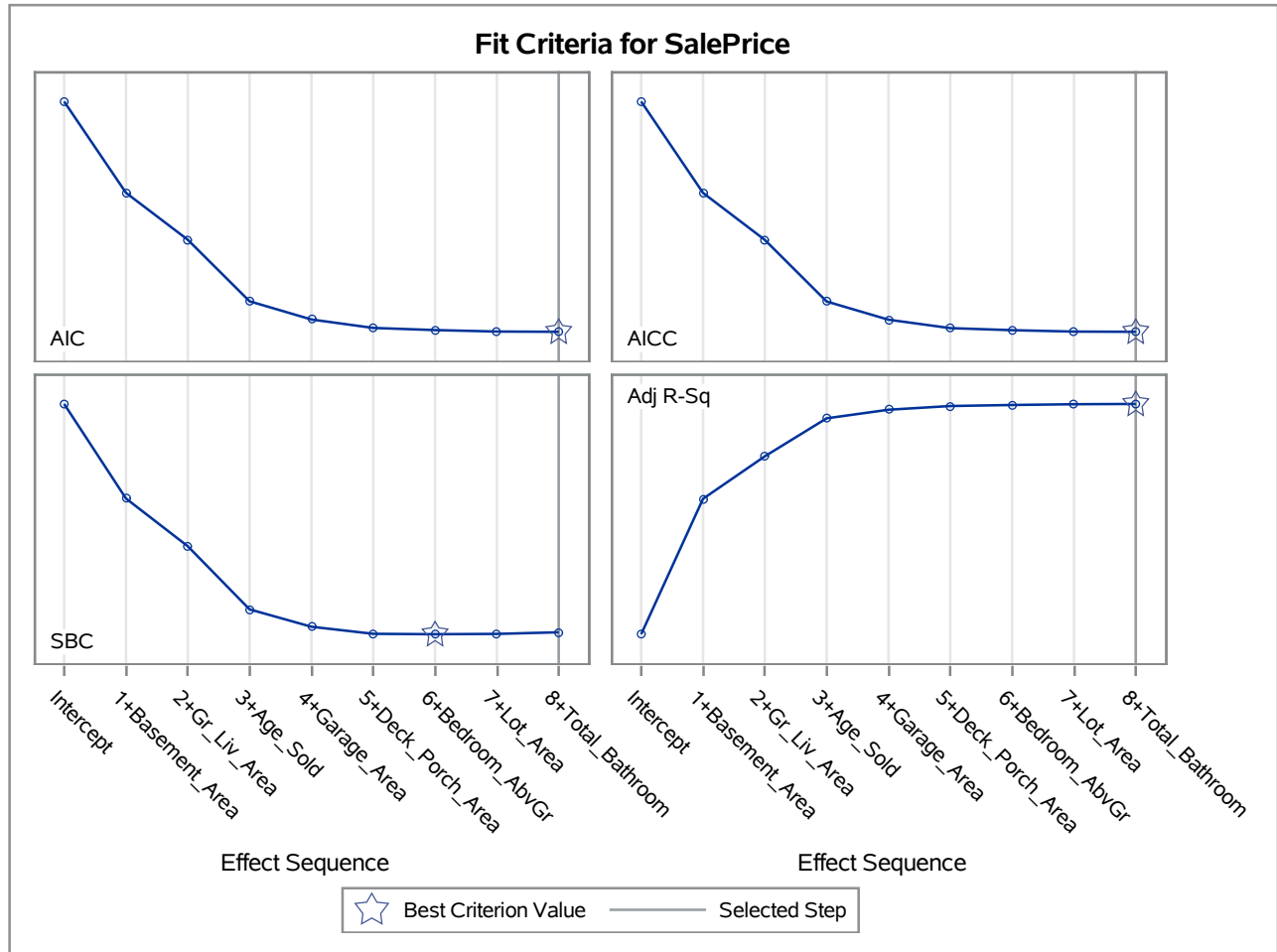
Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	AIC
0	Intercept		1	6624.2151
1	Basement_Area		2	6432.6235
2	Gr_Liv_Area		3	6334.0262
3	Age_Sold		4	6204.8293
4	Garage_Area		5	6166.6273
5	Deck_Porch_Area		6	6148.8927
6	Bedroom_AbvGr		7	6144.4040
7	Lot_Area		8	6141.3368
8	Total_Bathroom		9	6140.7956*
* Optimal Value of Criterion				

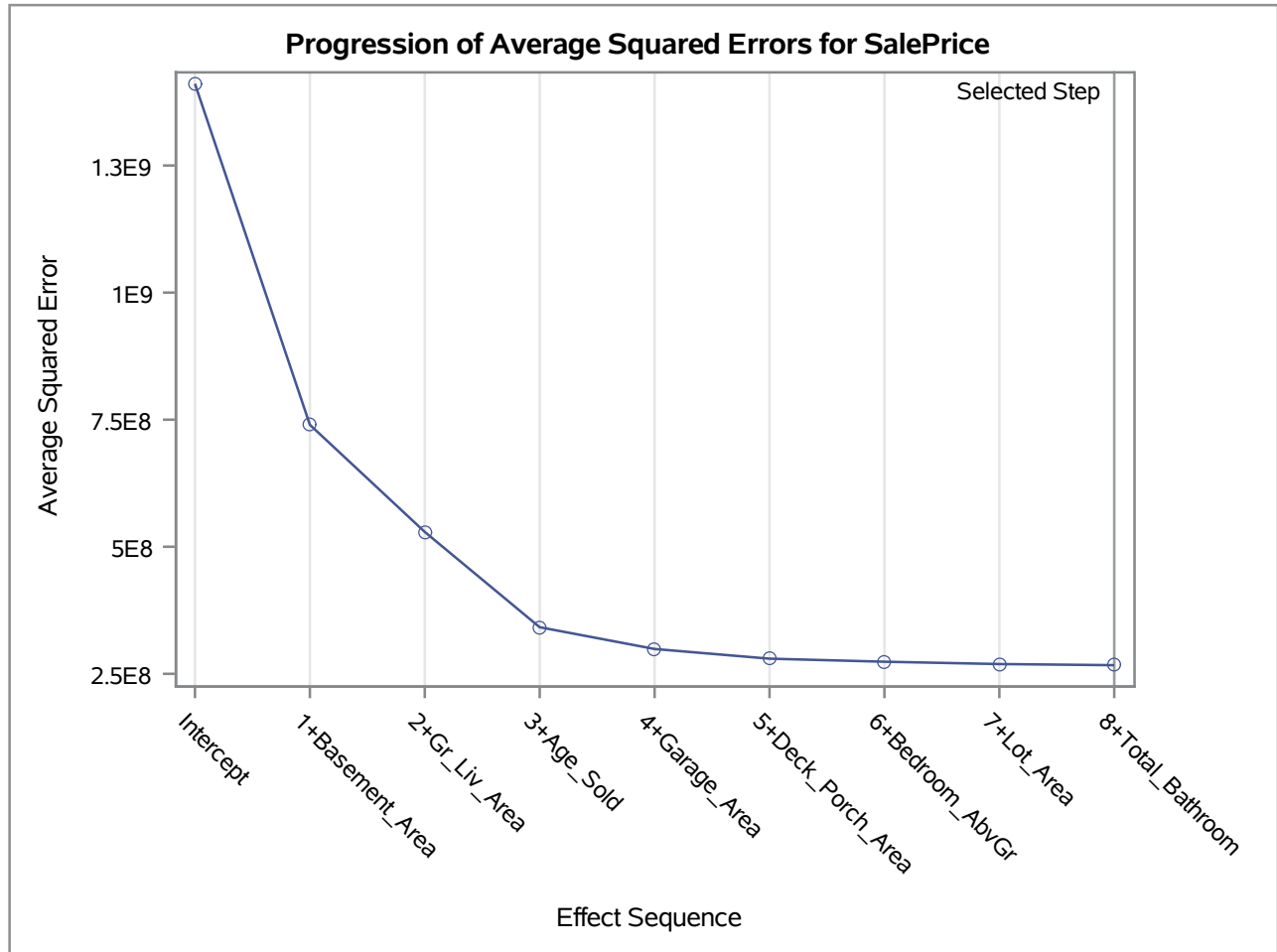
Selection stopped because all effects are in the final model.



Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure



Stepwise Model Selection for SalePrice - AIC**The GLMSELECT Procedure**

Stepwise Model Selection for SalePrice - AIC

The GLMSELECT Procedure Selected Model

The selected model is the model at the last step (Step 8).

Effects:	Intercept Gr_Liv_Area Basement_Area Garage_Area Deck_Porch_Area Lot_Area Age_Sold Bedroom_AbvGr Total_Bathroom
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Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	8	3.431321E11	42891512314	155.84
Error	291	80091420996	275228251	
Corrected Total	299	4.232235E11		

Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
SBC	5872.12967

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	44347	6191.271944	7.16
Gr_Liv_Area	1	63.197764	5.585739	11.31
Basement_Area	1	28.692184	3.417034	8.40
Garage_Area	1	35.754191	6.445840	5.55
Deck_Porch_Area	1	31.370539	7.959436	3.94
Lot_Area	1	0.699495	0.316761	2.21
Age_Sold	1	-420.815037	44.219144	-9.52
Bedroom_AbvGr	1	-4834.848748	1688.858227	-2.86
Total_Bathroom	1	3022.124723	1920.839066	1.57

Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure**

Data Set	STAT1.AMESHousing3
Dependent Variable	SalePrice
Selection Method	Stepwise
Select Criterion	BIC
Stop Criterion	BIC
Effect Hierarchy Enforced	None

Number of Observations Read	300
Number of Observations Used	300

Dimensions	
Number of Effects	9
Number of Parameters	9

Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure
Stepwise Selection: Step 0****Effect Entered: Intercept**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	0	0	.	.
Error	299	4.232235E11	1415463276	
Corrected Total	299	4.232235E11		

Root MSE	37623
Dependent Mean	137525
R-Square	0.0000
Adj R-Sq	0.0000
AIC	6624.21515
AICC	6624.25555
BIC	6321.30959
C(p)	1239.71831
SBC	6325.91893

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	137525	2172.144314	63.31

Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure**
Stepwise Selection: Step 1**Effect Entered: Basement_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	1	2.012418E11	2.012418E11	270.16
Error	298	2.219817E11	744904950	
Corrected Total	299	4.232235E11		

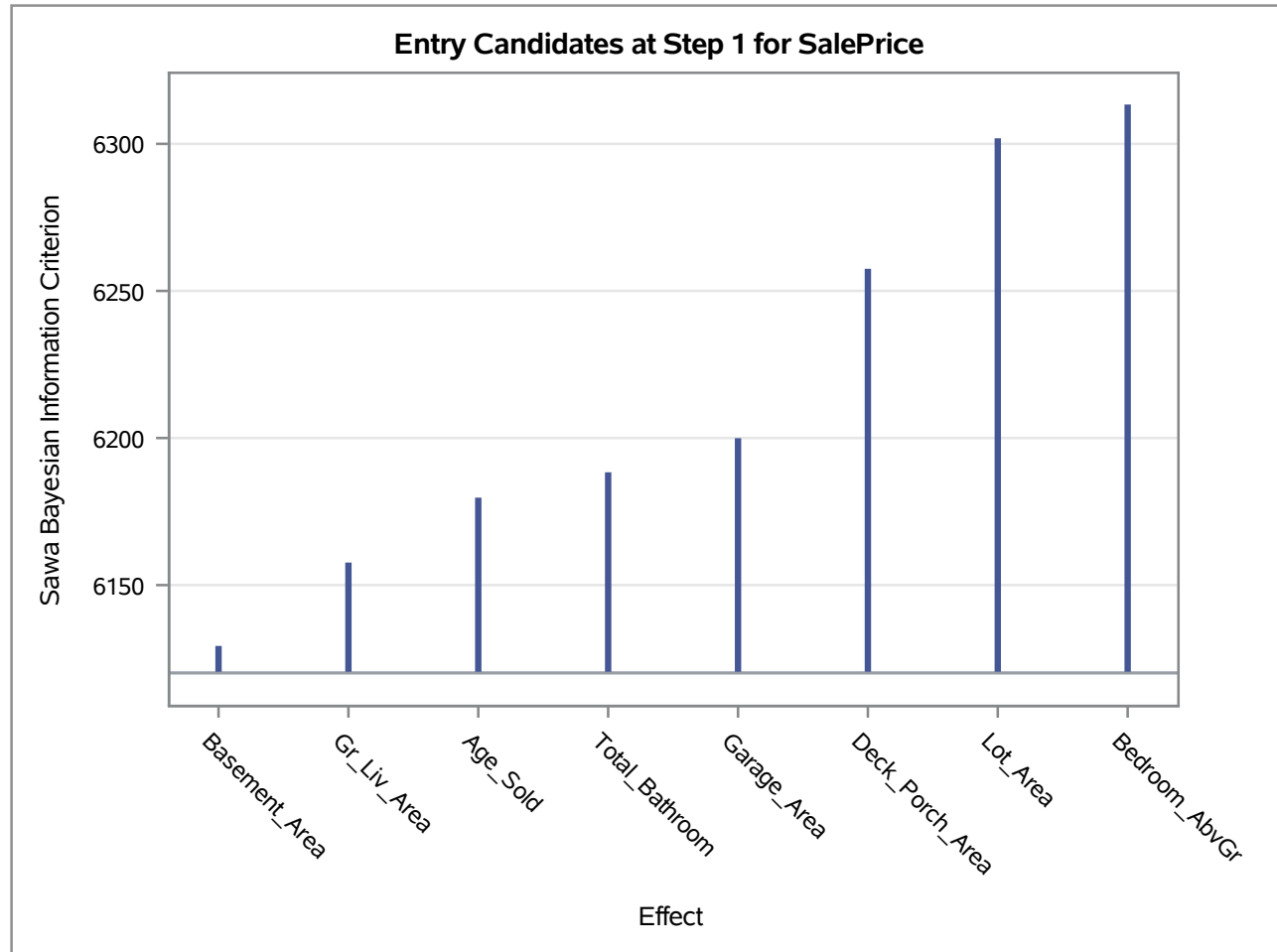
Root MSE	27293
Dependent Mean	137525
R-Square	0.4755
Adj R-Sq	0.4737
AIC	6432.62346
AICC	6432.70454
BIC	6129.32244
C(p)	510.53666
SBC	6138.03102

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	73904	4179.193780	17.68
Basement_Area	1	72.107717	4.387055	16.44

Entry Candidates		
Rank	Effect	BIC
1	Basement_Area	6129.3224
2	Gr_Liv_Area	6157.6644
3	Age_Sold	6179.7247
4	Total_Bathroom	6188.3413
5	Garage_Area	6199.9327
6	Deck_Porch_Area	6257.5170
7	Lot_Area	6301.8947
8	Bedroom_AbvGr	6313.3634

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 1
Effect Entered: Basement_Area



Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure
Stepwise Selection: Step 2****Effect Entered: Gr_Liv_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	2	2.64483E11	1.322415E11	247.42
Error	297	1.587405E11	534479711	
Corrected Total	299	4.232235E11		

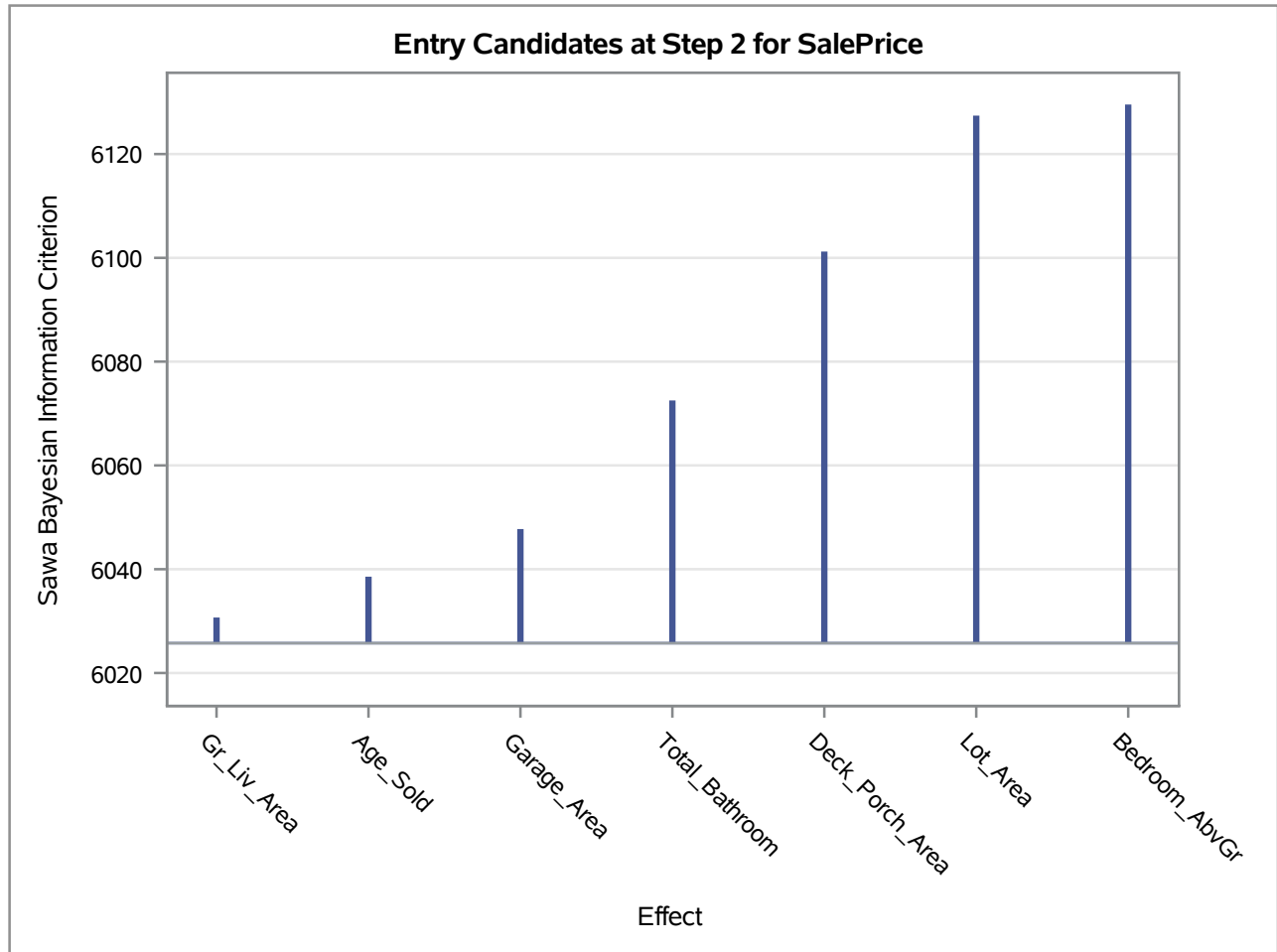
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
BIC	6030.68657
C(p)	282.75938
SBC	6043.13755

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	12664	6650.339855	1.90
Gr_Liv_Area	1	69.606974	6.399091	10.88
Basement_Area	1	52.309702	4.137885	12.64

Entry Candidates		
Rank	Effect	BIC
1	Gr_Liv_Area	6030.6866
2	Age_Sold	6038.5613
3	Garage_Area	6047.7342
4	Total_Bathroom	6072.5166
5	Deck_Porch_Area	6101.2106
6	Lot_Area	6127.4086
7	Bedroom_AbvGr	6129.5416

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 2
Effect Entered: Gr_Liv_Area



Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure
Stepwise Selection: Step 3****Effect Entered: Age_Sold**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	3	3.207148E11	1.069049E11	308.69
Error	296	1.025087E11	346313132	
Corrected Total	299	4.232235E11		

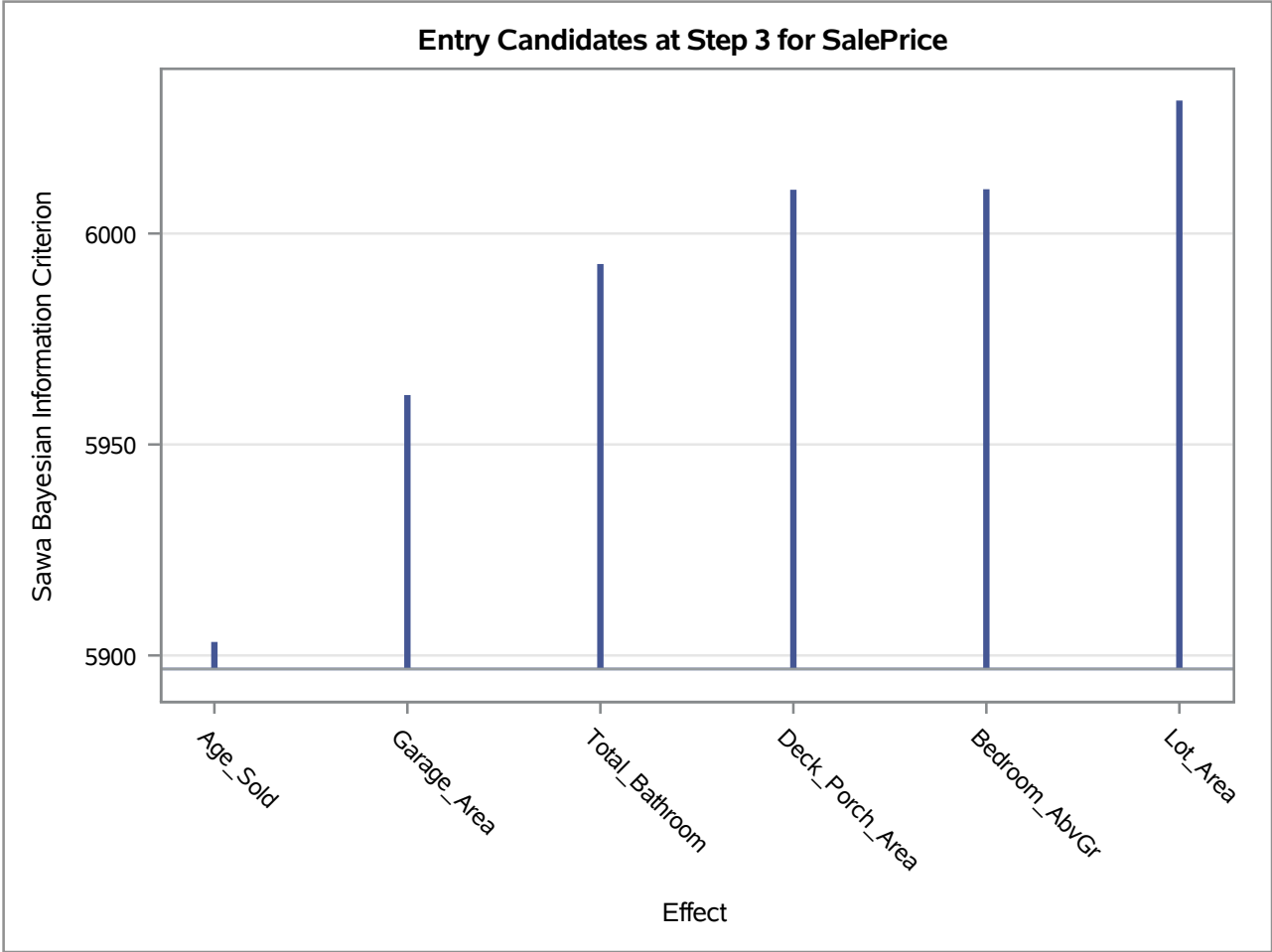
Root MSE	18609
Dependent Mean	137525
R-Square	0.7578
Adj R-Sq	0.7553
AIC	6204.82927
AICC	6205.03335
BIC	5903.19742
C(p)	80.44973
SBC	5917.64440

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	53400	6235.076995	8.56
Gr_Liv_Area	1	68.106646	5.152294	13.22
Basement_Area	1	36.329120	3.559067	10.21
Age_Sold	1	-543.493346	42.651840	-12.74

Entry Candidates		
Rank	Effect	BIC
1	Age_Sold	5903.1974
2	Garage_Area	5961.7128
3	Total_Bathroom	5992.7636
4	Deck_Porch_Area	6010.3666
5	Bedroom_AbvGr	6010.4910
6	Lot_Area	6031.5035

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 3
Effect Entered: Age_Sold



Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure**
Stepwise Selection: Step 4**Effect Entered: Garage_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	4	3.33571E11	83392754480	274.40
Error	295	89652501590	303906785	
Corrected Total	299	4.232235E11		

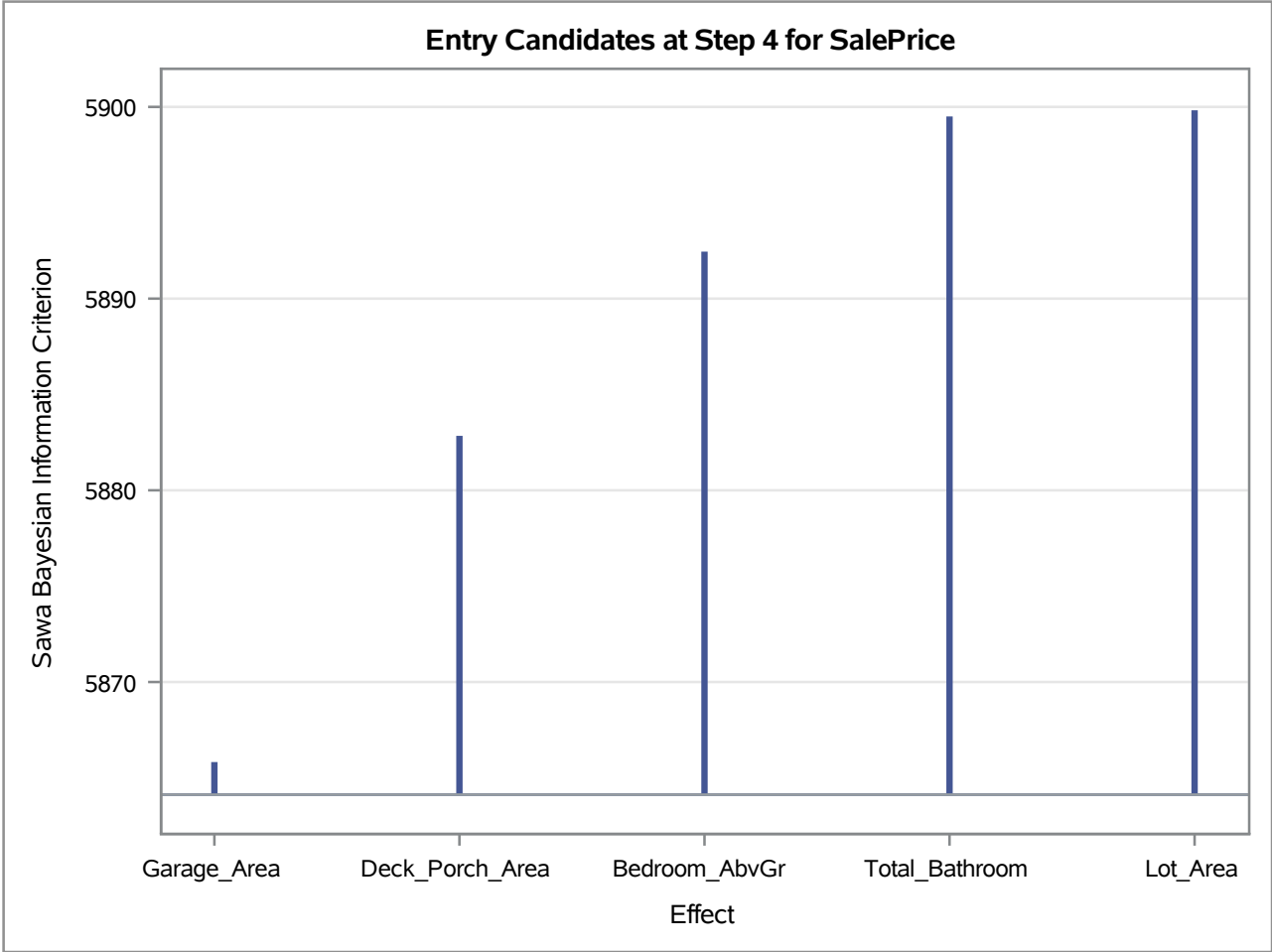
Root MSE	17433
Dependent Mean	137525
R-Square	0.7882
Adj R-Sq	0.7853
AIC	6166.62734
AICC	6166.91403
BIC	5865.82469
C(p)	35.73873
SBC	5883.14625

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	43815	6023.907004	7.27
Gr_Liv_Area	1	61.238136	4.940722	12.39
Basement_Area	1	33.430181	3.363709	9.94
Garage_Area	1	42.984492	6.608851	6.50
Age_Sold	1	-455.704354	42.173481	-10.81

Entry Candidates		
Rank	Effect	BIC
1	Garage_Area	5865.8247
2	Deck_Porch_Area	5882.8416
3	Bedroom_AbvGr	5892.4510
4	Total_Bathroom	5899.5016
5	Lot_Area	5899.8240

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 4
Effect Entered: Garage_Area



Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure
Stepwise Selection: Step 5****Effect Entered: Deck_Porch_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	5	3.392788E11	67855752389	237.65
Error	294	83944757568	285526386	
Corrected Total	299	4.232235E11		

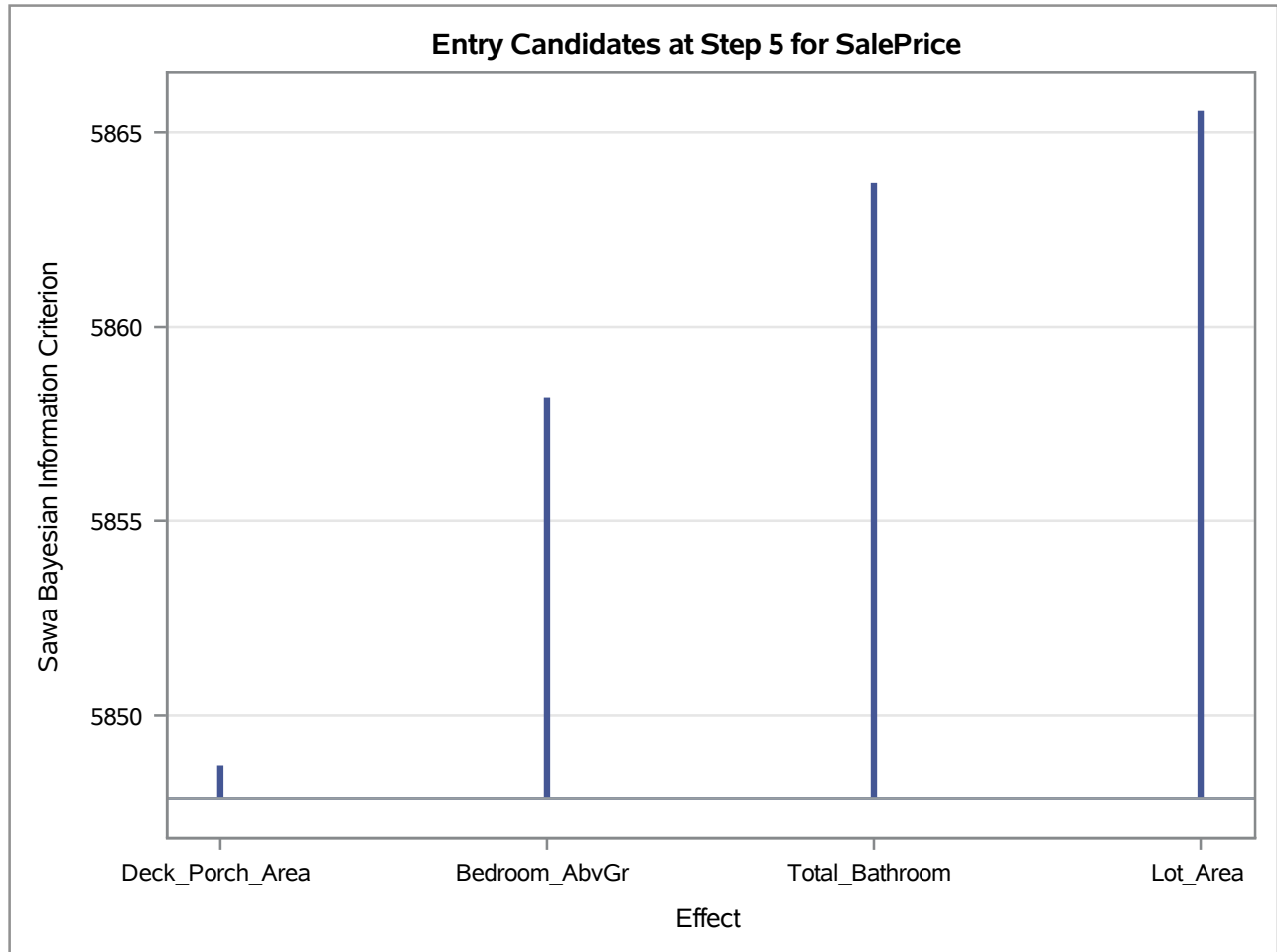
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
BIC	5848.69541
C(p)	17.00051
SBC	5869.11538

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	46009	5859.48517	7.85
Gr_Liv_Area	1	58.386514	4.831268	12.09
Basement_Area	1	30.554240	3.323249	9.19
Garage_Area	1	40.158112	6.436997	6.24
Deck_Porch_Area	1	35.720258	7.989240	4.47
Age_Sold	1	-447.254040	40.921927	-10.93

Entry Candidates		
Rank	Effect	BIC
1	Deck_Porch_Area	5848.6954
2	Bedroom_AbvGr	5858.1723
3	Total_Bathroom	5863.7094
4	Lot_Area	5865.5528

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 5
Effect Entered: Deck_Porch_Area



Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure
Stepwise Selection: Step 6****Effect Entered: Bedroom_AbvGr**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
Corrected Total	299	4.232235E11		

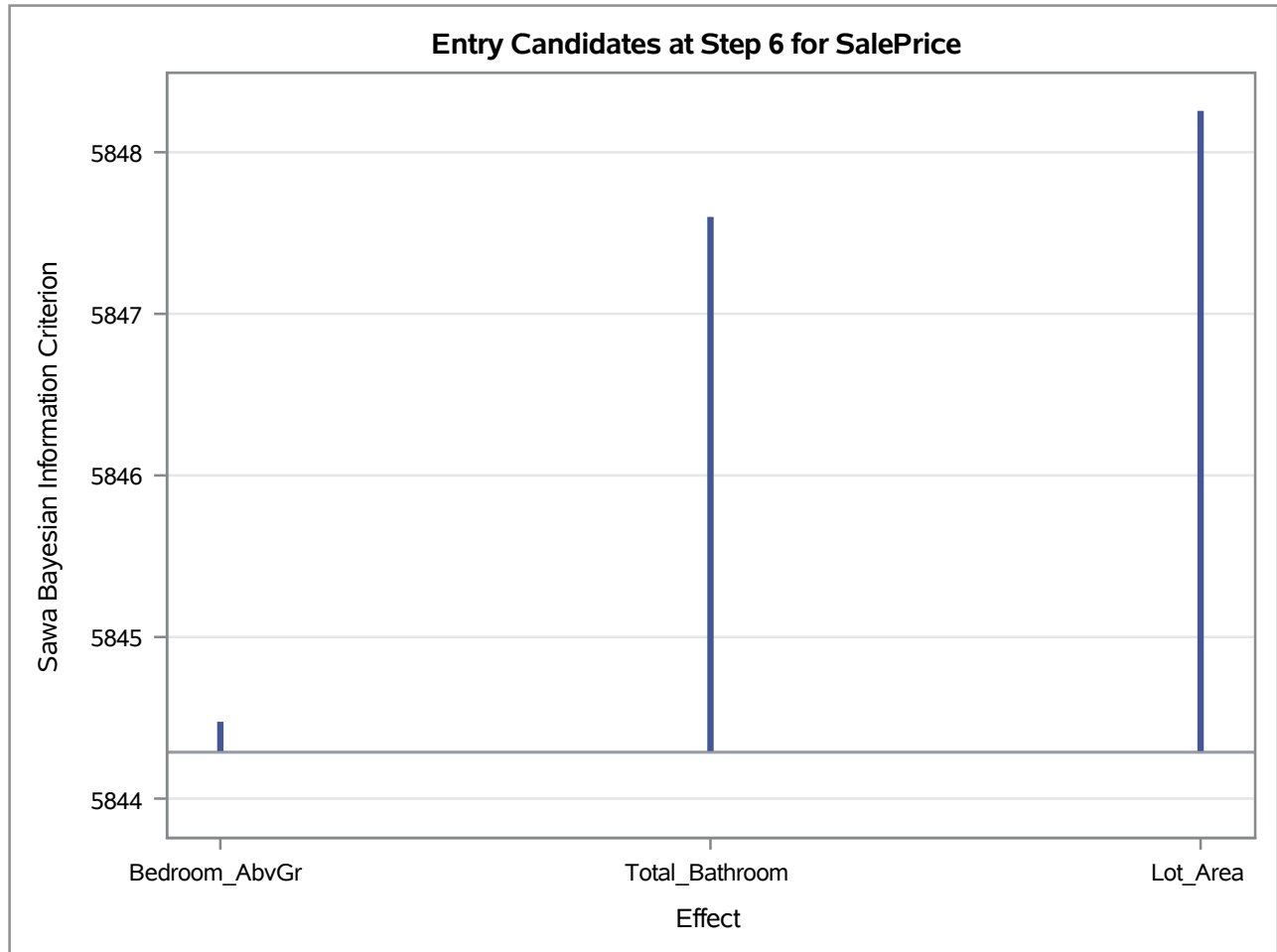
Root MSE	16744
Dependent Mean	137525
R-Square	0.8059
Adj R-Sq	0.8019
AIC	6144.40398
AICC	6144.89882
BIC	5844.47548
C(p)	12.47448
SBC	5868.33046

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	48620	5897.324643	8.24
Gr_Liv_Area	1	65.097413	5.472624	11.90
Basement_Area	1	31.279351	3.305546	9.46
Garage_Area	1	38.728785	6.403565	6.05
Deck_Porch_Area	1	32.487956	8.019119	4.05
Age_Sold	1	-434.199118	40.877494	-10.62
Bedroom_AbvGr	1	-4189.095026	1655.065743	-2.53

Entry Candidates		
Rank	Effect	BIC
1	Bedroom_AbvGr	5844.4755
2	Total_Bathroom	5847.5999
3	Lot_Area	5848.2561

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 6
Effect Entered: Bedroom_AbvGr



Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure**
Stepwise Selection: Step 7**Effect Entered: Lot_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	7	3.424508E11	48921543221	176.86
Error	292	80772716963	276618894	
Corrected Total	299	4.232235E11		

