Response Price

Street[BinNoun]:Mr had constant covariate and was dropped from model.

Street[Donkelblum]:Mr had constant covariate and was dropped from model.

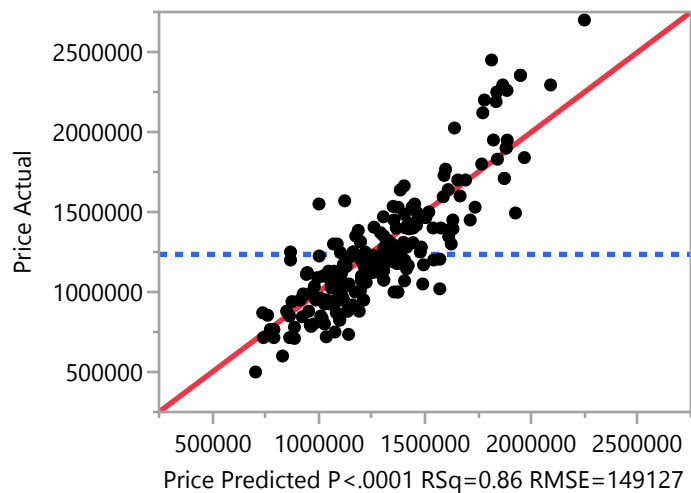Street[Friedman]:Mr had constant covariate and was dropped from model.

Street[HefetzMordechai]:Mr had constant covariate and was dropped from model.

Street[KiryatUno]:Mr had constant covariate and was dropped from model.

Street[ViskorKople]:Mr had constant covariate and was dropped from model.

Whole Model

Effect Summary

Source	LogWorth		PValue
Mr	6.320		0.00000
Rooms	2.921		0.00120
Floor	2.012		0.00973
Year	1.819		0.01517
Type	1.406		0.03931
Mr*Year	0.953		0.11144

Actual by Predicted Plot

Price Predicted P<.0001 RSq=0.86 RMSE=149127

Summary of Fit

RSquare	0.857732
RSquare Adj	0.853226
Root Mean Square Error	149127.1
Mean of Response	1234931
Observations (or Sum Wgts)	229

Response Price

Whole Model

Parameter Estimates

Term	Estimate	Std Error	DFDen	t Ratio	Prob>|t|
Intercept	298345.17	101285	22.31	2.95	0.0074*
Mr	8636.3175	1225.392	21.78	7.05	<.0001*
Rooms	82015.88	24893.06	170	3.29	0.0012*
Floor	18329.01	7024.361	209.6	2.61	0.0097*
Type[Garden]	22402.707	47521.8	178.9	0.47	0.6379
Type[Regular]	-84373.9	35419.36	142.1	-2.38	0.0185*
(Mr-83.3537)*Year[Before2014]	-1137.702	709.4956	120.4	-1.60	0.1114
Year[Before2014]	-38758.14	15819.74	193.9	-2.45	0.0152*

