Table 1: Analise descritiva das variaveis propostas a modelagem.

area 10 condominio dist_bombeiro dist_centro dist_centro_lat dist_centro_lng dist_delegacia dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	02.34 0.55 1.54 12.48 5.33 10.02 2.71 0.55 4.74 0.28 5.76 3.87 0.28	std 52.08 0.42 1.14 9.09 3.81 9.76 4.06 0.47 4.41 0.39 7.50	min 16.00 0.00 0.01 0.10 0.00 0.00 0.00 0.0	25% 67.00 0.26 0.73 6.28 1.93 1.64 0.69 0.26	50% 87.00 0.49 1.17 8.96 4.65 6.64 1.22	75% 124.00 0.80 2.04 17.67 8.25 16.27 2.06	max 300.00 2.00 9.12 55.87 17.64 55.82	Corr(Preco) 0.69 0.64 -0.20 -0.15 0.38
condominio dist_bombeiro dist_centro dist_centro_lat dist_centro_lng dist_delegacia dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	0.55 1.54 12.48 5.33 10.02 2.71 0.55 4.74 0.28 5.76 3.87	0.42 1.14 9.09 3.81 9.76 4.06 0.47 4.41 0.39	0.00 0.01 0.10 0.00 0.00 0.00 0.00 0.00	0.26 0.73 6.28 1.93 1.64 0.69 0.26	0.49 1.17 8.96 4.65 6.64	0.80 2.04 17.67 8.25 16.27	2.00 9.12 55.87 17.64 55.82	0.64 -0.20 -0.15 0.38
dist_bombeiro dist_centro dist_centro_lat dist_centro_lng dist_delegacia dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	1.54 12.48 5.33 10.02 2.71 0.55 4.74 0.28 5.76 3.87	1.14 9.09 3.81 9.76 4.06 0.47 4.41 0.39	0.01 0.10 0.00 0.00 0.00 0.00 0.00	0.73 6.28 1.93 1.64 0.69 0.26	1.17 8.96 4.65 6.64	2.04 17.67 8.25 16.27	9.12 55.87 17.64 55.82	-0.20 -0.15 0.38
dist_centro dist_centro_lat dist_centro_lng dist_delegacia dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	12.48 5.33 10.02 2.71 0.55 4.74 0.28 5.76 3.87	9.09 3.81 9.76 4.06 0.47 4.41 0.39	0.10 0.00 0.00 0.00 0.00 0.00	6.28 1.93 1.64 0.69 0.26	8.96 4.65 6.64	17.67 8.25 16.27	55.87 17.64 55.82	-0.15 0.38
dist_centro_lat dist_centro_lng dist_delegacia dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	5.33 10.02 2.71 0.55 4.74 0.28 5.76 3.87	3.81 9.76 4.06 0.47 4.41 0.39	0.00 0.00 0.00 0.00 0.00	1.93 1.64 0.69 0.26	$4.65 \\ 6.64$	$8.25 \\ 16.27$	$17.64 \\ 55.82$	0.38
dist_centro_lng dist_delegacia dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	10.02 2.71 0.55 4.74 0.28 5.76 3.87	9.76 4.06 0.47 4.41 0.39	0.00 0.00 0.00 0.00	1.64 0.69 0.26	6.64	16.27	55.82	
dist_delegacia dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	2.71 0.55 4.74 0.28 5.76 3.87	4.06 0.47 4.41 0.39	0.00 0.00 0.00	$0.69 \\ 0.26$				0.00
dist_favela dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	0.55 4.74 0.28 5.76 3.87	0.47 4.41 0.39	$0.00 \\ 0.00$	0.26	1.22	2.06		-0.28
dist_lagoa dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	4.74 0.28 5.76 3.87	$4.41 \\ 0.39$	0.00			2.00	17.70	-0.06
dist_logradouro dist_metro dist_praia dist_saude_privada dist_saude_publica	0.28 5.76 3.87	0.39			0.45	0.68	6.08	0.23
dist_metro dist_praia dist_saude_privada dist_saude_publica	5.76 3.87		0.00	1.06	4.18	6.03	27.76	-0.50
dist_praia dist_saude_privada dist_saude_publica	3.87	7.50	0.00	0.03	0.15	0.36	6.54	-0.12
dist_saude_privada dist_saude_publica			0.01	0.58	1.86	9.29	39.02	-0.11
$dist_saude_publica$	0.00	3.70	0.00	0.63	2.23	6.69	22.22	-0.53
	0.20	0.32	0.00	0.09	0.19	0.36	7.60	-0.15
1	0.89	0.82	0.00	0.36	0.62	1.08	5.99	0.07
dist_trem	5.89	4.56	0.00	1.77	5.57	8.25	17.70	0.33
dm_andar_alto	0.02	0.15	0.00	0.00	0.00	0.00	1.00	0.04
dm_andar_baixo	0.00	0.03	0.00	0.00	0.00	0.00	1.00	-0.01
dm_andar_inteiro	0.02	0.15	0.00	0.00	0.00	0.00	1.00	0.16
dm_armario	0.32	0.47	0.00	0.00	0.00	1.00	1.00	0.17
dm_banheira	0.05	0.22	0.00	0.00	0.00	0.00	1.00	0.04
$dm_blindex$	0.08	0.27	0.00	0.00	0.00	0.00	1.00	-0.08
dm_churrasqueira	0.21	0.40	0.00	0.00	0.00	0.00	1.00	-0.08
$dm_{-}closet$	0.06	0.23	0.00	0.00	0.00	0.00	1.00	0.19
dm_cobertura	0.03	0.18	0.00	0.00	0.00	0.00	1.00	0.09
dm_copa	0.16	0.36	0.00	0.00	0.00	0.00	1.00	0.21
dm_creche	0.03	0.17	0.00	0.00	0.00	0.00	1.00	-0.02
dm_dep_empregada	0.36	0.48	0.00	0.00	0.00	1.00	1.00	0.29
dm_duplex	0.02	0.13	0.00	0.00	0.00	0.00	1.00	0.08
dm_elevador	0.17	0.37	0.00	0.00	0.00	0.00	1.00	0.01
dm_elevador_privado	0.01	0.09	0.00	0.00	0.00	0.00	1.00	0.01
dm_e scritura	0.09	0.28	0.00	0.00	0.00	0.00	1.00	0.08
dm_esquina	0.02	0.15	0.00	0.00	0.00	0.00	1.00	-0.01
$dm_{est_visitantes}$	0.05	0.22	0.00	0.00	0.00	0.00	1.00	0.01
dm_frente	0.05	0.22	0.00	0.00	0.00	0.00	1.00	0.05
dm_fundos	0.02	0.13	0.00	0.00	0.00	0.00	1.00	0.02
$dm_{-granito}$	0.02	0.14	0.00	0.00	0.00	0.00	1.00	0.01
$dm_hidrometro$	0.00	0.04	0.00	0.00	0.00	0.00	1.00	-0.01
$dm_indevassavel$	0.04	0.20	0.00	0.00	0.00	0.00	1.00	-0.02
dm_lateral	0.01	0.11	0.00	0.00	0.00	0.00	1.00	0.02
dm_linear	0.01	0.09	0.00	0.00	0.00	0.00	1.00	0.08
dm_mezanino	0.00	0.06	0.00	0.00	0.00	0.00	1.00	-0.01
dm_original	0.02	0.14	0.00	0.00	0.00	0.00	1.00	0.07
dm_piscina	0.20	0.40	0.00	0.00	0.00	0.00	1.00	-0.01
dm_planejad	0.07	0.26	0.00	0.00	0.00	0.00	1.00	0.05
$dm_{-}play$	0.22	0.41	0.00	0.00	0.00	0.00	1.00	0.01
$dm_porcelanato$	0.04	0.20	0.00	0.00	0.00	0.00	1.00	-0.01
$dm_{portaria}$	0.09	0.29	0.00	0.00	0.00	0.00	1.00	0.03
dm _recuado	0.00	0.05	0.00	0.00	0.00	0.00	1.00	0.03
dm_sala_jantar	0.13	0.33	0.00	0.00	0.00	0.00	1.00	0.17
dm_salao_festas	0.25	0.43	0.00	0.00	0.00	0.00	1.00	-0.06
dm_salao_jogos	0.08	0.27	0.00	0.00	0.00	0.00	1.00	-0.03
dm_sauna	0.14	0.35	0.00	0.00	0.00	0.00	1.00	0.03

