

<b>Data Set</b>	LAB7_US.NORTHVALLEY
<b>Dependent Variable</b>	Price
<b>Selection Method</b>	Stepwise
<b>Select Criterion</b>	Significance Level
<b>Stop Criterion</b>	Significance Level
<b>Entry Significance Level (SLE)</b>	0.05
<b>Stay Significance Level (SLS)</b>	0.05
<b>Effect Hierarchy Enforced</b>	None

<b>Number of Observations Read</b>	105
<b>Number of Observations Used</b>	105

Class Level Information		
Class	Levels	Values
<b>Mortgage type</b>	2	Adjustable Fixed

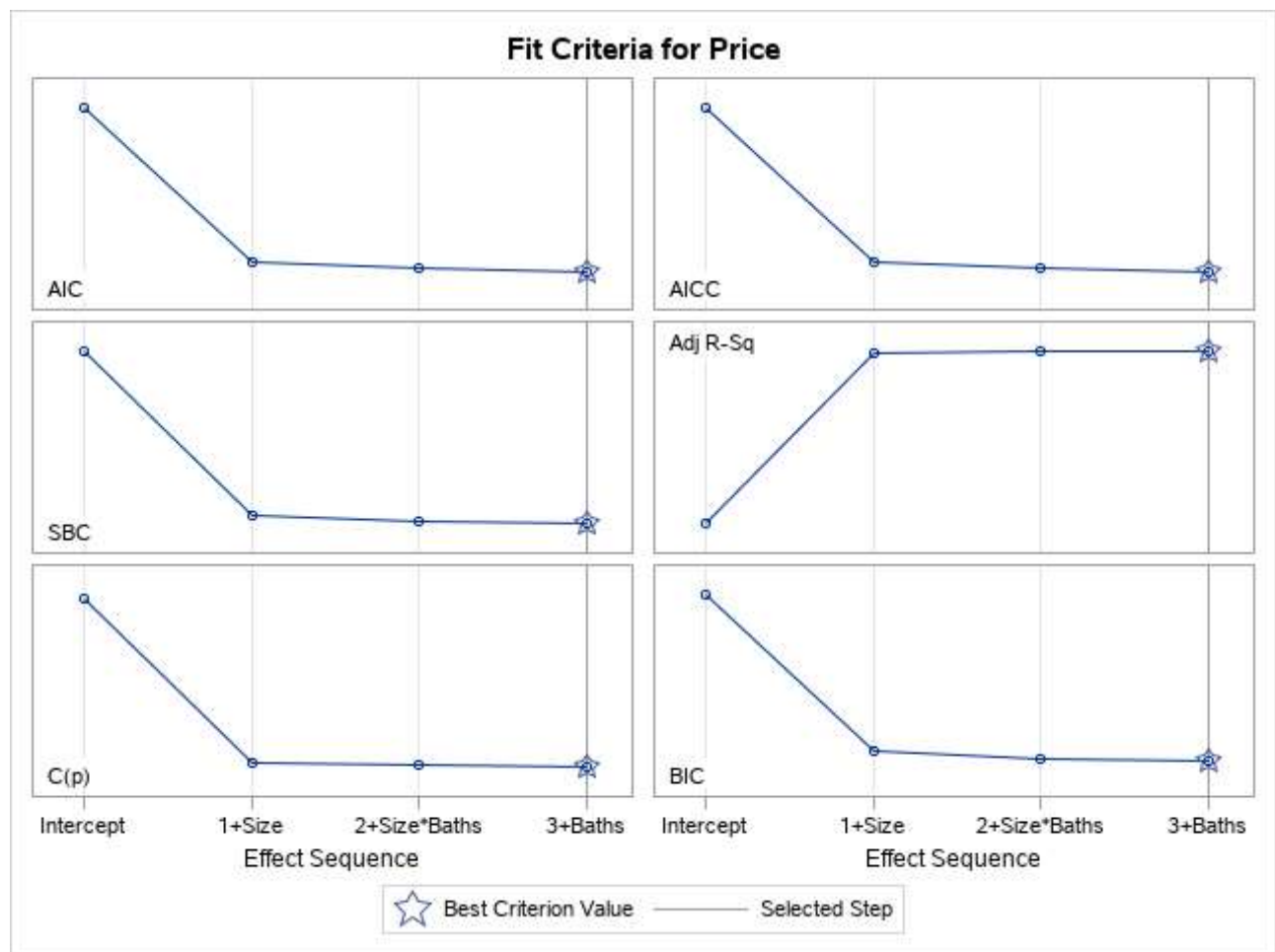
Dimensions	
<b>Number of Effects</b>	5
<b>Number of Parameters</b>	6