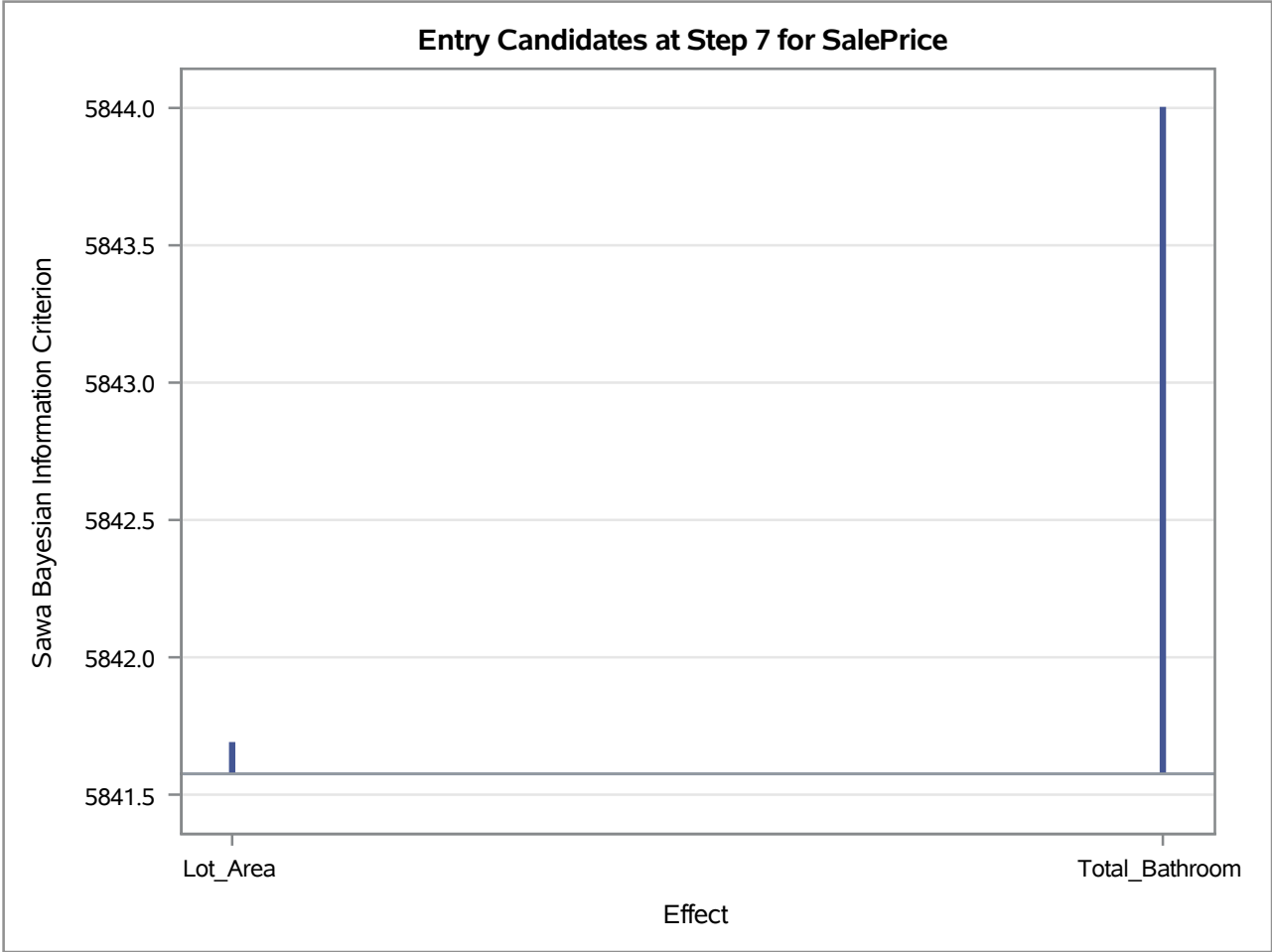
Root MSE	16632
Dependent Mean	137525
R-Square	0.8091
Adj R-Sq	0.8046
AIC	6141.33678
AICC	6141.95747
BIC	5841.69151
C(p)	9.47539
SBC	5868.96704

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	47463	5880.674041	8.07
Gr_Liv_Area	1	65.303724	5.436672	12.01
Basement_Area	1	29.849078	3.345400	8.92
Garage_Area	1	36.309606	6.452405	5.63
Deck_Porch_Area	1	32.052554	7.967677	4.02
Lot_Area	1	0.708127	0.317512	2.23
Age_Sold	1	-447.198682	41.019314	-10.90
Bedroom_AbvGr	1	-5042.766498	1687.928168	-2.99

Entry Candidates		
Rank	Effect	BIC
1	Lot_Area	5841.6915
2	Total_Bathroom	5844.0039

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 7
Effect Entered: Lot_Area



Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure Stepwise Selection: Step 8

Effect Entered: Total_Bathroom

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	8	3.431321E11	42891512314	155.84
Error	291	80091420996	275228251	
Corrected Total	299	4.232235E11		

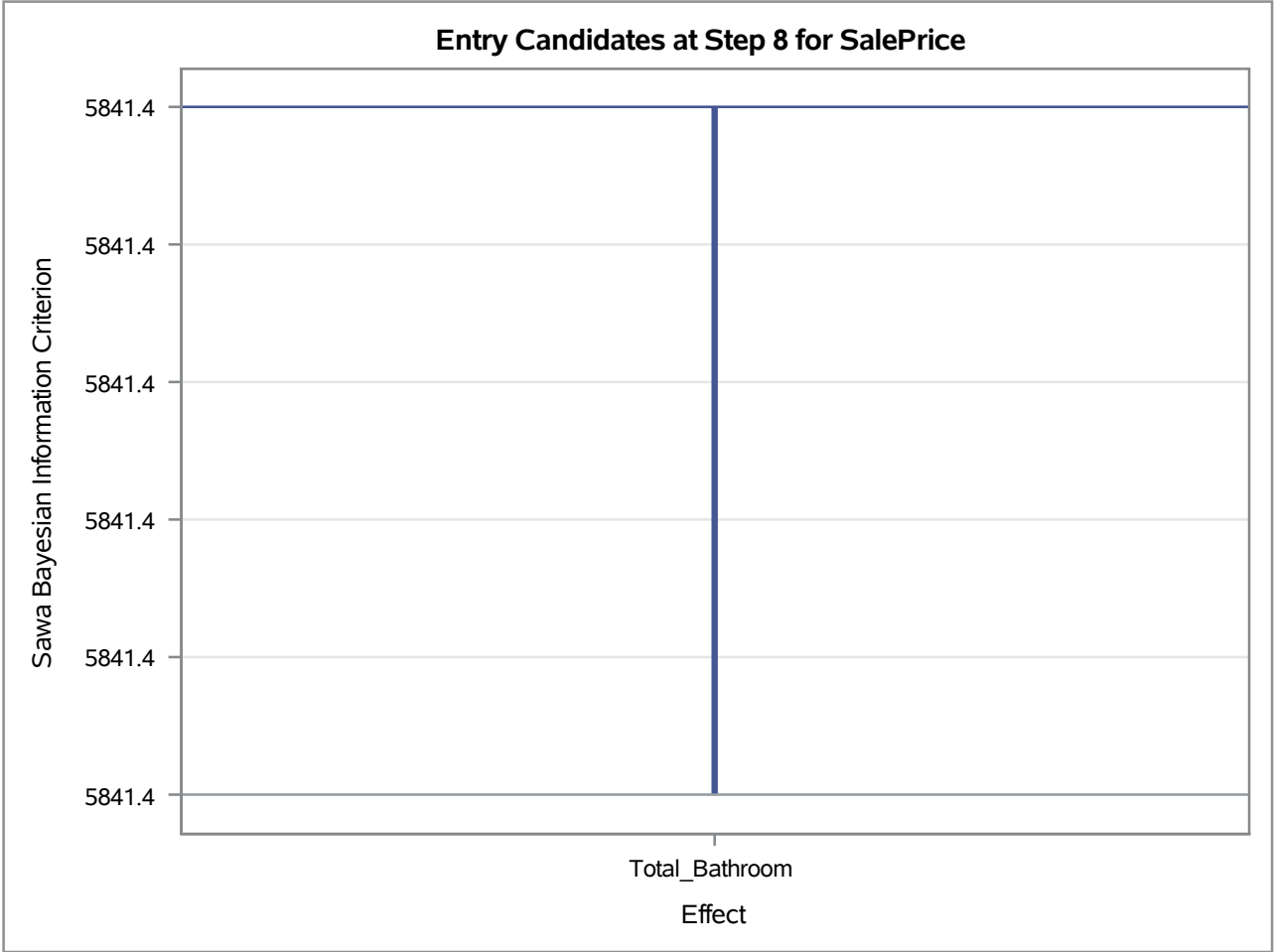
Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
BIC	5841.35042
C(p)	9.00000
SBC	5872.12967

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	44347	6191.271944	7.16
Gr_Liv_Area	1	63.197764	5.585739	11.31
Basement_Area	1	28.692184	3.417034	8.40
Garage_Area	1	35.754191	6.445840	5.55
Deck_Porch_Area	1	31.370539	7.959436	3.94
Lot_Area	1	0.699495	0.316761	2.21
Age_Sold	1	-420.815037	44.219144	-9.52
Bedroom_AbvGr	1	-4834.848748	1688.858227	-2.86
Total_Bathroom	1	3022.124723	1920.839066	1.57

Entry Candidates		
Rank	Effect	BIC
1	Total_Bathroom	5841.3504

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure
Stepwise Selection: Step 8
Effect Entered: Total_Bathroom

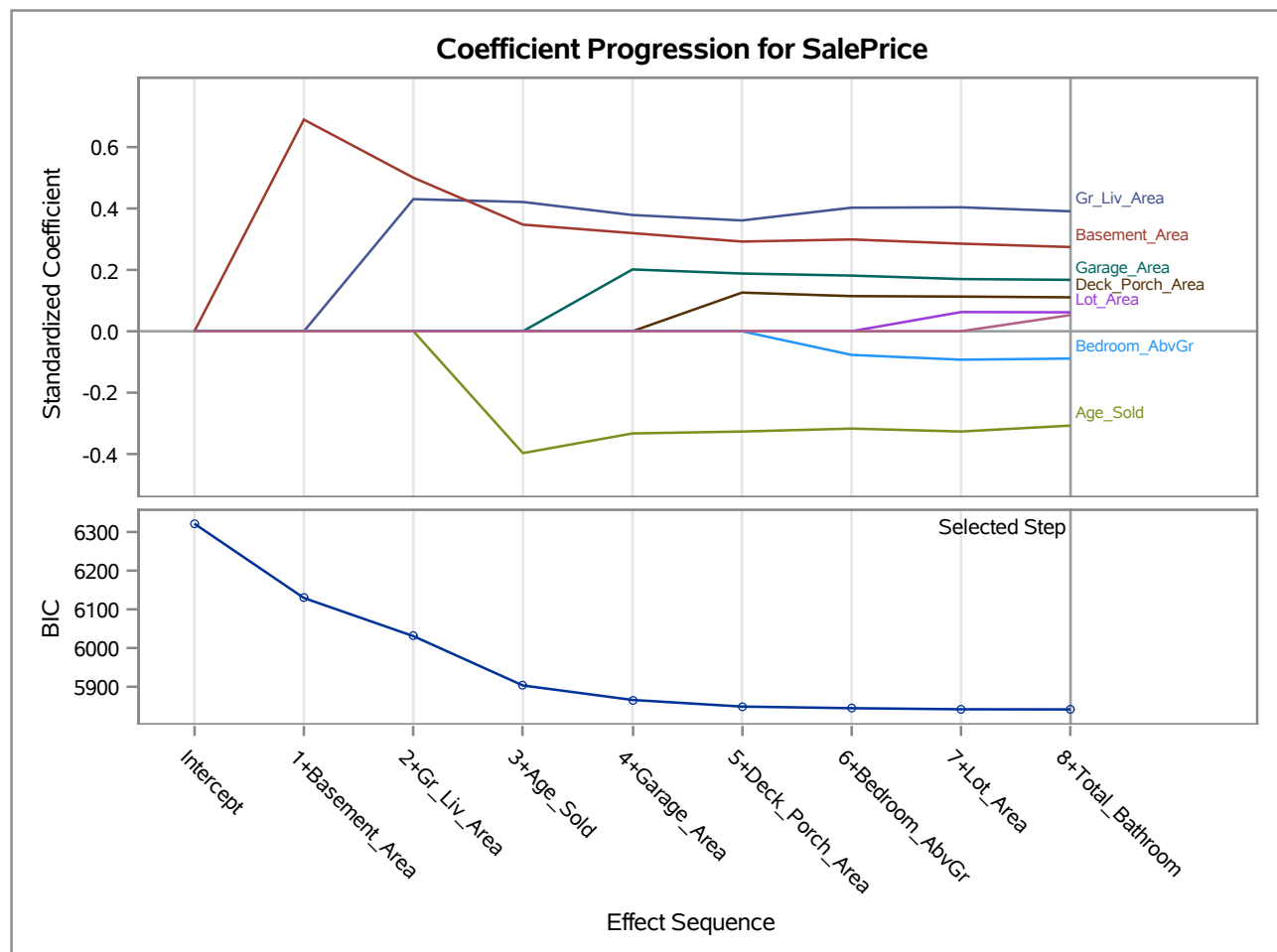


Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure

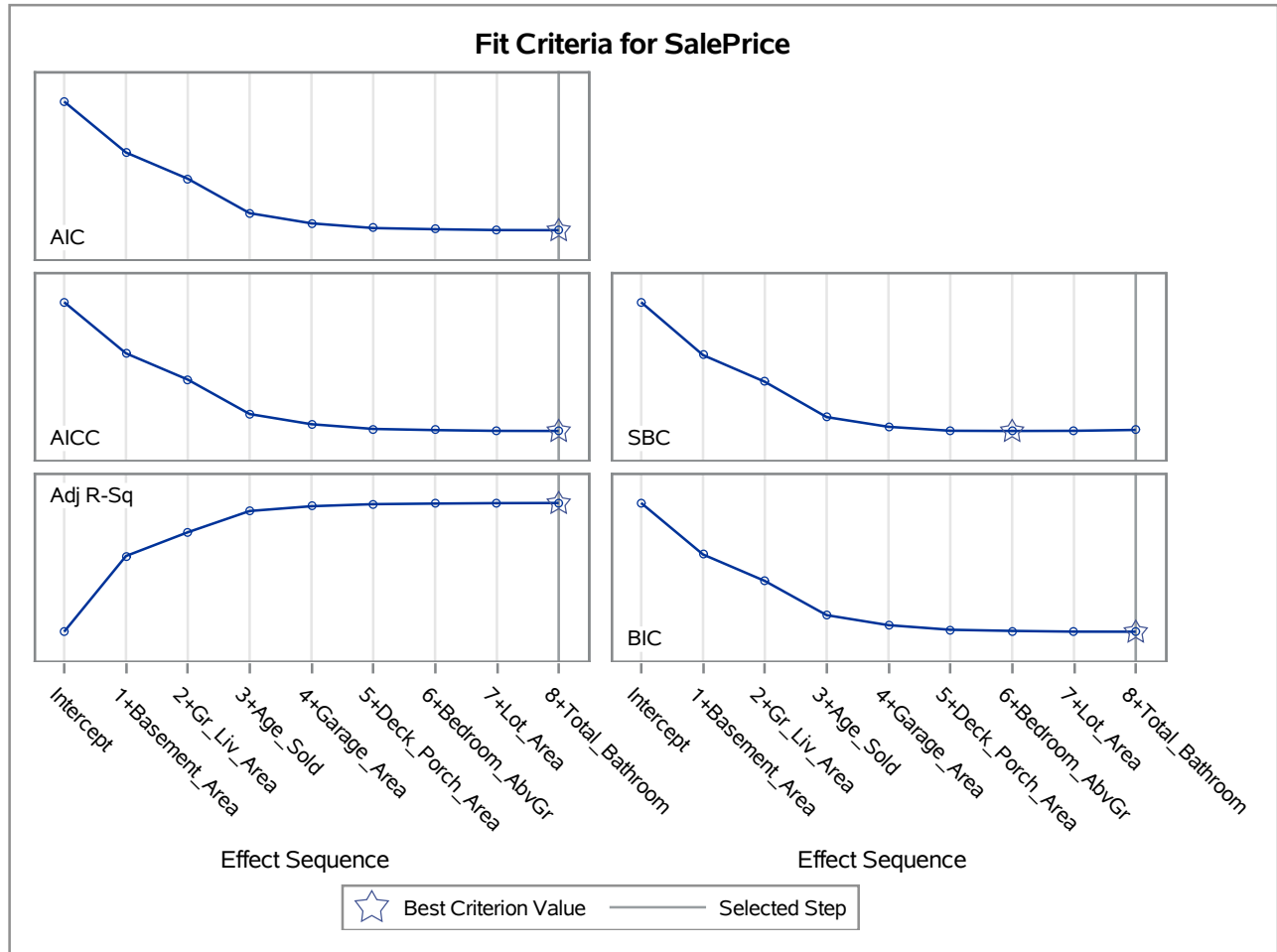
Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	BIC
0	Intercept		1	6321.3096
1	Basement_Area		2	6129.3224
2	Gr_Liv_Area		3	6030.6866
3	Age_Sold		4	5903.1974
4	Garage_Area		5	5865.8247
5	Deck_Porch_Area		6	5848.6954
6	Bedroom_AbvGr		7	5844.4755
7	Lot_Area		8	5841.6915
8	Total_Bathroom		9	5841.3504*
* Optimal Value of Criterion				

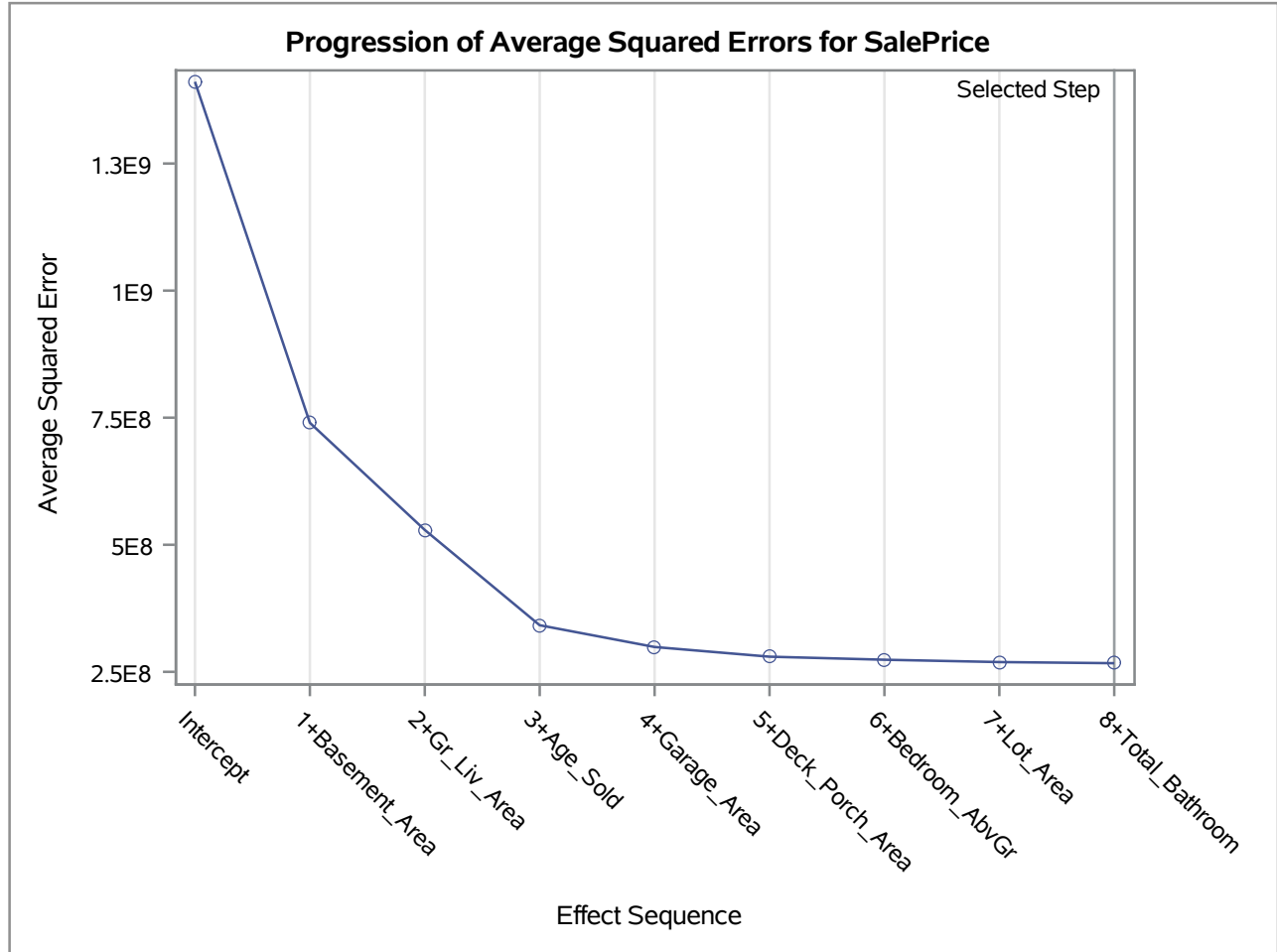
Selection stopped because all effects are in the final model.



Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure



Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure**

Stepwise Model Selection for SalePrice - BIC

The GLMSELECT Procedure Selected Model

The selected model is the model at the last step (Step 8).

Effects:	Intercept Gr_Liv_Area Basement_Area Garage_Area Deck_Porch_Area Lot_Area Age_Sold Bedroom_AbvGr Total_Bathroom
-----------------	--

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	8	3.431321E11	42891512314	155.84
Error	291	80091420996	275228251	
Corrected Total	299	4.232235E11		

Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
BIC	5841.35042
C(p)	9.00000
SBC	5872.12967

Stepwise Model Selection for SalePrice - BIC**The GLMSELECT Procedure
Selected Model**

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	44347	6191.271944	7.16
Gr_Liv_Area	1	63.197764	5.585739	11.31
Basement_Area	1	28.692184	3.417034	8.40
Garage_Area	1	35.754191	6.445840	5.55
Deck_Porch_Area	1	31.370539	7.959436	3.94
Lot_Area	1	0.699495	0.316761	2.21
Age_Sold	1	-420.815037	44.219144	-9.52
Bedroom_AbvGr	1	-4834.848748	1688.858227	-2.86
Total_Bathroom	1	3022.124723	1920.839066	1.57

Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure**

Data Set	STAT1.AMESHousing3
Dependent Variable	SalePrice
Selection Method	Stepwise
Select Criterion	AICC
Stop Criterion	AICC
Effect Hierarchy Enforced	None

Number of Observations Read	300
Number of Observations Used	300

Dimensions	
Number of Effects	9
Number of Parameters	9

Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 0****Effect Entered: Intercept**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	0	0	.	.
Error	299	4.232235E11	1415463276	
Corrected Total	299	4.232235E11		

Root MSE	37623
Dependent Mean	137525
R-Square	0.0000
Adj R-Sq	0.0000
AIC	6624.21515
AICC	6624.25555
SBC	6325.91893

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	137525	2172.144314	63.31

Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 1****Effect Entered: Basement_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	1	2.012418E11	2.012418E11	270.16
Error	298	2.219817E11	744904950	
Corrected Total	299	4.232235E11		

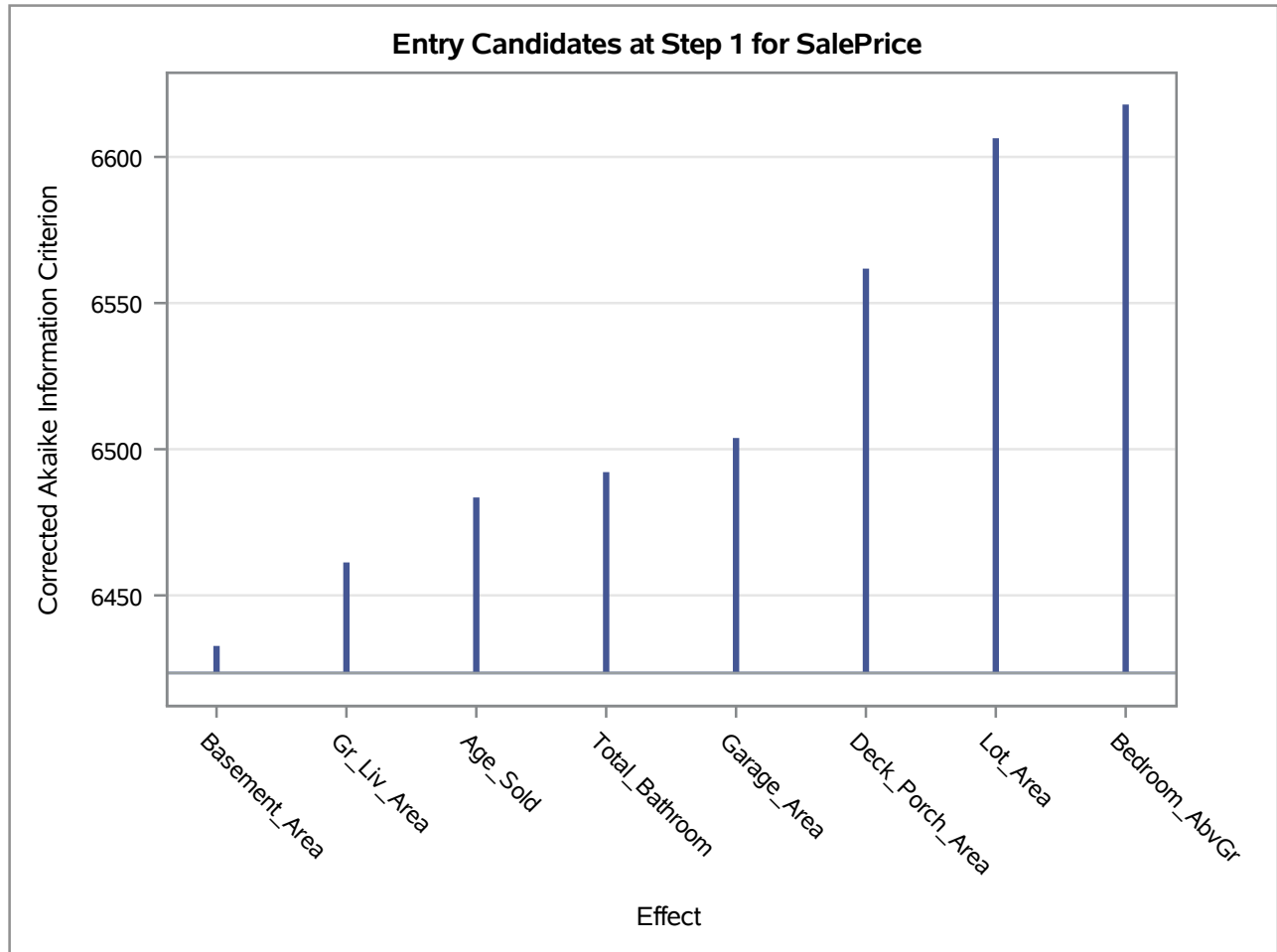
Root MSE	27293
Dependent Mean	137525
R-Square	0.4755
Adj R-Sq	0.4737
AIC	6432.62346
AICC	6432.70454
SBC	6138.03102

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	73904	4179.193780	17.68
Basement_Area	1	72.107717	4.387055	16.44

Entry Candidates		
Rank	Effect	AICC
1	Basement_Area	6432.7045
2	Gr_Liv_Area	6461.2688
3	Age_Sold	6483.4907
4	Total_Bathroom	6492.1679
5	Garage_Area	6503.8385
6	Deck_Porch_Area	6561.7799
7	Lot_Area	6606.3949
8	Bedroom_AbvGr	6617.9200

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 1
Effect Entered: Basement_Area



Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 2****Effect Entered: Gr_Liv_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	2	2.64483E11	1.322415E11	247.42
Error	297	1.587405E11	534479711	
Corrected Total	299	4.232235E11		

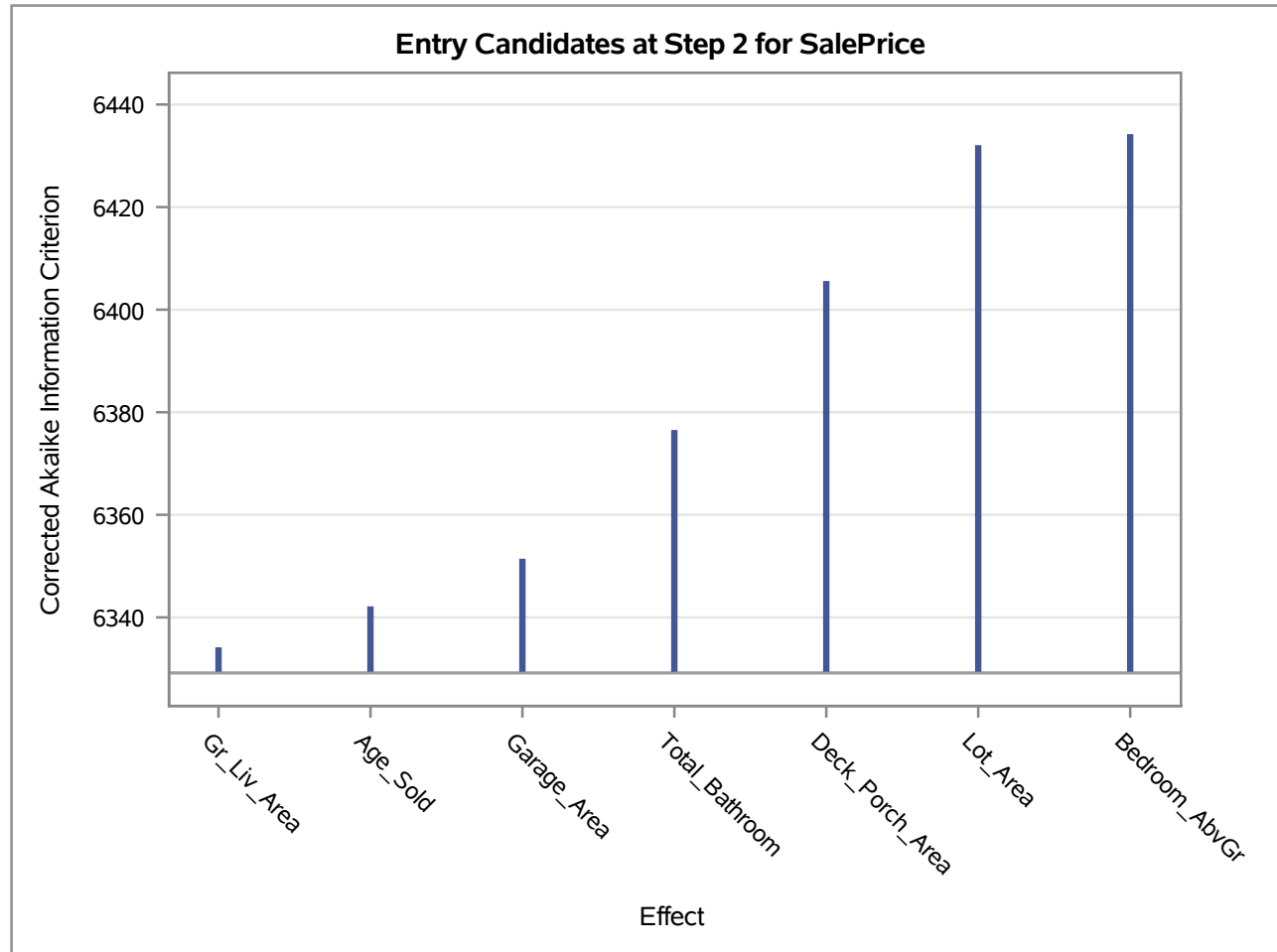
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
SBC	6043.13755

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	12664	6650.339855	1.90
Gr_Liv_Area	1	69.606974	6.399091	10.88
Basement_Area	1	52.309702	4.137885	12.64

Entry Candidates		
Rank	Effect	AICC
1	Gr_Liv_Area	6334.1618
2	Age_Sold	6342.1451
3	Garage_Area	6351.4417
4	Total_Bathroom	6376.5440
5	Deck_Porch_Area	6405.5828
6	Lot_Area	6432.0728
7	Bedroom_AbvGr	6434.2287

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 2
Effect Entered: Gr_Liv_Area



Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 3****Effect Entered: Age_Sold**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	3	3.207148E11	1.069049E11	308.69
Error	296	1.025087E11	346313132	
Corrected Total	299	4.232235E11		

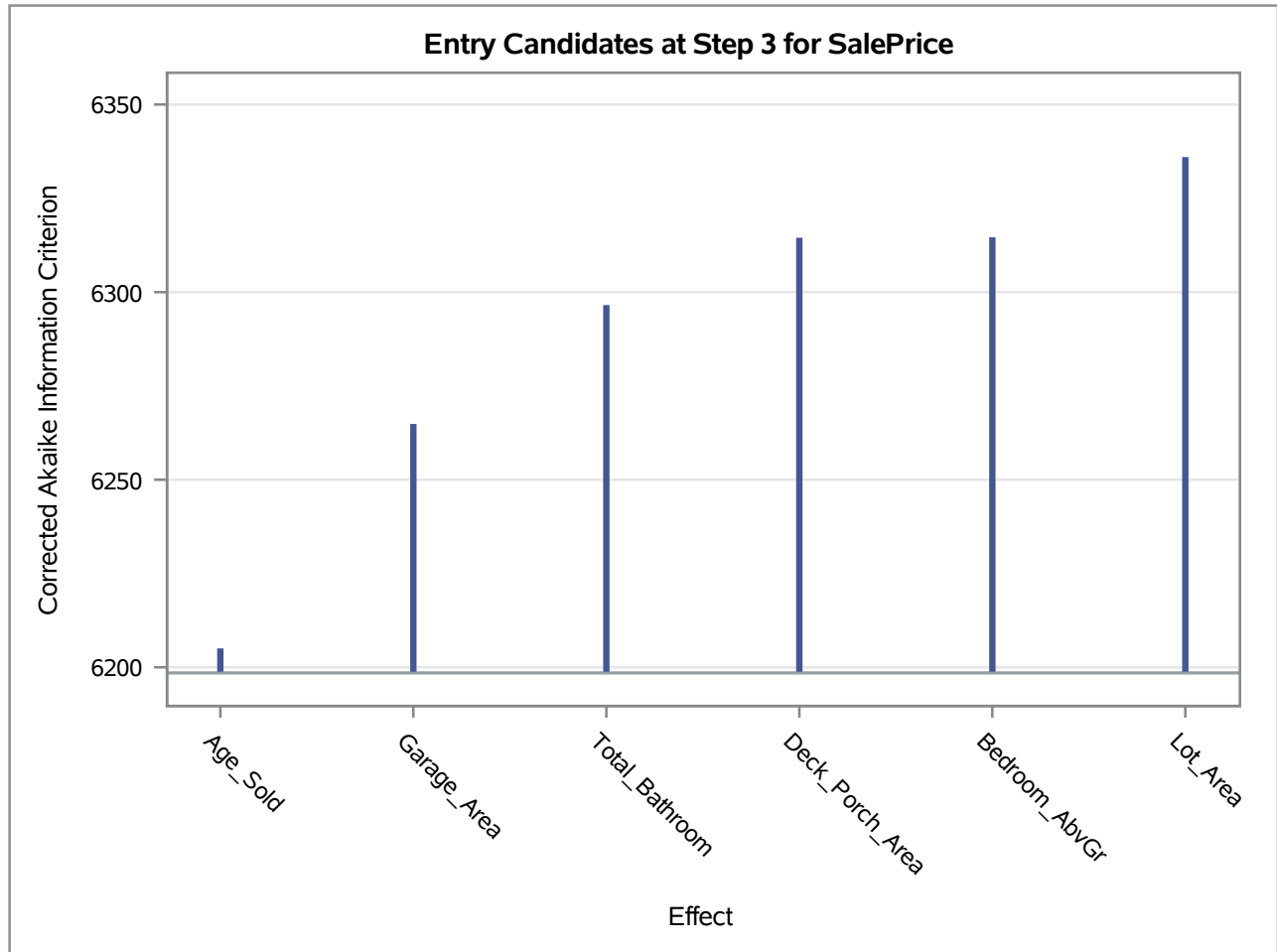
Root MSE	18609
Dependent Mean	137525
R-Square	0.7578
Adj R-Sq	0.7553
AIC	6204.82927
AICC	6205.03335
SBC	5917.64440

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	53400	6235.076995	8.56
Gr_Liv_Area	1	68.106646	5.152294	13.22
Basement_Area	1	36.329120	3.559067	10.21
Age_Sold	1	-543.493346	42.651840	-12.74

Entry Candidates		
Rank	Effect	AICC
1	Age_Sold	6205.0334
2	Garage_Area	6264.8697
3	Total_Bathroom	6296.5482
4	Deck_Porch_Area	6314.4852
5	Bedroom_AbvGr	6314.6119
6	Lot_Area	6336.0030

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 3
Effect Entered: Age_Sold



Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 4****Effect Entered: Garage_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	4	3.33571E11	83392754480	274.40
Error	295	89652501590	303906785	
Corrected Total	299	4.232235E11		

