

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

<b>Data Set</b>	STAT1.AMESHOUSING3
<b>Dependent Variable</b>	SalePrice
<b>Selection Method</b>	Stepwise
<b>Select Criterion</b>	AIC
<b>Stop Criterion</b>	AIC
<b>Effect Hierarchy Enforced</b>	None

<b>Number of Observations Read</b>	300
<b>Number of Observations Used</b>	300

<b>Dimensions</b>	
<b>Number of Effects</b>	9
<b>Number of Parameters</b>	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
<b>Model</b>	0	0	.	.
<b>Error</b>	299	4.232235E11	1415463276	
<b>Corrected Total</b>	299	4.232235E11		

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

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
<b>Intercept</b>	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		

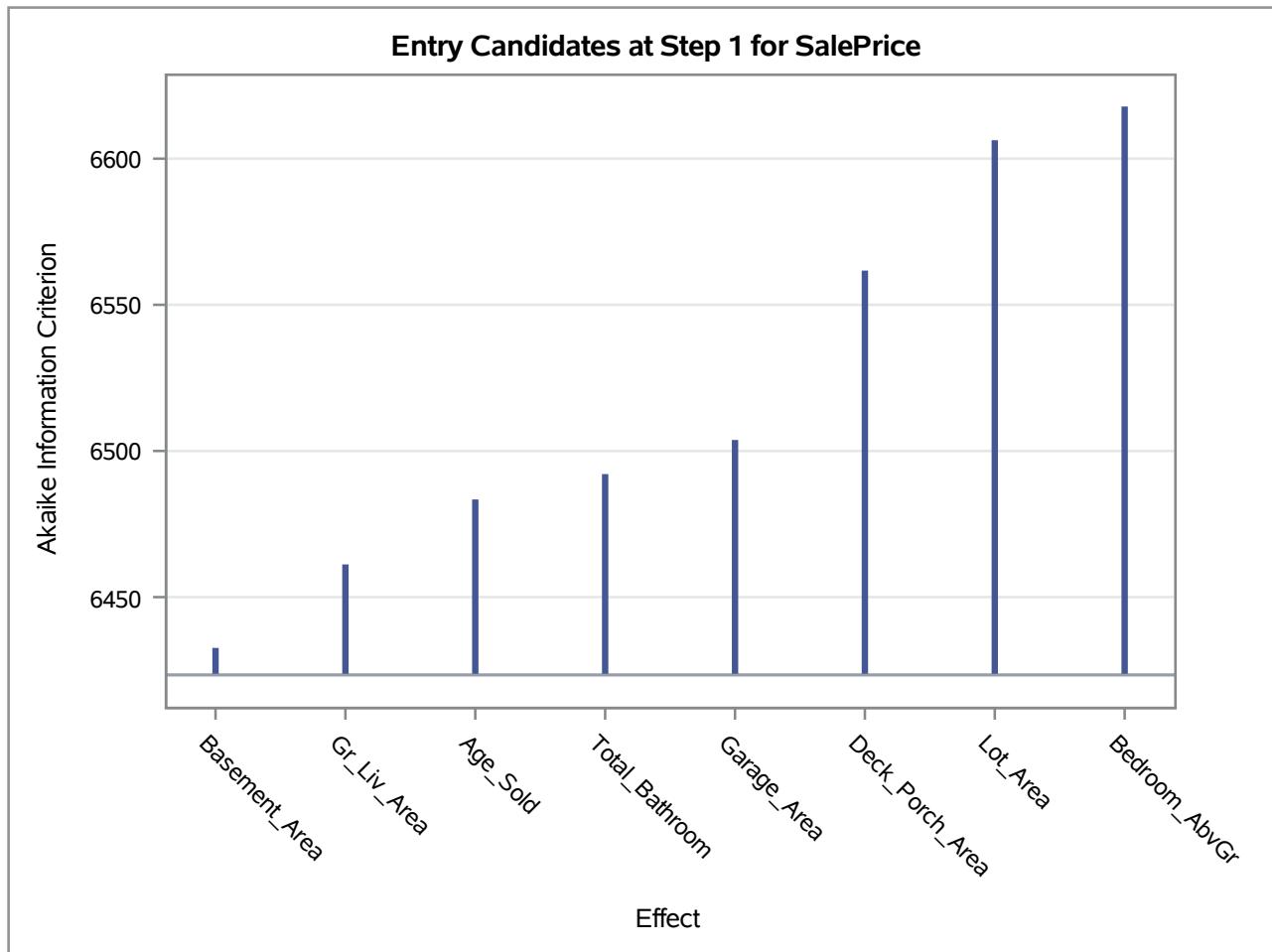
Root MSE	27293
Dependent Mean	137525
R-Square	0.4755
Adj R-Sq	0.4737
AIC	6432.62346
AICC	6432.70454
SBC	6138.03102

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		

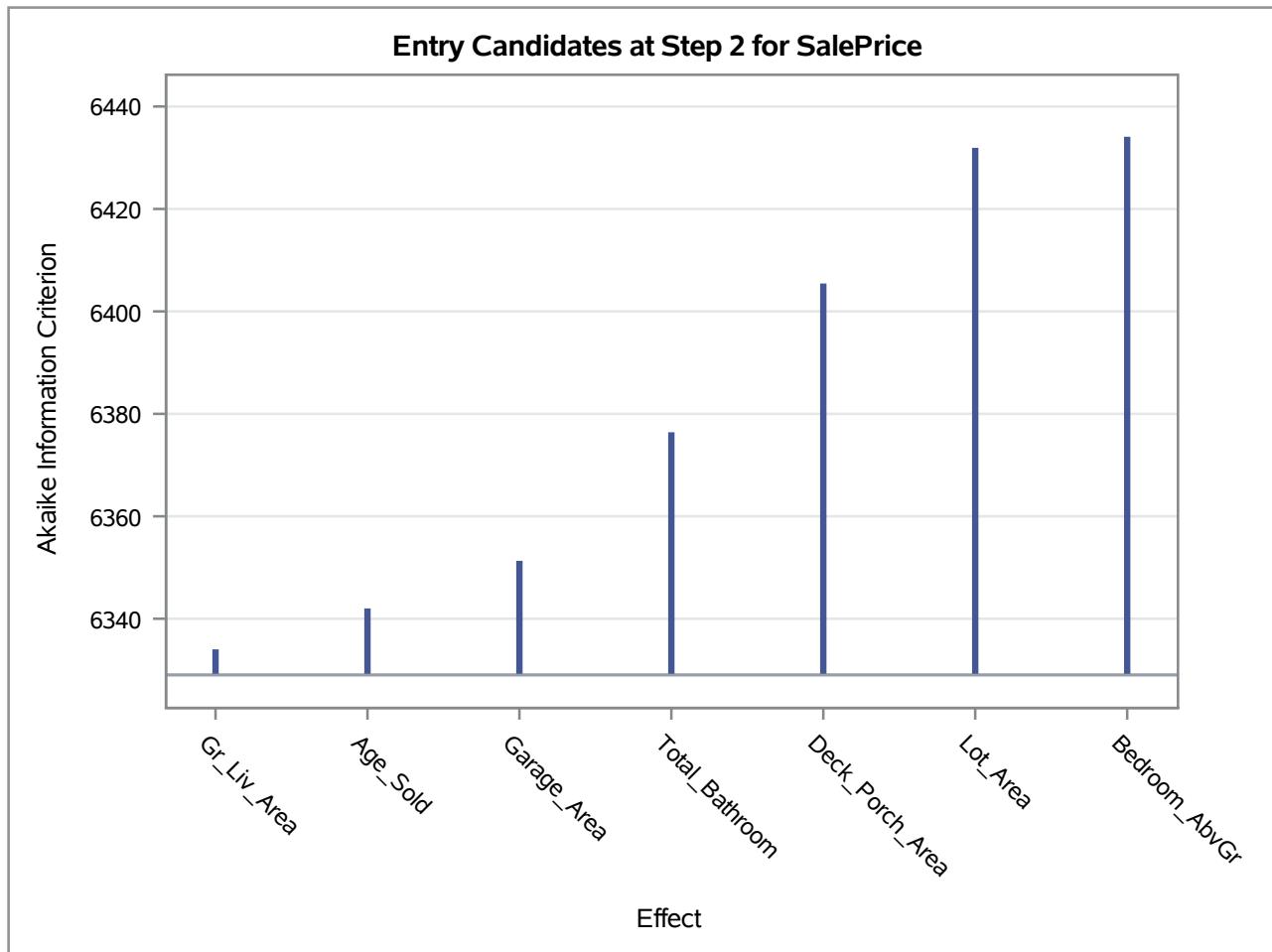
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
SBC	6043.13755

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
<b>Model</b>	3	3.207148E11	1.069049E11	308.69
<b>Error</b>	296	1.025087E11	346313132	
<b>Corrected Total</b>	299	4.232235E11		

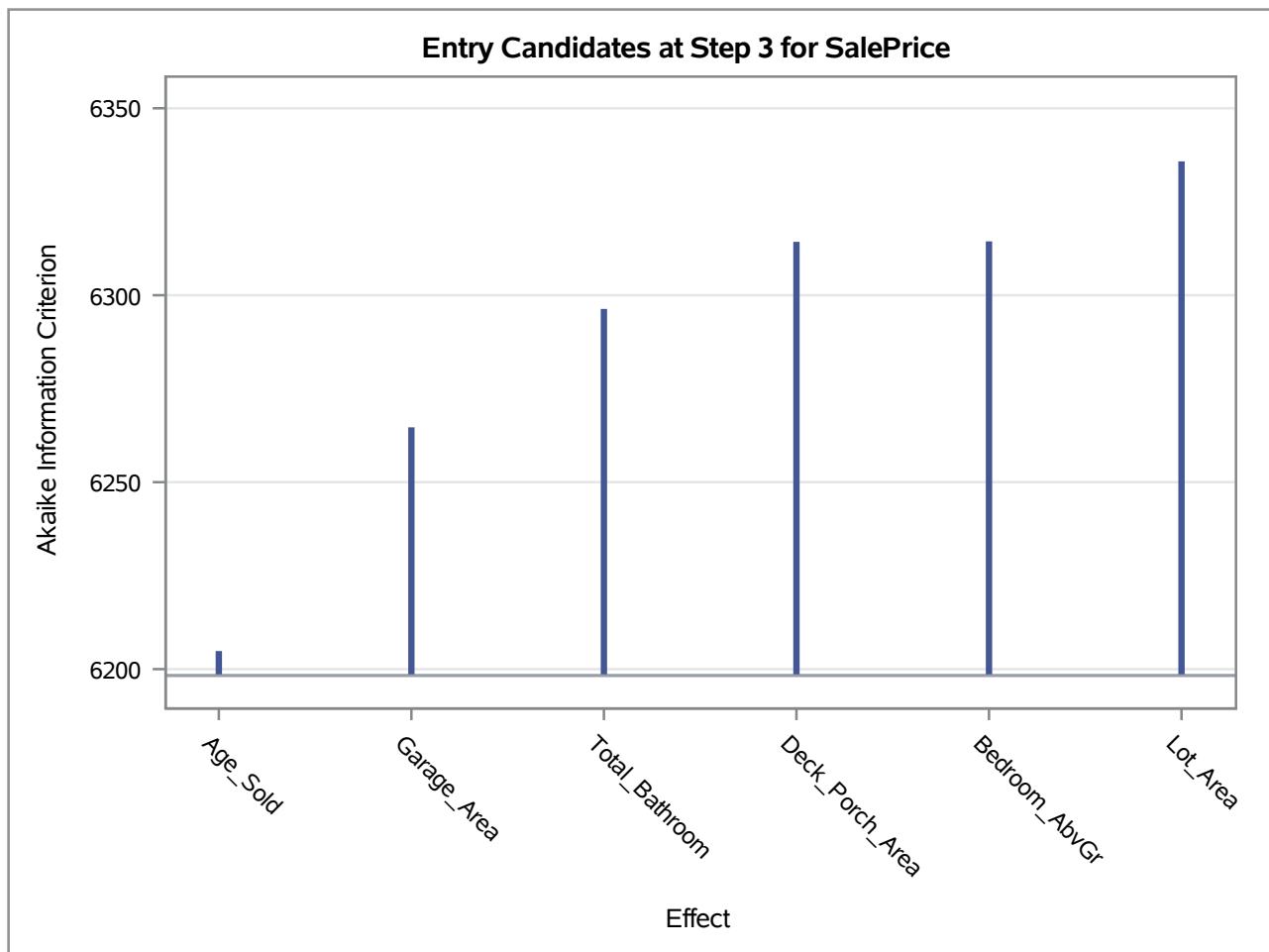
<b>Root MSE</b>	18609
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.7578
<b>Adj R-Sq</b>	0.7553
<b>AIC</b>	6204.82927
<b>AICC</b>	6205.03335
<b>SBC</b>	5917.64440

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

Entry Candidates		
Rank	Effect	AIC
1	<b>Age_Sold</b>	6204.8293
2	<b>Garage_Area</b>	6264.6656
3	<b>Total_Bathroom</b>	6296.3441
4	<b>Deck_Porch_Area</b>	6314.2811
5	<b>Bedroom_AbvGr</b>	6314.4078
6	<b>Lot_Area</b>	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
<b>Model</b>	4	3.33571E11	83392754480	274.40
<b>Error</b>	295	89652501590	303906785	
<b>Corrected Total</b>	299	4.232235E11		

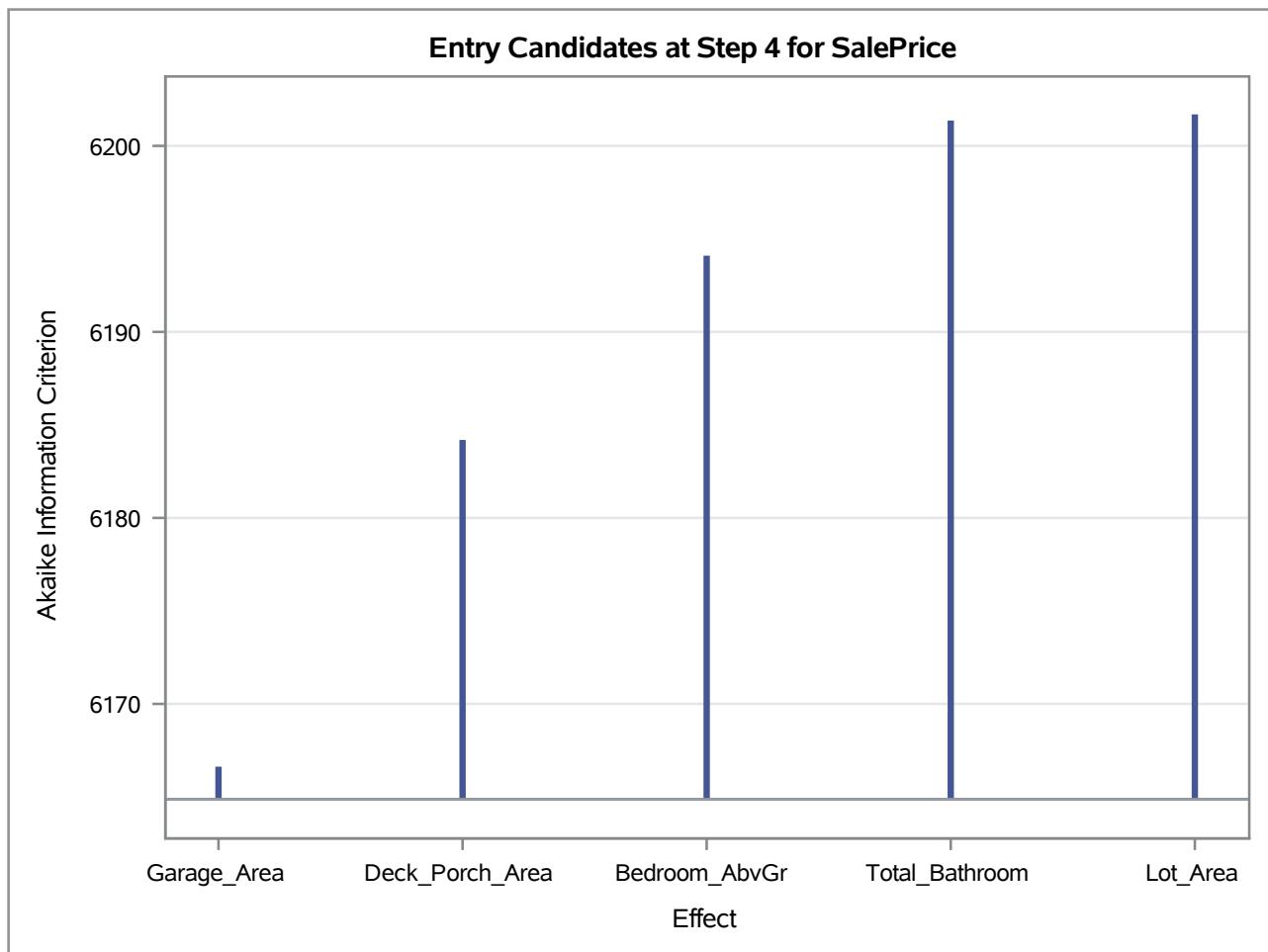
<b>Root MSE</b>	17433
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.7882
<b>Adj R-Sq</b>	0.7853
<b>AIC</b>	6166.62734
<b>AICC</b>	6166.91403
<b>SBC</b>	5883.14625

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

Entry Candidates		
Rank	Effect	AIC
1	<b>Garage_Area</b>	6166.6273
2	<b>Deck_Porch_Area</b>	6184.1900
3	<b>Bedroom_AbvGr</b>	6194.0980
4	<b>Total_Bathroom</b>	6201.3633
5	<b>Lot_Area</b>	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		

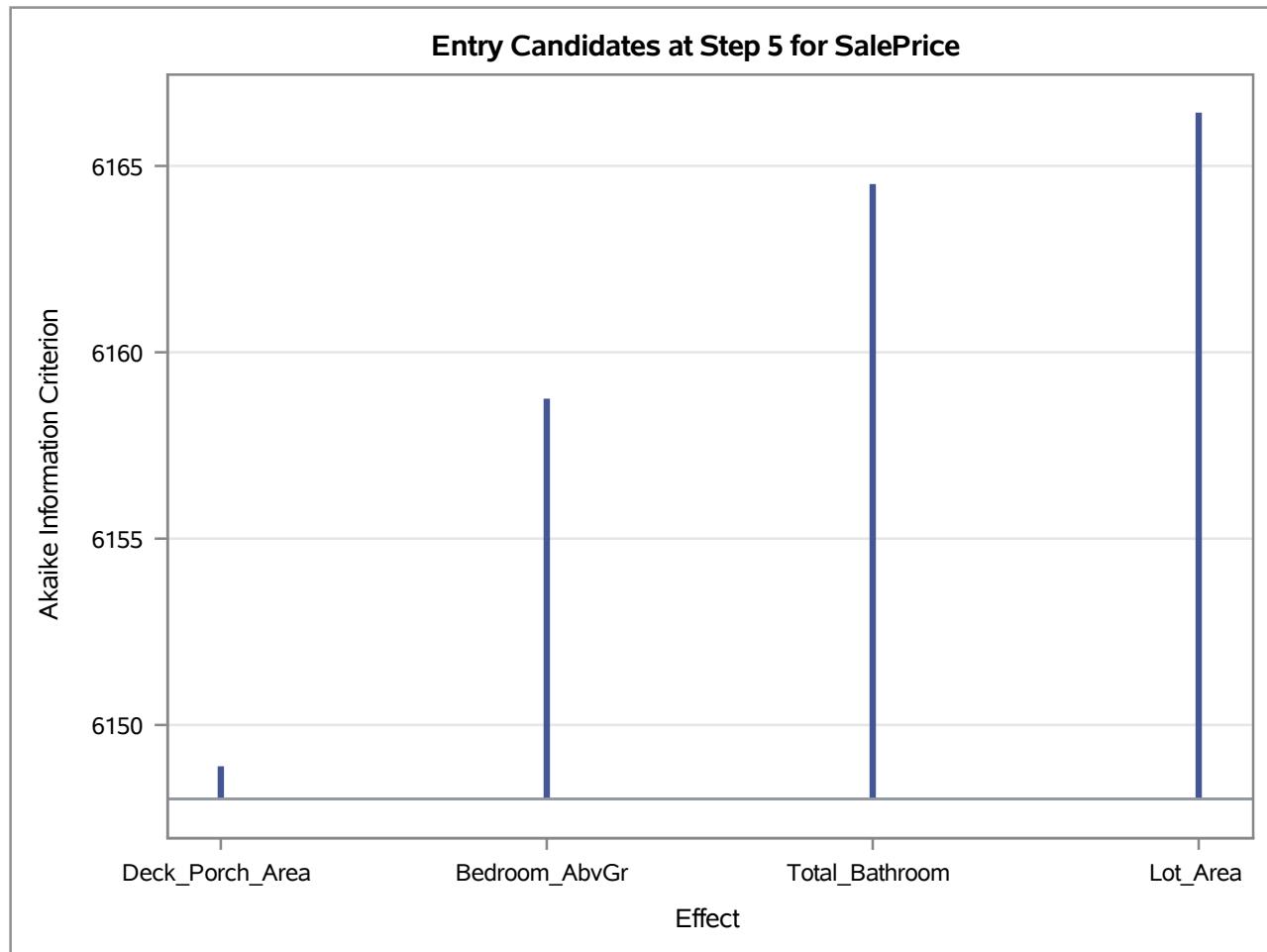
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
SBC	5869.11538

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
<b>Model</b>	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
<b>Corrected Total</b>	299	4.232235E11		

