

Obs	X1	X2	X3	X4	X5	X6	X7	X8	X9	X10	X11	X12	X13	X14	X15
1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
2	0	7129300520	.	221900	3	1.00	1180	5650	1.0	0	3	7	1180	98178	47.5112
3	1	6414100192	.	538000	3	2.25	2570	7242	2.0	0	3	7	2170	98125	47.7210
4	2	5631500400	.	180000	2	1.00	770	10000	1.0	0	3	6	770	98028	47.7379
5	3	2487200875	.	604000	4	3.00	1960	5000	1.0	0	5	7	1050	98136	47.5208
6	4	1954400510	.	510000	3	2.00	1680	8080	1.0	0	3	8	1680	98074	47.6168
7	5	7237550310	.	1225000	4	4.50	5420	101930	1.0	0	3	11	3890	98053	47.6561
8	6	1321400060	.	257500	3	2.25	1715	6819	2.0	0	3	7	1715	98003	47.3097
9	7	2008000270	.	291850	3	1.50	1060	9711	1.0	0	3	7	1060	98198	47.4095
10	8	2414600126	.	229500	3	1.00	1780	7470	1.0	0	3	7	1050	98146	47.5123
11	9	3793500160	.	323000	3	2.50	1890	6560	2.0	0	3	7	1890	98038	47.3684
12	10	1736800520	.	662500	3	2.50	3560	9796	1.0	0	3	8	1860	98007	47.6007
13	11	9212900260	.	468000	2	1.00	1160	6000	1.0	0	4	7	860	98115	47.6900
14	12	114101516	.	310000	3	1.00	1430	19901	1.5	0	4	7	1430	98028	47.7558
15	13	6054650070	.	400000	3	1.75	1370	9680	1.0	0	4	7	1370	98074	47.6127
16	14	1175000570	.	530000	5	2.00	1810	4850	1.5	0	3	7	1810	98107	47.6700
17	15	9297300055	.	650000	4	3.00	2950	5000	2.0	3	3	9	1980	98126	47.5714
18	16	1875500060	.	395000	3	2.00	1890	14040	2.0	0	3	7	1890	98019	47.7277

Obs	X16	X17	X18	X19	X20	X21	X22
1	.	.	.	.	.	.	.
2	-122.257	1340	5650	60	0	0	0
3	-122.319	1690	7639	64	1	1	0
4	-122.233	2720	8062	82	0	0	0
5	-122.393	1360	5000	50	1	0	0
6	-122.045	1800	7503	28	0	0	0
7	-122.005	4760	101930	14	1	0	0
8	-122.327	2238	6819	20	0	0	0
9	-122.315	1650	9711	52	0	0	0
10	-122.337	1780	8113	55	1	0	0
11	-122.031	2390	7570	12	0	0	0
12	-122.145	2210	8925	50	1	0	0
13	-122.292	1330	6000	73	1	0	0
14	-122.229	1780	12697	88	0	0	0
15	-122.045	1370	10208	38	0	0	0
16	-122.394	1360	4850	115	0	0	0
17	-122.375	2140	4000	36	1	0	0
18	-121.962	1890	14018	21	0	0	0

Obs	X1	X2	X3	X4	X5	X6	X7	X8	X9	X10	X11	X12	X13	X14	X15
19	17	6865200140	.	485000	4	1.00	1600	4300	1.5	0	4	7	1600	98103	47.6648
20	18	16000397	.	189000	2	1.00	1200	9850	1.0	0	4	7	1200	98002	47.3089

Obs	X16	X17	X18	X19	X20	X21	X22
19	-122.343	1610	4300	99	0	0	0
20	-122.210	1060	5095	94	0	0	0

The CORR Procedure

19

Variables:

X4 X5 X6 X7 X8 X9 X10 X11 X12 X13 X14 X15 X16 X17 X18 X19 X20 X21
X22

Simple Statistics							
Variable	N	Mean	Std Dev	Sum	Minimum	Maximum	Label
X4	21613	540088	367127	1.16729E10	75000	7700000	X4 - price
X5	21613	3.37084	0.93006	72854	0	33.00000	X5 - bedrooms
X6	21613	2.11476	0.77016	45706	0	8.00000	X6 - bathrooms
X7	21613	2080	918.44090	44952873	290.00000	13540	X7 - sqft_living
X8	21613	15107	41421	326506890	520.00000	1651359	X8 - sqft_lot
X9	21613	1.49431	0.53999	32297	1.00000	3.50000	X9 - floors
X10	21613	0.23430	0.76632	5064	0	4.00000	X10 - view
X11	21613	3.40943	0.65074	73688	1.00000	5.00000	X11 - condition
X12	21613	7.65687	1.17546	165488	1.00000	13.00000	X12 - grade
X13	21613	1788	828.09098	38652488	290.00000	9410	X13 - sqft_above
X14	21613	98078	53.50503	2119758513	98001	98199	X14 - zipcode
X15	21613	47.56005	0.13856	1027915	47.15590	47.77760	X15 - lat
X16	21613	-122.21390	0.14083	-2641409	-122.51900	-121.31500	X16 - long
X17	21613	1987	685.39130	42935359	399.00000	6210	X17 - sqft_living15
X18	21613	12768	27304	275964632	651.00000	871200	X18 - sqft_lot15
X19	21613	43.99486	29.37341	950861	0	115.00000	X19 - age_of_house
X20	21613	0.39268	0.48836	8487	0	1.00000	X20 - basement_present
X21	21613	0.04229	0.20125	914.00000	0	1.00000	X21 - renovated
X22	21613	0.00754	0.08652	163.00000	0	1.00000	X22 - waterfront_present