Continued on next page

Table 1: Analise descritiva das variaveis propostas a modelagem.

	mean	std	min	25%	50%	75%	max	Corr(Preco)
dm_seguranca	0.05	0.22	0.00	0.00	0.00	0.00	1.00	0.00
dm_servico	0.20	0.40	0.00	0.00	0.00	0.00	1.00	0.10
dm_sol_manha	0.00	0.07	0.00	0.00	0.00	0.00	1.00	-0.01
dm_sol_tarde	0.00	0.01	0.00	0.00	0.00	0.00	1.00	-0.01
$dm_{-}terraco$	0.03	0.17	0.00	0.00	0.00	0.00	1.00	0.09
$dm_{triplex}$	0.00	0.04	0.00	0.00	0.00	0.00	1.00	0.02
dm_varanda	0.30	0.46	0.00	0.00	0.00	1.00	1.00	0.05
dm_vista_mar	0.05	0.22	0.00	0.00	0.00	0.00	1.00	0.09
garagem	1.05	0.81	0.00	1.00	1.00	1.00	4.00	0.32
lat	-22.94	0.05	-23.07	-22.98	-22.94	-22.92	-22.79	-0.48
lng	-43.27	0.10	-43.72	-43.34	-43.24	-43.19	-43.16	0.28
m2	9.31	5.13	0.47	5.51	7.82	11.95	30.14	0.72
preco	981.48	790.44	45.00	420.16	717.11	1285.19	4943.05	1.00
quartos	2.47	0.78	1.00	2.00	2.00	3.00	4.00	0.50
se_anos_estudo	10.71	1.88	4.59	9.85	11.28	11.77	13.89	0.56
se_crm_roubo	1212.31	648.01	374.15	809.53	1167.36	1432.40	4871.75	-0.25
se_crm_violento	745.71	383.43	423.45	567.54	644.47	764.41	3306.23	-0.14
se_idh	0.91	0.05	0.71	0.89	0.93	0.96	0.97	0.53
$se_perc_alfabetizacao$	98.50	1.14	91.95	98.16	98.80	99.24	100.00	0.39
se_renda	3594.34	1772.62	685.63	2144.67	3357.40	4269.21	8286.46	0.69
$se_saneamento$	0.94	0.09	0.30	0.89	0.98	1.00	1.00	0.20
suites	0.66	0.76	0.00	0.00	1.00	1.00	4.00	0.39