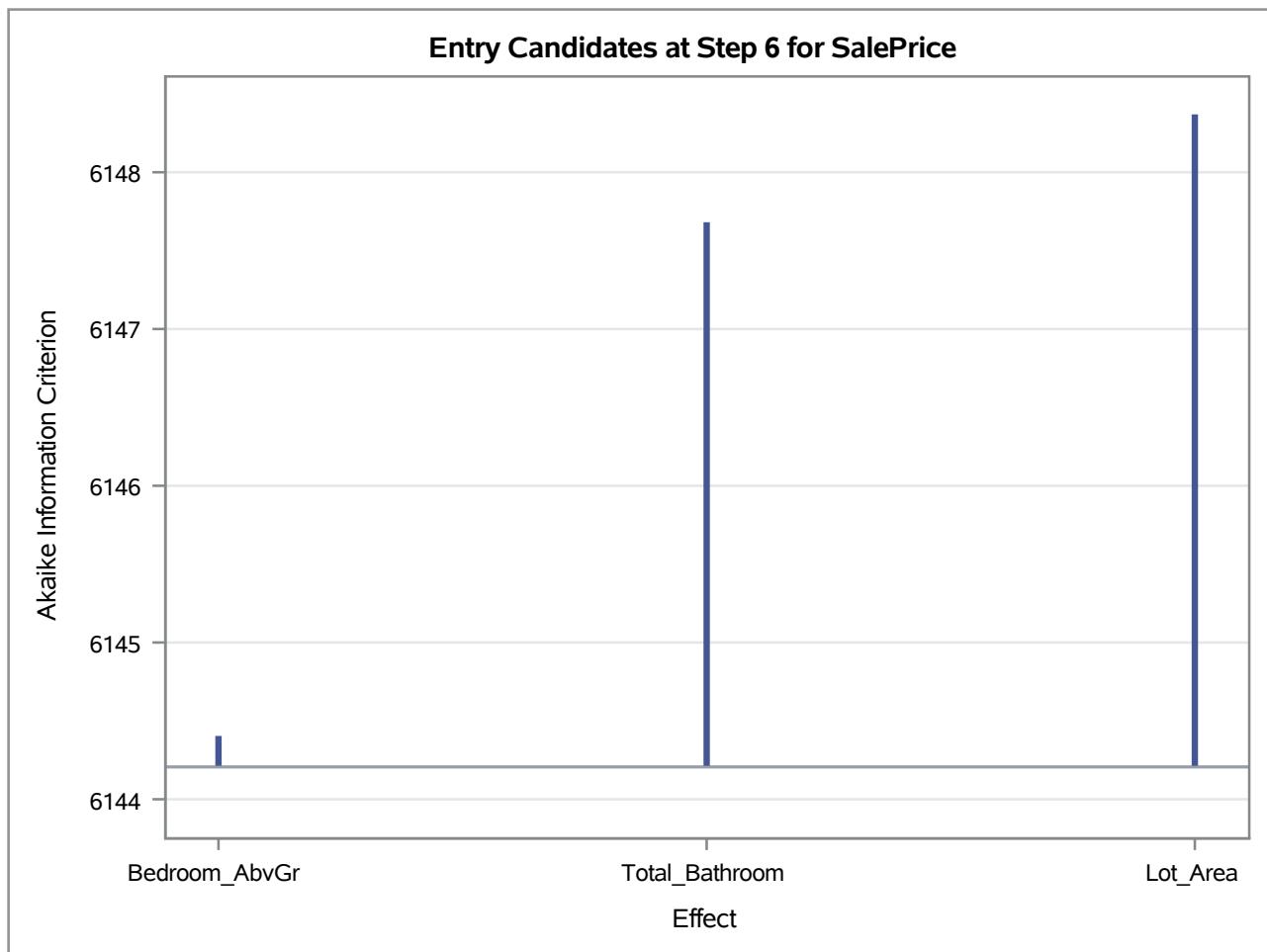
<b>Root MSE</b>	16744
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.8059
<b>Adj R-Sq</b>	0.8019
<b>AIC</b>	6144.40398
<b>AICC</b>	6144.89882
<b>SBC</b>	5868.33046

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

Entry Candidates		
Rank	Effect	AIC
1	<b>Bedroom_AbvGr</b>	6144.4040
2	<b>Total_Bathroom</b>	6147.6813
3	<b>Lot_Area</b>	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		

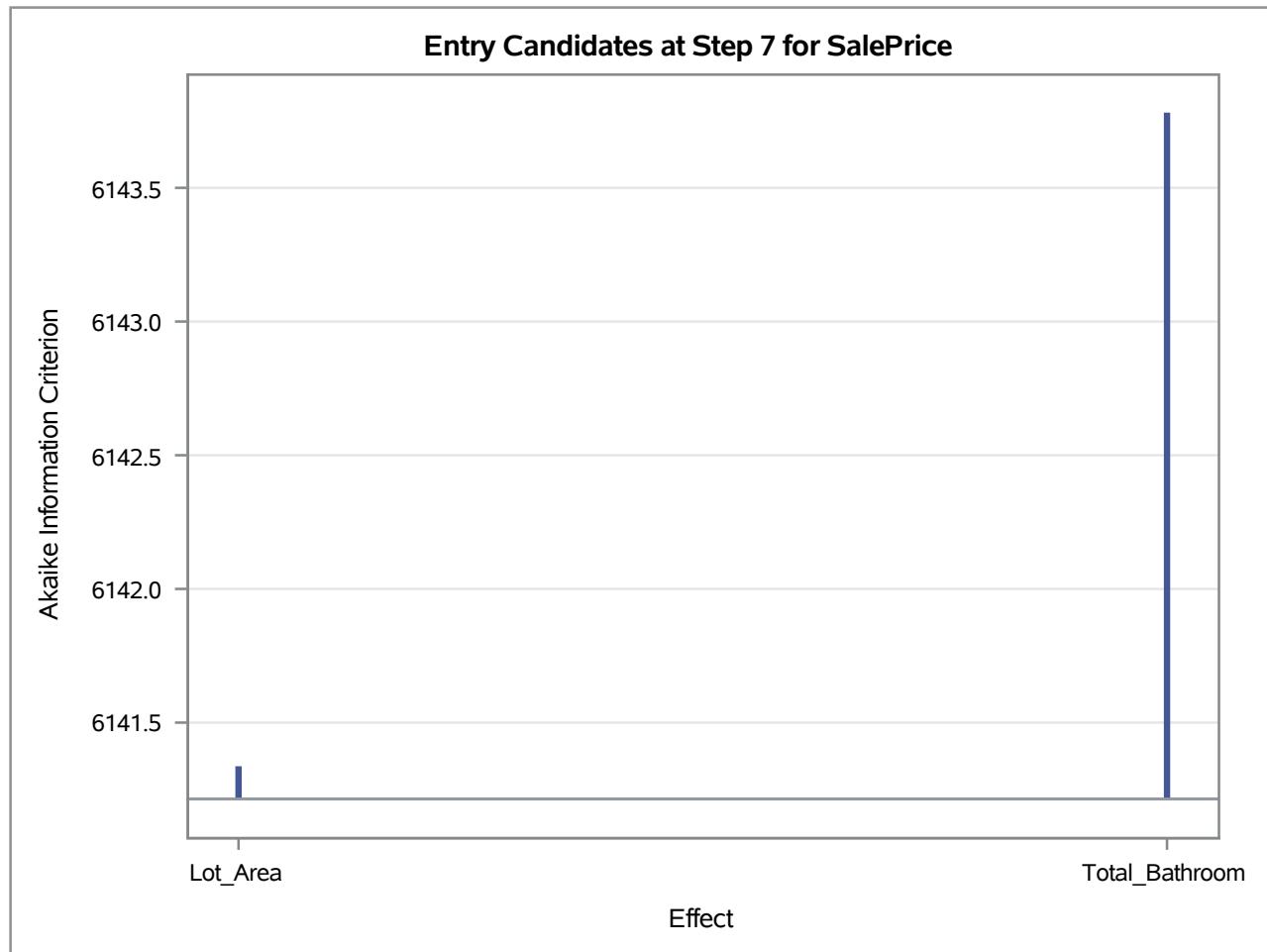
Root MSE	16632
Dependent Mean	137525
R-Square	0.8091
Adj R-Sq	0.8046
AIC	6141.33678
AICC	6141.95747
SBC	5868.96704

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		

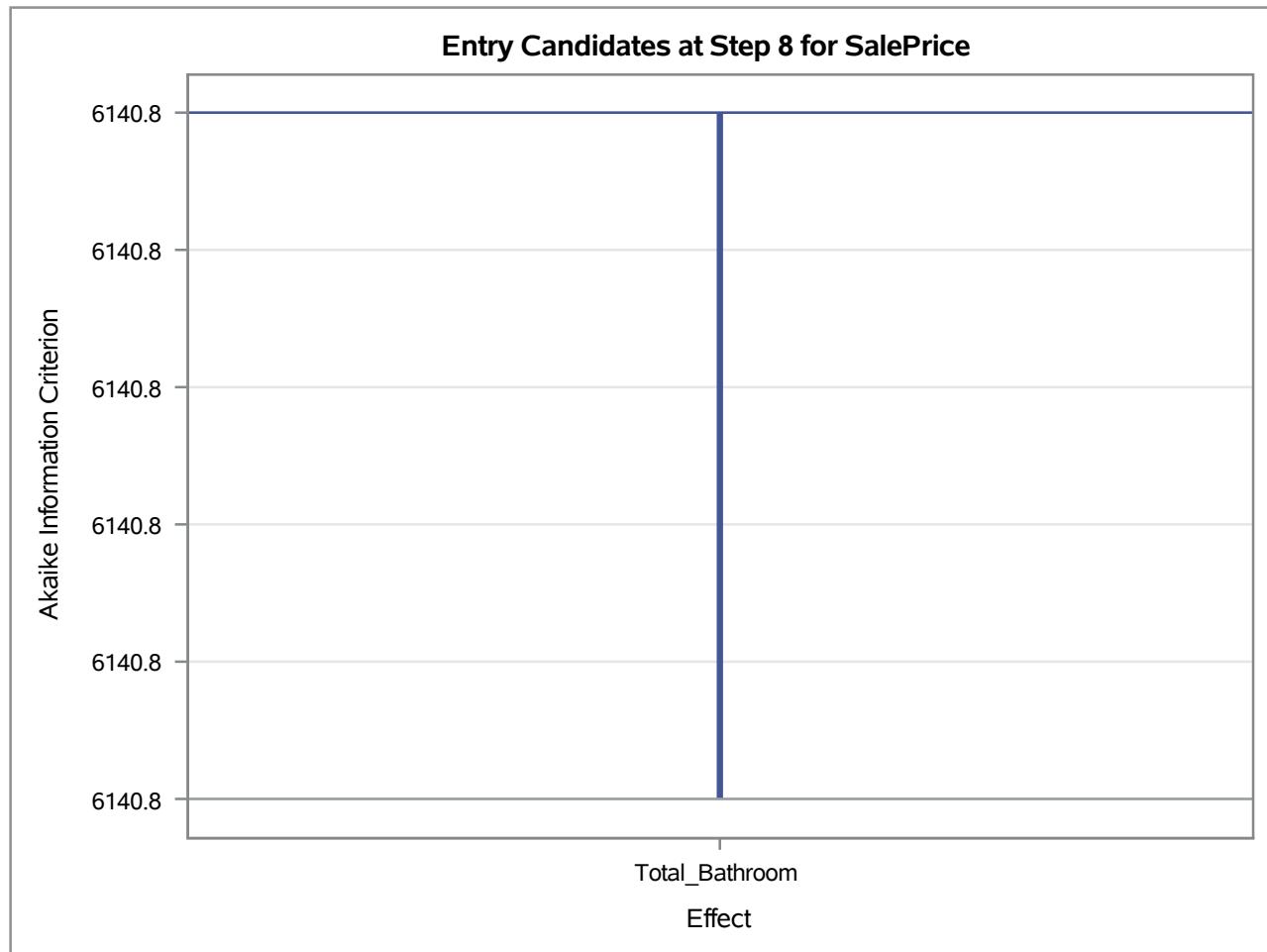
Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
SBC	5872.12967

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



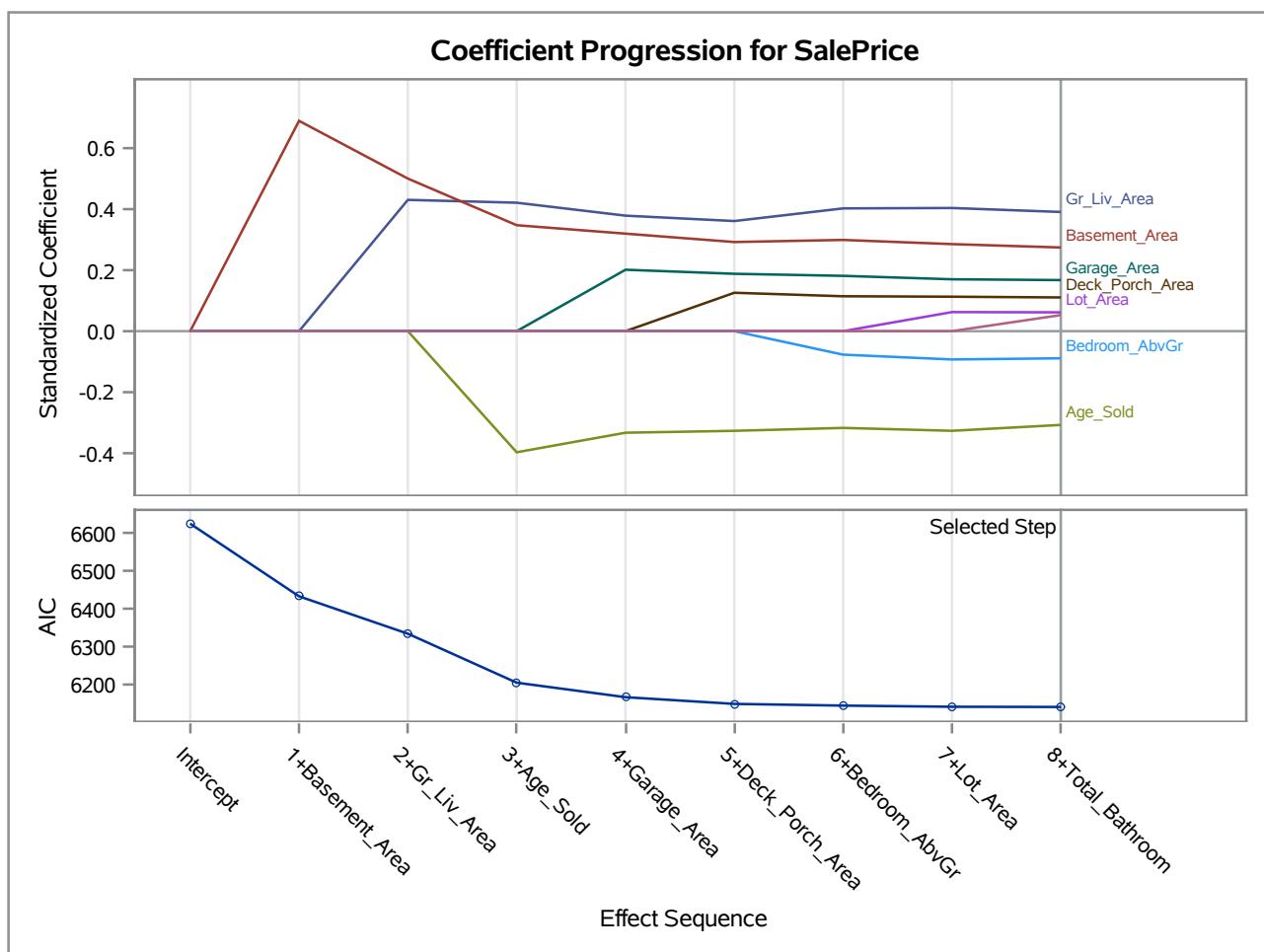
## Stepwise Model Selection for SalePrice - AIC

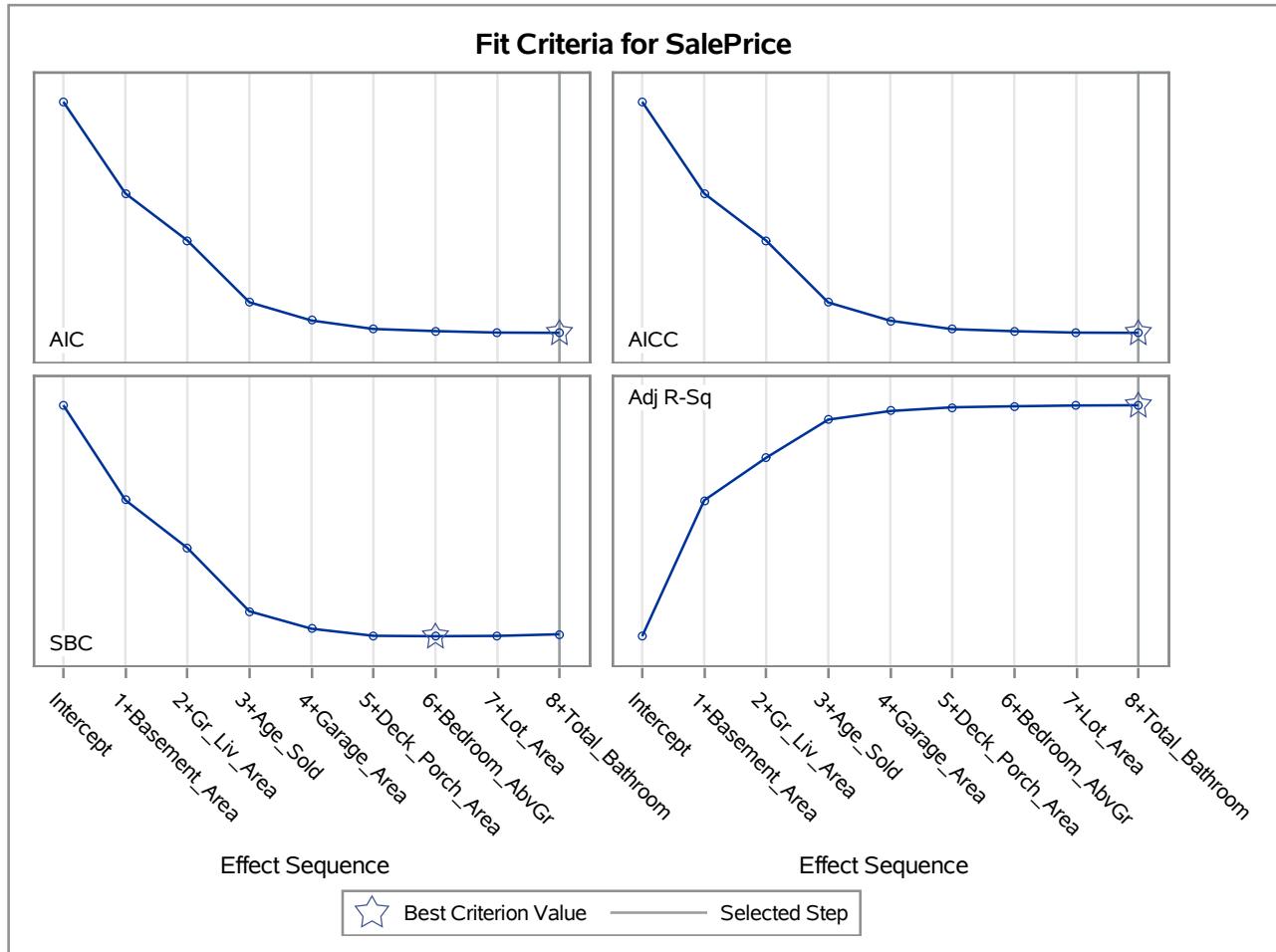
### The GLMSELECT Procedure

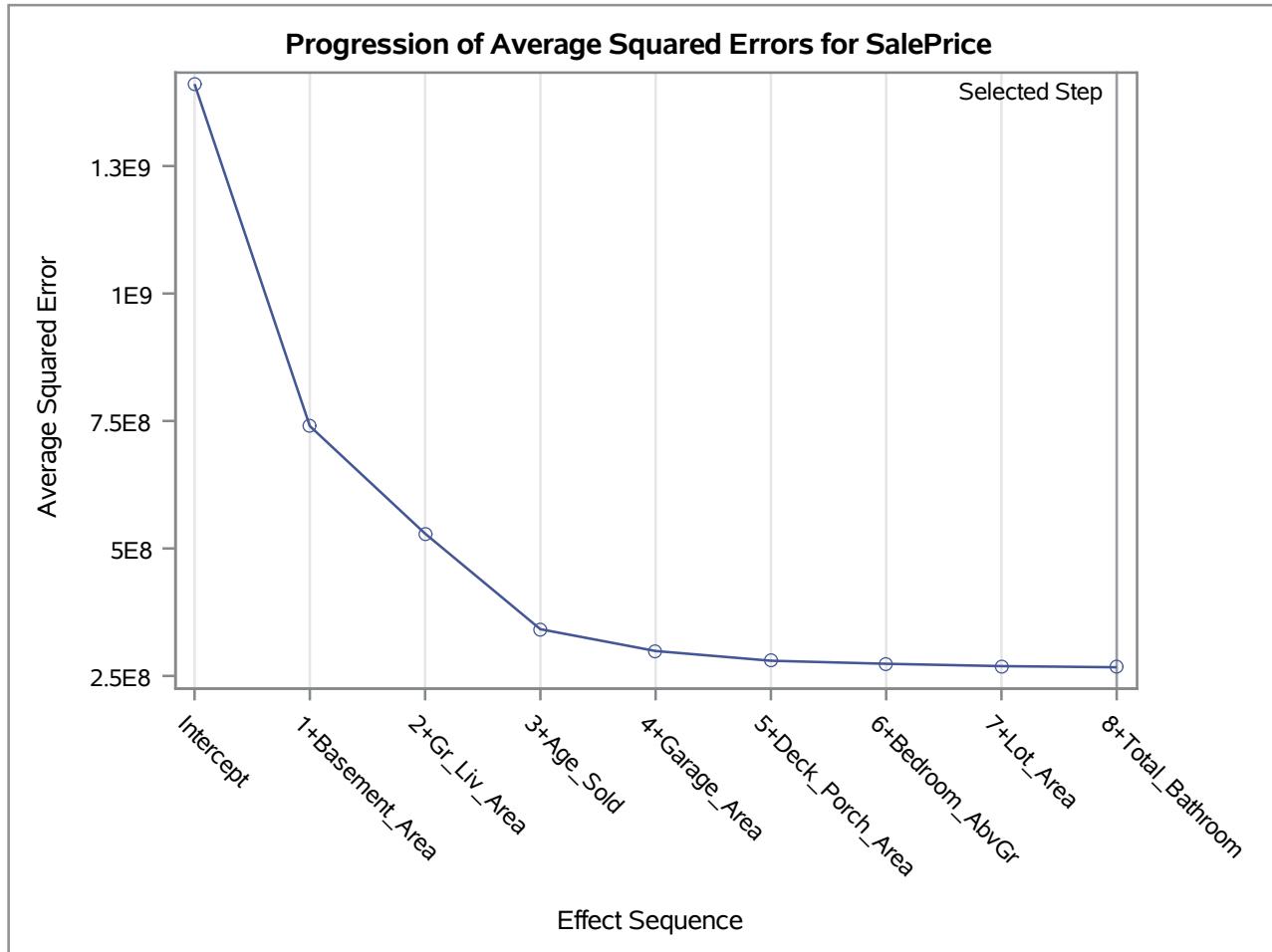
Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	AIC
0	Intercept		1	6624.2151
1	Basement_Area		2	6432.6235
2	Gr_Liv_Area		3	6334.0262
3	Age_Sold		4	6204.8293
4	Garage_Area		5	6166.6273
5	Deck_Porch_Area		6	6148.8927
6	Bedroom_AbvGr		7	6144.4040
7	Lot_Area		8	6141.3368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