The CORR Procedure

Pearson Correlation Coefficients, N = 21613 Prob > |r| under H0: Rho=0										
	X4	X5	X6	X7	X8	X9	X10	X11	X12	X13
X4 X4 - price	1.00000	0.30835 <.0001	0.52514 <.0001	0.70204 <.0001	0.08966 <.0001	0.25679 <.0001	0.39729 <.0001	0.03636 <.0001	0.66743 <.0001	0.60557 <.0001
X5 X5 - bedrooms	0.30835 <.0001	1.00000	0.51588 <.0001	0.57667 <.0001	0.03170 <.0001	0.17543 <.0001	0.07953 <.0001	0.02847 <.0001	0.35697 <.0001	0.47760 <.0001
X6 X6 - bathrooms	0.52514 <.0001	0.51588 <.0001	1.00000	0.75467 <.0001	0.08774 <.0001	0.50065 <.0001	0.18774 <.0001	-0.12498 <.0001	0.66498 <.0001	0.68534 <.0001
X7 X7 - sqft_living	0.70204 <.0001	0.57667 <.0001	0.75467 <.0001	1.00000	0.17283 <.0001	0.35395 <.0001	0.28461 <.0001	-0.05875 <.0001	0.76270 <.0001	0.87660 <.0001
X8 X8 - sqft_lot	0.08966 <.0001	0.03170 <.0001	0.08774 <.0001	0.17283 <.0001	1.00000	-0.00520 0.4445	0.07471 <.0001	-0.00896 0.1879	0.11362 <.0001	0.18351 <.0001
X9 X9 - floors	0.25679 <.0001	0.17543 <.0001	0.50065 <.0001	0.35395 <.0001	-0.00520 0.4445	1.00000	0.02944 <.0001	-0.26377 <.0001	0.45818 <.0001	0.52388 <.0001
X10 X10 - view	0.39729 <.0001	0.07953 <.0001	0.18774 <.0001	0.28461 <.0001	0.07471 <.0001	0.02944 <.0001	1.00000	0.04599 <.0001	0.25132 <.0001	0.16765 <.0001
X11 X11 - condition	0.03636 <.0001	0.02847 <.0001	-0.12498 <.0001	-0.05875 <.0001	-0.00896 0.1879	-0.26377 <.0001	0.04599 <.0001	1.00000	-0.14467 <.0001	-0.15821 <.0001
X12 X12 - grade	0.66743 <.0001	0.35697 <.0001	0.66498 <.0001	0.76270 <.0001	0.11362 <.0001	0.45818 <.0001	0.25132 <.0001	-0.14467 <.0001	1.00000	0.75592 <.0001
X13 X13 - sqft_above	0.60557 <.0001	0.47760 <.0001	0.68534 <.0001	0.87660 <.0001	0.18351 <.0001	0.52388 <.0001	0.16765 <.0001	-0.15821 <.0001	0.75592 <.0001	1.00000
X14 X14 - zipcode	-0.05320 <.0001	-0.15267 <.0001	-0.20387 <.0001	-0.19943 <.0001	-0.12957 <.0001	-0.05912 <.0001	0.08483 <.0001	0.00303 0.6565	-0.18486 <.0001	-0.26119 <.0001
X15 X15 - lat	0.30700 <.0001	-0.00893 0.1892	0.02457 0.0003	0.05253 <.0001	-0.08568 <.0001	0.04961 <.0001	0.00616 0.3654	-0.01494 0.0281	0.11408 <.0001	-0.00082 0.9045
X16 X16 - long	0.02163 0.0015	0.12947 <.0001	0.22304 <.0001	0.24022 <.0001	0.22952 <.0001	0.12542 <.0001	-0.07840 <.0001	-0.10650 <.0001	0.19837 <.0001	0.34380 <.0001
X17 X17 - sqft_living15	0.58538 <.0001	0.39164 <.0001	0.56863 <.0001	0.75642 <.0001	0.14461 <.0001	0.27989 <.0001	0.28044 <.0001	-0.09282 <.0001	0.71320 <.0001	0.73187 <.0001
X18 X18 - sqft_lot15	0.08245 <.0001	0.02924 <.0001	0.08718 <.0001	0.18329 <.0001	0.71856 <.0001	-0.01127 0.0976	0.07257 <.0001	-0.00341 0.6166	0.11925 <.0001	0.19405 <.0001
X19 X19 - age_of_house	-0.05401 <.0001	-0.15418 <.0001	-0.50602 <.0001	-0.31805 <.0001	-0.05308 <.0001	-0.48932 <.0001	0.05344 <.0001	0.36142 <.0001	-0.44696 <.0001	-0.42390 <.0001
X20 X20 - basement_present	0.18023 <.0001	0.16347 <.0001	0.16353 <.0001	0.20450 <.0001	-0.03535 <.0001	-0.25656 <.0001	0.18181 <.0001	0.13558 <.0001	0.05184 <.0001	-0.21099 <.0001
X21 X21 - renovated	0.12609 <.0001	0.01855 0.0064	0.05026 <.0001	0.05509 <.0001	0.00775 0.2549	0.00626 0.3575	0.10406 <.0001	-0.06014 <.0001	0.01401 0.0395	0.02318 0.0007
X22 X22 - waterfront_present	0.26637 <.0001	-0.00658 0.3332	0.06374 <.0001	0.10382 <.0001	0.02160 0.0015	0.02370 0.0005	0.40186 <.0001	0.01665 0.0144	0.08277 <.0001	0.07207 <.0001