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Stepwise Selection Summary										
Step	Effect Entered	Effect Removed	Number Effects In	Number Parns In	Adjusted R-Square	AIC	BIC	CP	F Value	Pr > F
0	Intercept		1	1	0.0000	2625.3272	2516.7930	1213.7606	0.00	1.0000
1	Size		2	2	0.9045	2379.6836	2274.0076	23.5141	986.25	<.0001
2	Size*Baths		3	3	0.9152	2368.2502	2262.9970	10.5611	13.92	0.0003
3	Baths		4	4	0.9197*	2363.5086*	2258.6830*	5.7477*	6.70	0.0111
* Optimal Value of Criterion										

Selection stopped because the candidate for entry has SLE > 0.05 and the candidate for removal has SLS < 0.05.

Stop Details					
Candidate For	Effect	Candidate Significance		Compare Significance	
<b>Entry</b>	Mortgage type	0.1005	>	0.0500	(SLE)
<b>Removal</b>	Baths	0.0111	<	0.0500	(SLS)



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#### Selected Model

The selected model is the model at the last step (Step 3).

**Effects:** Intercept Size Baths Size\*Baths

**Note:** The p-values for parameters and effects are not adjusted for the fact that the terms in the model have been selected and so are generally liberal.

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	2.47618E12	8.253935E11	397.79	<.0001
Error	101	2.09571E11	2074960004		
Corrected Total	104	2.685751E12			

Root MSE	45552
Dependent Mean	357026
R-Square	0.9220
Adj R-Sq	0.9197
AIC	2363.50863
AICC	2364.11469
BIC	2258.68303
C(p)	5.74770
SBC	2267.12447

Parameter Estimates					
Parameter	DF	Estimate	Standard Error	t Value	Pr >  t
Intercept	1	111463	32050	3.48	0.0007
Size	1	57.663914	11.745169	4.91	<.0001
Baths	1	-31709	12253	-2.59	0.0111
Size*Baths	1	12.631513	2.799547	4.51	<.0001

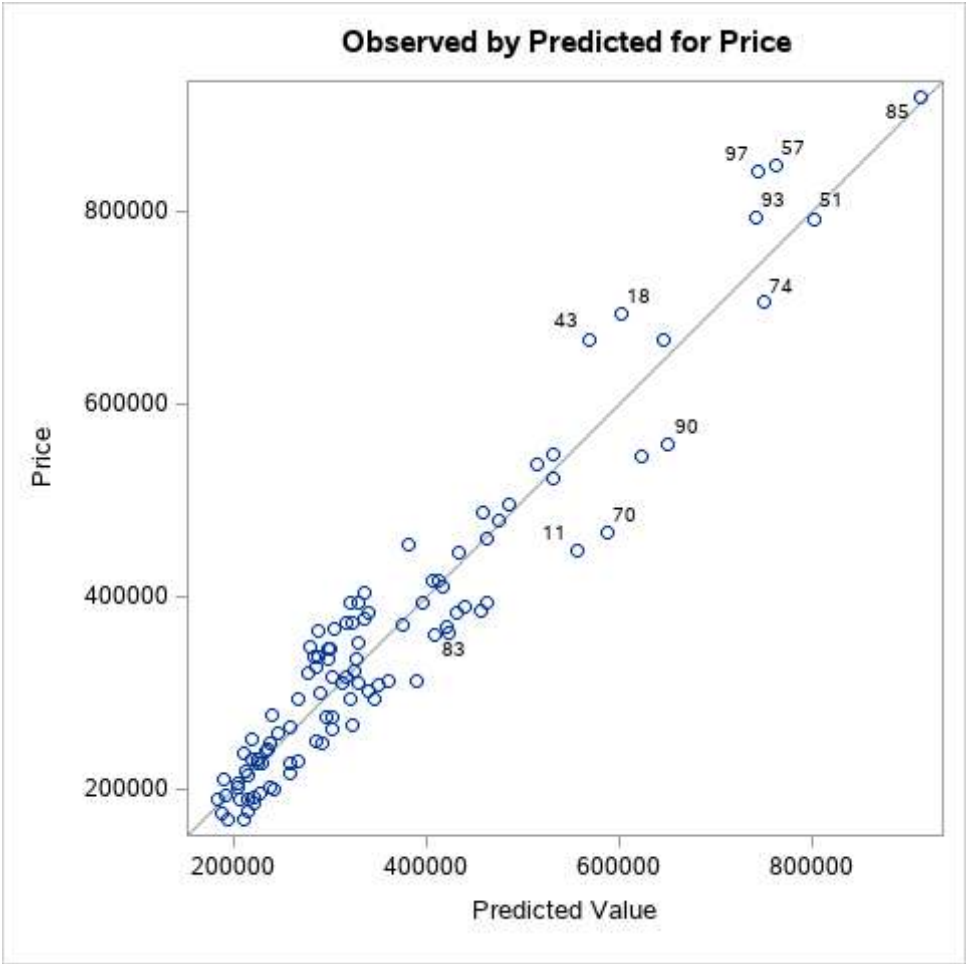
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Model: MODEL1  
Dependent Variable: Price Price