<b>Effects:</b>	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
<b>Model</b>	8	3.431321E11	42891512314	155.84
<b>Error</b>	291	80091420996	275228251	
<b>Corrected Total</b>	299	4.232235E11		

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

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

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

<b>Data Set</b>	STAT1.AMESHOUSING3
<b>Dependent Variable</b>	SalePrice
<b>Selection Method</b>	Stepwise
<b>Select Criterion</b>	BIC
<b>Stop Criterion</b>	BIC
<b>Effect Hierarchy Enforced</b>	None

<b>Number of Observations Read</b>	300
<b>Number of Observations Used</b>	300

<b>Dimensions</b>	
<b>Number of Effects</b>	9
<b>Number of Parameters</b>	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
<b>Model</b>	0	0	.	.
<b>Error</b>	299	4.232235E11	1415463276	
<b>Corrected Total</b>	299	4.232235E11		

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

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
<b>Intercept</b>	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		

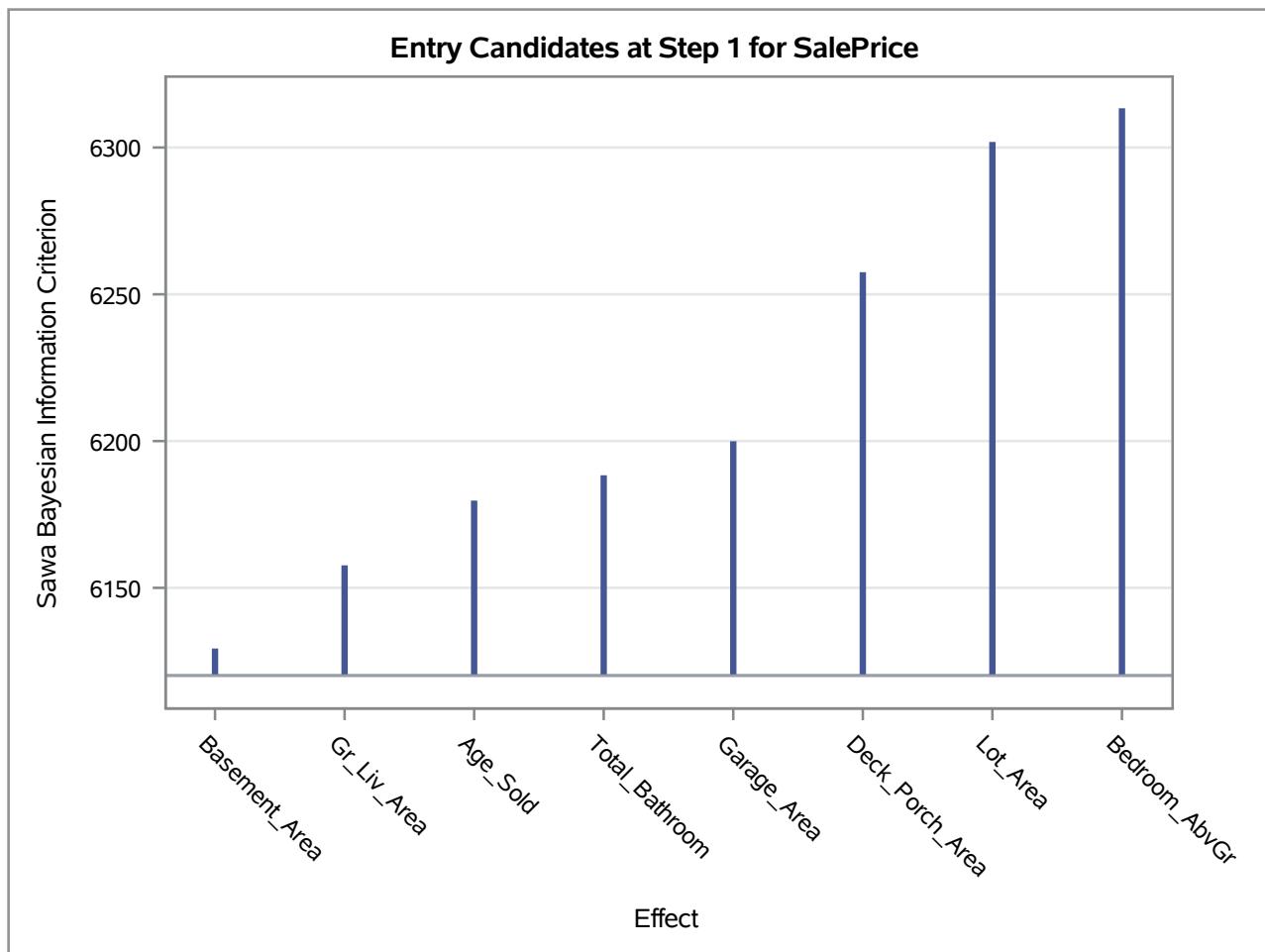
Root MSE	27293
Dependent Mean	137525
R-Square	0.4755
Adj R-Sq	0.4737
AIC	6432.62346
AICC	6432.70454
BIC	6129.32244
C(p)	510.53666
SBC	6138.03102

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		

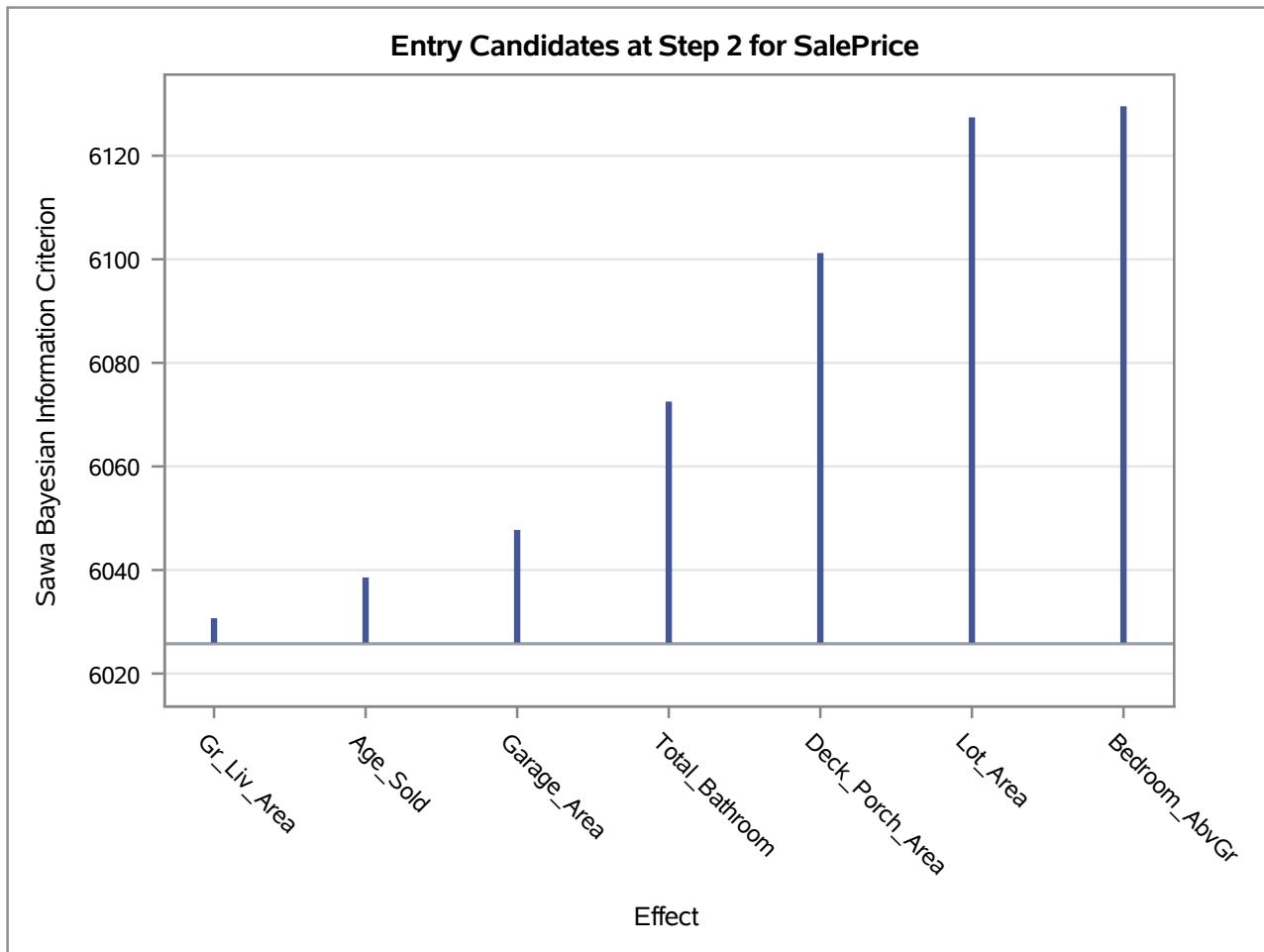
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
BIC	6030.68657
C(p)	282.75938
SBC	6043.13755

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		

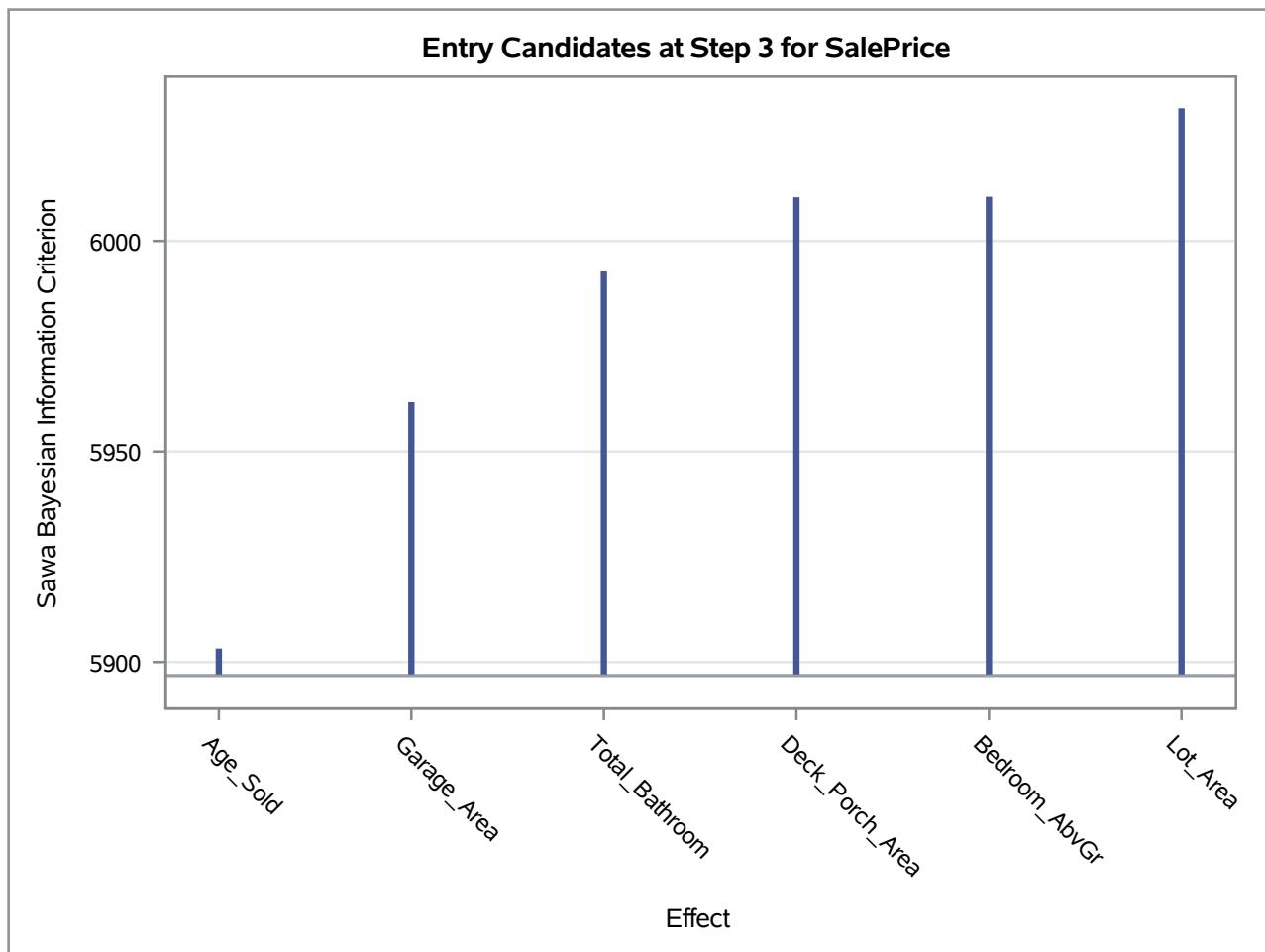
Root MSE	18609
Dependent Mean	137525
R-Square	0.7578
Adj R-Sq	0.7553
AIC	6204.82927
AICC	6205.03335
BIC	5903.19742
C(p)	80.44973
SBC	5917.64440

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
<b>Model</b>	4	3.33571E11	83392754480	274.40
<b>Error</b>	295	89652501590	303906785	
<b>Corrected Total</b>	299	4.232235E11		

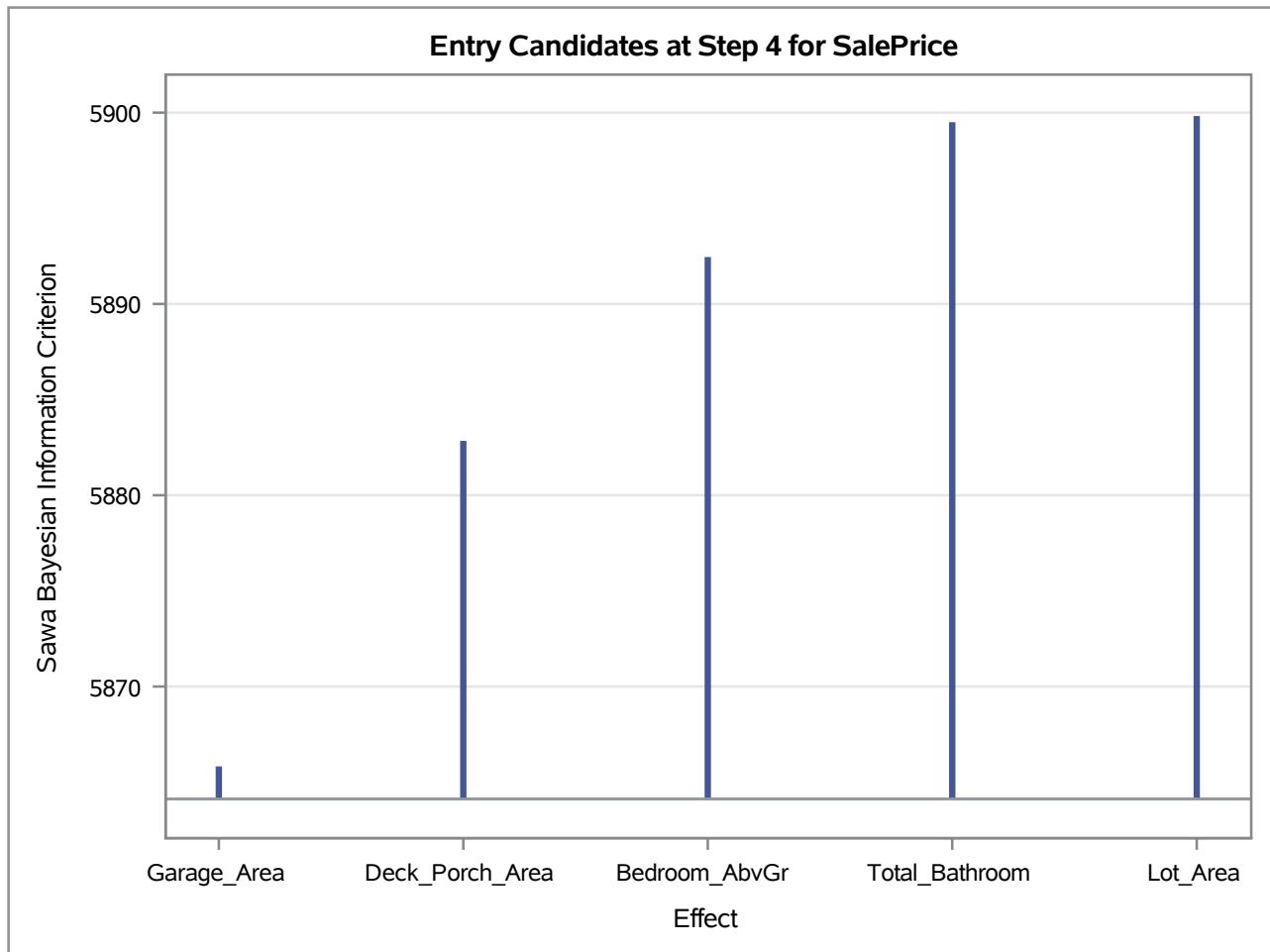
<b>Root MSE</b>	17433
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.7882
<b>Adj R-Sq</b>	0.7853
<b>AIC</b>	6166.62734
<b>AICC</b>	6166.91403
<b>BIC</b>	5865.82469
<b>C(p)</b>	35.73873
<b>SBC</b>	5883.14625

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

Entry Candidates		
Rank	Effect	BIC
1	<b>Garage_Area</b>	5865.8247
2	<b>Deck_Porch_Area</b>	5882.8416
3	<b>Bedroom_AbvGr</b>	5892.4510
4	<b>Total_Bathroom</b>	5899.5016
5	<b>Lot_Area</b>	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		

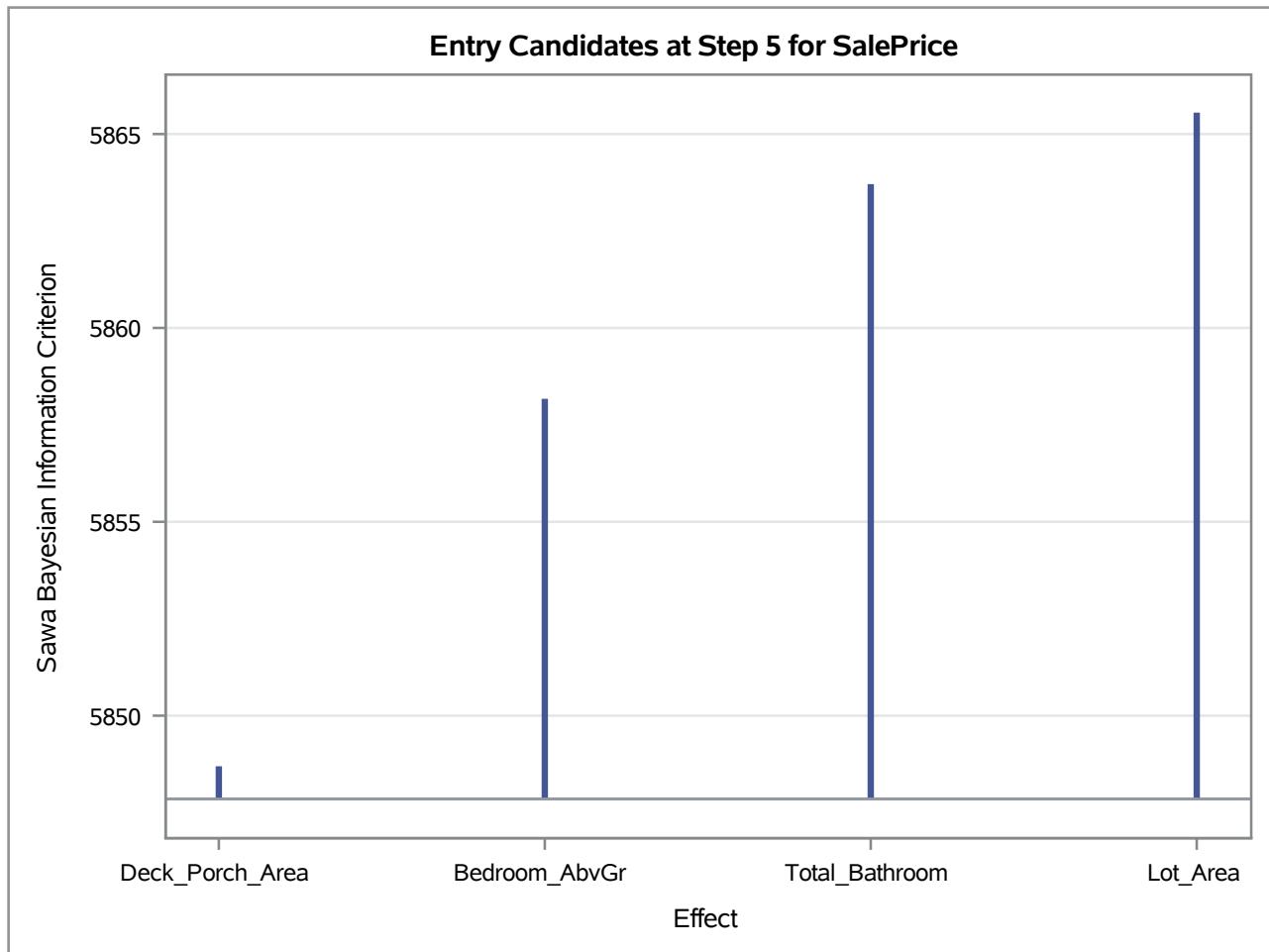
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
BIC	5848.69541
C(p)	17.00051
SBC	5869.11538