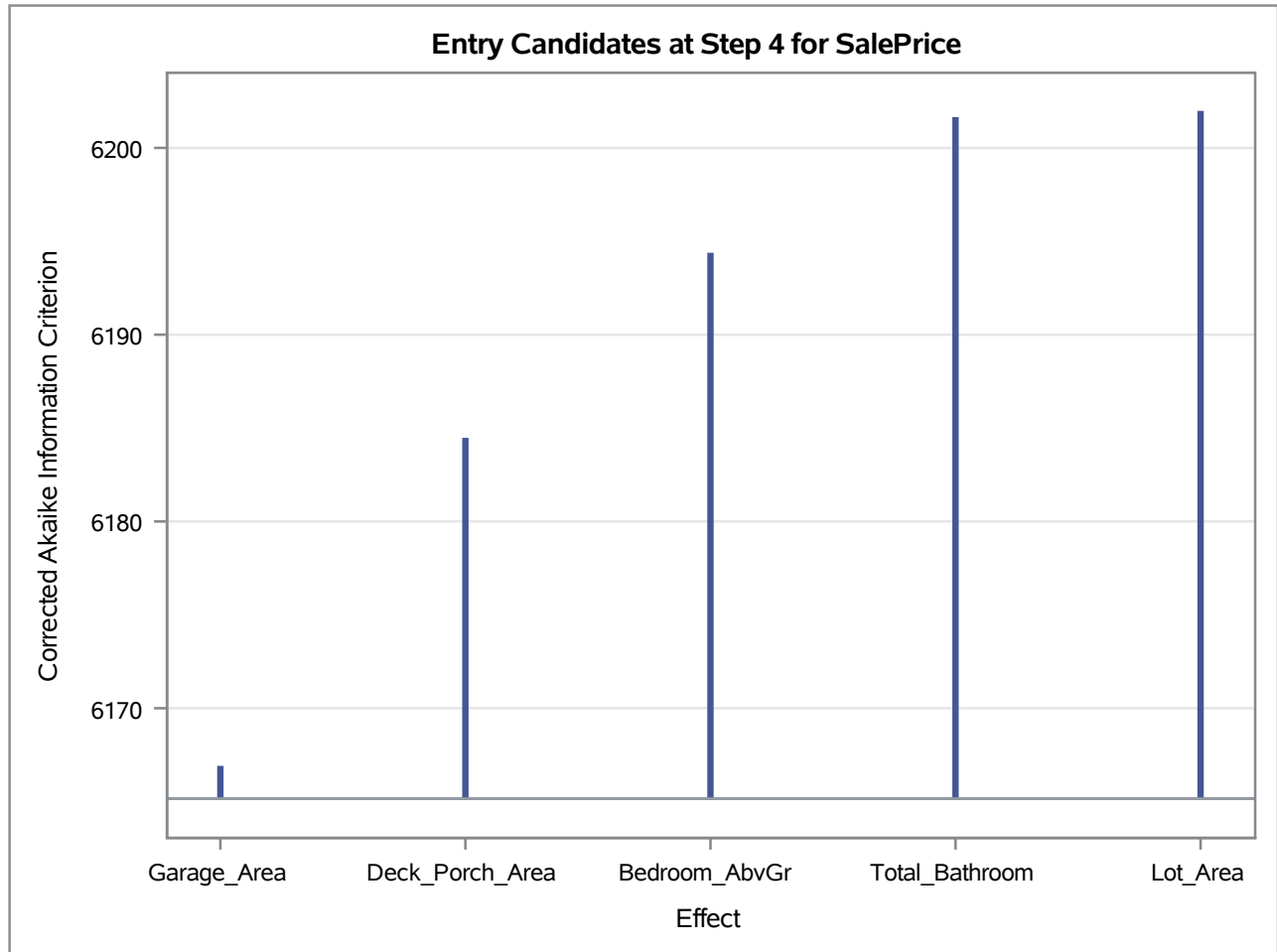
Root MSE	17433
Dependent Mean	137525
R-Square	0.7882
Adj R-Sq	0.7853
AIC	6166.62734
AICC	6166.91403
SBC	5883.14625

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	43815	6023.907004	7.27
Gr_Liv_Area	1	61.238136	4.940722	12.39
Basement_Area	1	33.430181	3.363709	9.94
Garage_Area	1	42.984492	6.608851	6.50
Age_Sold	1	-455.704354	42.173481	-10.81

Entry Candidates		
Rank	Effect	AICC
1	Garage_Area	6166.9140
2	Deck_Porch_Area	6184.4767
3	Bedroom_AbvGr	6194.3847
4	Total_Bathroom	6201.6500
5	Lot_Area	6201.9821

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 4
Effect Entered: Garage_Area



Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 5****Effect Entered: Deck_Porch_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	5	3.392788E11	67855752389	237.65
Error	294	83944757568	285526386	
Corrected Total	299	4.232235E11		

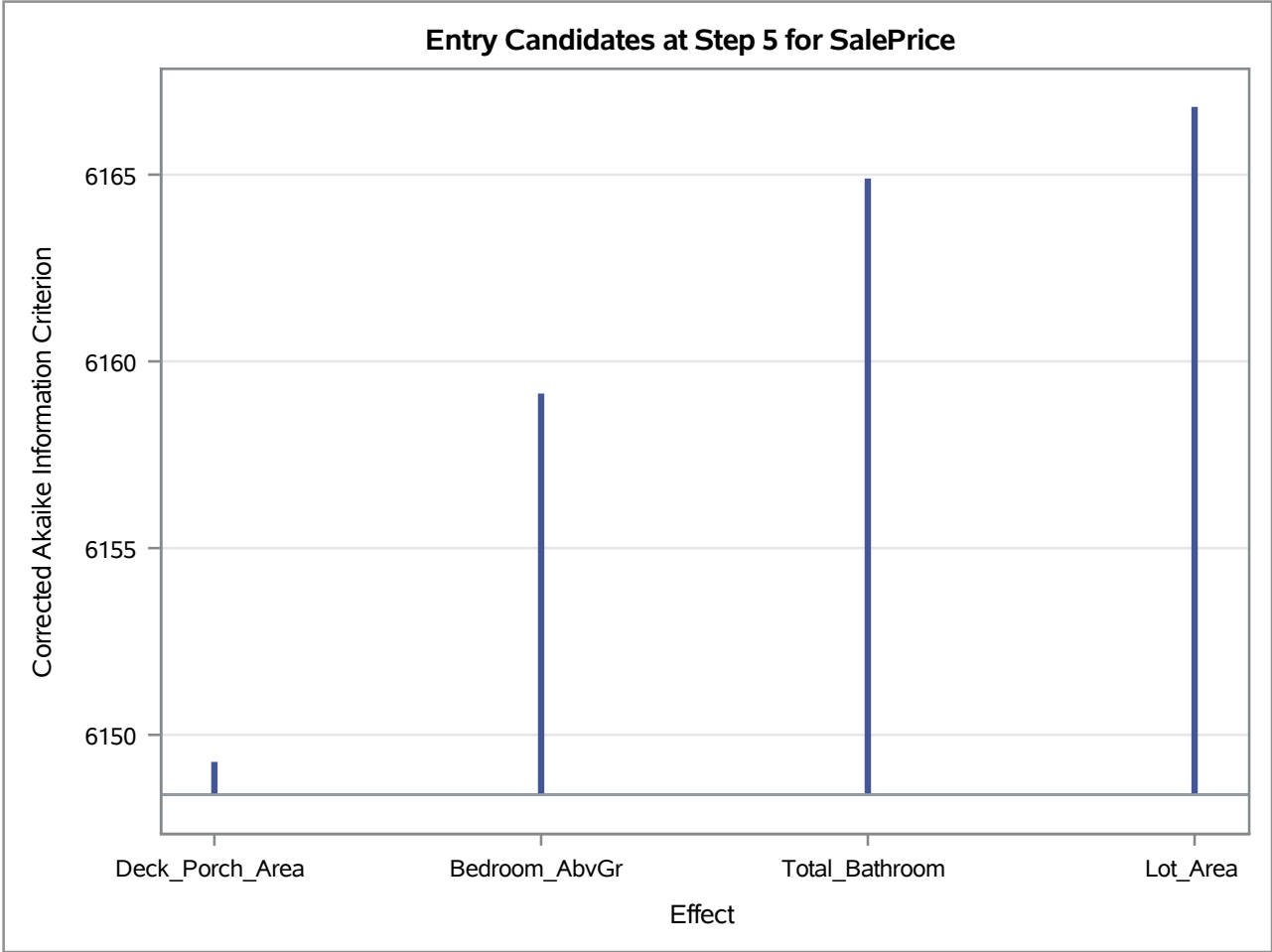
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
SBC	5869.11538

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	46009	5859.485517	7.85
Gr_Liv_Area	1	58.386514	4.831268	12.09
Basement_Area	1	30.554240	3.323249	9.19
Garage_Area	1	40.158112	6.436997	6.24
Deck_Porch_Area	1	35.720258	7.989240	4.47
Age_Sold	1	-447.254040	40.921927	-10.93

Entry Candidates		
Rank	Effect	AICC
1	Deck_Porch_Area	6149.2763
2	Bedroom_AbvGr	6159.1390
3	Total_Bathroom	6164.8974
4	Lot_Area	6166.8138

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 5
Effect Entered: Deck_Porch_Area



Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 6****Effect Entered: Bedroom_AbvGr**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
Corrected Total	299	4.232235E11		

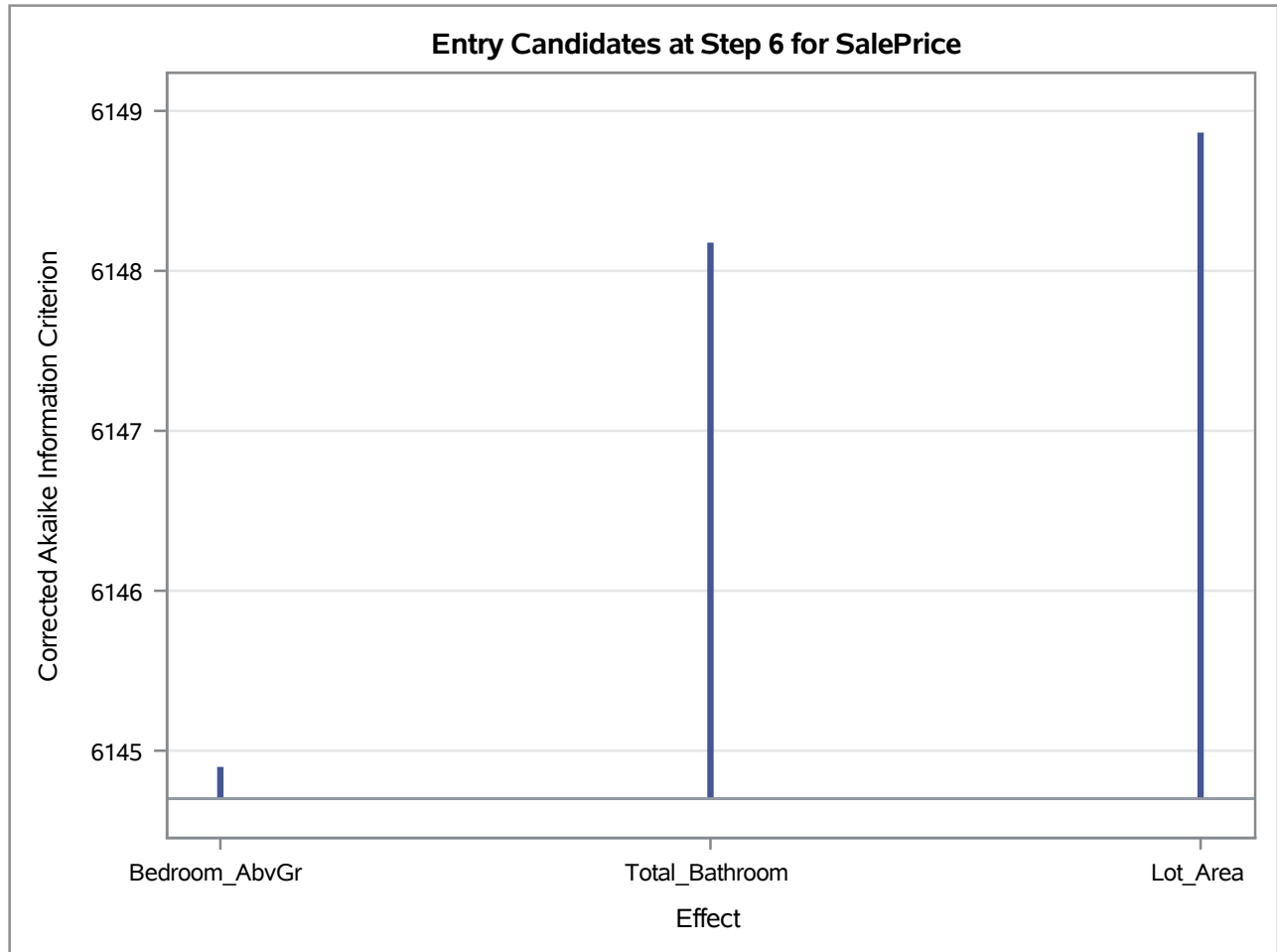
Root MSE	16744
Dependent Mean	137525
R-Square	0.8059
Adj R-Sq	0.8019
AIC	6144.40398
AICC	6144.89882
SBC	5868.33046

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	48620	5897.324643	8.24
Gr_Liv_Area	1	65.097413	5.472624	11.90
Basement_Area	1	31.279351	3.305546	9.46
Garage_Area	1	38.728785	6.403565	6.05
Deck_Porch_Area	1	32.487956	8.019119	4.05
Age_Sold	1	-434.199118	40.877494	-10.62
Bedroom_AbvGr	1	-4189.095026	1655.065743	-2.53

Entry Candidates		
Rank	Effect	AICC
1	Bedroom_AbvGr	6144.8988
2	Total_Bathroom	6148.1761
3	Lot_Area	6148.8642

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 6
Effect Entered: Bedroom_AbvGr



Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure
Stepwise Selection: Step 7****Effect Entered: Lot_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	7	3.424508E11	48921543221	176.86
Error	292	80772716963	276618894	
Corrected Total	299	4.232235E11		

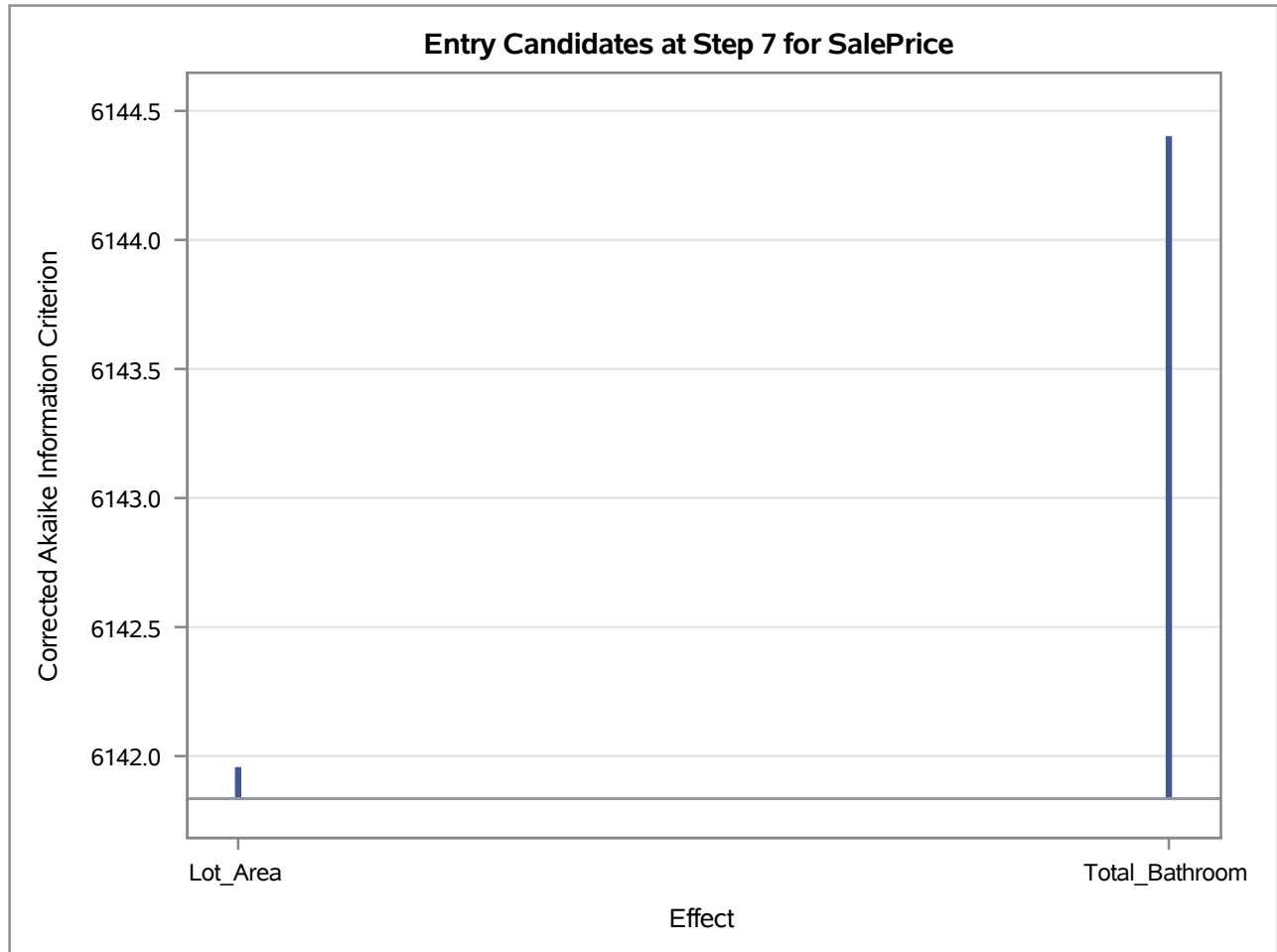
Root MSE	16632
Dependent Mean	137525
R-Square	0.8091
Adj R-Sq	0.8046
AIC	6141.33678
AICC	6141.95747
SBC	5868.96704

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	47463	5880.674041	8.07
Gr_Liv_Area	1	65.303724	5.436672	12.01
Basement_Area	1	29.849078	3.345400	8.92
Garage_Area	1	36.309606	6.452405	5.63
Deck_Porch_Area	1	32.052554	7.967677	4.02
Lot_Area	1	0.708127	0.317512	2.23
Age_Sold	1	-447.198682	41.019314	-10.90
Bedroom_AbvGr	1	-5042.766498	1687.928168	-2.99

Entry Candidates		
Rank	Effect	AICC
1	Lot_Area	6141.9575
2	Total_Bathroom	6144.4020

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 7
Effect Entered: Lot_Area



Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure Stepwise Selection: Step 8

Effect Entered: Total_Bathroom

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	8	3.431321E11	42891512314	155.84
Error	291	80091420996	275228251	
Corrected Total	299	4.232235E11		