REML Variance Component Estimates

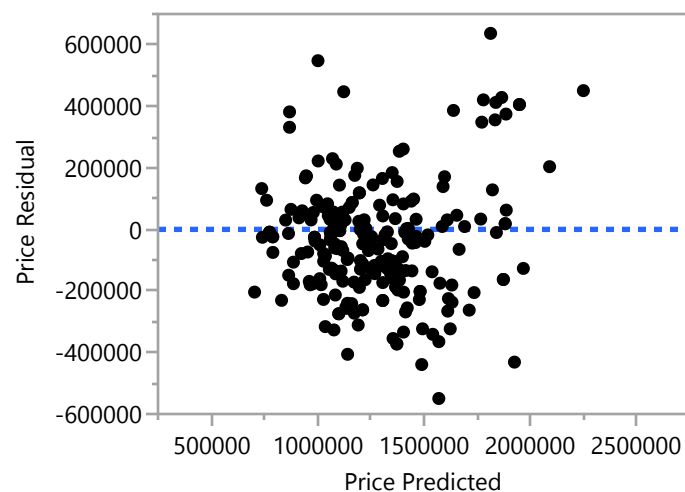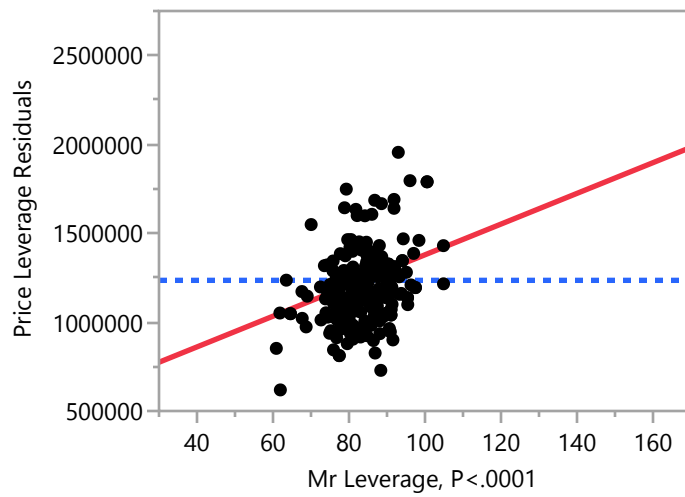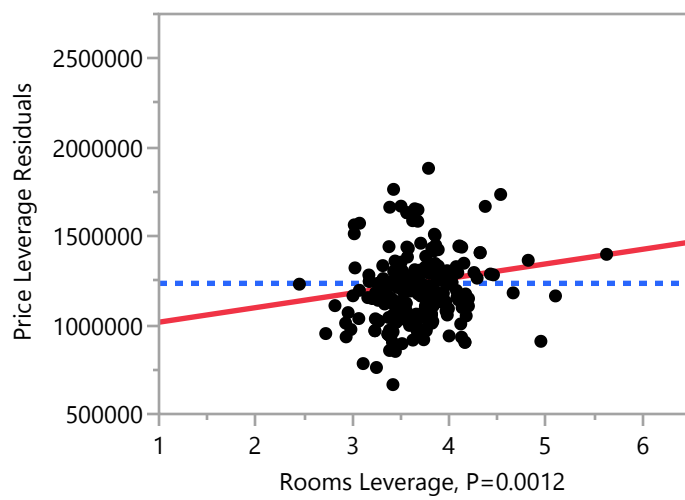| Random Effect	Var Ratio	Var Component	Std Error	95% Lower	95% Upper	Pct of Total
Street	1.0728518	2.386e+10	1.457e+10	-4.703e+9	5.242e+10	51.753
Mr[Street]	0.0001554	3455381.4	5365273.6	-7060362	13971124	0.007
Residual		2.224e+10	2.3518e+9	1.826e+10	2.768e+10	48.239
Total		4.61e+10	1.445e+10	2.709e+10	9.541e+10	100.000

-2 LogLikelihood = 5996.0683583

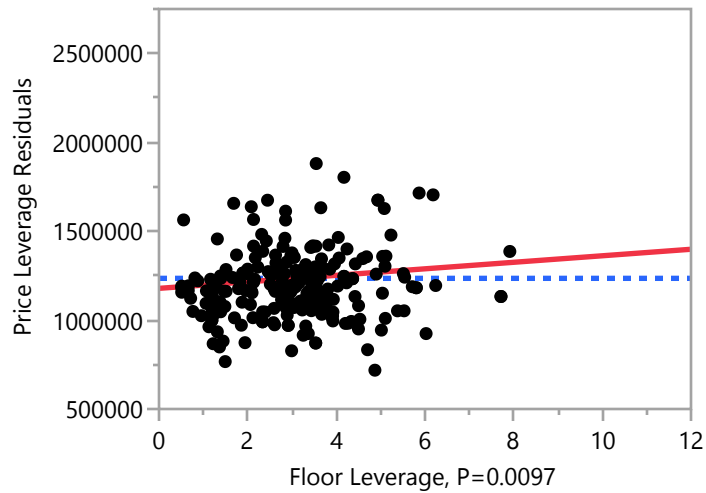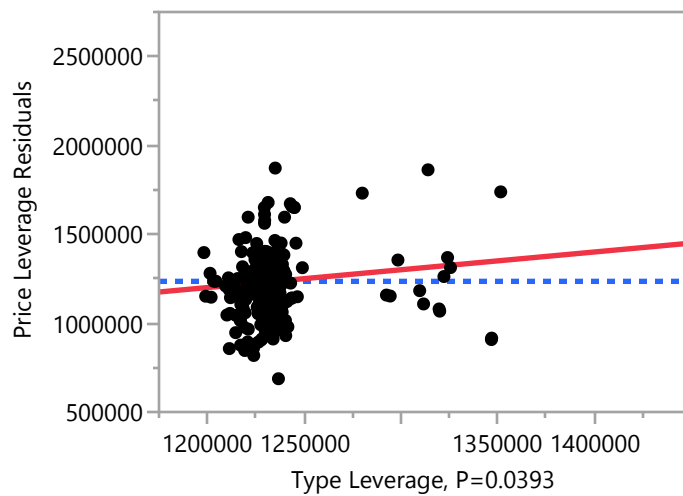Note: Total is the sum of the positive variance components.