The CORR Procedure

Pearson Correlation Coefficients, N = 21613 Prob > |r| under H0: Rho=0									
	X14	X15	X16	X17	X18	X19	X20	X21	X22
X4 X4 - price	-0.05320 <.0001	0.30700 <.0001	0.02163 0.0015	0.58538 <.0001	0.08245 <.0001	-0.05401 <.0001	0.18023 <.0001	0.12609 <.0001	0.26637 <.0001
X5 X5 - bedrooms	-0.15267 <.0001	-0.00893 0.1892	0.12947 <.0001	0.39164 <.0001	0.02924 <.0001	-0.15418 <.0001	0.16347 <.0001	0.01855 0.0064	-0.00658 0.3332
X6 X6 - bathrooms	-0.20387 <.0001	0.02457 0.0003	0.22304 <.0001	0.56863 <.0001	0.08718 <.0001	-0.50602 <.0001	0.16353 <.0001	0.05026 <.0001	0.06374 <.0001
X7 X7 - sqft_living	-0.19943 <.0001	0.05253 <.0001	0.24022 <.0001	0.75642 <.0001	0.18329 <.0001	-0.31805 <.0001	0.20450 <.0001	0.05509 <.0001	0.10382 <.0001
X8 X8 - sqft_lot	-0.12957 <.0001	-0.08568 <.0001	0.22952 <.0001	0.14461 <.0001	0.71856 <.0001	-0.05308 <.0001	-0.03535 <.0001	0.00775 0.2549	0.02160 0.0015
X9 X9 - floors	-0.05912 <.0001	0.04961 <.0001	0.12542 <.0001	0.27989 <.0001	-0.01127 0.0976	-0.48932 <.0001	-0.25656 <.0001	0.00626 0.3575	0.02370 0.0005
X10 X10 - view	0.08483 <.0001	0.00616 0.3654	-0.07840 <.0001	0.28044 <.0001	0.07257 <.0001	0.05344 <.0001	0.18181 <.0001	0.10406 <.0001	0.40186 <.0001
X11 X11 - condition	0.00303 0.6565	-0.01494 0.0281	-0.10650 <.0001	-0.09282 <.0001	-0.00341 0.6166	0.36142 <.0001	0.13558 <.0001	-0.06014 <.0001	0.01665 0.0144
X12 X12 - grade	-0.18486 <.0001	0.11408 <.0001	0.19837 <.0001	0.71320 <.0001	0.11925 <.0001	-0.44696 <.0001	0.05184 <.0001	0.01401 0.0395	0.08277 <.0001
X13 X13 - sqft_above	-0.26119 <.0001	-0.00082 0.9045	0.34380 <.0001	0.73187 <.0001	0.19405 <.0001	-0.42390 <.0001	-0.21099 <.0001	0.02318 0.0007	0.07207 <.0001
X14 X14 - zipcode	1.00000	0.26705 <.0001	-0.56407 <.0001	-0.27903 <.0001	-0.14722 <.0001	0.34687 <.0001	0.16297 <.0001	0.06434 <.0001	0.03028 <.0001
X15 X15 - lat	0.26705 <.0001	1.00000	-0.13551 <.0001	0.04886 <.0001	-0.08642 <.0001	0.14812 <.0001	0.13851 <.0001	0.02935 <.0001	-0.01427 0.0359
X16 X16 - long	-0.56407 <.0001	-0.13551 <.0001	1.00000	0.33460 <.0001	0.25445 <.0001	-0.40936 <.0001	-0.23719 <.0001	-0.06838 <.0001	-0.04191 <.0001
X17 X17 - sqft_living15	-0.27903 <.0001	0.04886 <.0001	0.33460 <.0001	1.00000	0.18319 <.0001	-0.32623 <.0001	0.04383 <.0001	-0.00276 0.6854	0.08646 <.0001
X18 X18 - sqft_lot15	-0.14722 <.0001	-0.08642 <.0001	0.25445 <.0001	0.18319 <.0001	1.00000	-0.07096 <.0001	-0.04073 <.0001	0.00792 0.2443	0.03070 <.0001
X19 X19 - age_of_house	0.34687 <.0001	0.14812 <.0001	-0.40936 <.0001	-0.32623 <.0001	-0.07096 <.0001	1.00000	0.16790 <.0001	0.22519 <.0001	0.02616 0.0001
X20 X20 - basement_present	0.16297 <.0001	0.13851 <.0001	-0.23719 <.0001	0.04383 <.0001	-0.04073 <.0001	0.16790 <.0001	1.00000	0.04900 <.0001	0.03723 <.0001
X21 X21 - renovated	0.06434 <.0001	0.02935 <.0001	-0.06838 <.0001	-0.00276 0.6854	0.00792 0.2443	0.22519 <.0001	0.04900 <.0001	1.00000	0.09329 <.0001
X22 X22 - waterfront_present	0.03028 <.0001	-0.01427 0.0359	-0.04191 <.0001	0.08646 <.0001	0.03070 <.0001	0.02616 0.0001	0.03723 <.0001	0.09329 <.0001	1.00000