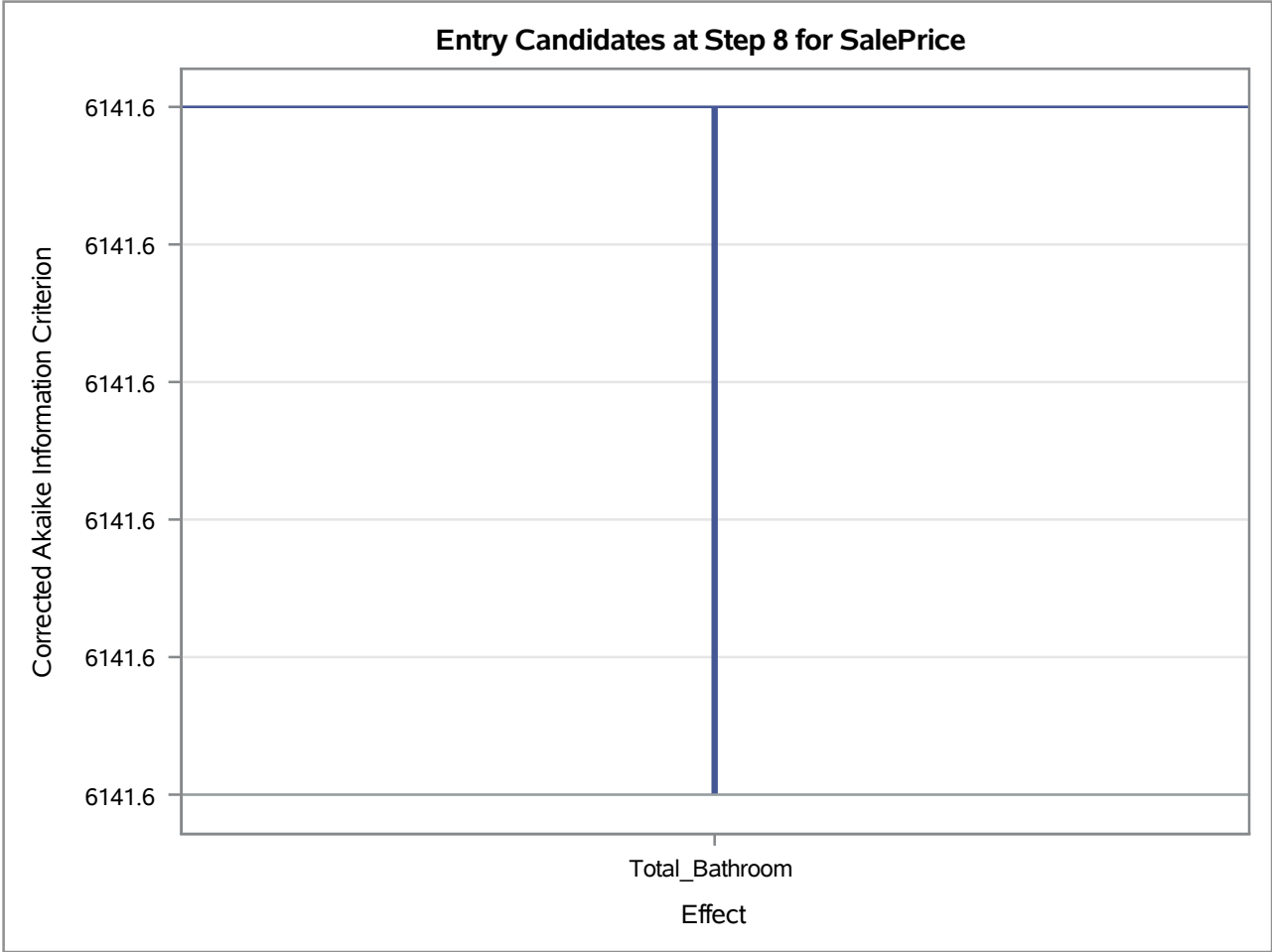
Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
SBC	5872.12967

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	44347	6191.271944	7.16
Gr_Liv_Area	1	63.197764	5.585739	11.31
Basement_Area	1	28.692184	3.417034	8.40
Garage_Area	1	35.754191	6.445840	5.55
Deck_Porch_Area	1	31.370539	7.959436	3.94
Lot_Area	1	0.699495	0.316761	2.21
Age_Sold	1	-420.815037	44.219144	-9.52
Bedroom_AbvGr	1	-4834.848748	1688.858227	-2.86
Total_Bathroom	1	3022.124723	1920.839066	1.57

Entry Candidates		
Rank	Effect	AICC
1	Total_Bathroom	6141.5569

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure
Stepwise Selection: Step 8
Effect Entered: Total_Bathroom

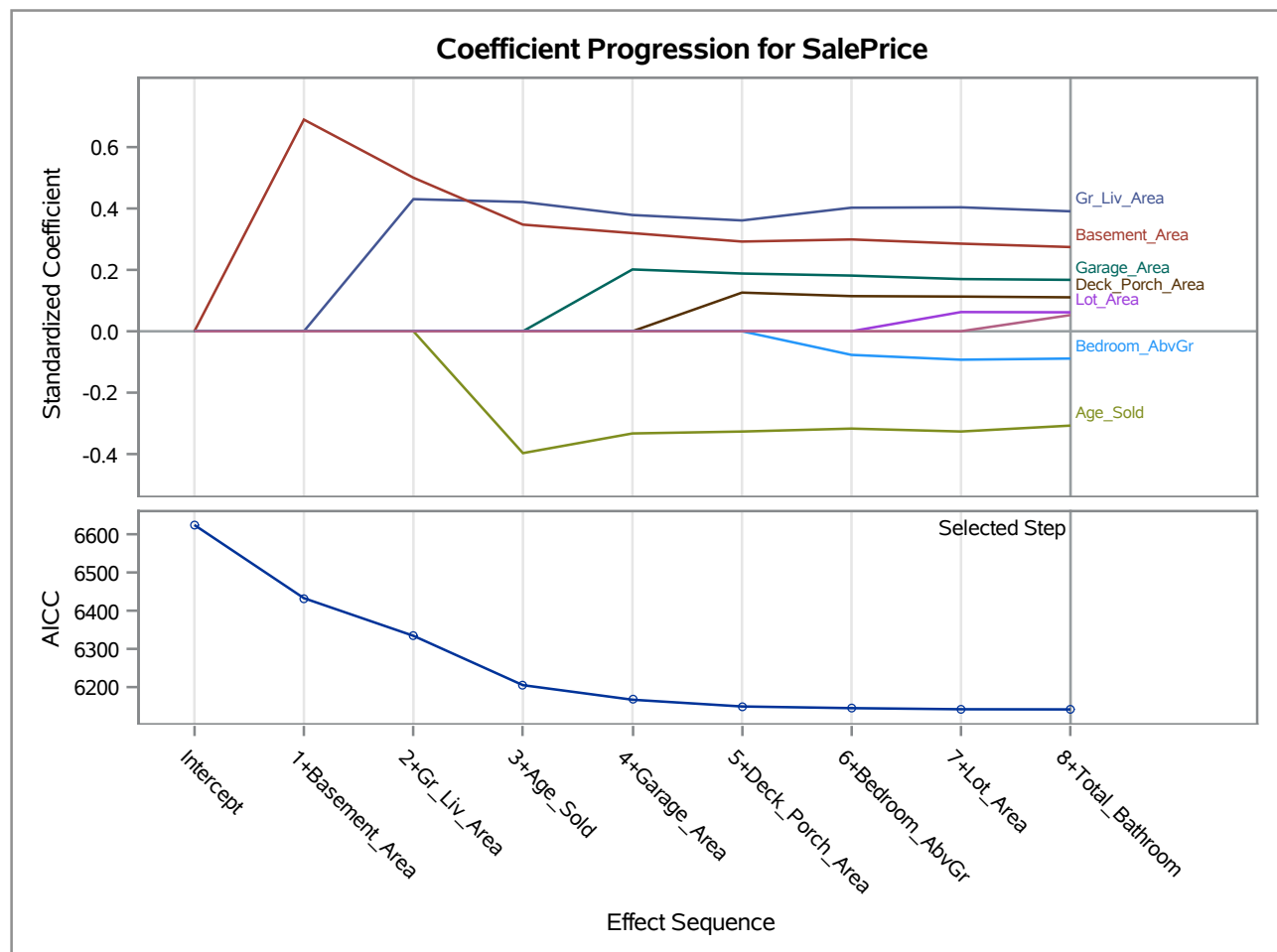


Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure

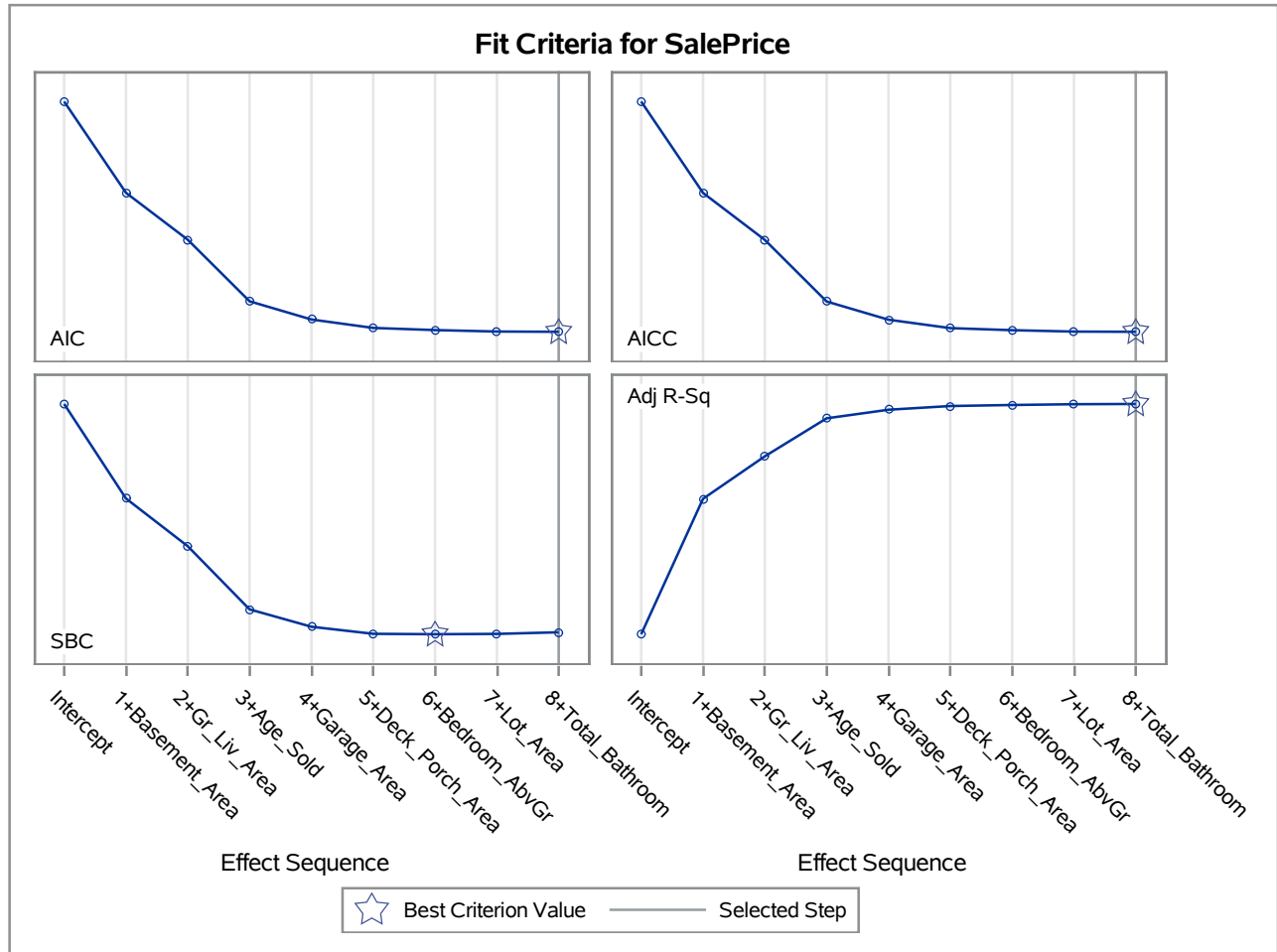
Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	AICC
0	Intercept		1	6624.2555
1	Basement_Area		2	6432.7045
2	Gr_Liv_Area		3	6334.1618
3	Age_Sold		4	6205.0334
4	Garage_Area		5	6166.9140
5	Deck_Porch_Area		6	6149.2763
6	Bedroom_AbvGr		7	6144.8988
7	Lot_Area		8	6141.9575
8	Total_Bathroom		9	6141.5569*
* Optimal Value of Criterion				

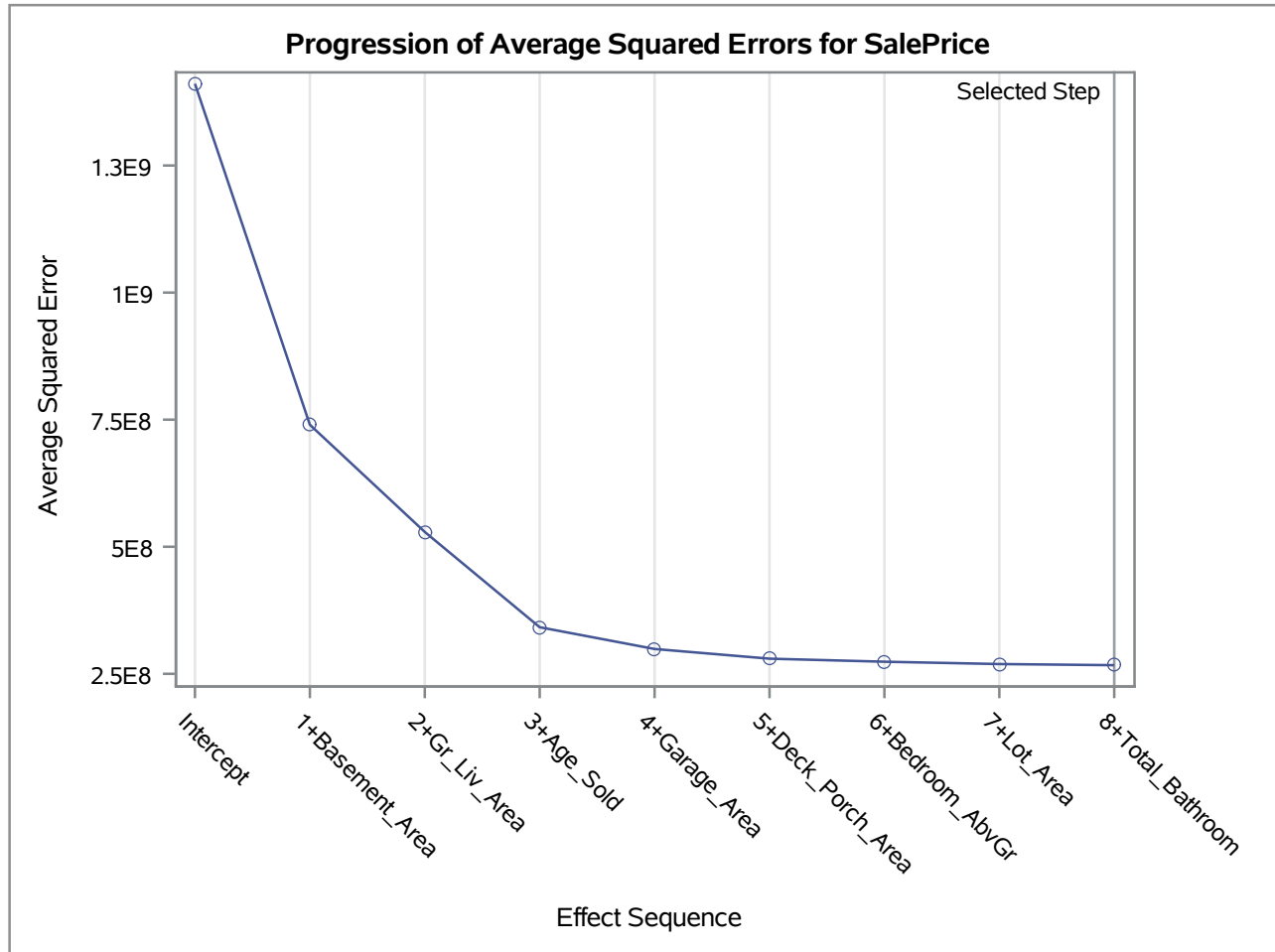
Selection stopped because all effects are in the final model.



Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure



Stepwise Model Selection for SalePrice - AICC**The GLMSELECT Procedure**

Stepwise Model Selection for SalePrice - AICC

The GLMSELECT Procedure Selected Model

The selected model is the model at the last step (Step 8).

Effects:	Intercept Gr_Liv_Area Basement_Area Garage_Area Deck_Porch_Area Lot_Area Age_Sold Bedroom_AbvGr Total_Bathroom
-----------------	--

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	8	3.431321E11	42891512314	155.84
Error	291	80091420996	275228251	
Corrected Total	299	4.232235E11		

Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
SBC	5872.12967

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	44347	6191.271944	7.16
Gr_Liv_Area	1	63.197764	5.585739	11.31
Basement_Area	1	28.692184	3.417034	8.40
Garage_Area	1	35.754191	6.445840	5.55
Deck_Porch_Area	1	31.370539	7.959436	3.94
Lot_Area	1	0.699495	0.316761	2.21
Age_Sold	1	-420.815037	44.219144	-9.52
Bedroom_AbvGr	1	-4834.848748	1688.858227	-2.86
Total_Bathroom	1	3022.124723	1920.839066	1.57

Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure**

Data Set	STAT1.AMESHousing3
Dependent Variable	SalePrice
Selection Method	Stepwise
Select Criterion	SBC
Stop Criterion	SBC
Effect Hierarchy Enforced	None

Number of Observations Read	300
Number of Observations Used	300

Dimensions	
Number of Effects	9
Number of Parameters	9

Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure
Stepwise Selection: Step 0****Effect Entered: Intercept**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	0	0	.	.
Error	299	4.232235E11	1415463276	
Corrected Total	299	4.232235E11		

Root MSE	37623
Dependent Mean	137525
R-Square	0.0000
Adj R-Sq	0.0000
AIC	6624.21515
AICC	6624.25555
SBC	6325.91893

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	137525	2172.144314	63.31

Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure
Stepwise Selection: Step 1****Effect Entered: Basement_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	1	2.012418E11	2.012418E11	270.16
Error	298	2.219817E11	744904950	
Corrected Total	299	4.232235E11		

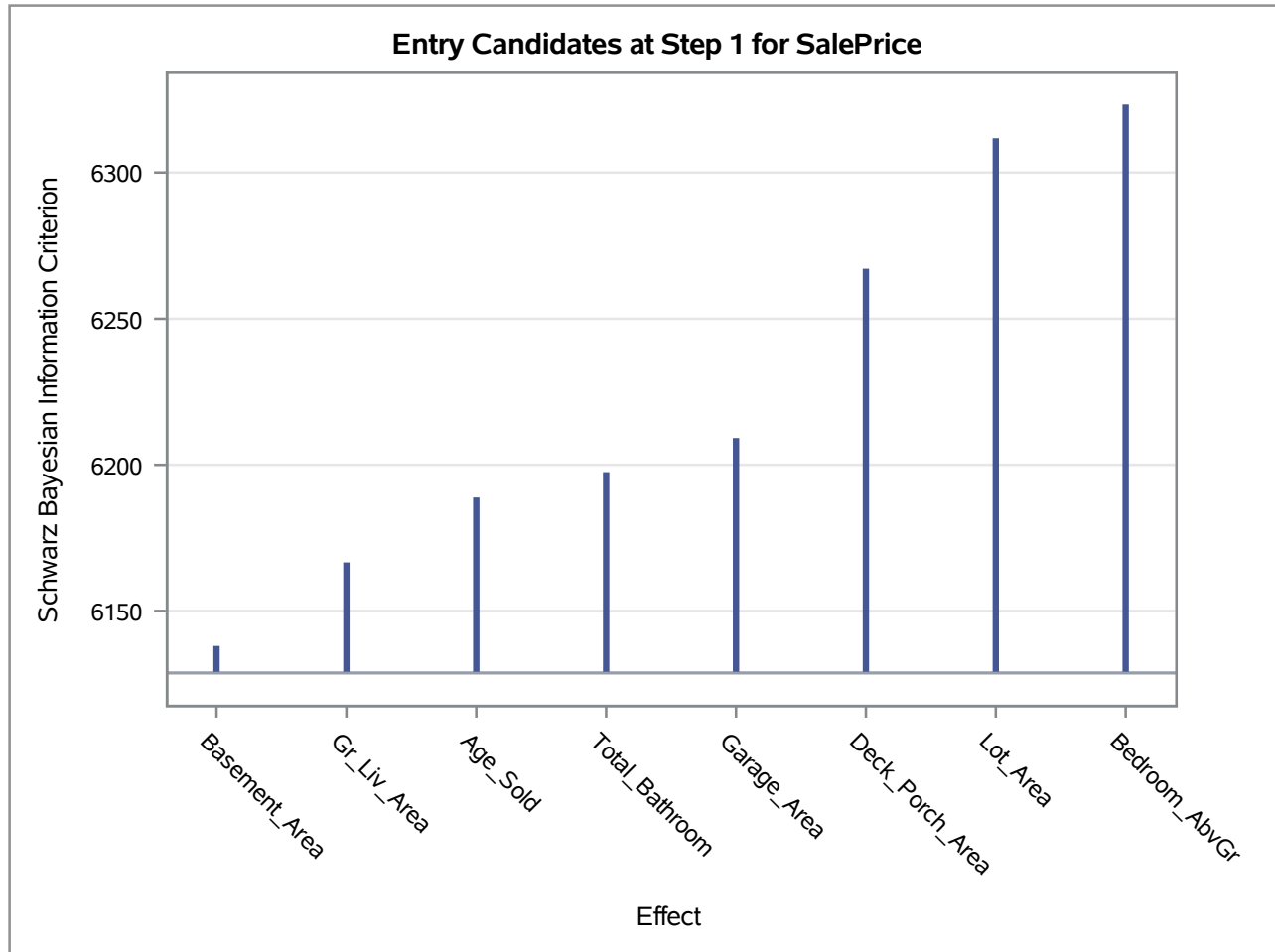
Root MSE	27293
Dependent Mean	137525
R-Square	0.4755
Adj R-Sq	0.4737
AIC	6432.62346
AICC	6432.70454
SBC	6138.03102