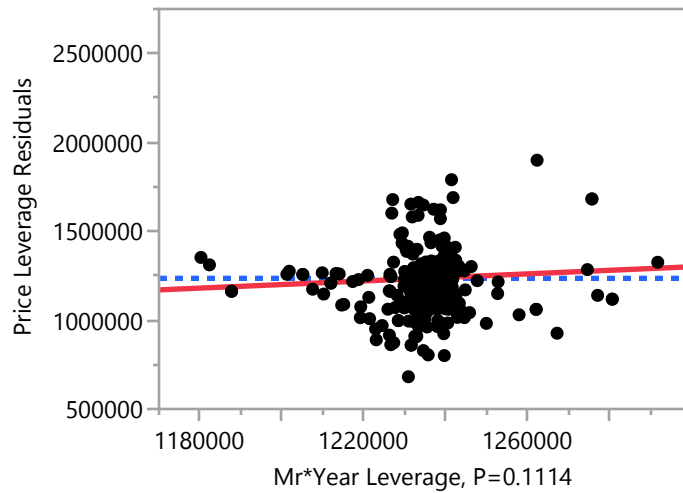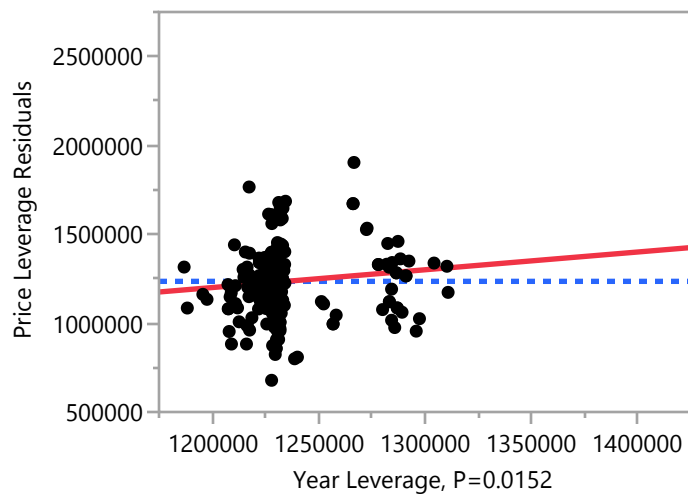Total including negative estimates = 4.61e+10

Fixed Effect Tests

Source	Nparm	DF	DFDen	F Ratio	Prob > F
Mr	1	1	21.78	49.6715	<.0001*
Rooms	1	1	170	10.8552	0.0012*
Floor	1	1	209.6	6.8087	0.0097*
Type	2	2	156.3	3.3043	0.0393*
Mr*Year	1	1	120.4	2.5713	0.1114
Year	1	1	193.9	6.0024	0.0152*

Residual by Predicted Plot

Response Price

Mr

Leverage Plot

Mr Leverage, P<.0001

Rooms

Leverage Plot

Rooms Leverage, P=0.0012

Response Price

Floor

Leverage Plot

Floor Leverage, P=0.0097

Type

Leverage Plot

Type Leverage, P=0.0393

Least Squares Means Table

Level	Least Sq Mean	Std Error
Garden	1397450.8	61901.489
Regular	1290674.2	36450.270
Roof	1437019.3	99663.396

Response Price

Mr*Year

Leverage Plot

Mr*Year Leverage, P=0.1114

Year

Street   **Mr[Street]**

Leverage Plot

Year Leverage, P=0.0152

Least Squares Means Table

Level	Least Sq Mean	Std Error
Before2014	1336290.0	48741.804
During2014	1413806.3	55248.319