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
Intercept	1	46009	5859.485517	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	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
<b>Model</b>	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
<b>Corrected Total</b>	299	4.232235E11		

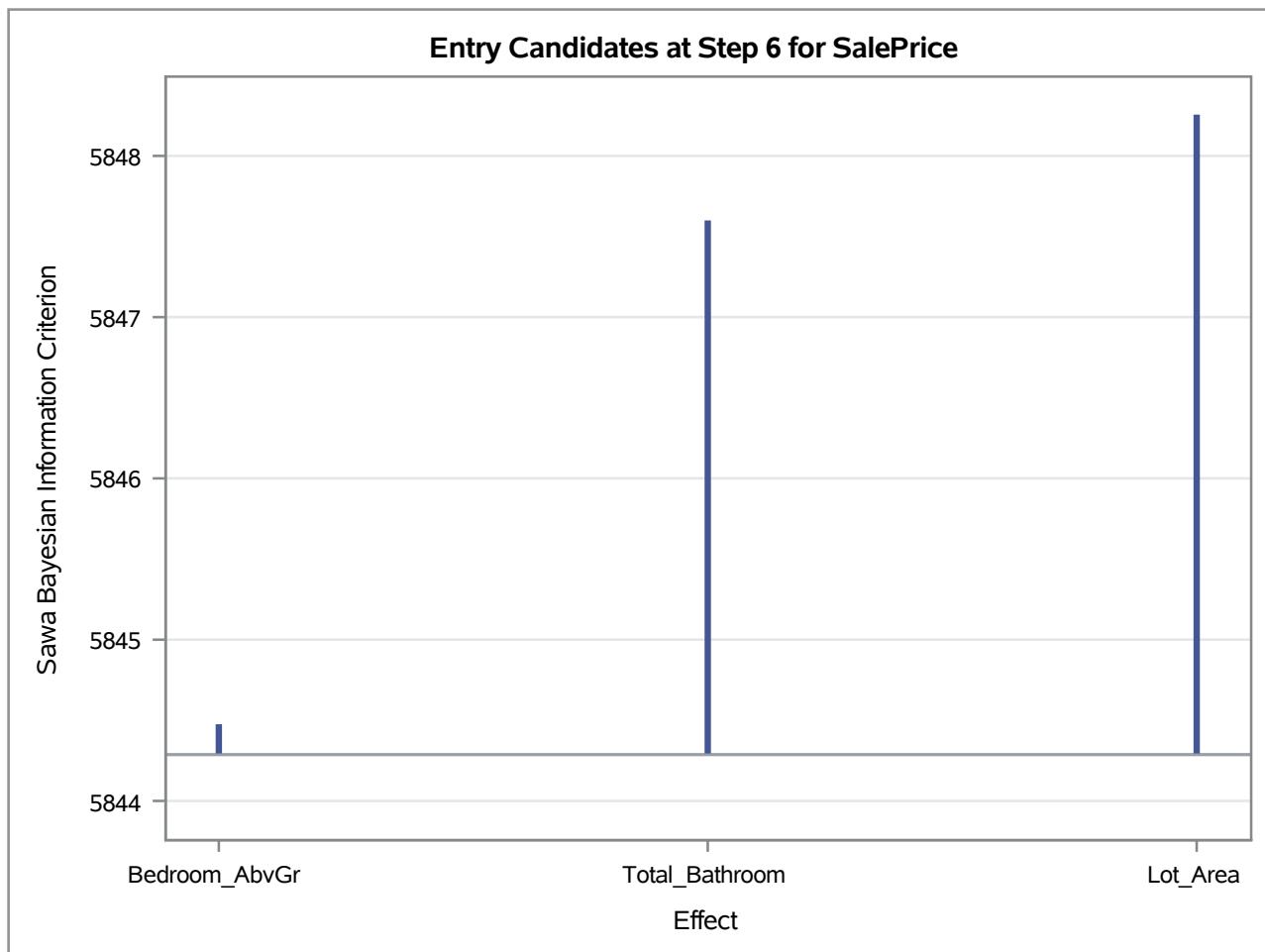
<b>Root MSE</b>	16744
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.8059
<b>Adj R-Sq</b>	0.8019
<b>AIC</b>	6144.40398
<b>AICC</b>	6144.89882
<b>BIC</b>	5844.47548
<b>C(p)</b>	12.47448
<b>SBC</b>	5868.33046

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

Entry Candidates		
Rank	Effect	BIC
1	<b>Bedroom_AbvGr</b>	5844.4755
2	<b>Total_Bathroom</b>	5847.5999
3	<b>Lot_Area</b>	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		

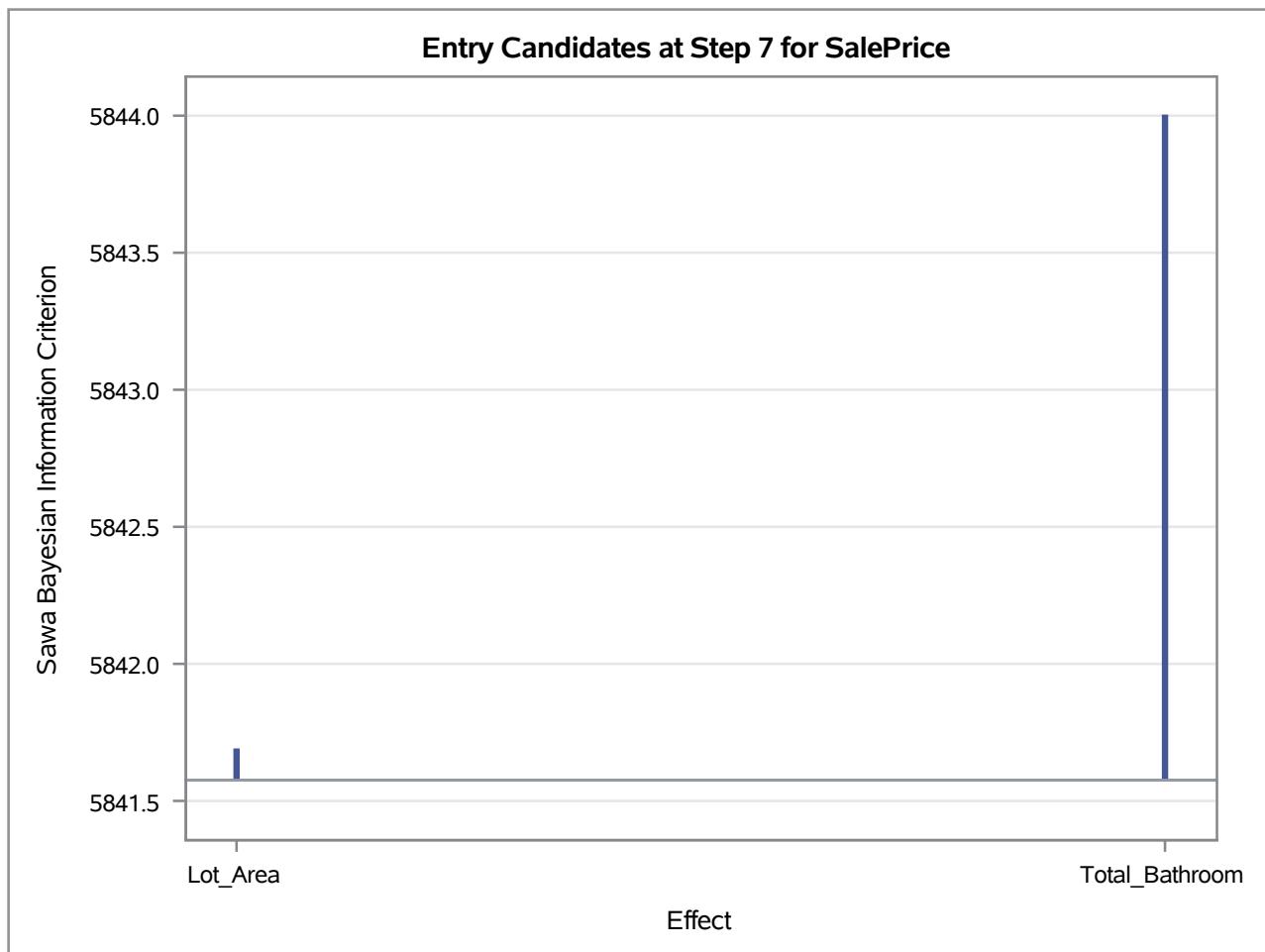
Root MSE	16632
Dependent Mean	137525
R-Square	0.8091
Adj R-Sq	0.8046
AIC	6141.33678
AICC	6141.95747
BIC	5841.69151
C(p)	9.47539
SBC	5868.96704

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		

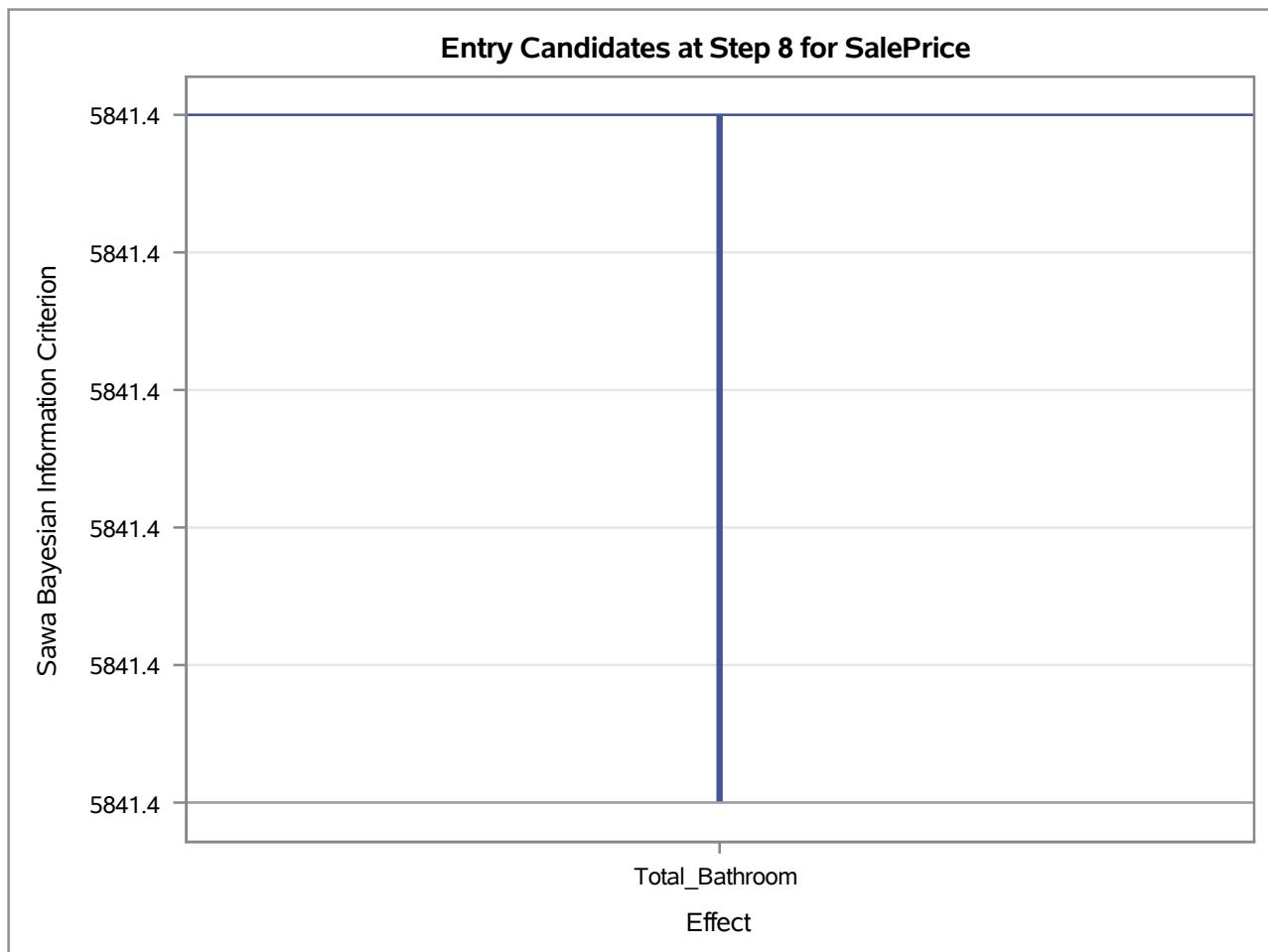
Root MSE	16590
Dependent Mean	137525
R-Square	0.8108
Adj R-Sq	0.8056
AIC	6140.79563
AICC	6141.55688
BIC	5841.35042
C(p)	9.00000
SBC	5872.12967

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



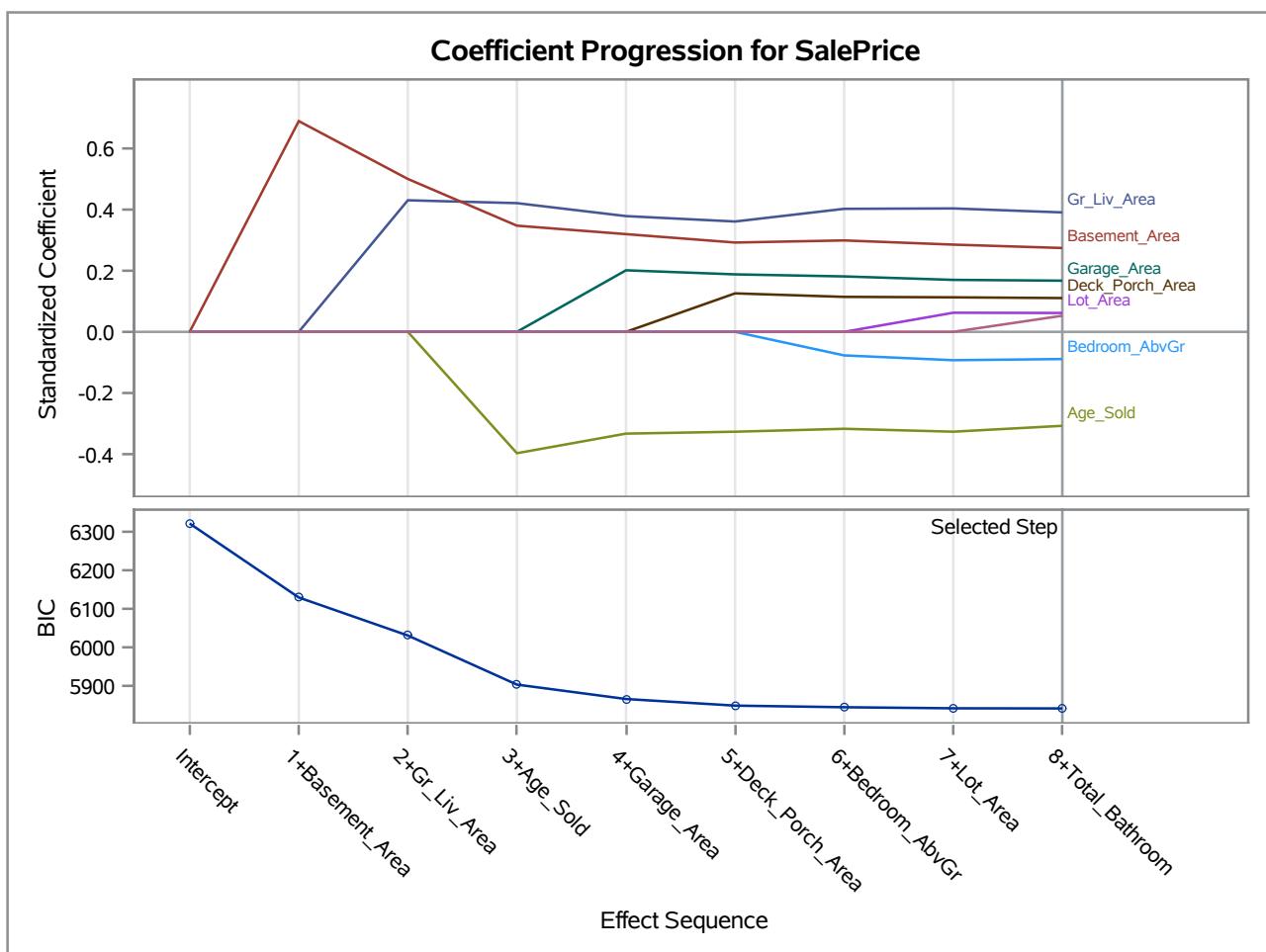
## Stepwise Model Selection for SalePrice - BIC

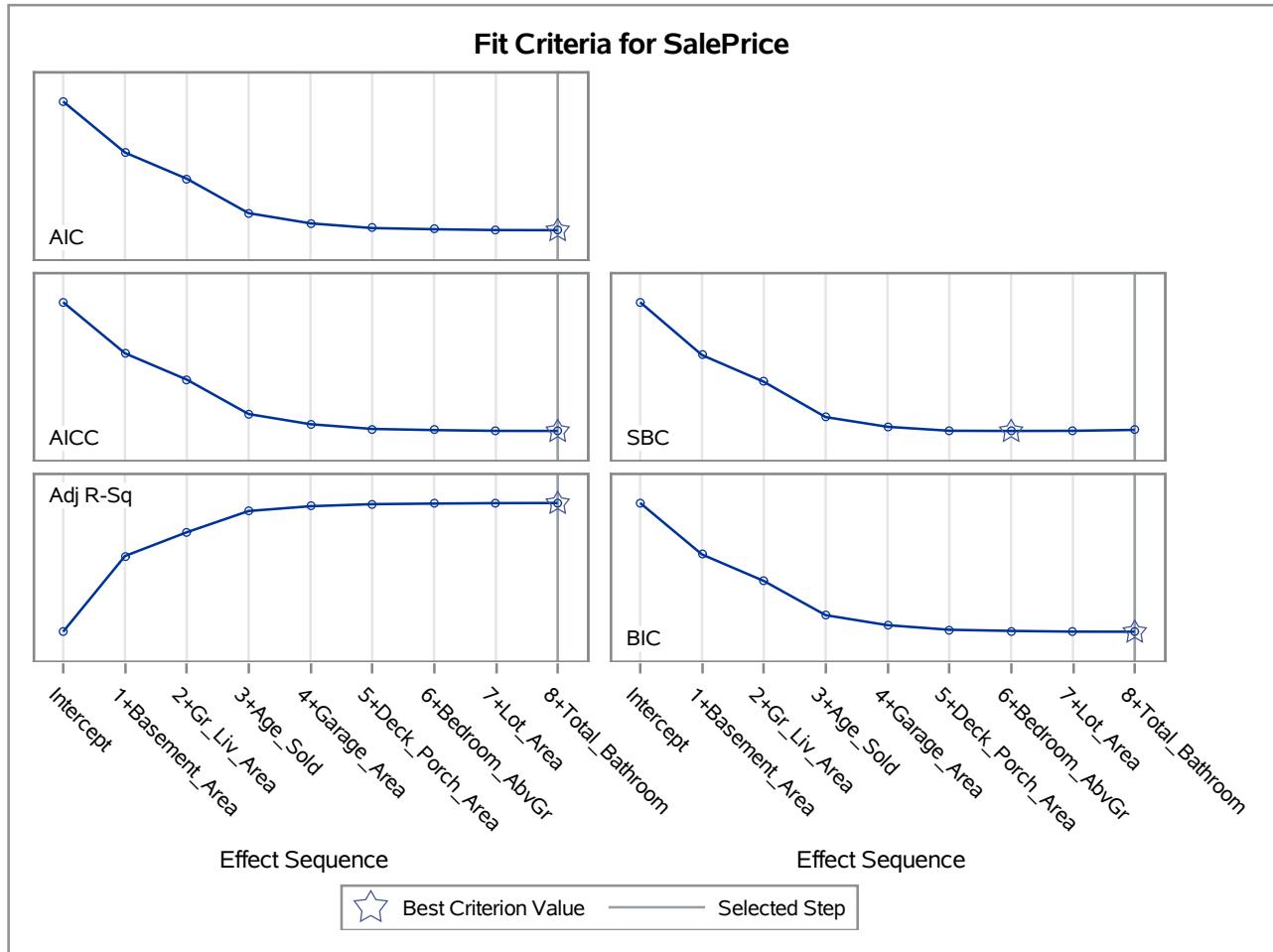
### The GLMSELECT Procedure

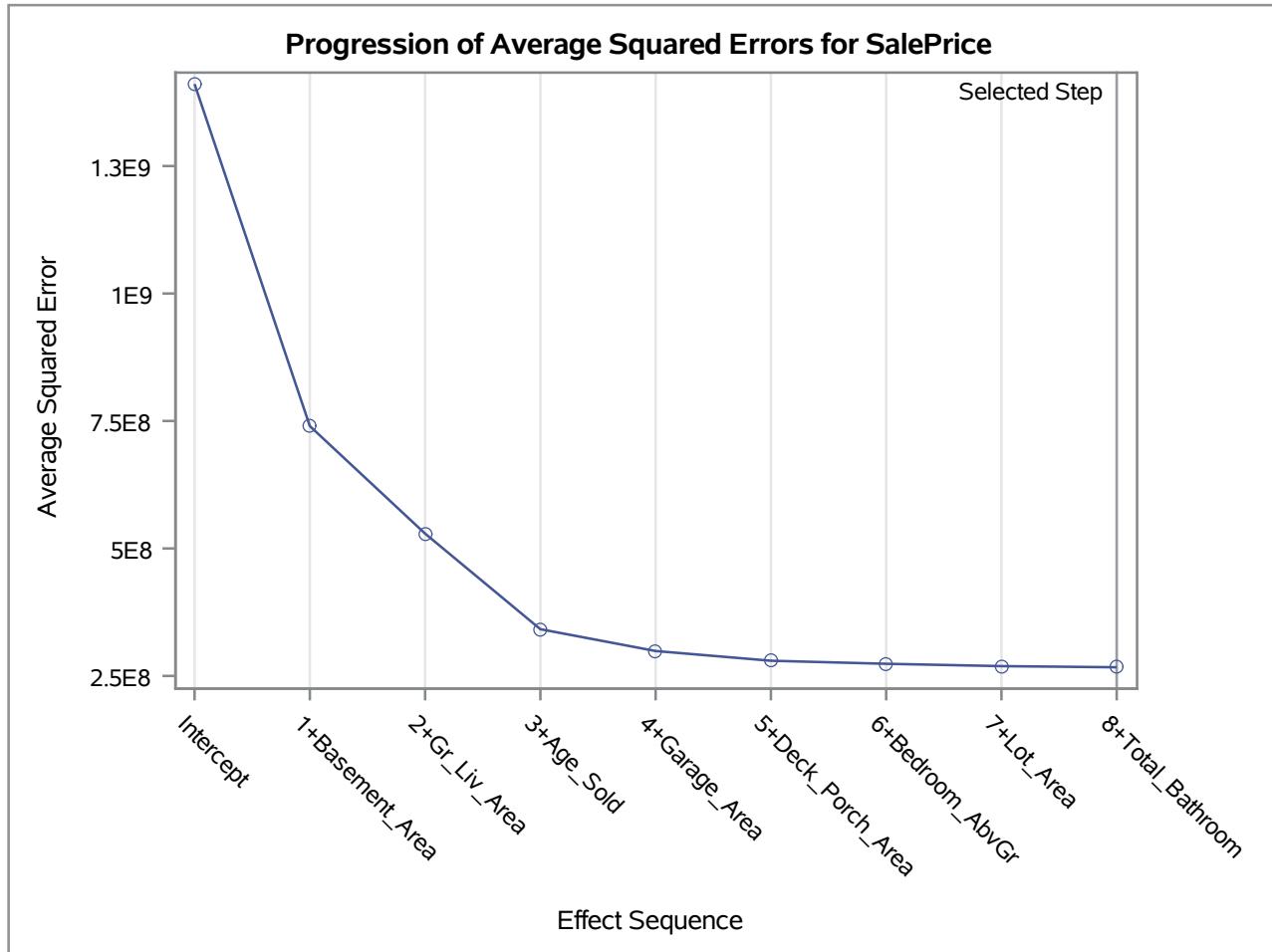
Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	BIC
0	Intercept		1	6321.3096
1	Basement_Area		2	6129.3224
2	Gr_Liv_Area		3	6030.6866
3	Age_Sold		4	5903.1974
4	Garage_Area		5	5865.8247
5	Deck_Porch_Area		6	5848.6954
6	Bedroom_AbvGr		7	5844.4755
7	Lot_Area		8	5841.6915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