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

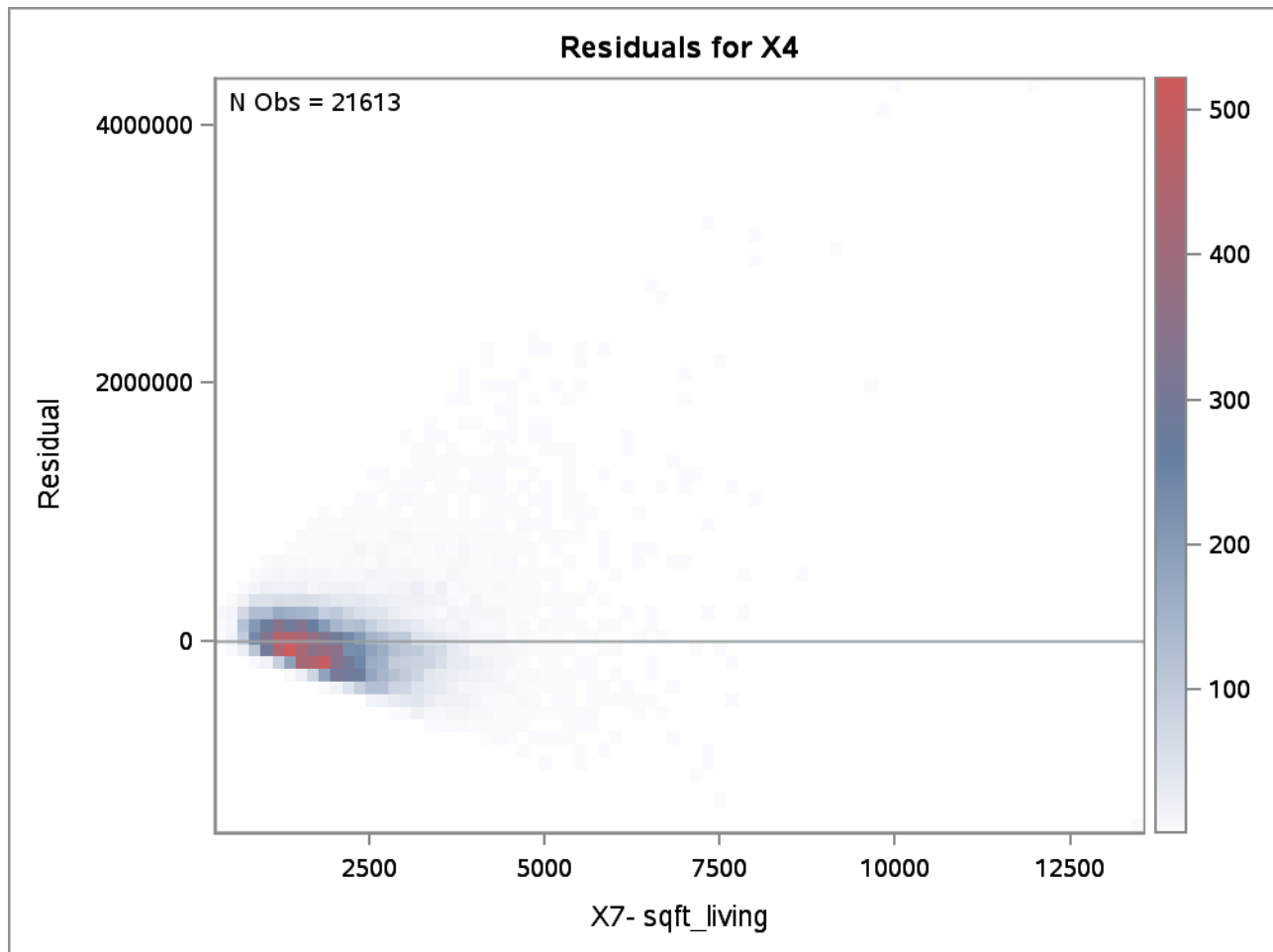
Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	1.43564E15	1.43564E15	21001.9	<.0001
Error	21611	1.477276E15	68357612435		
Corrected Total	21612	2.912917E15			