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	73904	4179.193780	17.68
Basement_Area	1	72.107717	4.387055	16.44

Entry Candidates		
Rank	Effect	SBC
1	Basement_Area	6138.0310
2	Gr_Liv_Area	6166.5953
3	Age_Sold	6188.8172
4	Total_Bathroom	6197.4944
5	Garage_Area	6209.1649
6	Deck_Porch_Area	6267.1064
7	Lot_Area	6311.7214
8	Bedroom_AbvGr	6323.2465

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure
Stepwise Selection: Step 1
Effect Entered: Basement_Area



Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure
Stepwise Selection: Step 2****Effect Entered: Gr_Liv_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	2	2.64483E11	1.322415E11	247.42
Error	297	1.587405E11	534479711	
Corrected Total	299	4.232235E11		

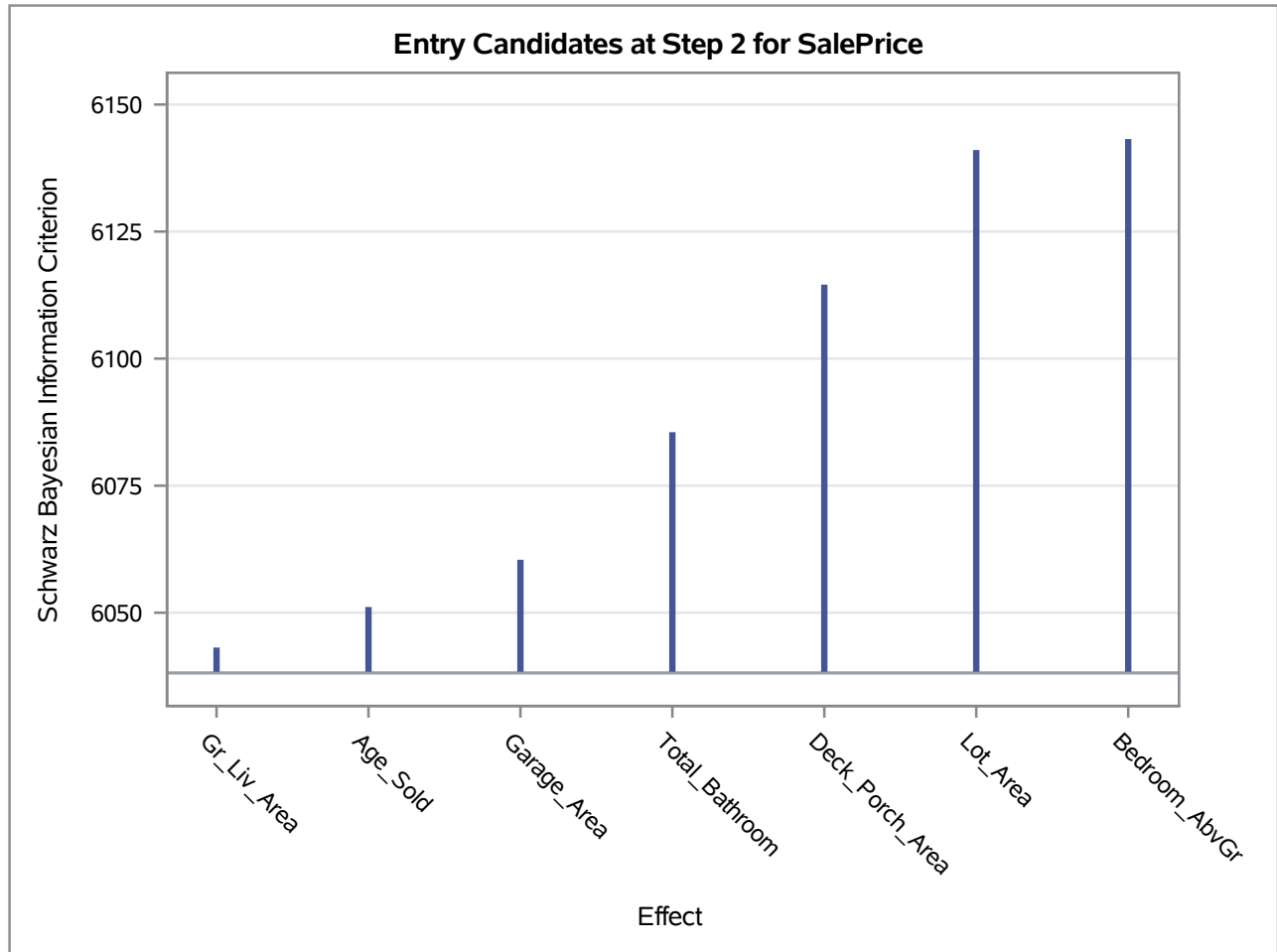
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
SBC	6043.13755

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	12664	6650.339855	1.90
Gr_Liv_Area	1	69.606974	6.399091	10.88
Basement_Area	1	52.309702	4.137885	12.64

Entry Candidates		
Rank	Effect	SBC
1	Gr_Liv_Area	6043.1375
2	Age_Sold	6051.1208
3	Garage_Area	6060.4174
4	Total_Bathroom	6085.5197
5	Deck_Porch_Area	6114.5586
6	Lot_Area	6141.0486
7	Bedroom_AbvGr	6143.2044

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure
Stepwise Selection: Step 2
Effect Entered: Gr_Liv_Area



Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure Stepwise Selection: Step 3

Effect Entered: Age_Sold

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	3	3.207148E11	1.069049E11	308.69
Error	296	1.025087E11	346313132	
Corrected Total	299	4.232235E11		

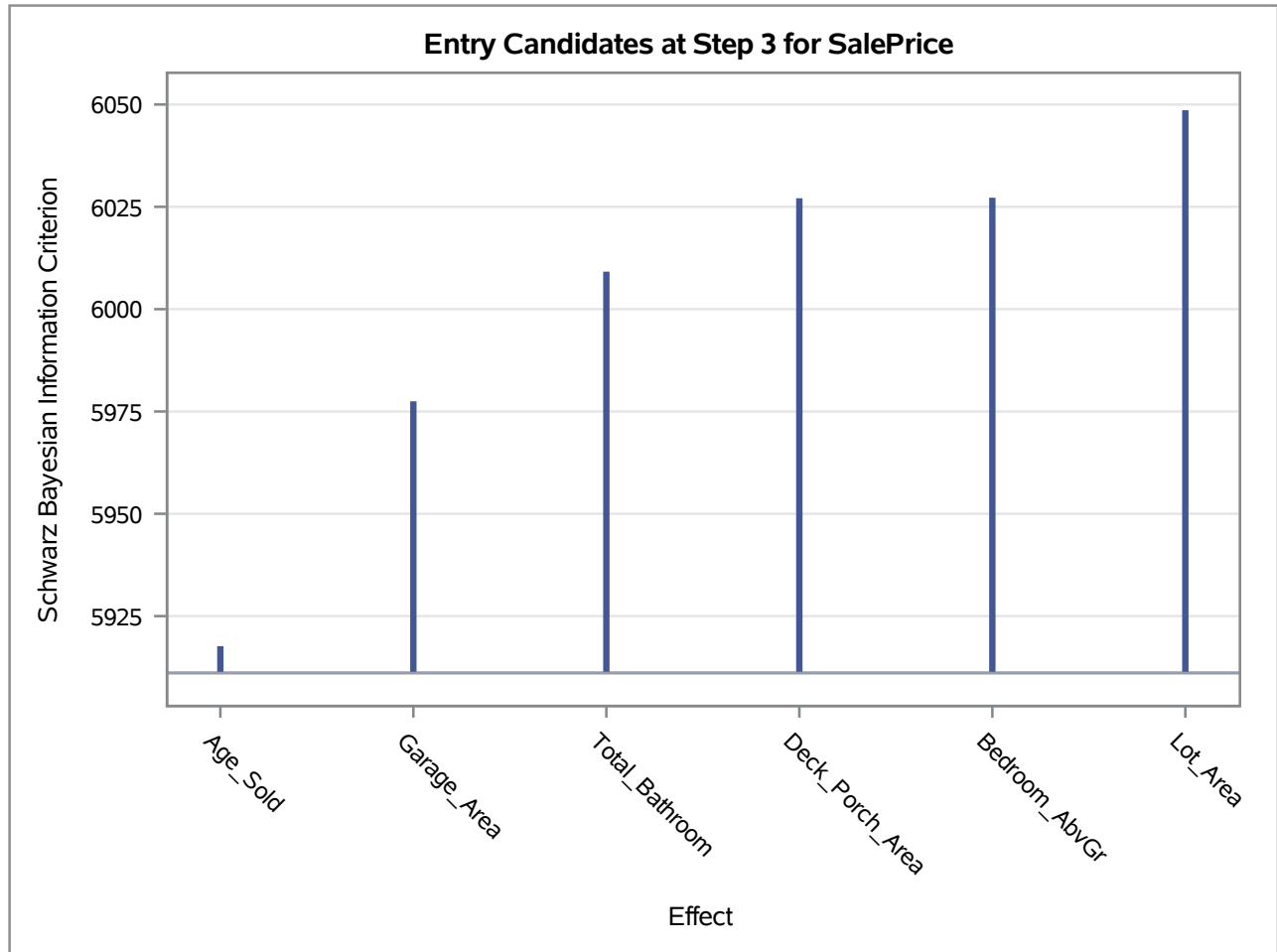
Root MSE	18609
Dependent Mean	137525
R-Square	0.7578
Adj R-Sq	0.7553
AIC	6204.82927
AICC	6205.03335
SBC	5917.64440

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	53400	6235.076995	8.56
Gr_Liv_Area	1	68.106646	5.152294	13.22
Basement_Area	1	36.329120	3.559067	10.21
Age_Sold	1	-543.493346	42.651840	-12.74

Entry Candidates		
Rank	Effect	SBC
1	Age_Sold	5917.6444
2	Garage_Area	5977.4808
3	Total_Bathroom	6009.1592
4	Deck_Porch_Area	6027.0962
5	Bedroom_AbvGr	6027.2230
6	Lot_Area	6048.6141

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure
Stepwise Selection: Step 3
Effect Entered: Age_Sold



Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure
Stepwise Selection: Step 4****Effect Entered: Garage_Area**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	4	3.33571E11	83392754480	274.40
Error	295	89652501590	303906785	
Corrected Total	299	4.232235E11		

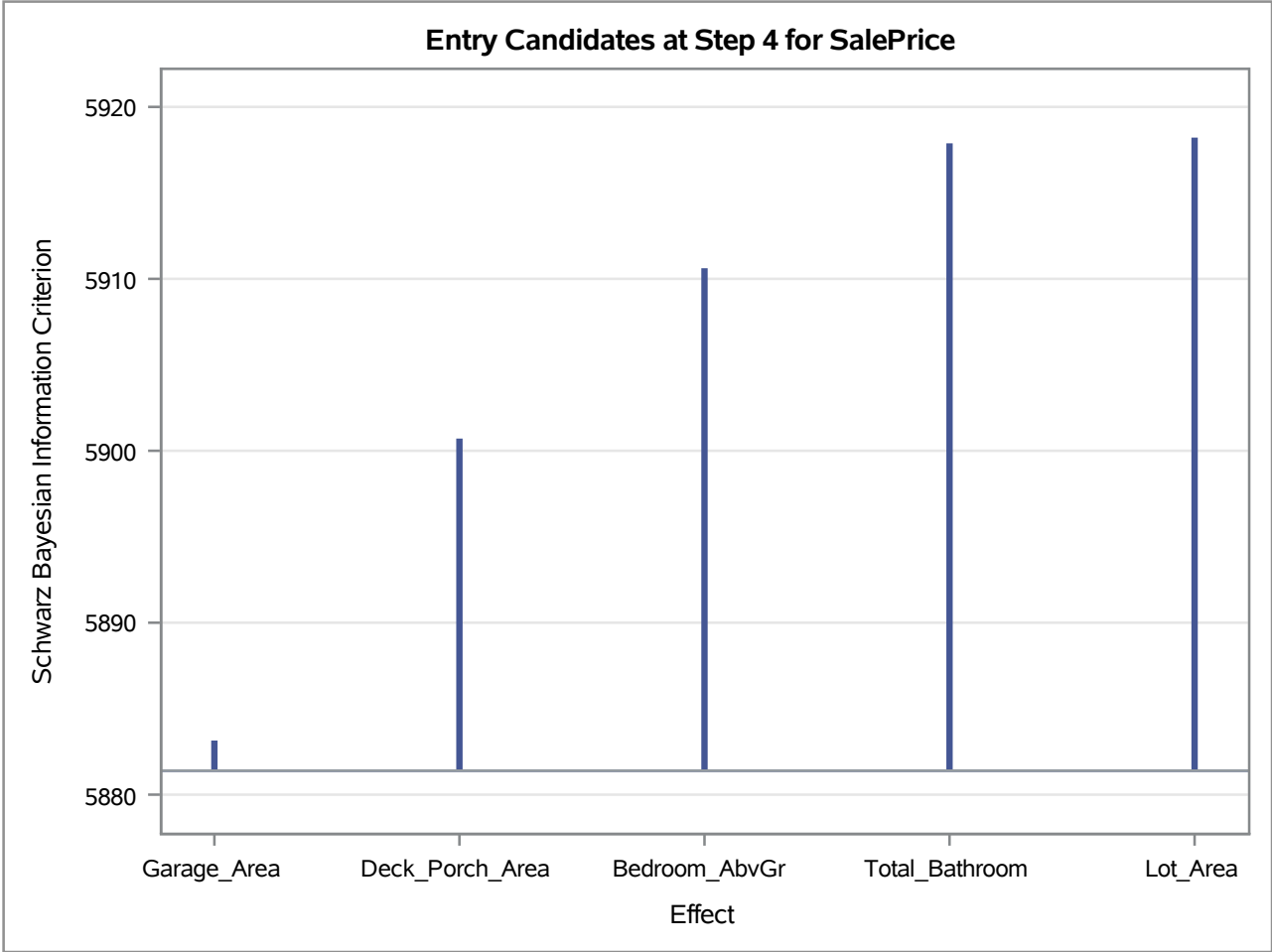
Root MSE	17433
Dependent Mean	137525
R-Square	0.7882
Adj R-Sq	0.7853
AIC	6166.62734
AICC	6166.91403
SBC	5883.14625

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	43815	6023.907004	7.27
Gr_Liv_Area	1	61.238136	4.940722	12.39
Basement_Area	1	33.430181	3.363709	9.94
Garage_Area	1	42.984492	6.608851	6.50
Age_Sold	1	-455.704354	42.173481	-10.81

Entry Candidates		
Rank	Effect	SBC
1	Garage_Area	5883.1463
2	Deck_Porch_Area	5900.7089
3	Bedroom_AbvGr	5910.6169
4	Total_Bathroom	5917.8822
5	Lot_Area	5918.2143

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure
Stepwise Selection: Step 4
Effect Entered: Garage_Area



Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure Stepwise Selection: Step 5

Effect Entered: Deck_Porch_Area

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	5	3.392788E11	67855752389	237.65
Error	294	83944757568	285526386	
Corrected Total	299	4.232235E11		

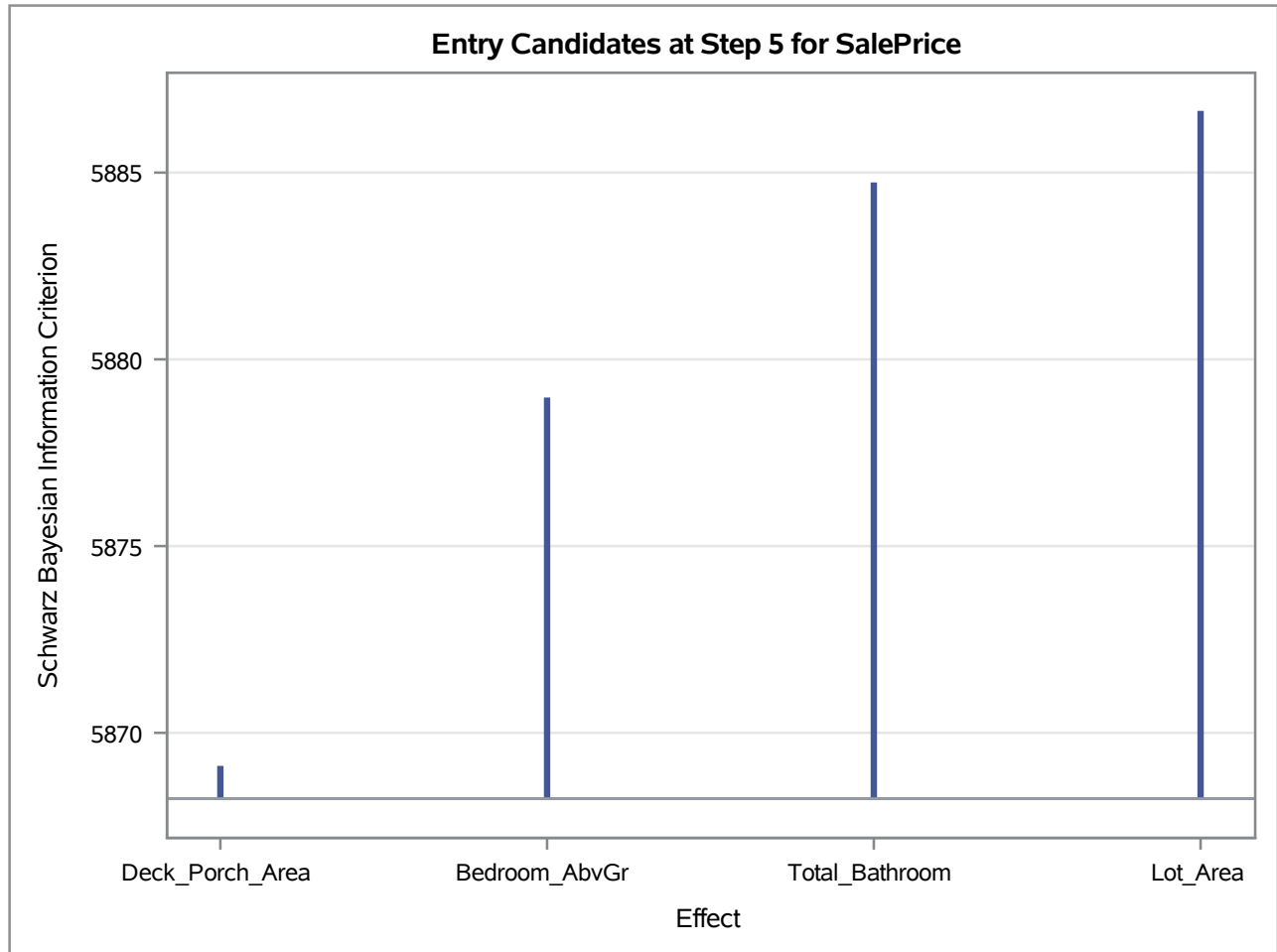
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
SBC	5869.11538