<b>Effects:</b>	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
<b>Model</b>	8	3.431321E11	42891512314	155.84
<b>Error</b>	291	80091420996	275228251	
<b>Corrected Total</b>	299	4.232235E11		

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

<b>Data Set</b>	STAT1.AMESHOUSING3
<b>Dependent Variable</b>	SalePrice
<b>Selection Method</b>	Stepwise
<b>Select Criterion</b>	AICC
<b>Stop Criterion</b>	AICC
<b>Effect Hierarchy Enforced</b>	None

<b>Number of Observations Read</b>	300
<b>Number of Observations Used</b>	300

<b>Dimensions</b>	
<b>Number of Effects</b>	9
<b>Number of Parameters</b>	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
<b>Model</b>	0	0	.	.
<b>Error</b>	299	4.232235E11	1415463276	
<b>Corrected Total</b>	299	4.232235E11		

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

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
<b>Intercept</b>	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
<b>Model</b>	1	2.012418E11	2.012418E11	270.16
<b>Error</b>	298	2.219817E11	744904950	
<b>Corrected Total</b>	299	4.232235E11		

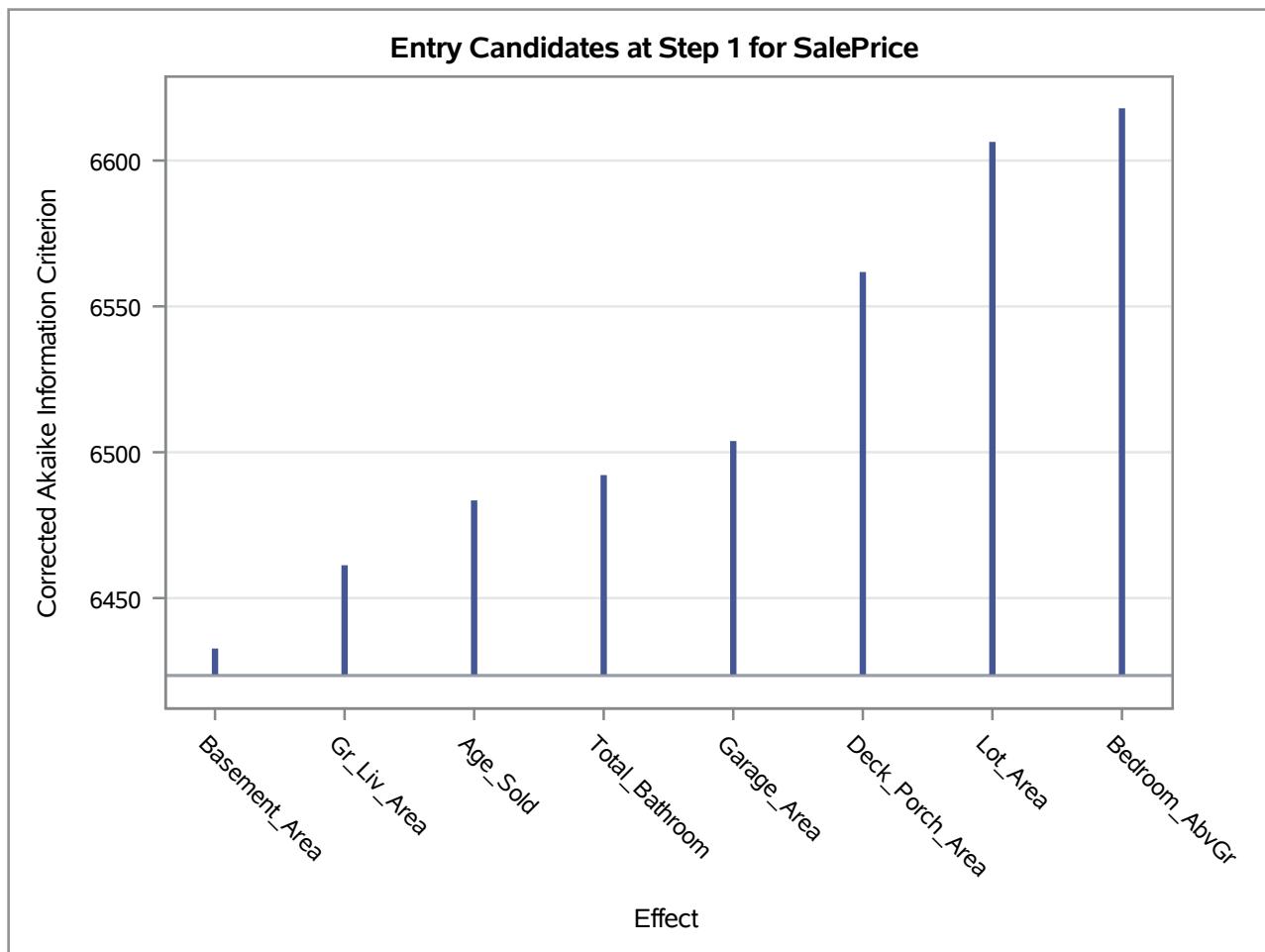
<b>Root MSE</b>	27293
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.4755
<b>Adj R-Sq</b>	0.4737
<b>AIC</b>	6432.62346
<b>AICC</b>	6432.70454
<b>SBC</b>	6138.03102

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

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

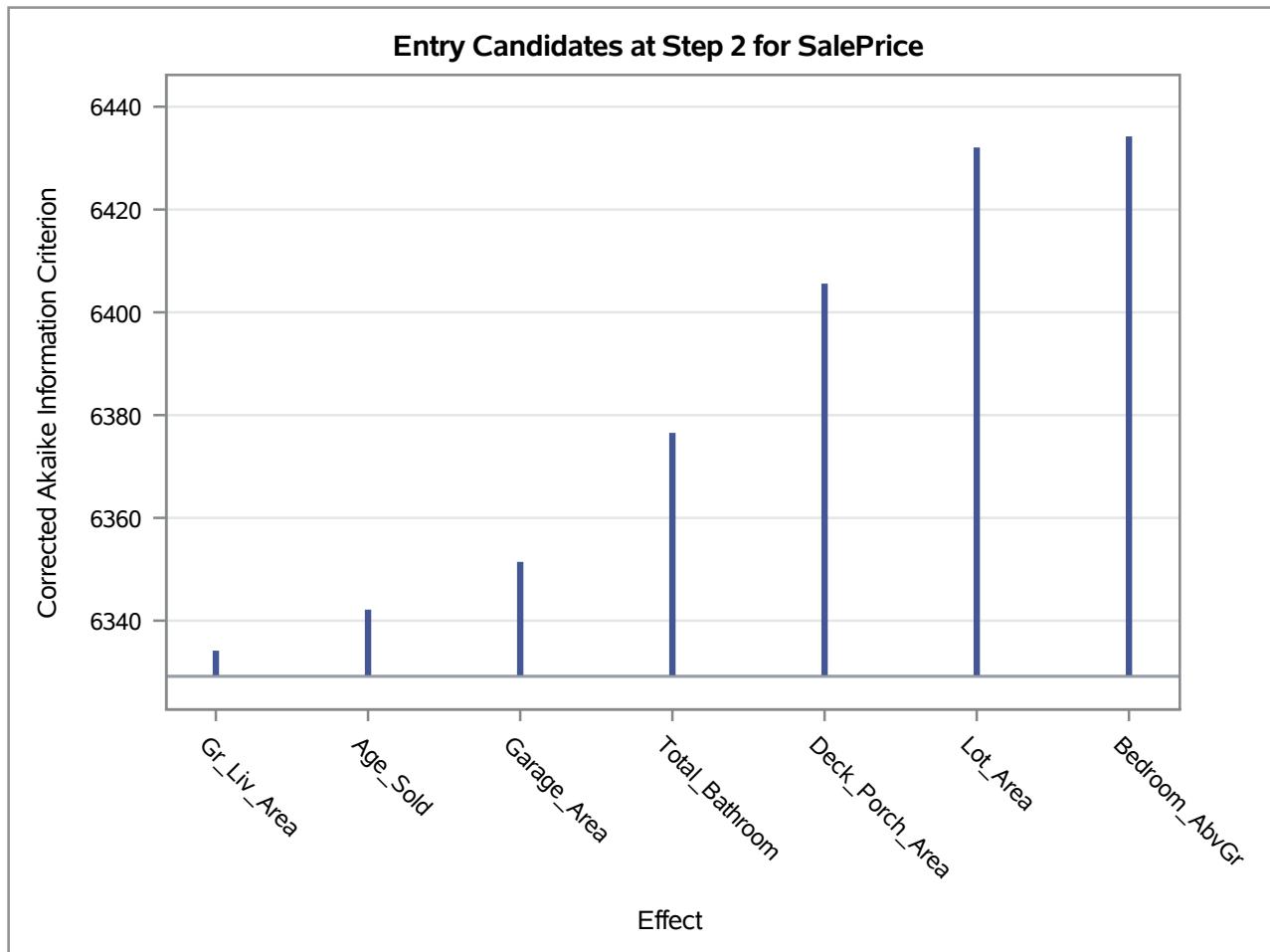
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
SBC	6043.13755

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
<b>Model</b>	3	3.207148E11	1.069049E11	308.69
<b>Error</b>	296	1.025087E11	346313132	
<b>Corrected Total</b>	299	4.232235E11		

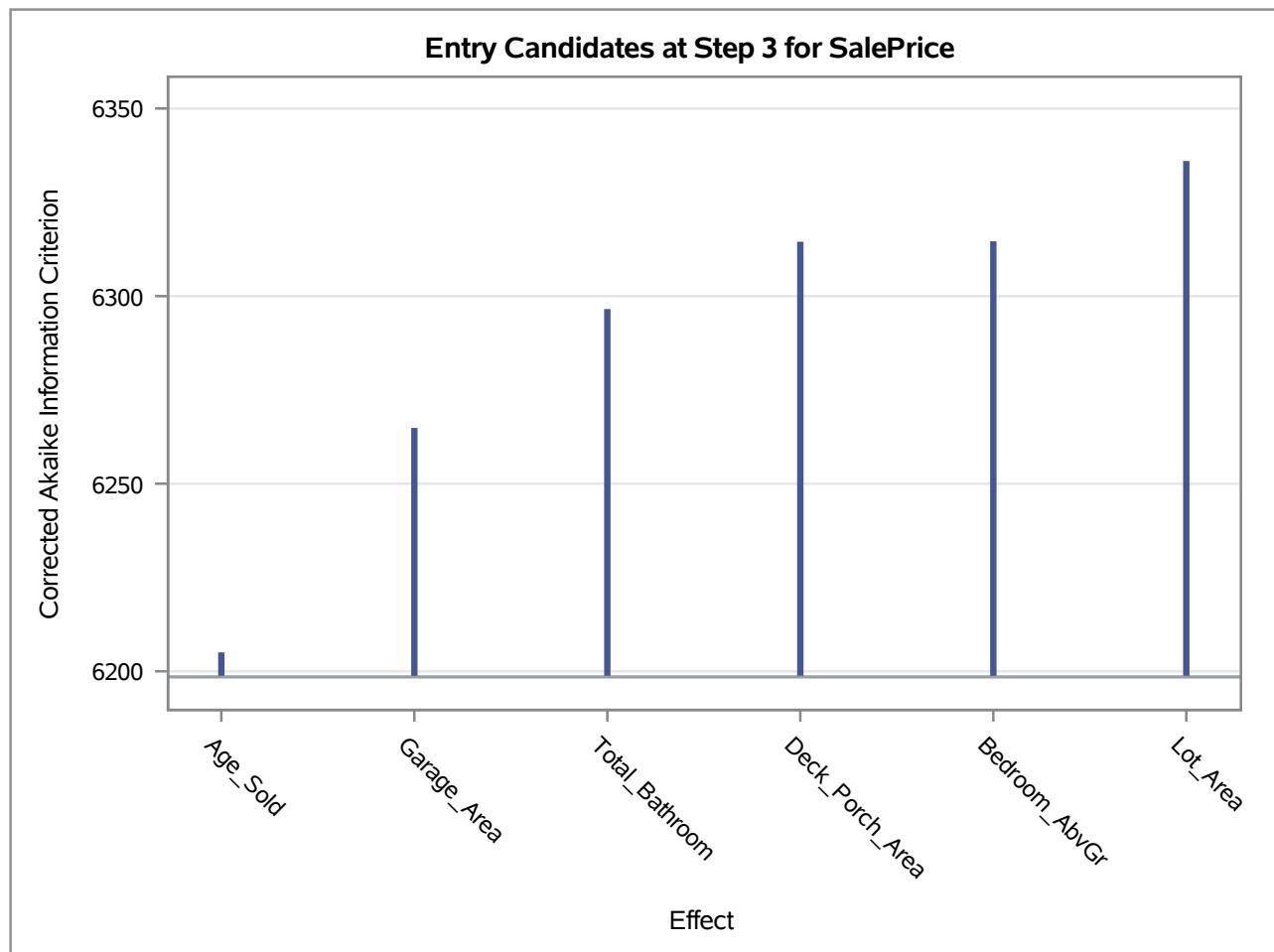
<b>Root MSE</b>	18609
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.7578
<b>Adj R-Sq</b>	0.7553
<b>AIC</b>	6204.82927
<b>AICC</b>	6205.03335
<b>SBC</b>	5917.64440

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

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

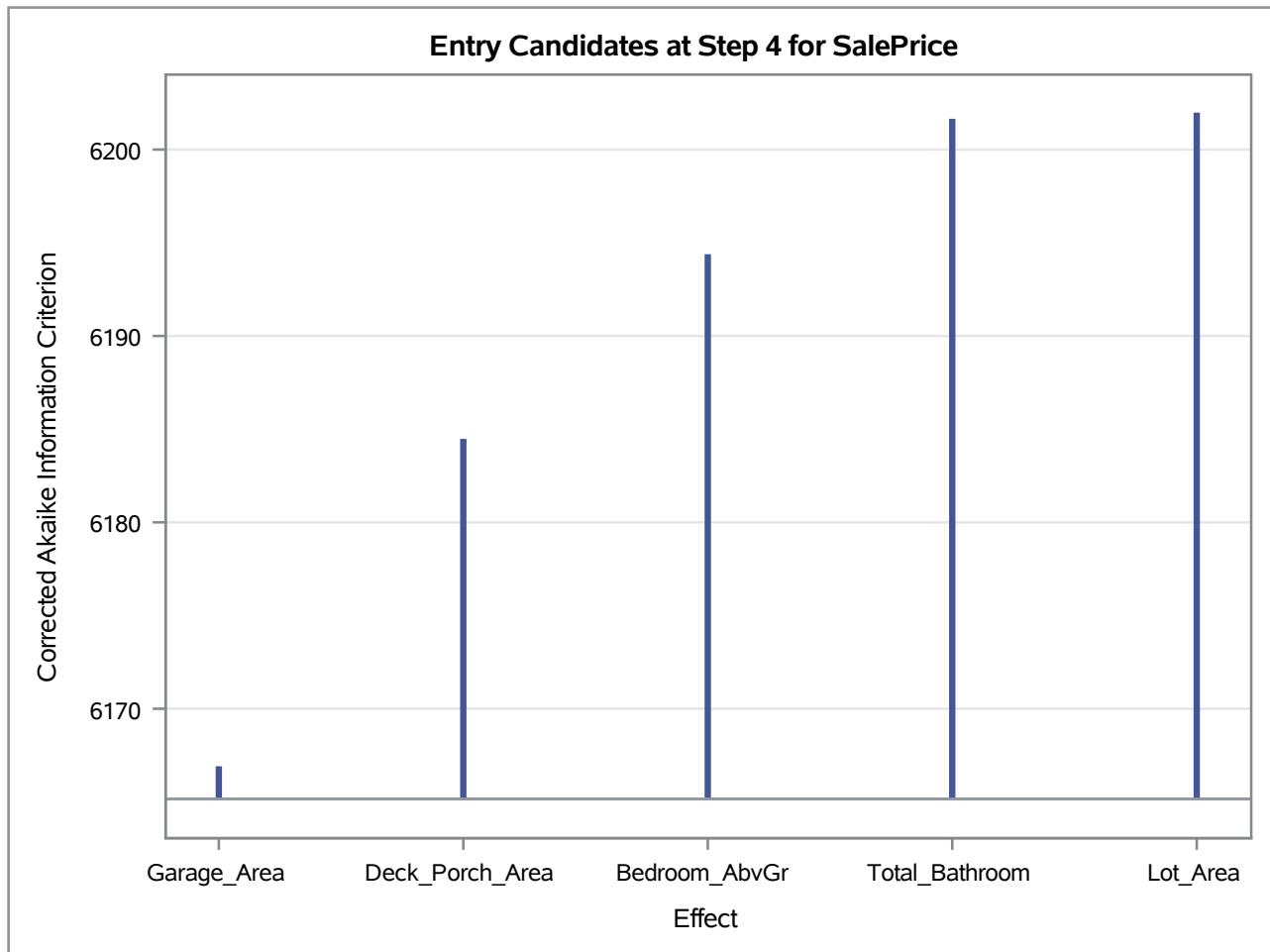
Root MSE	17433
Dependent Mean	137525
R-Square	0.7882
Adj R-Sq	0.7853
AIC	6166.62734
AICC	6166.91403
SBC	5883.14625