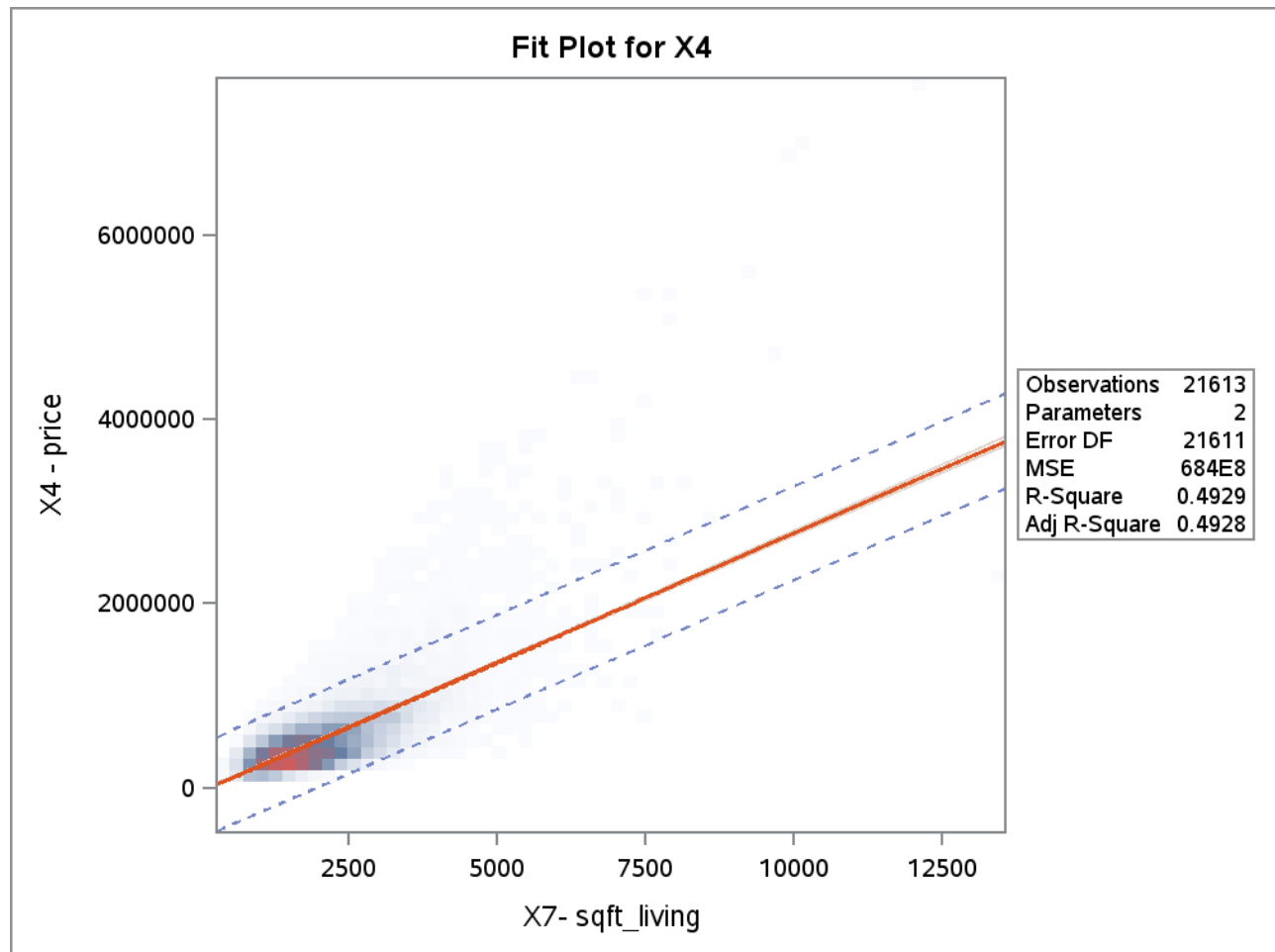
Root MSE	261453	R-Square	0.4929
Dependent Mean	540088	Adj R-Sq	0.4928
Coeff Var	48.40930		

Parameter Estimates						
Variable	Label	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|
Intercept	Intercept	1	-43581	4402.68969	-9.90	<.0001
X7	X7- sqft_living	1	280.62357	1.93640	144.92	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price



The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price



The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	15	1.990478E15	1.326985E14	3106.86	<.0001
Error	21597	9.224386E14	42711424684		
Corrected Total	21612	2.912917E15			

Root MSE	206667	R-Square	0.6833
Dependent Mean	540088	Adj R-Sq	0.6831
Coeff Var	38.26550		

Parameter Estimates						
Variable	Label	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|
Intercept	Intercept	1	3528952	2955646	1.19	0.2325
X5	X5 - bedrooms	1	-39106	1939.60994	-20.16	<.0001
X6	X6 - bathrooms	1	43753	3311.91639	13.21	<.0001
X7	X7- sqft_living	1	150.74974	4.50330	33.48	<.0001
X8	X8 - sqft_lot	1	0.09581	0.04920	1.95	0.0515
X9	X9 - floors	1	8496.55547	3687.43717	2.30	0.0212
X10	X10 - view	1	80616	2034.31118	39.63	<.0001
X11	X11 - condition	1	24249	2378.64220	10.19	<.0001
X12	X12 - grade	1	94681	2208.77951	42.87	<.0001
X13	X13 - sqft_above	1	36.22905	4.47468	8.10	<.0001
X14	X14 - zipcode	1	-606.71648	33.85695	-17.92	<.0001
X15	X15 - lat	1	596625	11015	54.17	<.0001
X16	X16 - long	1	-219376	13476	-16.28	<.0001
X17	X17 - sqft_living15	1	16.96258	3.53370	4.80	<.0001
X18	X18 - sqft_lot15	1	-0.34636	0.07523	-4.60	<.0001
X19	X19 - age_of_house	1	2759.37953	70.70949	39.02	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	18	2.038311E15	1.132395E14	2795.88	<.0001
Error	21594	8.74606E14	40502271278		
Corrected Total	21612	2.912917E15			

Root MSE	201252	R-Square	0.6997
Dependent Mean	540088	Adj R-Sq	0.6995
Coeff Var	37.26276		