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	46009	5859.485517	7.85
Gr_Liv_Area	1	58.386514	4.831268	12.09
Basement_Area	1	30.554240	3.323249	9.19
Garage_Area	1	40.158112	6.436997	6.24
Deck_Porch_Area	1	35.720258	7.989240	4.47
Age_Sold	1	-447.254040	40.921927	-10.93

Entry Candidates		
Rank	Effect	SBC
1	Deck_Porch_Area	5869.1154
2	Bedroom_AbvGr	5878.9781
3	Total_Bathroom	5884.7365
4	Lot_Area	5886.6529

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure
Stepwise Selection: Step 5
Effect Entered: Deck_Porch_Area



Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure
Stepwise Selection: Step 6****Effect Entered: Bedroom_AbvGr**

Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
Corrected Total	299	4.232235E11		

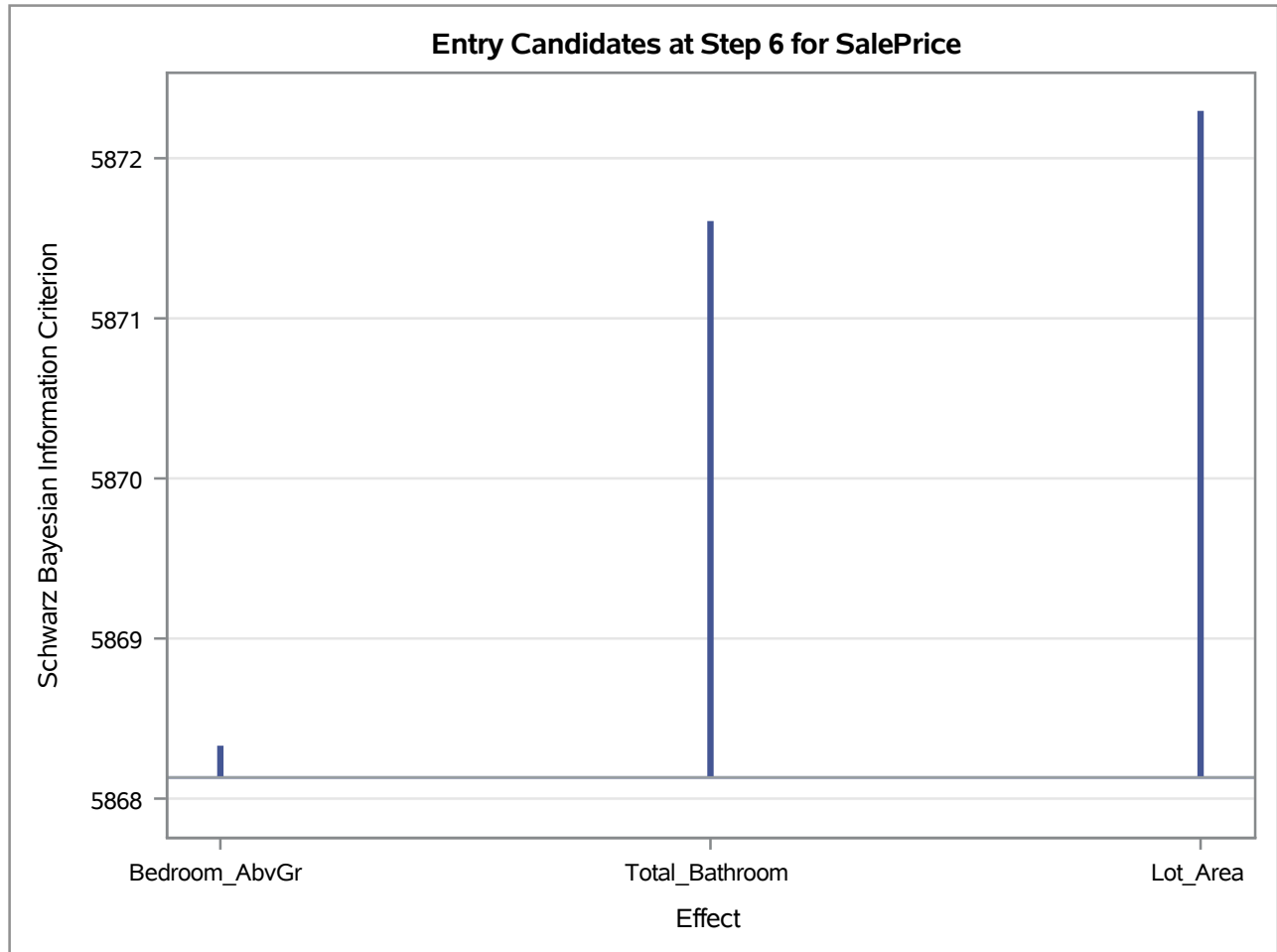
Root MSE	16744
Dependent Mean	137525
R-Square	0.8059
Adj R-Sq	0.8019
AIC	6144.40398
AICC	6144.89882
SBC	5868.33046

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	48620	5897.324643	8.24
Gr_Liv_Area	1	65.097413	5.472624	11.90
Basement_Area	1	31.279351	3.305546	9.46
Garage_Area	1	38.728785	6.403565	6.05
Deck_Porch_Area	1	32.487956	8.019119	4.05
Age_Sold	1	-434.199118	40.877494	-10.62
Bedroom_AbvGr	1	-4189.095026	1655.065743	-2.53

Entry Candidates		
Rank	Effect	SBC
1	Bedroom_AbvGr	5868.3305
2	Total_Bathroom	5871.6077
3	Lot_Area	5872.2959

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure
Stepwise Selection: Step 6
Effect Entered: Bedroom_AbvGr



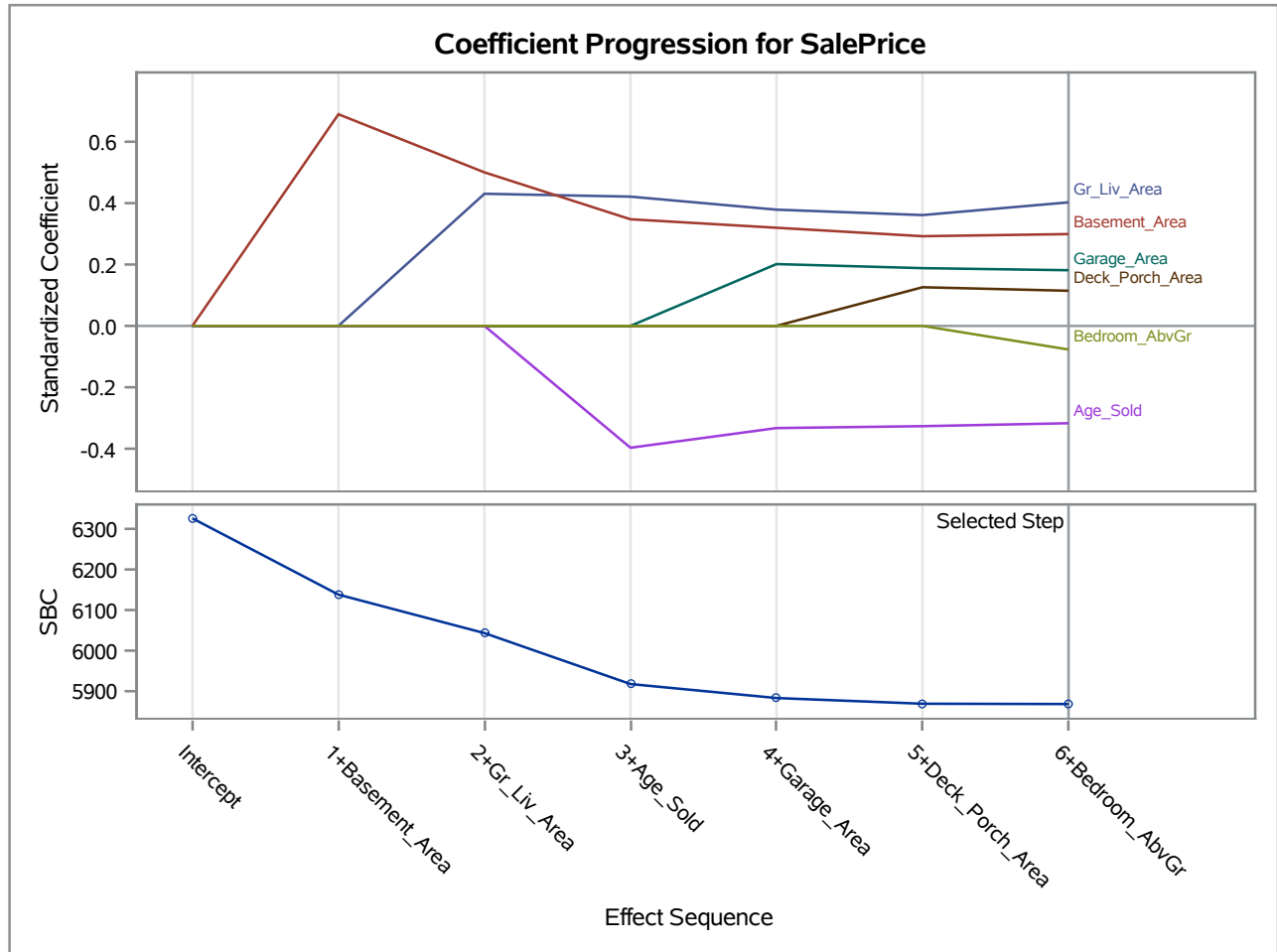
Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure

Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	SBC
0	Intercept		1	6325.9189
1	Basement_Area		2	6138.0310
2	Gr_Liv_Area		3	6043.1375
3	Age_Sold		4	5917.6444
4	Garage_Area		5	5883.1463
5	Deck_Porch_Area		6	5869.1154
6	Bedroom_AbvGr		7	5868.3305*
* Optimal Value of Criterion				

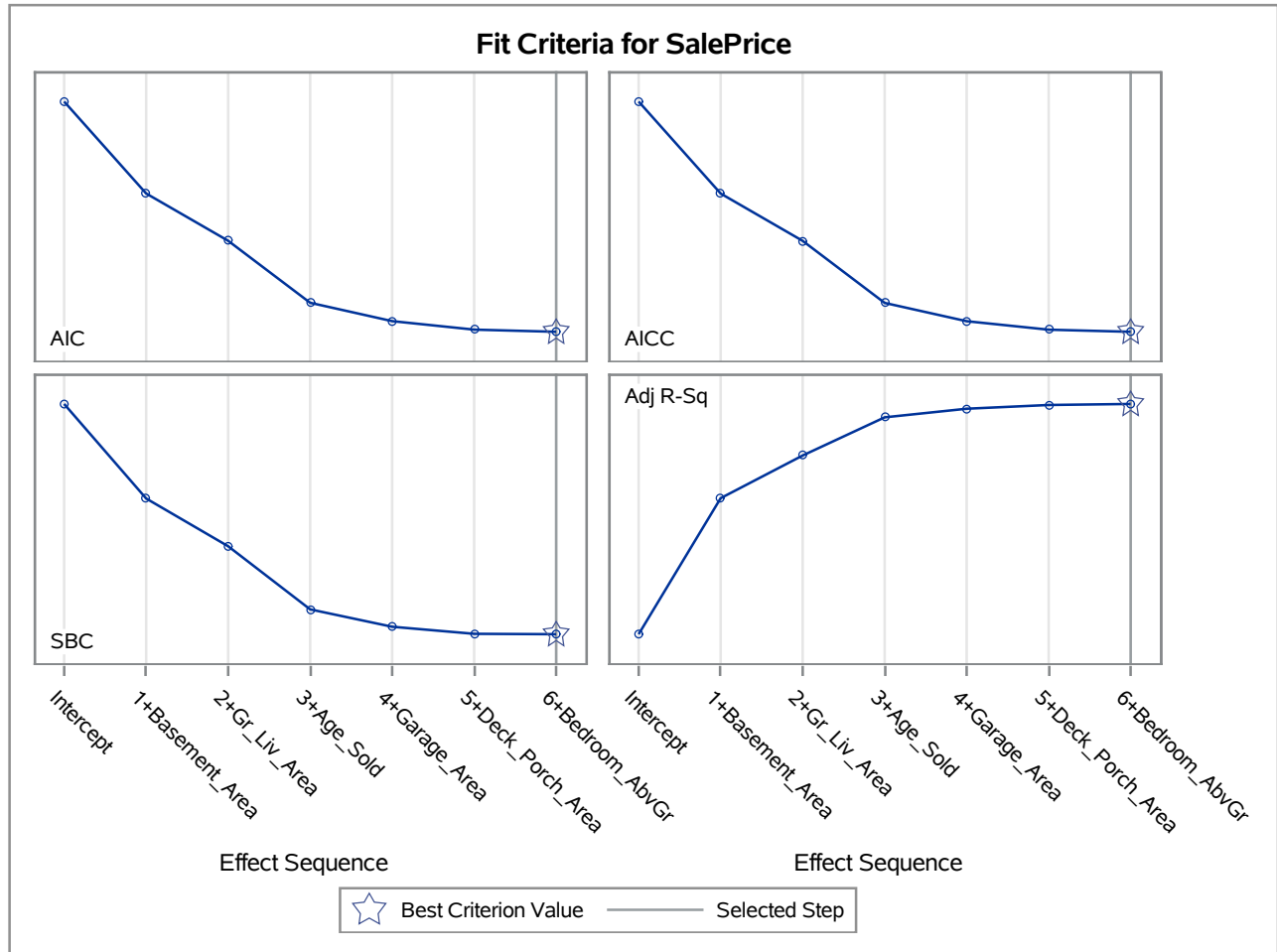
Selection stopped at a local minimum of the SBC criterion.

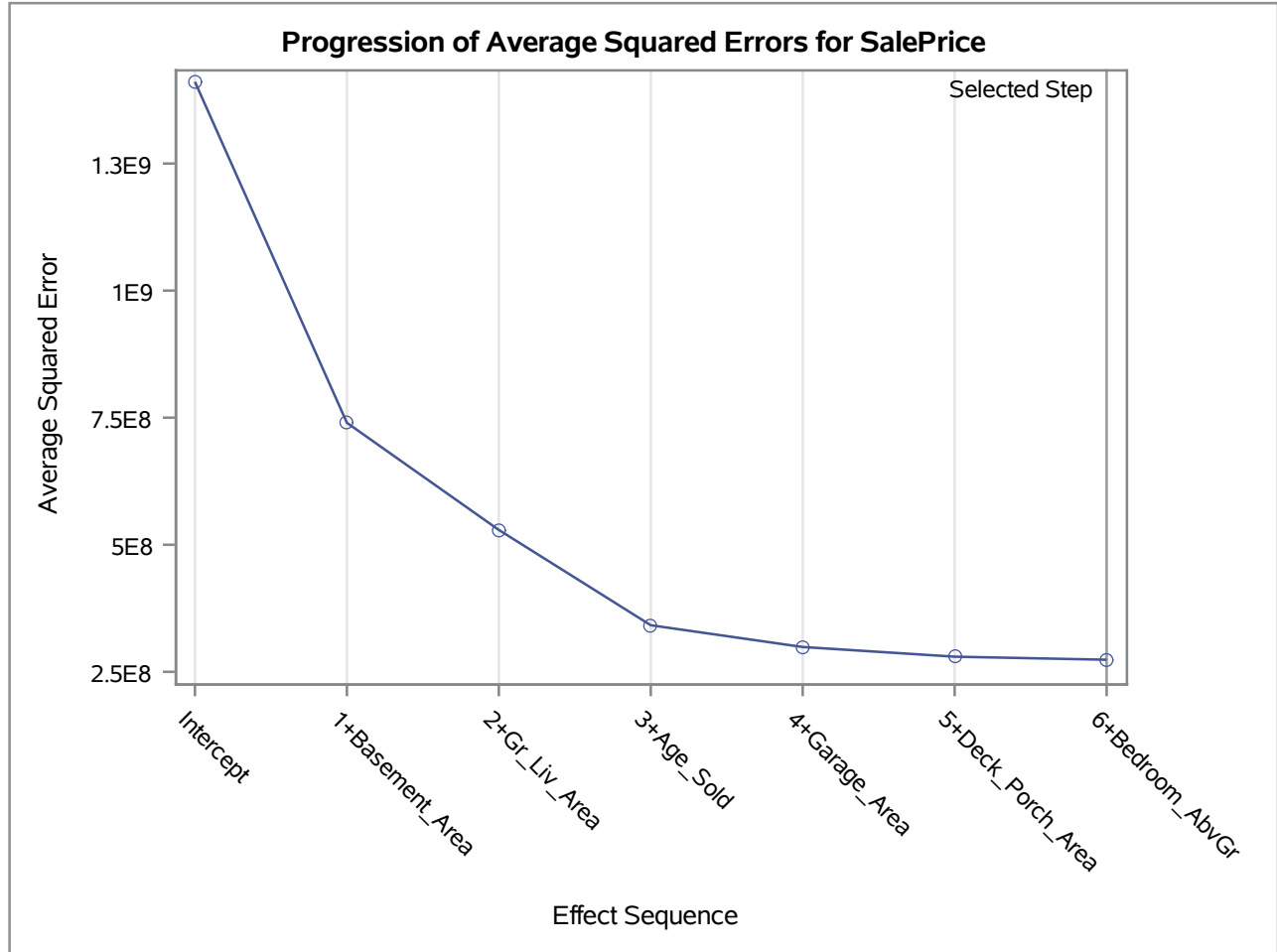
Stop Details				
Candidate For	Effect	Candidate SBC		Compare SBC
Entry	Lot_Area	5868.9670	>	5868.3305
Removal	Bedroom_AbvGr	5869.1154	>	5868.3305

Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure**

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure



Stepwise Model Selection for SalePrice - SBC**The GLMSELECT Procedure**

Stepwise Model Selection for SalePrice - SBC

The GLMSELECT Procedure Selected Model

The selected model is the model at the last step (Step 6).

Effects:	Intercept Gr_Liv_Area Basement_Area Garage_Area Deck_Porch_Area Age_Sold Bedroom_AbvGr
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Analysis of Variance				
Source	DF	Sum of Squares	Mean Square	F Value
Model	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
Corrected Total	299	4.232235E11		

Root MSE	16744
Dependent Mean	137525
R-Square	0.8059
Adj R-Sq	0.8019
AIC	6144.40398
AICC	6144.89882
SBC	5868.33046

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	48620	5897.324643	8.24
Gr_Liv_Area	1	65.097413	5.472624	11.90
Basement_Area	1	31.279351	3.305546	9.46
Garage_Area	1	38.728785	6.403565	6.05
Deck_Porch_Area	1	32.487956	8.019119	4.05
Age_Sold	1	-434.199118	40.877494	-10.62
Bedroom_AbvGr	1	-4189.095026	1655.065743	-2.53