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		

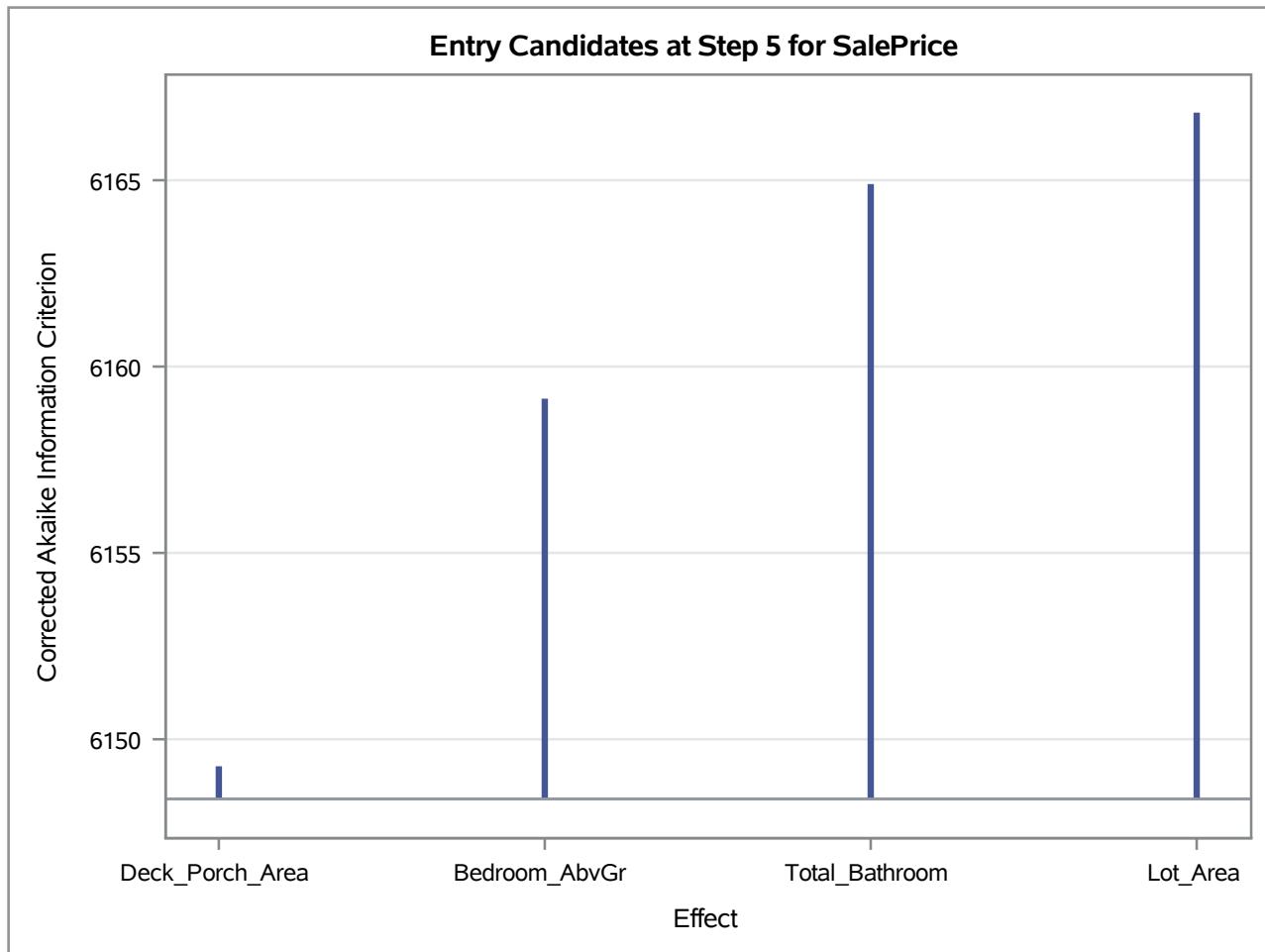
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
SBC	5869.11538

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
<b>Model</b>	6	3.410749E11	56845818595	202.75
<b>Error</b>	293	82148607939	280370676	
<b>Corrected Total</b>	299	4.232235E11		

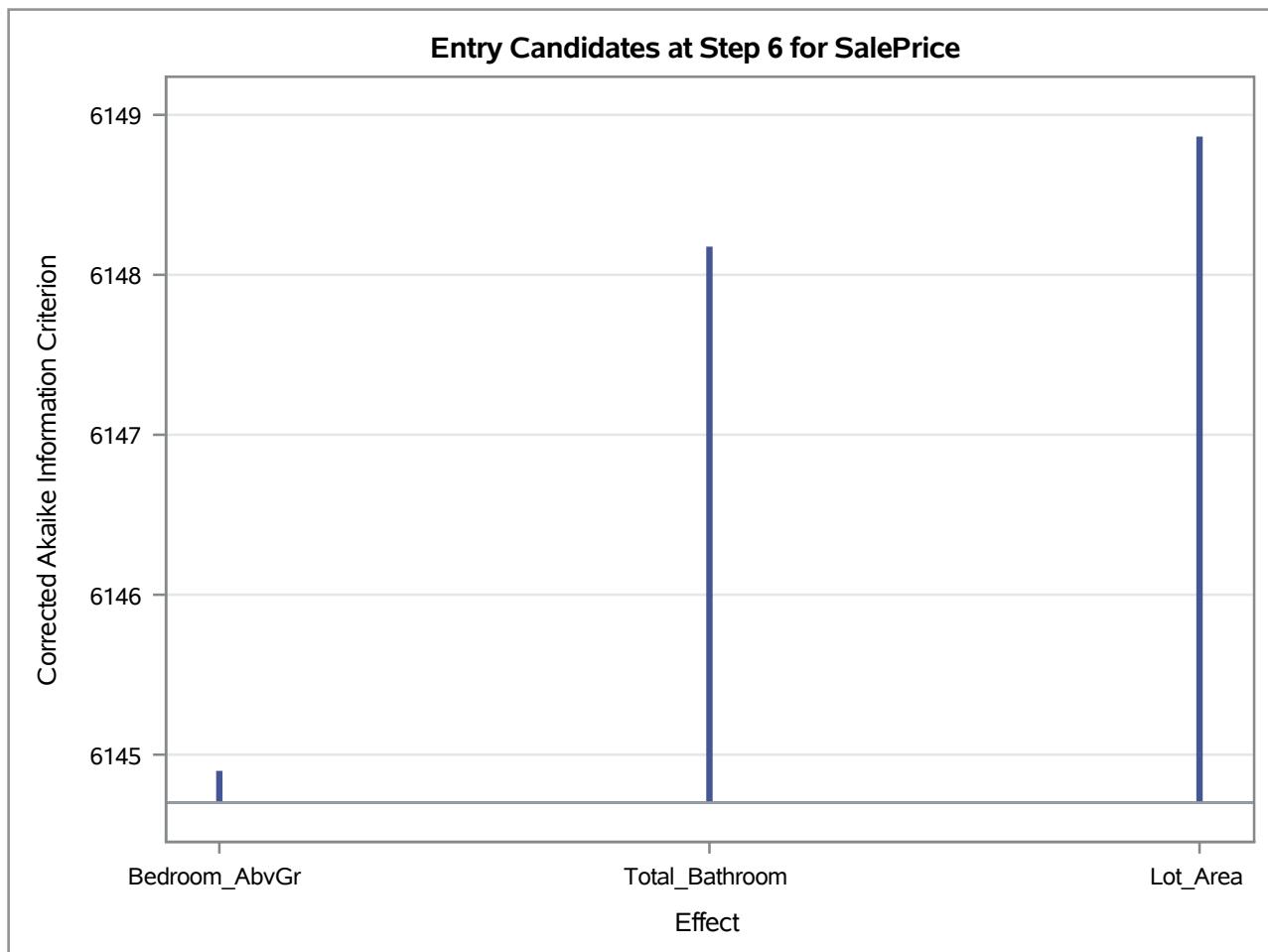
<b>Root MSE</b>	16744
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.8059
<b>Adj R-Sq</b>	0.8019
<b>AIC</b>	6144.40398
<b>AICC</b>	6144.89882
<b>SBC</b>	5868.33046

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

Entry Candidates		
Rank	Effect	AICC
1	<b>Bedroom_AbvGr</b>	6144.8988
2	<b>Total_Bathroom</b>	6148.1761
3	<b>Lot_Area</b>	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		

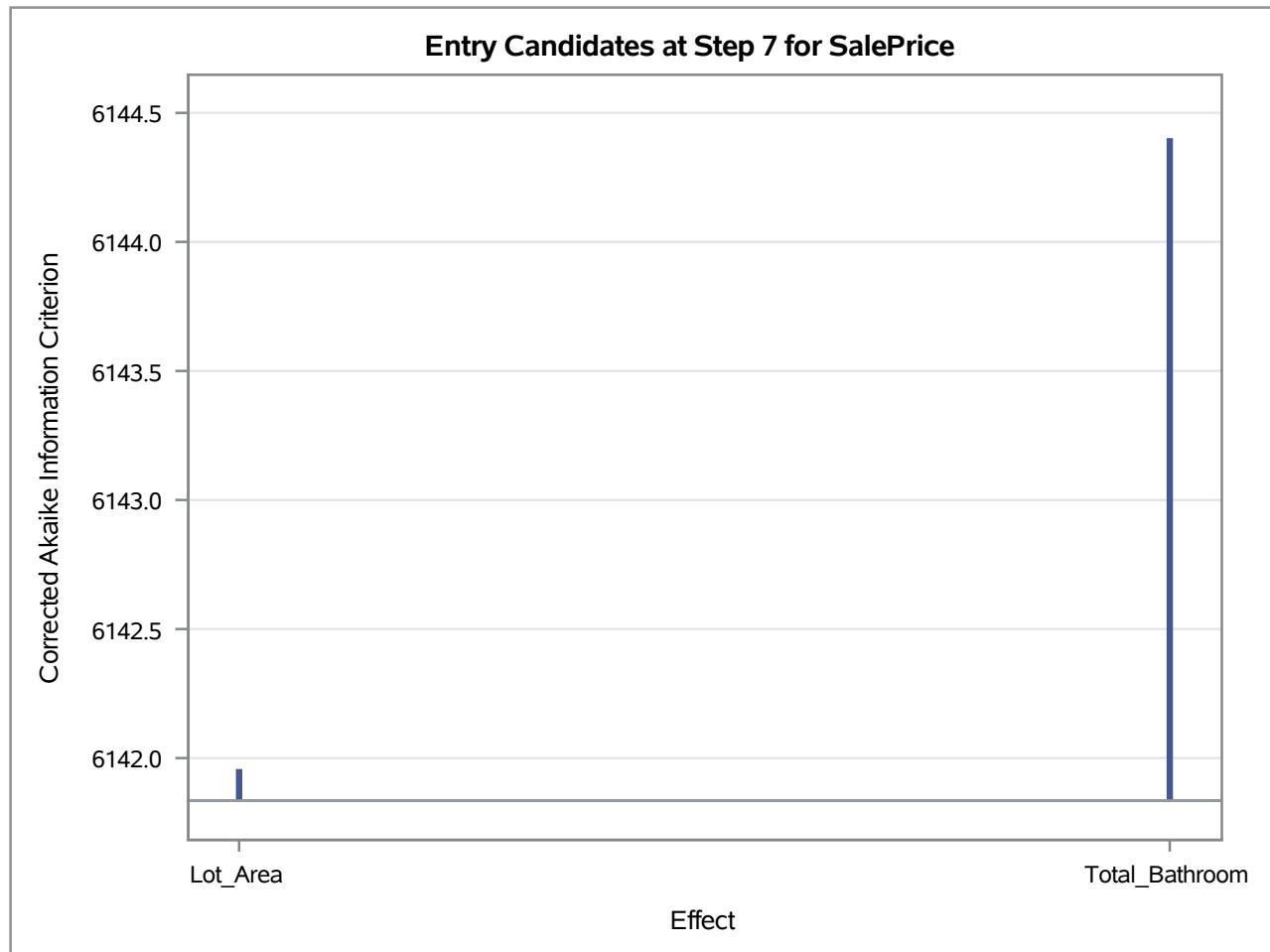
Root MSE	16632
Dependent Mean	137525
R-Square	0.8091
Adj R-Sq	0.8046
AIC	6141.33678
AICC	6141.95747
SBC	5868.96704

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
<b>Model</b>	8	3.431321E11	42891512314	155.84
<b>Error</b>	291	80091420996	275228251	
<b>Corrected Total</b>	299	4.232235E11		

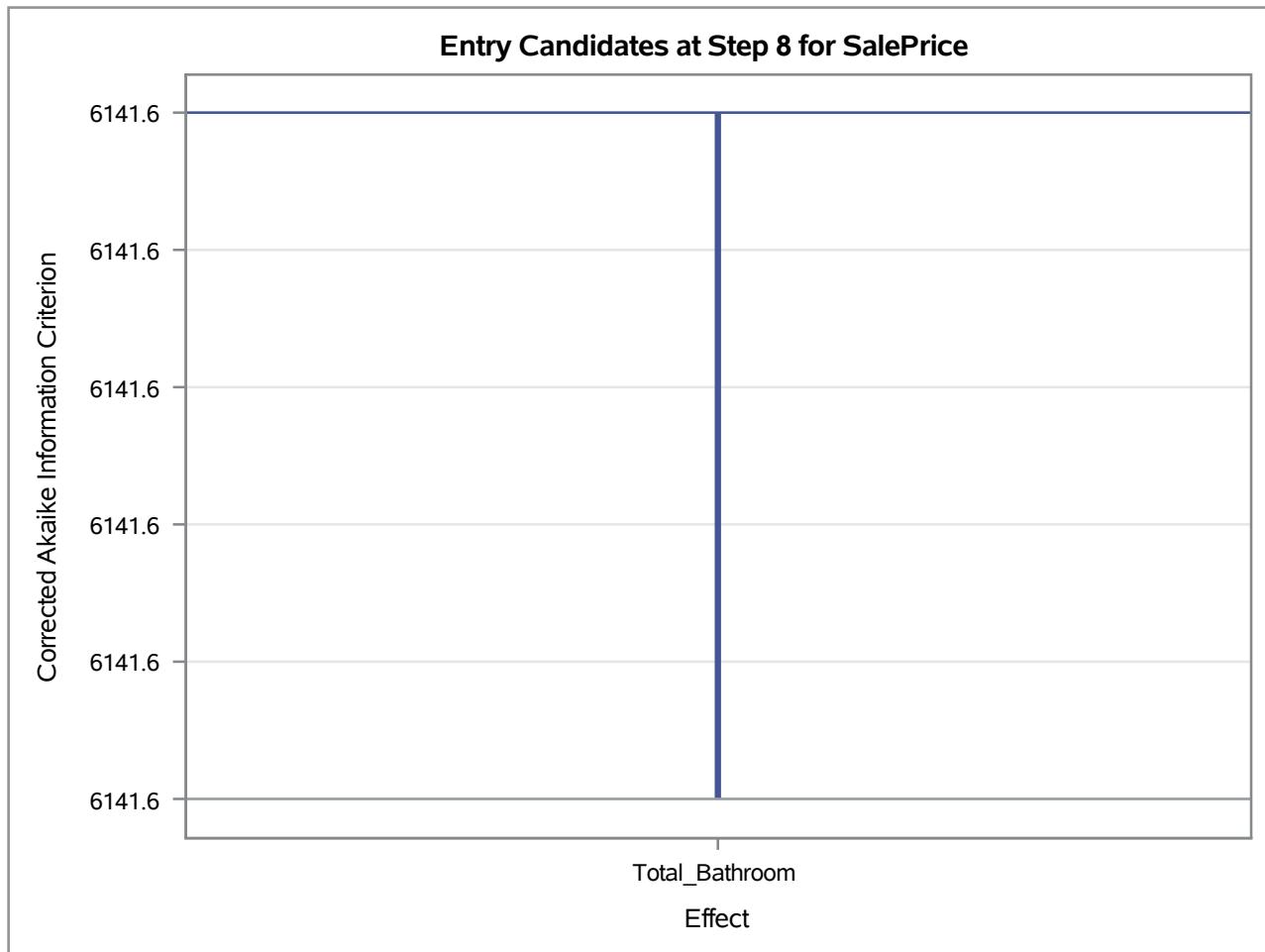
<b>Root MSE</b>	16590
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.8108
<b>Adj R-Sq</b>	0.8056
<b>AIC</b>	6140.79563
<b>AICC</b>	6141.55688
<b>SBC</b>	5872.12967

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

Entry Candidates		
Rank	Effect	AICC
1	<b>Total_Bathroom</b>	6141.5569

**Stepwise Model Selection for SalePrice - AICC**

The GLMSELECT Procedure  
Stepwise Selection: Step 8  
Effect Entered: Total\_Bathroom



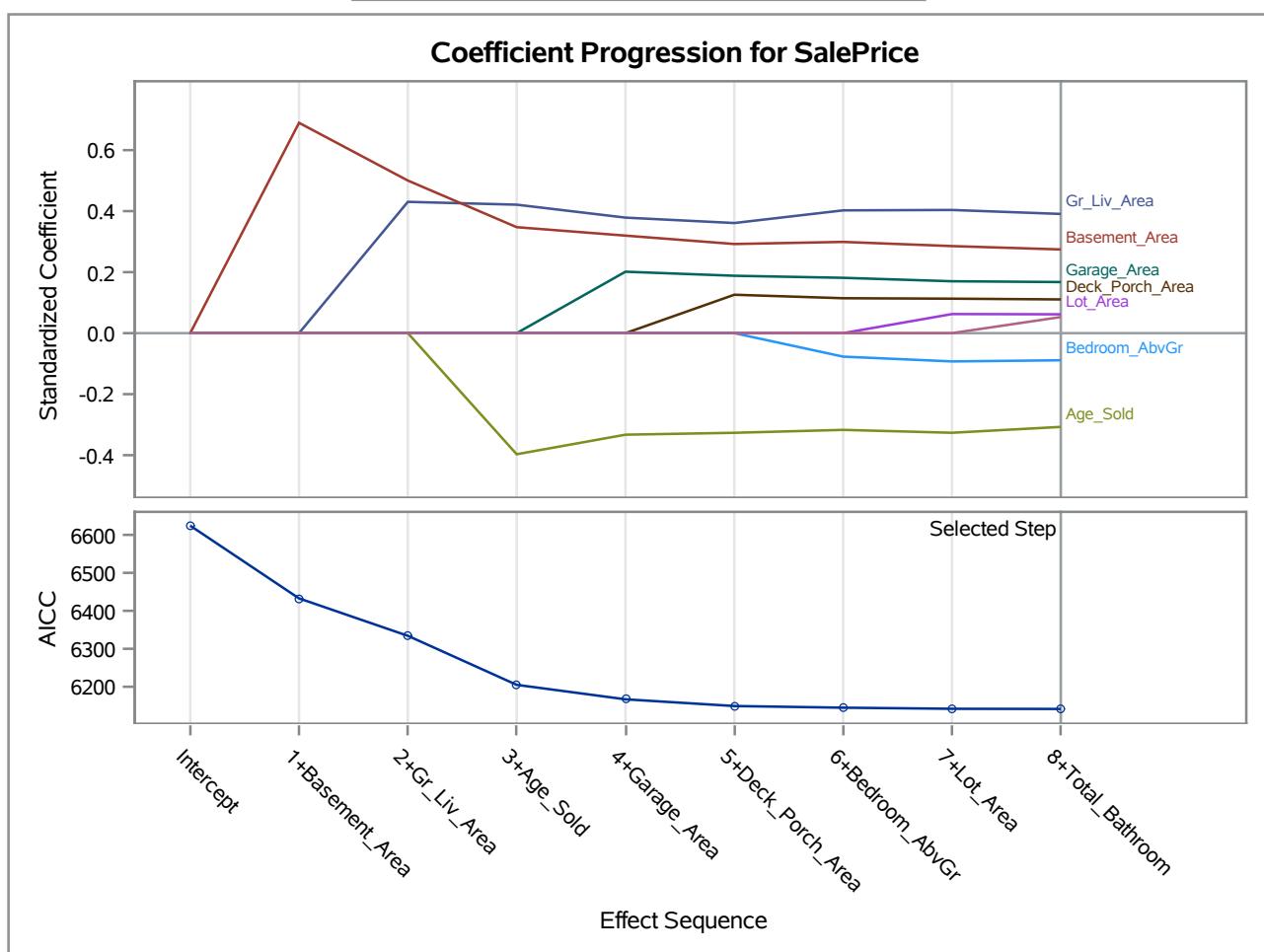
## Stepwise Model Selection for SalePrice - AICC