Parameter Estimates						
Variable	Label	DF	Parameter Estimate	Standard Error	t Value	Pr > |t|
Intercept	Intercept	1	1126304	2900298	0.39	0.6978
X5	X5 - bedrooms	1	-35787	1891.97583	-18.92	<.0001
X6	X6 - bathrooms	1	41572	3280.28305	12.67	<.0001
X7	X7- sqft_living	1	154.18573	6.17223	24.98	<.0001
X8	X8 - sqft_lot	1	0.12891	0.04793	2.69	0.0072
X9	X9 - floors	1	6629.33612	3596.73364	1.84	0.0653
X10	X10 - view	1	52783	2142.29345	24.64	<.0001
X11	X11 - condition	1	26251	2353.72797	11.15	<.0001
X12	X12 - grade	1	96069	2160.23470	44.47	<.0001
X13	X13 - sqft_above	1	26.20712	6.80775	3.85	0.0001
X14	X14 - zipcode	1	-580.78526	33.03517	-17.58	<.0001
X15	X15 - lat	1	603114	10743	56.14	<.0001
X16	X16 - long	1	-215605	13170	-16.37	<.0001
X17	X17 - sqft_living15	1	21.73534	3.44858	6.30	<.0001
X18	X18 - sqft_lot15	1	-0.38277	0.07327	-5.22	<.0001
X19	X19 - age_of_house	1	2623.67349	72.68580	36.10	<.0001
X20	X20 - basement_present	1	-4944.83787	5265.07778	-0.94	0.3477
X21	X21 - renovated	1	38866	7298.27513	5.33	<.0001
X22	X22 - waterfront_present	1	582742	17363	33.56	<.0001

The REG Procedure

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Descriptive Statistics						
Variable	Sum	Mean	Uncorrected SS	Variance	Standard Deviation	Label
Intercept	21613	1.00000	21613	0	0	Intercept
X5	72854	3.37084	264274	0.86502	0.93006	X5 - bedrooms
X6	45706	2.11476	109477	0.59315	0.77016	X6 - bathrooms
X7	44952873	2079.89974	1.117279E11	843534	918.44090	X7 - sqft_living
X8	326506890	15107	4.201135E13	1715658774	41421	X8 - sqft_lot
X9	32297	1.49431	54563	0.29159	0.53999	X9 - floors
X10	5064.00000	0.23430	13878	0.58724	0.76632	X10 - view
X11	73688	3.40943	260386	0.42347	0.65074	X11 - condition
X12	165488	7.65687	1296982	1.38170	1.17546	X12 - grade
X13	38652488	1788.39069	83945847344	685735	828.09098	X13 - sqft_above
X14	2119758513	98078	2.079016E14	2862.78783	53.50503	X14 - zipcode
X15	1027915	47.56005	48888126	0.01920	0.13856	X15 - lat
X16	-2641409	-122.21390	322817308	0.01983	0.14083	X16 - long
X17	42935359	1986.55249	95445824315	469761	685.39130	X17 - sqft_living15
X18	275964632	12768	1.963578E13	745518225	27304	X18 - sqft_lot15
X19	950861	43.99486	60479775	862.79726	29.37341	X19 - age_of_house
X4	11672925008	540088	9.217325E15	1.347824E11	367127	X4 - price

The REG Procedure

Correlation											
Variable	Label	X5	X6	X7	X8	X9	X10	X11	X12	X13	X14
X5	X5 - bedrooms	1.0000	0.5159	0.5767	0.0317	0.1754	0.0795	0.0285	0.3570	0.4776	-0.1527
X6	X6 - bathrooms	0.5159	1.0000	0.7547	0.0877	0.5007	0.1877	-0.1250	0.6650	0.6853	-0.2039
X7	X7- sqft_living	0.5767	0.7547	1.0000	0.1728	0.3539	0.2846	-0.0588	0.7627	0.8766	-0.1994
X8	X8 - sqft_lot	0.0317	0.0877	0.1728	1.0000	-0.0052	0.0747	-0.0090	0.1136	0.1835	-0.1296
X9	X9 - floors	0.1754	0.5007	0.3539	-0.0052	1.0000	0.0294	-0.2638	0.4582	0.5239	-0.0591
X10	X10 - view	0.0795	0.1877	0.2846	0.0747	0.0294	1.0000	0.0460	0.2513	0.1676	0.0848
X11	X11 - condition	0.0285	-0.1250	-0.0588	-0.0090	-0.2638	0.0460	1.0000	-0.1447	-0.1582	0.0030
X12	X12 - grade	0.3570	0.6650	0.7627	0.1136	0.4582	0.2513	-0.1447	1.0000	0.7559	-0.1849
X13	X13 - sqft_above	0.4776	0.6853	0.8766	0.1835	0.5239	0.1676	-0.1582	0.7559	1.0000	-0.2612
X14	X14 - zipcode	-0.1527	-0.2039	-0.1994	-0.1296	-0.0591	0.0848	0.0030	-0.1849	-0.2612	1.0000
X15	X15 - lat	-0.0089	0.0246	0.0525	-0.0857	0.0496	0.0062	-0.0149	0.1141	-0.0008	0.2670
X16	X16 - long	0.1295	0.2230	0.2402	0.2295	0.1254	-0.0784	-0.1065	0.1984	0.3438	-0.5641
X17	X17 - sqft_living15	0.3916	0.5686	0.7564	0.1446	0.2799	0.2804	-0.0928	0.7132	0.7319	-0.2790
X18	X18 - sqft_lot15	0.0292	0.0872	0.1833	0.7186	-0.0113	0.0726	-0.0034	0.1192	0.1940	-0.1472
X19	X19 - age_of_house	-0.1542	-0.5060	-0.3180	-0.0531	-0.4893	0.0534	0.3614	-0.4470	-0.4239	0.3469
X4	X4 - price	0.3083	0.5251	0.7020	0.0897	0.2568	0.3973	0.0364	0.6674	0.6056	-0.0532