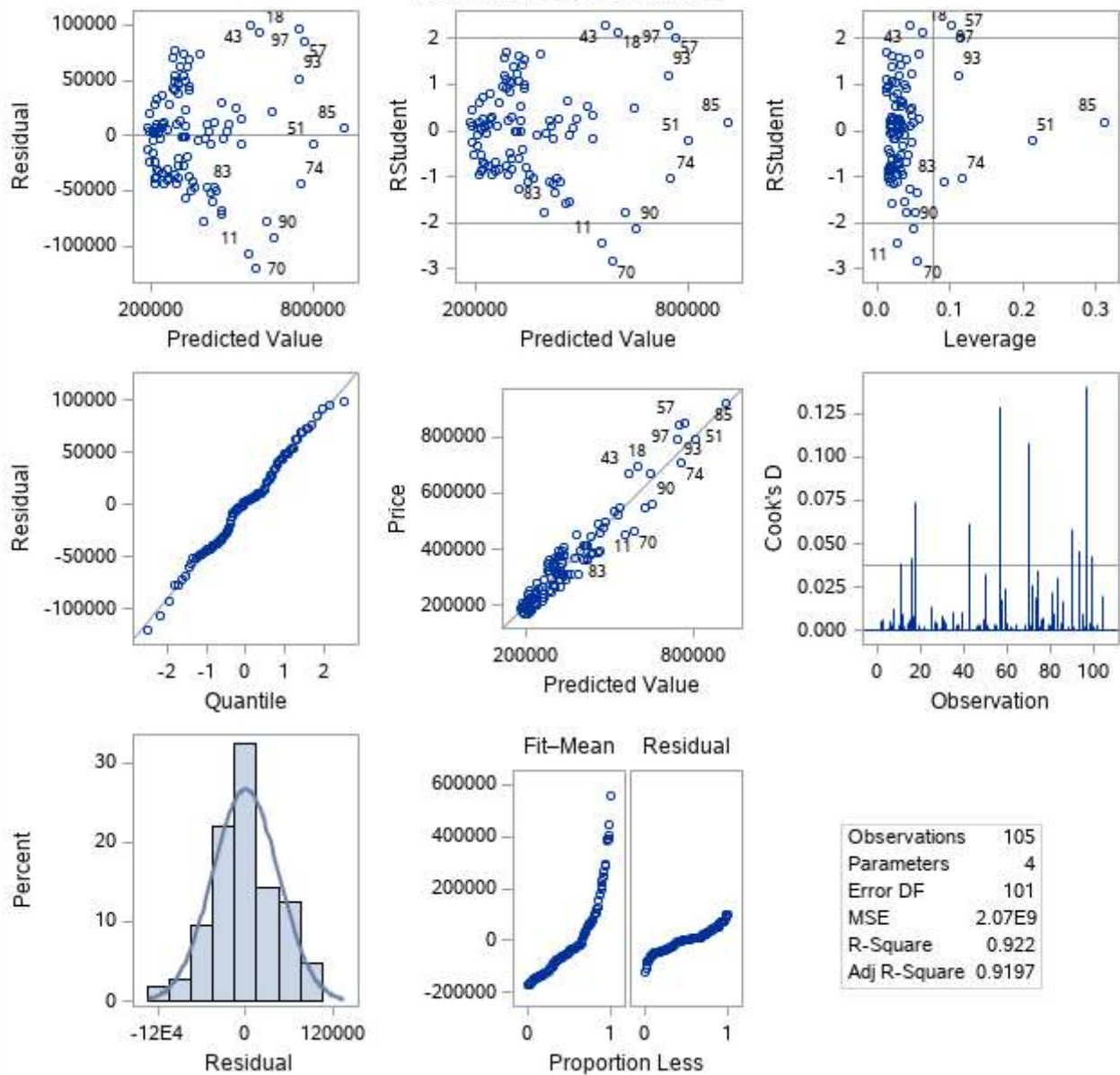
Parameter Estimates									
Variable	Label	DF	Parameter Estimate	Standard Error	t Value	Pr >  t	Tolerance	Variance Inflation	95% Confidence Limits
Intercept	Intercept	1	111463	32050	3.48	0.0007	.	0	47884 175042
Size	Size	1	57.66391	11.74517	4.91	<.0001	0.07263	13.76783	34.36466 80.96317
Baths	Baths	1	-31709	12253	-2.59	0.0111	0.12922	7.73888	-56015 -7403.29217
Size*Baths	Size*Baths	1	12.63151	2.79955	4.51	<.0001	0.03814	26.22117	7.07797 18.18506