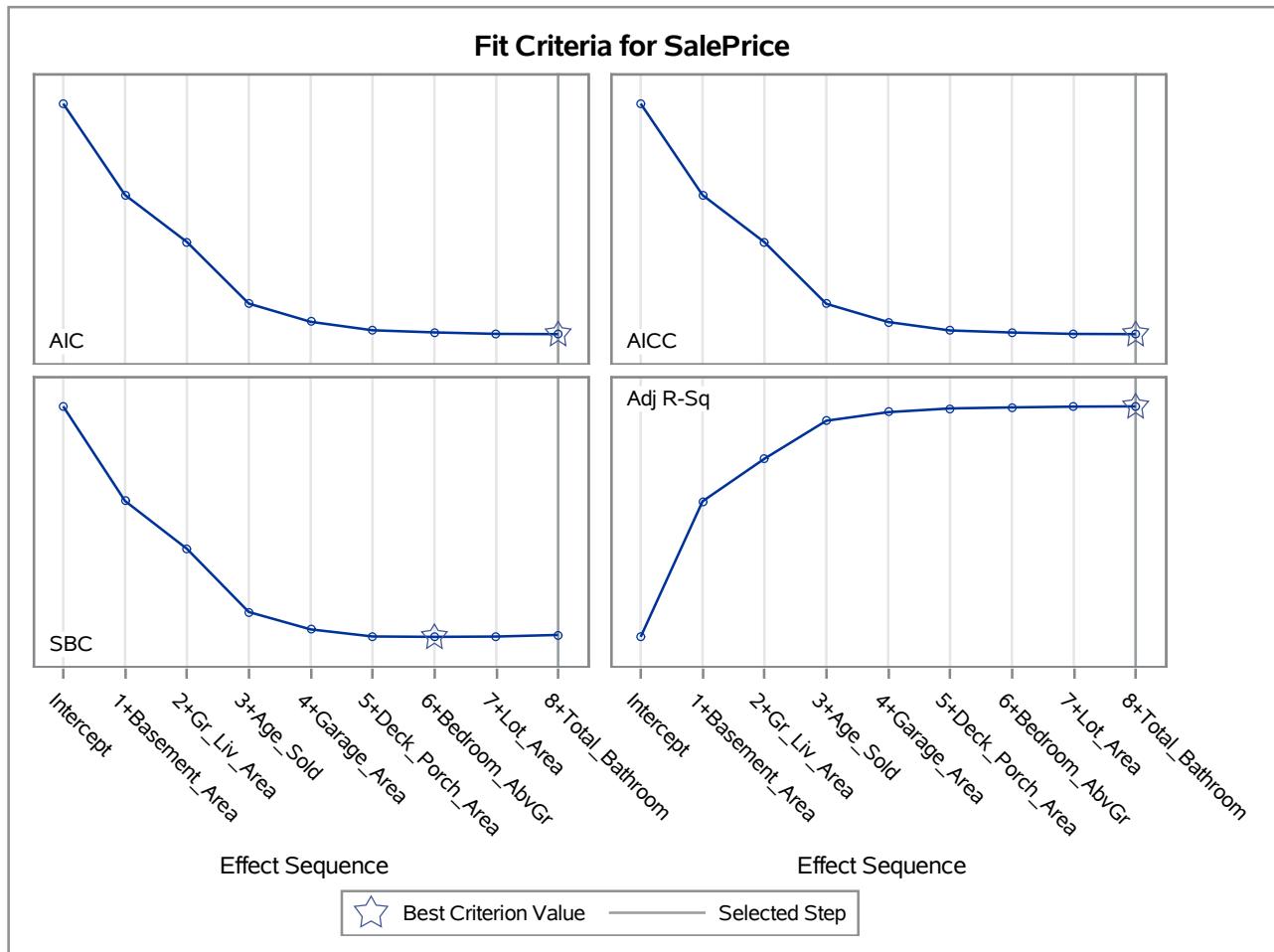
### The GLMSELECT Procedure

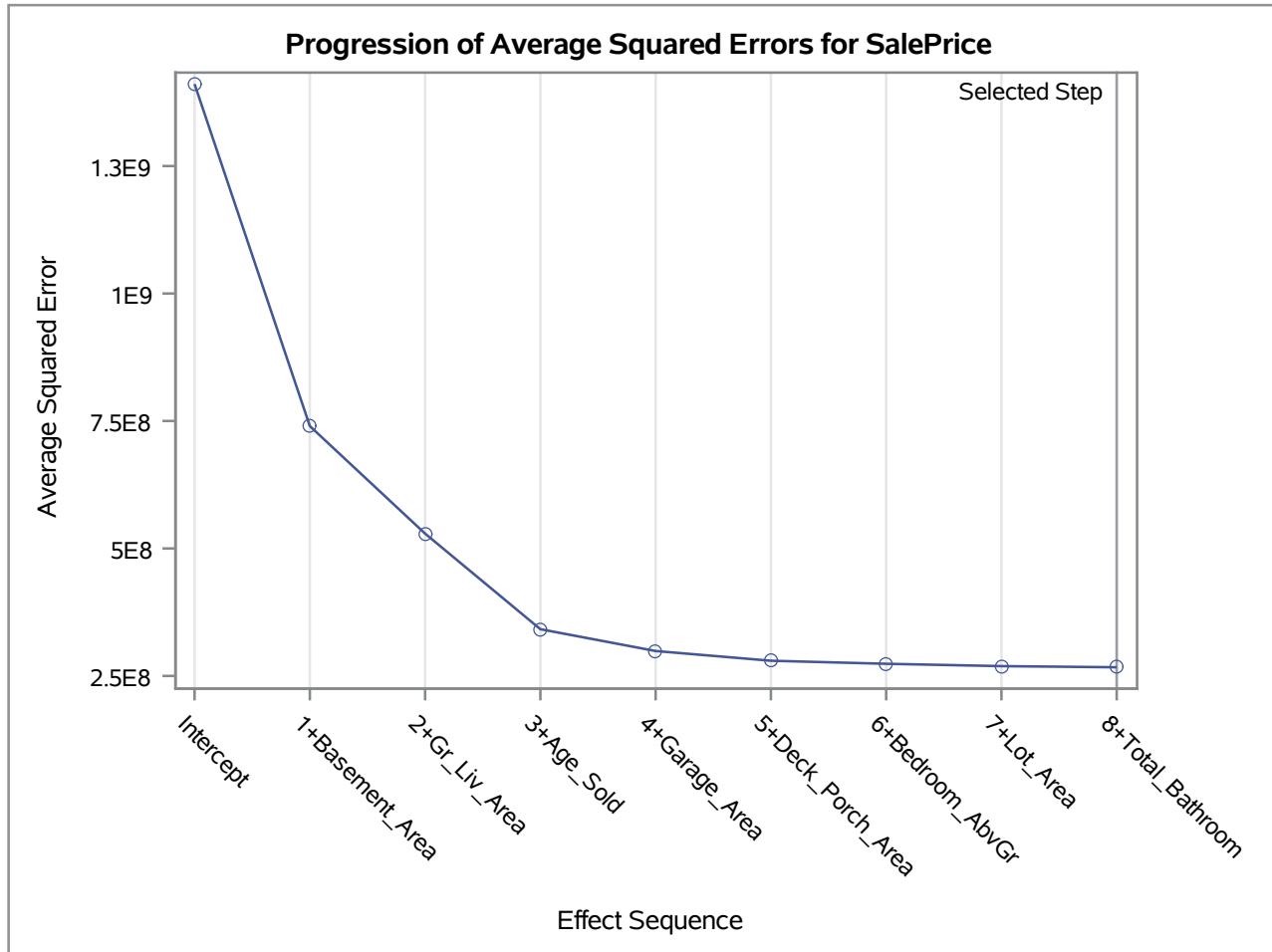
Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	AICC
0	Intercept		1	6624.2555
1	Basement_Area		2	6432.7045
2	Gr_Liv_Area		3	6334.1618
3	Age_Sold		4	6205.0334
4	Garage_Area		5	6166.9140
5	Deck_Porch_Area		6	6149.2763
6	Bedroom_AbvGr		7	6144.8988
7	Lot_Area		8	6141.9575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

<b>Effects:</b>	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
<b>Model</b>	8	3.431321E11	42891512314	155.84
<b>Error</b>	291	80091420996	275228251	
<b>Corrected Total</b>	299	4.232235E11		

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

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

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

<b>Data Set</b>	STAT1.AMESHOUSING3
<b>Dependent Variable</b>	SalePrice
<b>Selection Method</b>	Stepwise
<b>Select Criterion</b>	SBC
<b>Stop Criterion</b>	SBC
<b>Effect Hierarchy Enforced</b>	None

<b>Number of Observations Read</b>	300
<b>Number of Observations Used</b>	300

<b>Dimensions</b>	
<b>Number of Effects</b>	9
<b>Number of Parameters</b>	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
<b>Model</b>	0	0	.	.
<b>Error</b>	299	4.232235E11	1415463276	
<b>Corrected Total</b>	299	4.232235E11		

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

Parameter Estimates				
Parameter	DF	Estimate	Standard Error	t Value
<b>Intercept</b>	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		

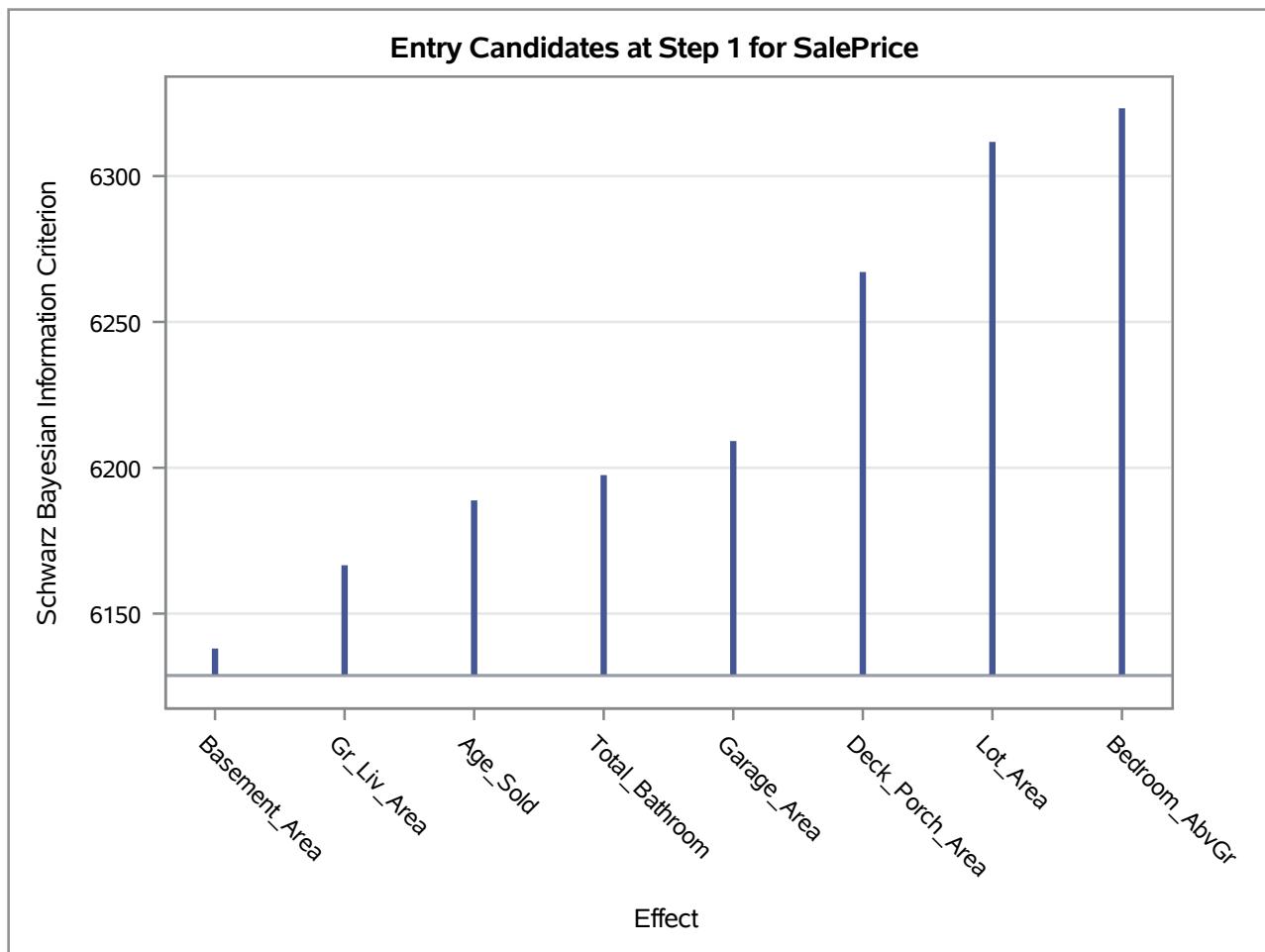
Root MSE	27293
Dependent Mean	137525
R-Square	0.4755
Adj R-Sq	0.4737
AIC	6432.62346
AICC	6432.70454
SBC	6138.03102

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		

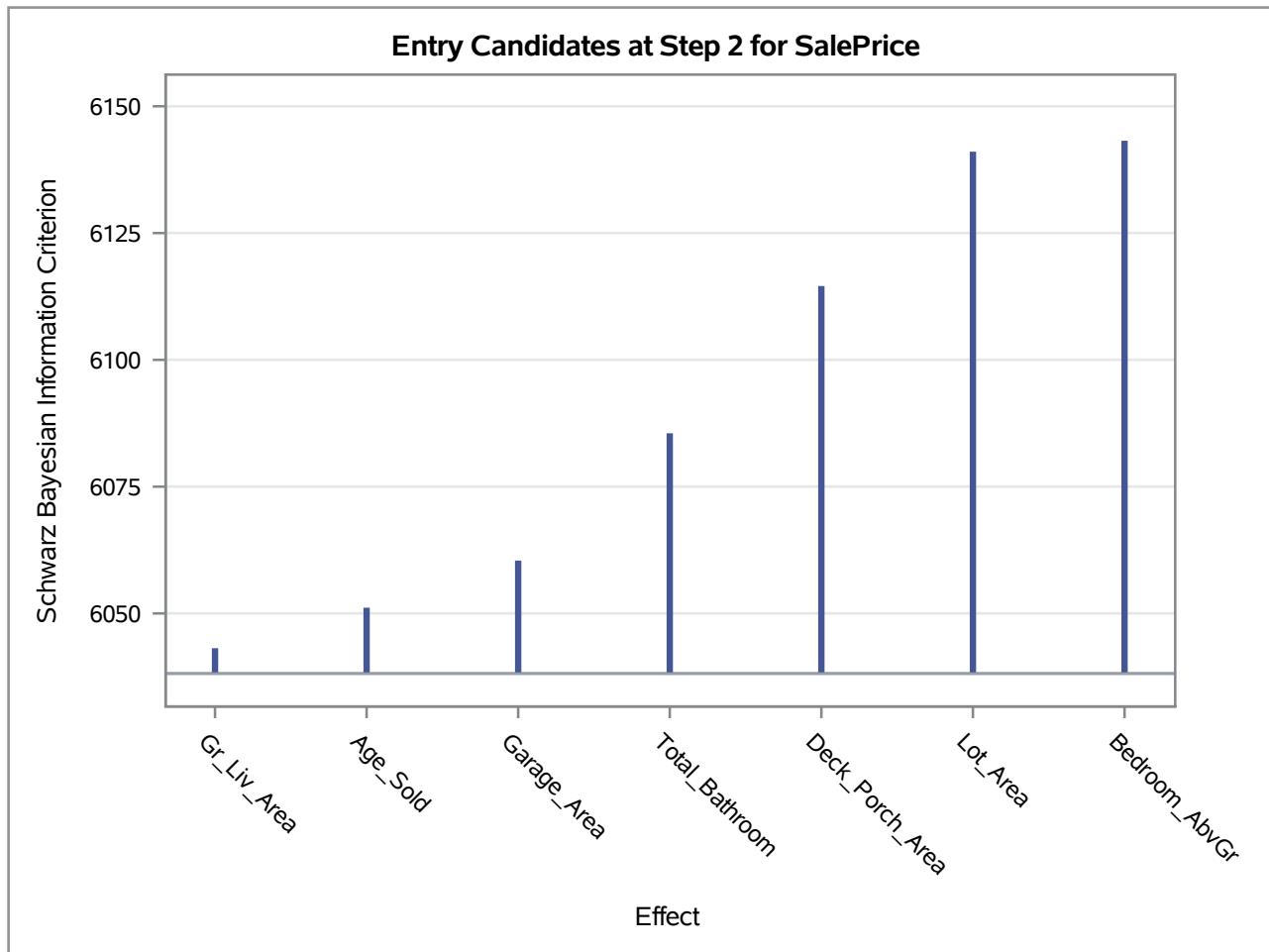
Root MSE	23119
Dependent Mean	137525
R-Square	0.6249
Adj R-Sq	0.6224
AIC	6334.02620
AICC	6334.16179
SBC	6043.13755

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
<b>Model</b>	3	3.207148E11	1.069049E11	308.69
<b>Error</b>	296	1.025087E11	346313132	
<b>Corrected Total</b>	299	4.232235E11		

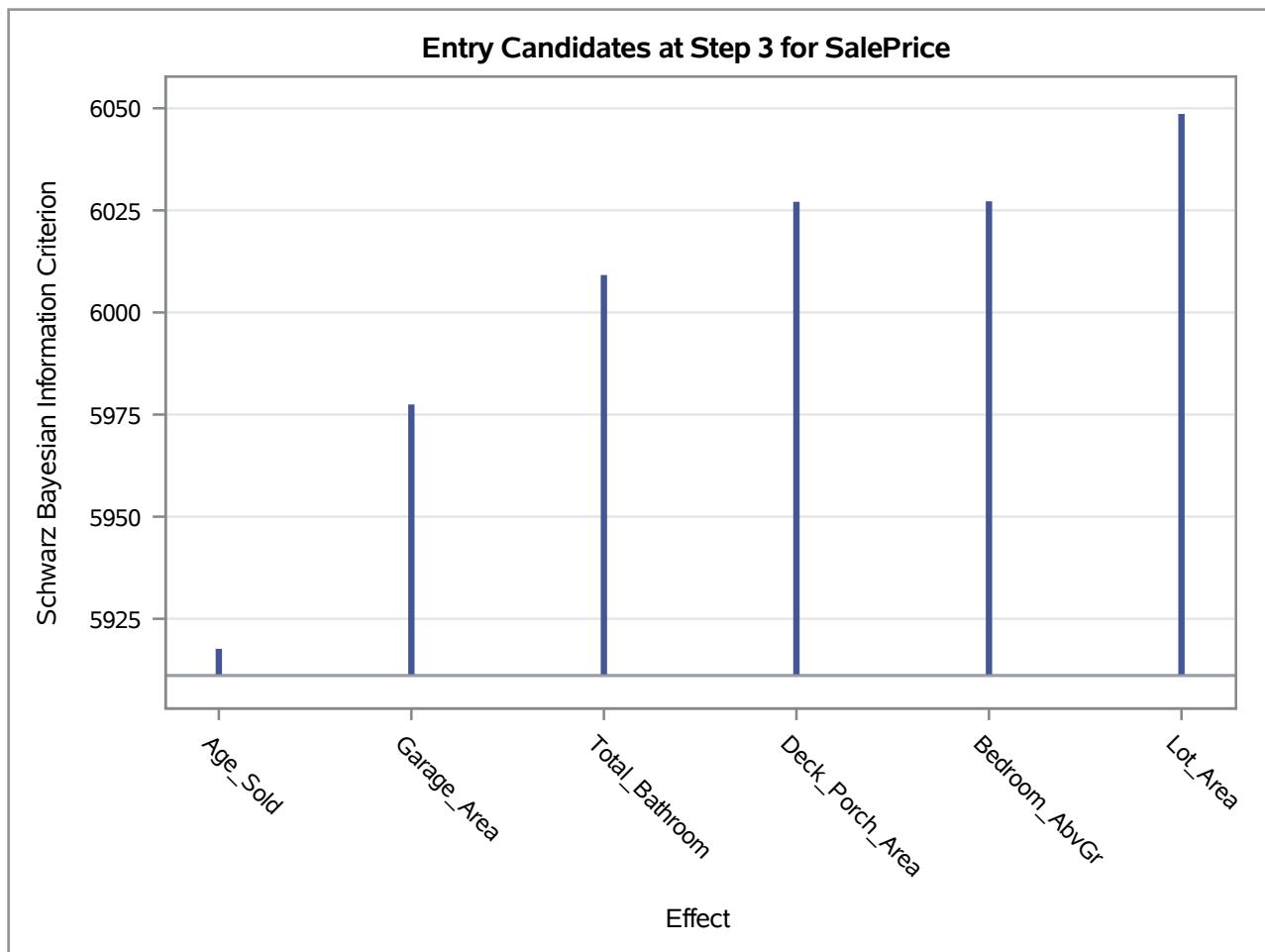
<b>Root MSE</b>	18609
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.7578
<b>Adj R-Sq</b>	0.7553
<b>AIC</b>	6204.82927
<b>AICC</b>	6205.03335
<b>SBC</b>	5917.64440

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

Entry Candidates		
Rank	Effect	SBC
1	<b>Age_Sold</b>	5917.6444
2	<b>Garage_Area</b>	5977.4808
3	<b>Total_Bathroom</b>	6009.1592
4	<b>Deck_Porch_Area</b>	6027.0962
5	<b>Bedroom_AbvGr</b>	6027.2230
6	<b>Lot_Area</b>	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
<b>Model</b>	4	3.33571E11	83392754480	274.40
<b>Error</b>	295	89652501590	303906785	
<b>Corrected Total</b>	299	4.232235E11		

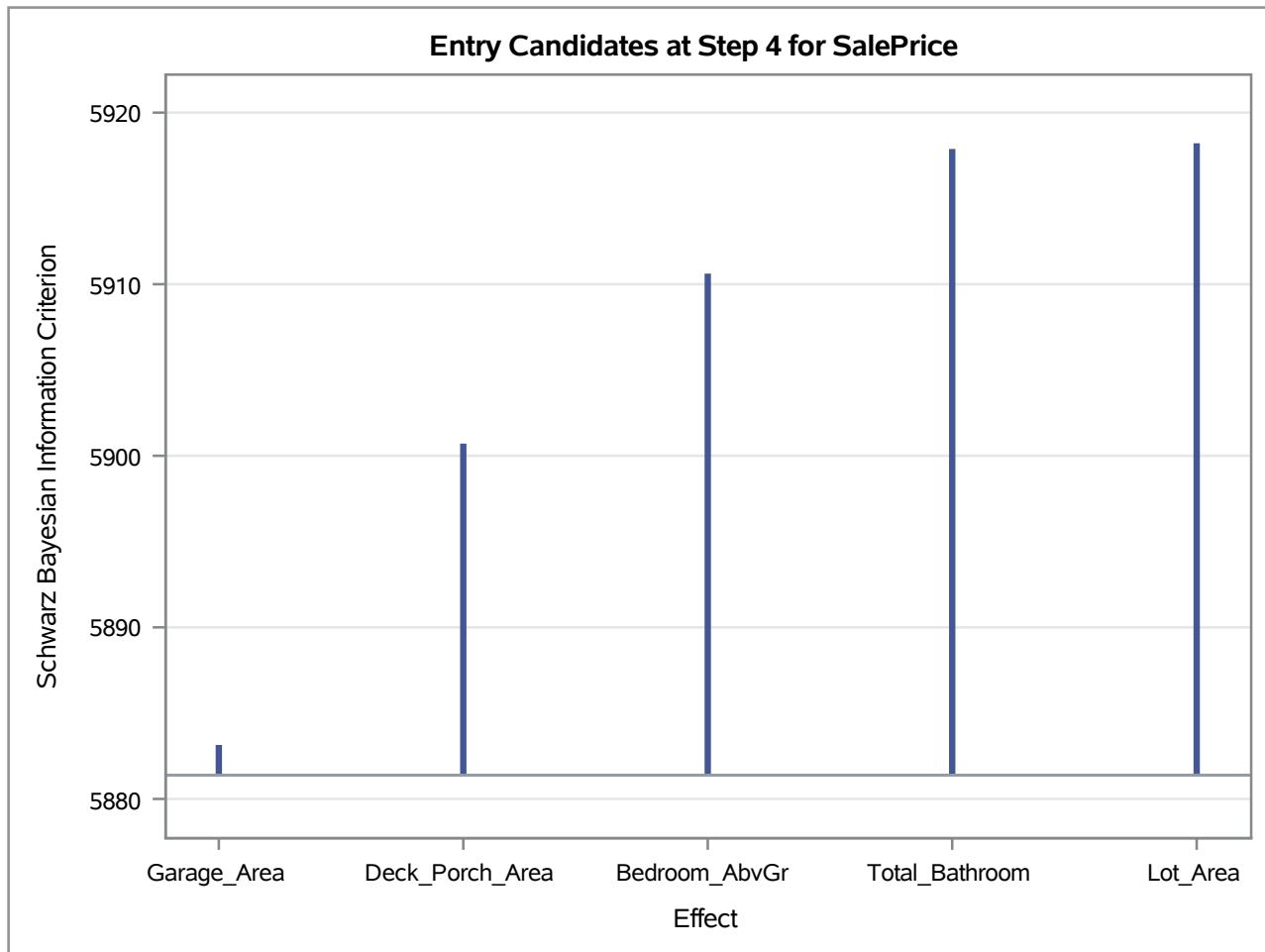
<b>Root MSE</b>	17433
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.7882
<b>Adj R-Sq</b>	0.7853
<b>AIC</b>	6166.62734
<b>AICC</b>	6166.91403
<b>SBC</b>	5883.14625