Correlation							
Variable	Label	X15	X16	X17	X18	X19	X4
X5	X5 - bedrooms	-0.0089	0.1295	0.3916	0.0292	-0.1542	0.3083
X6	X6 - bathrooms	0.0246	0.2230	0.5686	0.0872	-0.5060	0.5251
X7	X7- sqft_living	0.0525	0.2402	0.7564	0.1833	-0.3180	0.7020
X8	X8 - sqft_lot	-0.0857	0.2295	0.1446	0.7186	-0.0531	0.0897
X9	X9 - floors	0.0496	0.1254	0.2799	-0.0113	-0.4893	0.2568
X10	X10 - view	0.0062	-0.0784	0.2804	0.0726	0.0534	0.3973
X11	X11 - condition	-0.0149	-0.1065	-0.0928	-0.0034	0.3614	0.0364
X12	X12 - grade	0.1141	0.1984	0.7132	0.1192	-0.4470	0.6674
X13	X13 - sqft_above	-0.0008	0.3438	0.7319	0.1940	-0.4239	0.6056
X14	X14 - zipcode	0.2670	-0.5641	-0.2790	-0.1472	0.3469	-0.0532
X15	X15 - lat	1.0000	-0.1355	0.0489	-0.0864	0.1481	0.3070
X16	X16 - long	-0.1355	1.0000	0.3346	0.2545	-0.4094	0.0216
X17	X17 - sqft_living15	0.0489	0.3346	1.0000	0.1832	-0.3262	0.5854
X18	X18 - sqft_lot15	-0.0864	0.2545	0.1832	1.0000	-0.0710	0.0824
X19	X19 - age_of_house	0.1481	-0.4094	-0.3262	-0.0710	1.0000	-0.0540
X4	X4 - price	0.3070	0.0216	0.5854	0.0824	-0.0540	1.0000

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Stepwise Selection: Step 1

Variable X7 Entered: R-Square = 0.4929 and C(p) = 12978.38

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	1.43564E15	1.43564E15	21001.9	<.0001
Error	21611	1.477276E15	68357612435		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-43581	4402.68969	6.697921E12	97.98	<.0001
X7	280.62357	1.93640	1.43564E15	21001.9	<.0001

Bounds on condition number: 1, 1

Stepwise Selection: Step 2

Variable X15 Entered: R-Square = 0.5660 and C(p) = 7990.197

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	1.648778E15	8.243892E14	14092.6	<.0001
Error	21610	1.264138E15	58497845318		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34164850	565296	2.136716E14	3652.64	<.0001
X7	274.93589	1.79379	1.374233E15	23492.0	<.0001
X15	717684	11890	2.131379E14	3643.52	<.0001

Bounds on condition number: 1.0028, 4.0111

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 3

Variable X10 Entered: R-Square = 0.6095 and C(p) = 5027.397

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	1.775409E15	5.91803E14	11242.4	<.0001
Error	21609	1.137508E15	52640456949		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34379400	536266	2.163493E14	4109.94	<.0001
X7	250.15080	1.77507	1.04543E15	19859.8	<.0001
X10	104202	2124.54025	1.266308E14	2405.58	<.0001
X15	722766	11279	2.161487E14	4106.13	<.0001

Bounds on condition number: 1.0912, 9.5469

Stepwise Selection: Step 4

Variable X12 Entered: R-Square = 0.6360 and C(p) = 3224.614

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	1.852494E15	4.631235E14	9436.96	<.0001
Error	21608	1.060423E15	49075470665		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-32444405	520086	1.909828E14	3891.61	<.0001
X7	174.32621	2.56861	2.260442E14	4606.05	<.0001
X10	99587	2054.63996	1.152929E14	2349.30	<.0001
X12	79207	1998.53740	7.708486E13	1570.74	<.0001
X15	672667	10964	1.847338E14	3764.28	<.0001

Bounds on condition number: 2.4509, 27.958

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 5

Variable X19 Entered: R-Square = 0.6666 and C(p) = 1139.456

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	1.941639E15	3.883279E14	8638.73	<.0001
Error	21607	9.712773E14	44951972252		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27468141	510146	1.303224E14	2899.15	<.0001
X7	171.70632	2.45904	2.191754E14	4875.77	<.0001
X10	82038	2005.52848	7.521722E13	1673.28	<.0001
X12	113764	2064.15103	1.365452E14	3037.58	<.0001
X15	560304	10792	1.211661E14	2695.46	<.0001
X19	2561.45011	57.51890	8.914551E13	1983.13	<.0001

Bounds on condition number: 2.8304, 44.329

Stepwise Selection: Step 6

Variable X5 Entered: R-Square = 0.6704 and C(p) = 881.6202

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	1.952737E15	3.254562E14	7323.43	<.0001
Error	21606	9.601793E14	44440401573		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27104100	507757	1.266297E14	2849.43	<.0001
X5	-30369	1921.75875	1.109795E13	249.73	<.0001
X7	194.59367	2.84177	2.083808E14	4688.99	<.0001
X10	78822	2004.44121	6.871999E13	1546.34	<.0001
X12	109421	2070.69081	1.240937E14	2792.36	<.0001
X15	554507	10737	1.185332E14	2667.24	<.0001
X19	2571.65485	57.19431	8.984577E13	2021.71	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 6