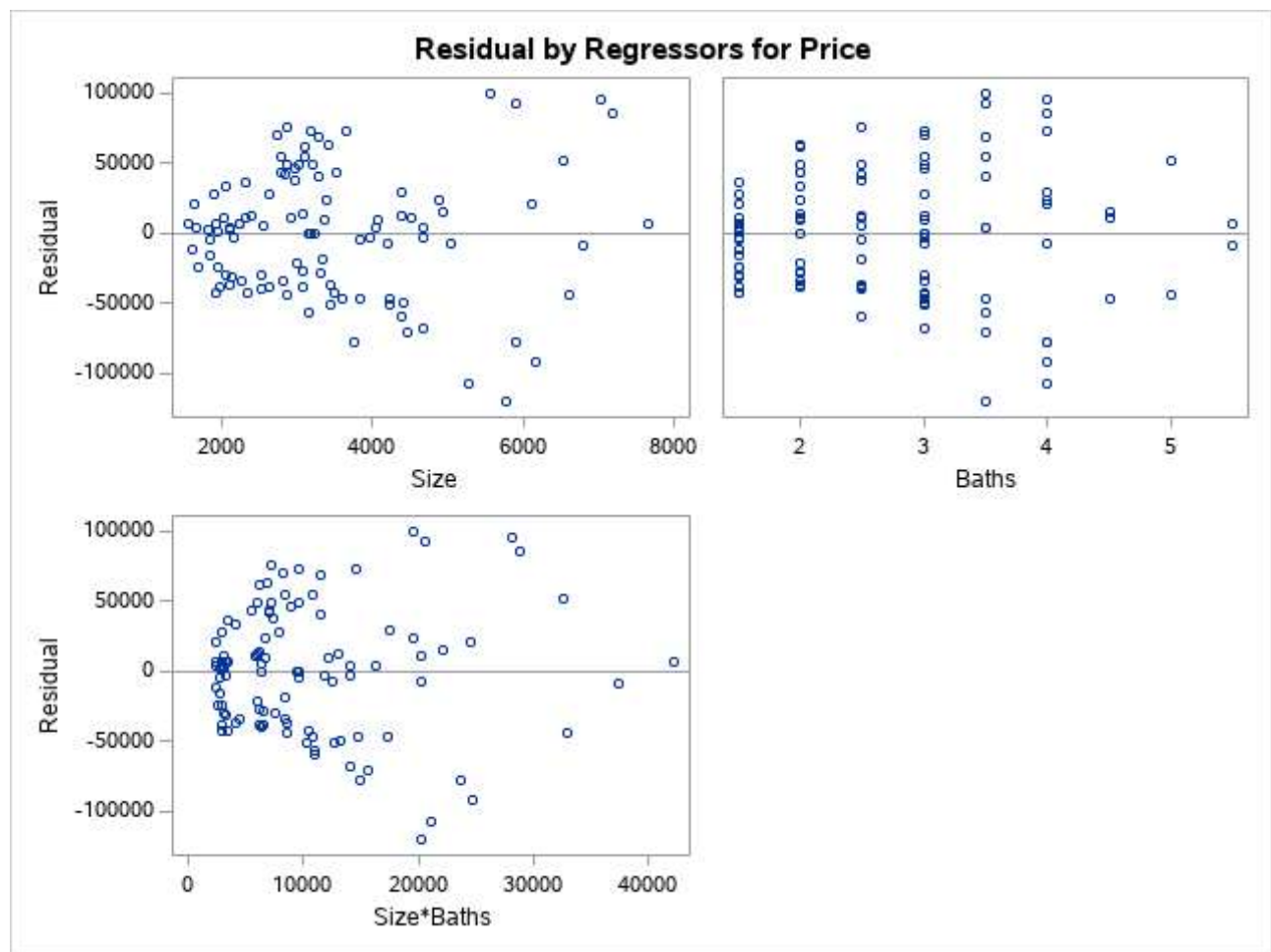
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Model: MODEL1  
Dependent Variable: Price Price



# Fit Diagnostics for Price





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