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

Entry Candidates		
Rank	Effect	SBC
1	<b>Garage_Area</b>	5883.1463
2	<b>Deck_Porch_Area</b>	5900.7089
3	<b>Bedroom_AbvGr</b>	5910.6169
4	<b>Total_Bathroom</b>	5917.8822
5	<b>Lot_Area</b>	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		

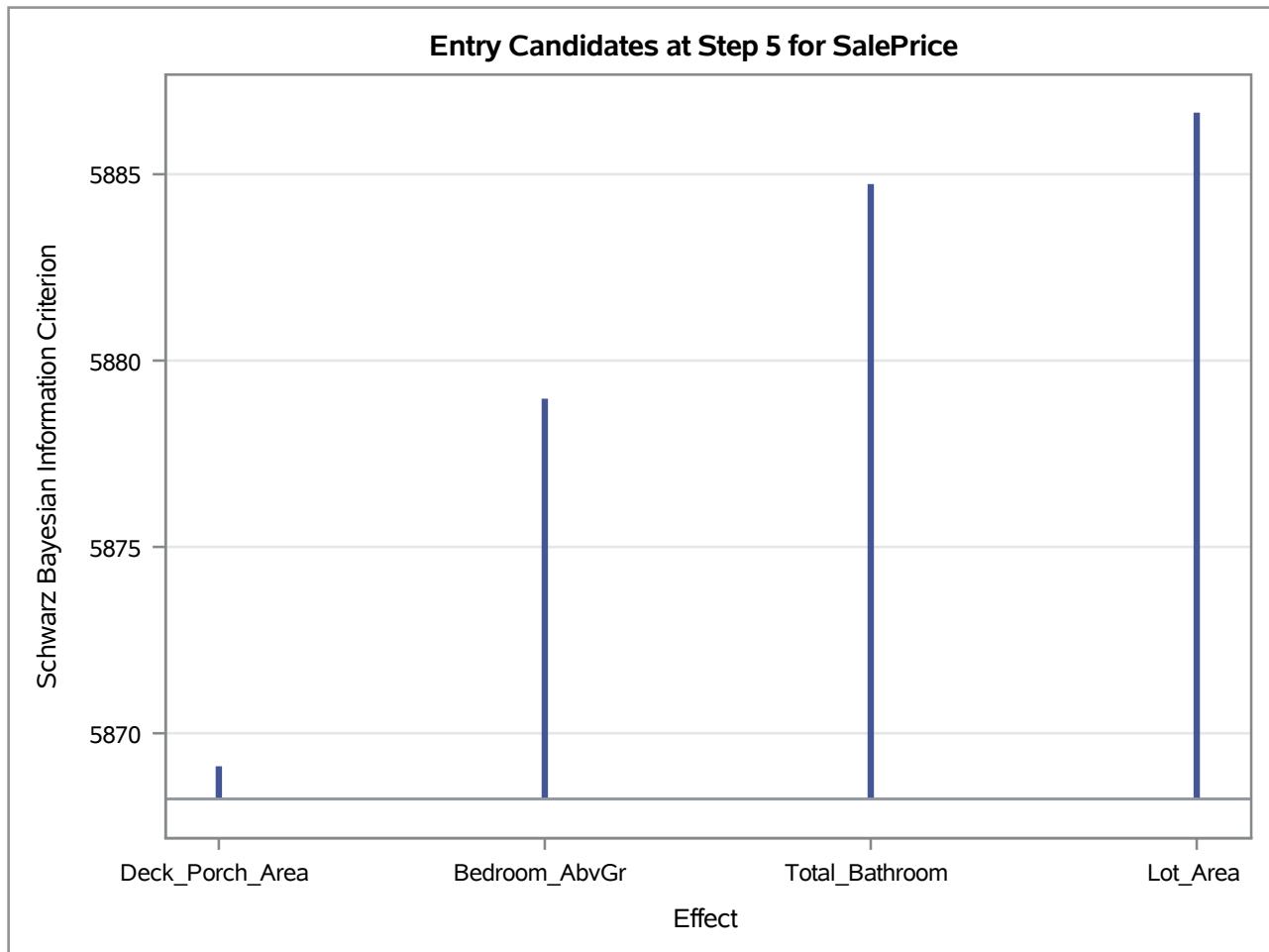
Root MSE	16898
Dependent Mean	137525
R-Square	0.8017
Adj R-Sq	0.7983
AIC	6148.89269
AICC	6149.27625
SBC	5869.11538

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
<b>Model</b>	6	3.410749E11	56845818595	202.75
Error	293	82148607939	280370676	
<b>Corrected Total</b>	299	4.232235E11		

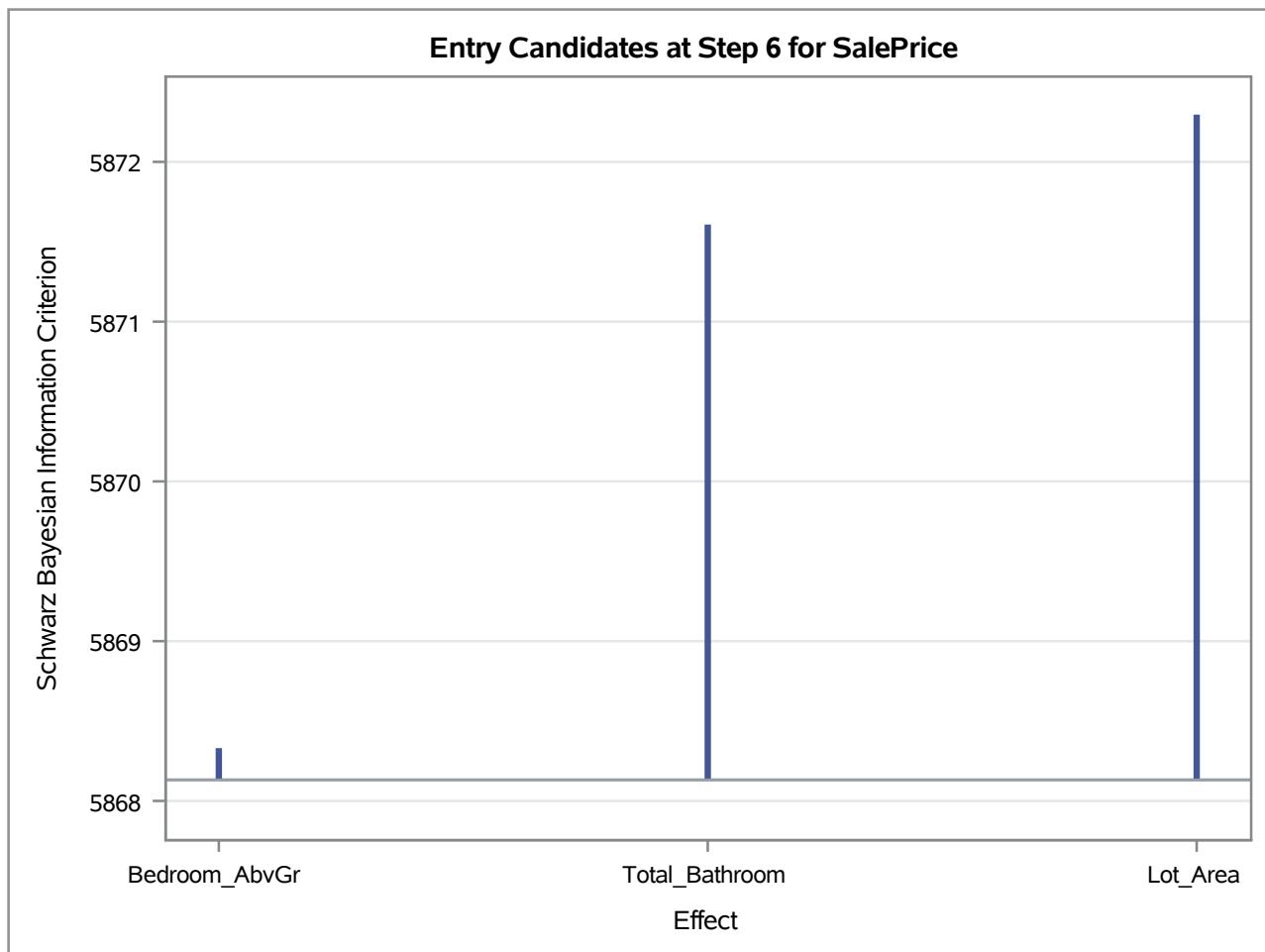
<b>Root MSE</b>	16744
<b>Dependent Mean</b>	137525
<b>R-Square</b>	0.8059
<b>Adj R-Sq</b>	0.8019
<b>AIC</b>	6144.40398
<b>AICC</b>	6144.89882
<b>SBC</b>	5868.33046

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

Entry Candidates		
Rank	Effect	SBC
1	<b>Bedroom_AbvGr</b>	5868.3305
2	<b>Total_Bathroom</b>	5871.6077
3	<b>Lot_Area</b>	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

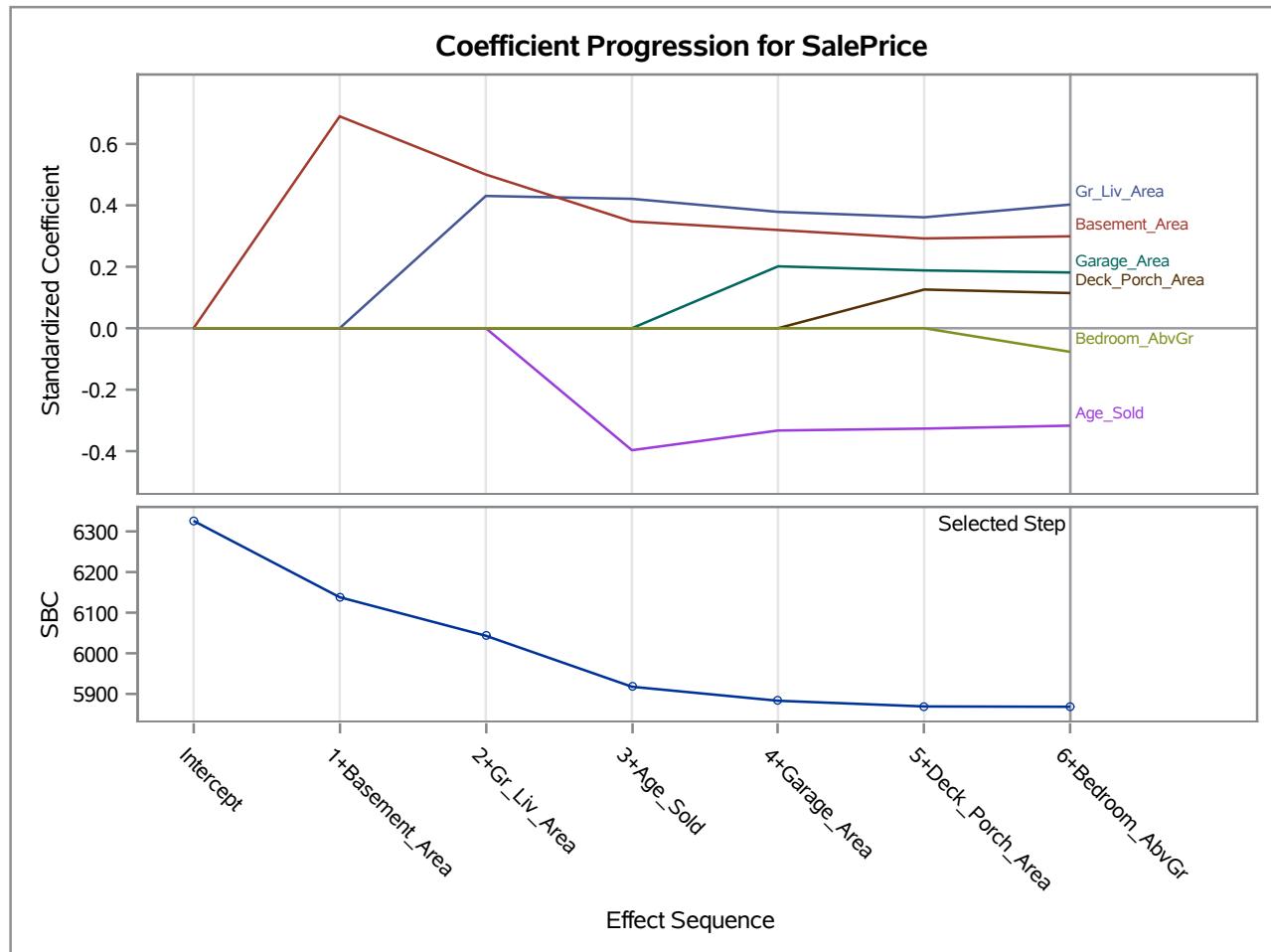
### The GLMSELECT Procedure

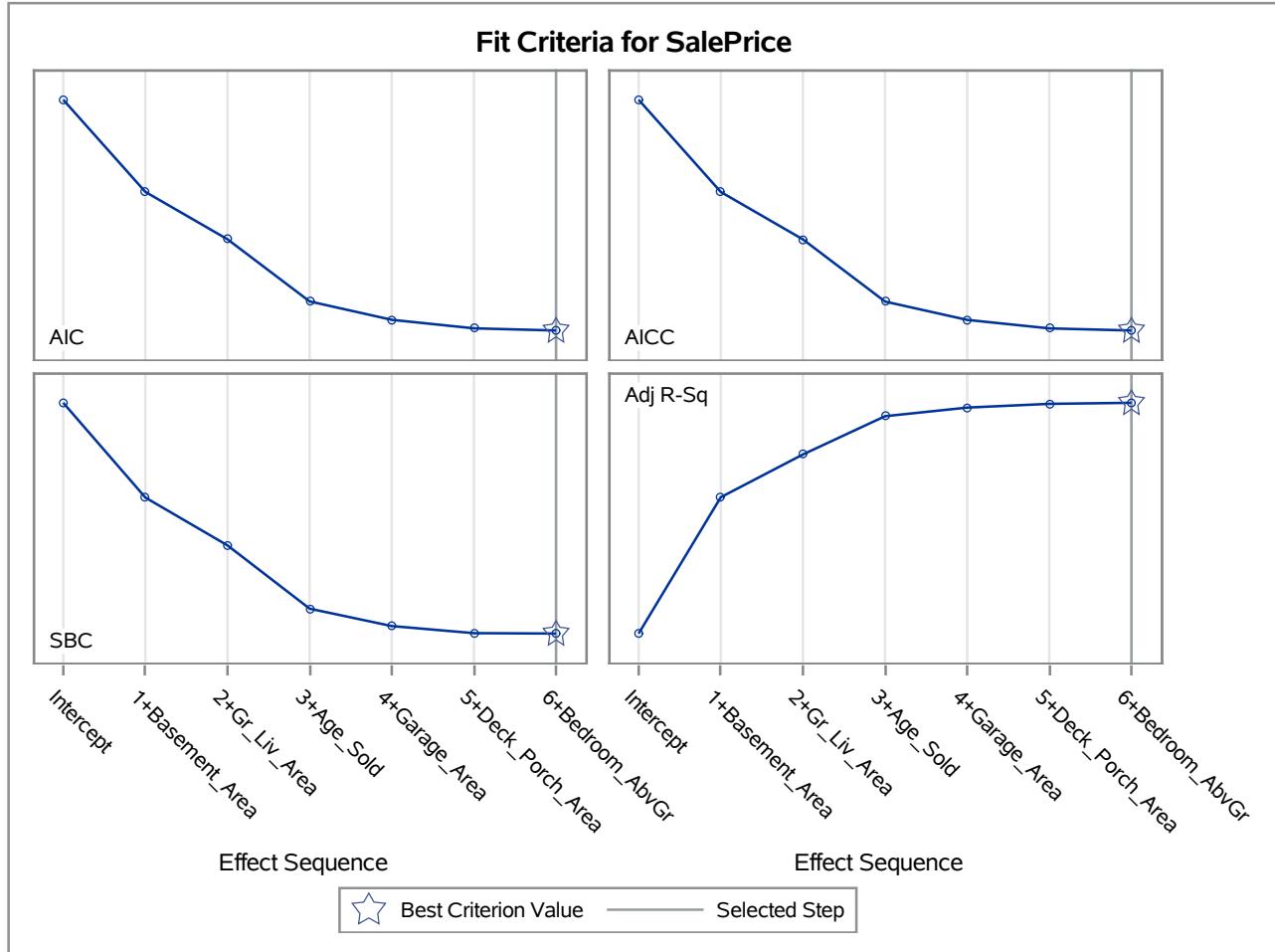
Stepwise Selection Summary				
Step	Effect Entered	Effect Removed	Number Effects In	SBC
<b>0</b>	<b>Intercept</b>		1	6325.9189
<b>1</b>	<b>Basement_Area</b>		2	6138.0310
<b>2</b>	<b>Gr_Liv_Area</b>		3	6043.1375
<b>3</b>	<b>Age_Sold</b>		4	5917.6444
<b>4</b>	<b>Garage_Area</b>		5	5883.1463
<b>5</b>	<b>Deck_Porch_Area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

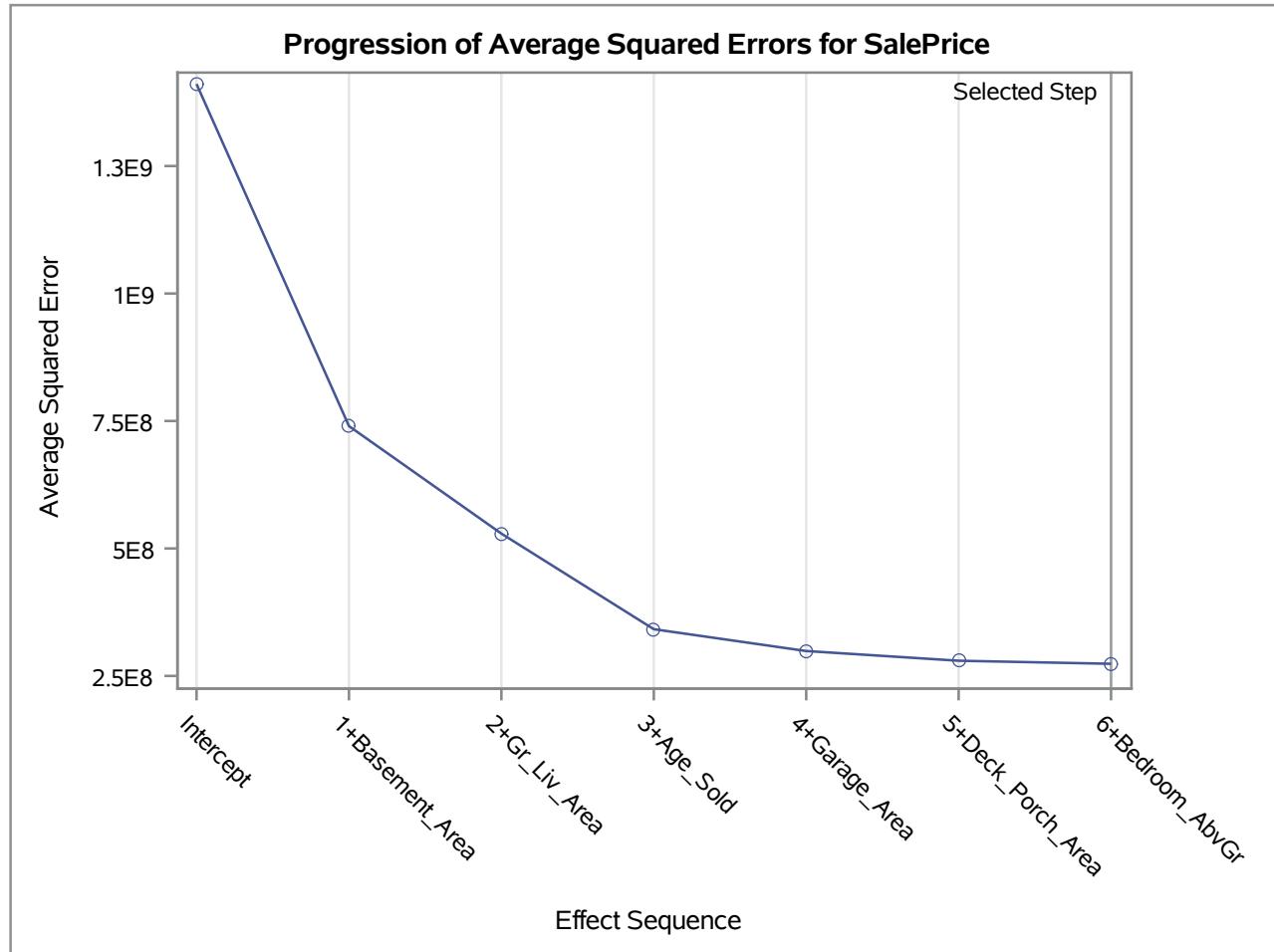
\* Optimal Value of Criterion

Selection stopped at a local minimum of the SBC criterion.

Stop Details				
Candidate For	Effect	Candidate SBC	Compare SBC	
<b>Entry</b>	Lot_Area	5868.9670	>	5868.3305
<b>Removal</b>	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).**

<b>Effects:</b>	Intercept Gr_Liv_Area Basement_Area Garage_Area Deck_Porch_Area Age_Sold Bedroom_AbvGr
-----------------	--

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

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

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