Bounds on condition number: 3.3128, 68.063

Stepwise Selection: Step 7

Variable X6 Entered: R-Square = 0.6735 and C(p) = 667.2170

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	1.96198E15	2.802829E14	6367.95	<.0001
Error	21605	9.509364E14	44014646124		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-26744296	505929	1.229931E14	2794.37	<.0001
X5	-36159	1953.82263	1.507522E13	342.50	<.0001
X6	46455	3205.74755	9.242887E12	210.00	<.0001
X7	175.32395	3.12514	1.385287E14	3147.33	<.0001
X10	77581	1996.65160	6.64521E13	1509.77	<.0001
X12	106552	2070.23697	1.165952E14	2649.01	<.0001
X15	546271	10700	1.147137E14	2606.26	<.0001
X19	2924.27755	61.90291	9.822278E13	2231.59	<.0001

Bounds on condition number: 4.0452, 107.94

Stepwise Selection: Step 8

Variable X14 Entered: R-Square = 0.6763 and C(p) = 483.7452

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	8	1.969902E15	2.462378E14	5641.19	<.0001
Error	21604	9.430147E14	43650002888		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 8

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	10695870	2824493	6.259439E11	14.34	0.0002
X5	-37356	1947.74079	1.605648E13	367.85	<.0001
X6	48517	3196.10803	1.00585E13	230.44	<.0001
X7	171.45942	3.12536	1.313728E14	3009.69	<.0001
X10	80696	2001.76198	7.093604E13	1625.11	<.0001
X12	106156	2061.85273	1.157075E14	2650.80	<.0001
X14	-399.28233	29.63884	7.921767E12	181.48	<.0001
X15	582476	10990	1.226234E14	2809.24	<.0001
X19	3122.92556	63.38501	1.059581E14	2427.45	<.0001

Bounds on condition number: 4.0796, 135.1

Stepwise Selection: Step 9

Variable X16 Entered: R-Square = 0.6799 and C(p) = 241.0421

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	9	1.980354E15	2.200393E14	5097.25	<.0001
Error	21603	9.32563E14	43168219530		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	10207416	2809038	5.700074E11	13.20	0.0003
X5	-38399	1938.12169	1.69454E13	392.54	<.0001
X6	44756	3187.60002	8.510122E12	197.14	<.0001
X7	179.45352	3.15024	1.400811E14	3245.00	<.0001
X10	79049	1993.49861	6.787675E13	1572.38	<.0001
X12	103188	2059.29811	1.083887E14	2510.84	<.0001
X14	-646.24106	33.47634	1.608708E13	372.66	<.0001
X15	589418	10938	1.253547E14	2903.87	<.0001
X16	-199725	12836	1.045162E13	242.11	<.0001
X19	2855.83084	65.32969	8.249125E13	1910.93	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 9

Bounds on condition number: 4.191, 172.55

Stepwise Selection: Step 10

Variable X13 Entered: R-Square = 0.6812 and C(p) = 153.9069

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	10	1.984161E15	1.984161E14	4614.97	<.0001
Error	21602	9.28756E14	42993979810		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	7822660	2814795	3.320649E11	7.72	0.0055
X5	-37750	1935.43707	1.635627E13	380.43	<.0001
X6	46461	3186.31623	9.141211E12	212.62	<.0001
X7	154.06057	4.14316	5.944651E13	1382.67	<.0001
X10	81985	2013.79454	7.126006E13	1657.44	<.0001
X12	98306	2119.61355	9.248119E13	2151.03	<.0001
X13	37.34587	3.96871	3.807095E12	88.55	<.0001
X14	-653.88230	33.41858	1.646004E13	382.85	<.0001
X15	597965	10954	1.281296E14	2980.18	<.0001
X16	-222153	13030	1.249801E13	290.69	<.0001
X19	2938.82059	65.79150	8.578557E13	1995.29	<.0001

Bounds on condition number: 7.2787, 280.16

Stepwise Selection: Step 11

Variable X11 Entered: R-Square = 0.6826 and C(p) = 57.9662

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	1.988344E15	1.807585E14	4223.10	<.0001
Error	21601	9.245728E14	42802313106		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 11

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	3750299	2838563	74713999995	1.75	0.1864
X5	-38583	1932.95608	1.70537E13	398.43	<.0001
X6	45531	3180.59560	8.771493E12	204.93	<.0001
X7	150.63871	4.14838	5.643941E13	1318.61	<.0001
X10	81853	2009.34521	7.10275E13	1659.43	<.0001
X11	23478	2374.89029	4.183186E12	97.73	<.0001
X12	98134	2114.95530	9.215145E13	2152.95	<.0001
X13	42.32555	3.99176	4.812189E12	112.43	<.0001
X14	-615.98695	33.56362	1.441692E13	336.83	<.0001
X15	603747	10945	1.302464E14	3042.98	<.0001
X16	-222269	13001	1.251109E13	292.30	<.0001
X19	2728.81098	68.99635	6.695174E13	1564.21	<.0001

Bounds on condition number: 7.3297, 325.47

Stepwise Selection: Step 12

Variable X18 Entered: R-Square = 0.6829 and C(p) = 38.7640

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	12	1.98925E15	1.657708E14	3876.56	<.0001
Error	21600	9.236672E14	42762369851		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5259126	2856120	1.449893E11	3.39	0.0656
X5	-39356	1939.33122	1.761043E13	411.82	<.0001
X6	44810	3182.97232	8.4752E12	198.19	<.0001
X7	152.37971	4.16367	5.727473E13	1339.37	<.0001
X10	82243	2010.19310	7.157832E13	1673.86	<.0001
X11	23579	2373.88290	4.218813E12	98.66	<.0001
X12	97933	2114.41832	9.173573E13	2145.24	<.0001
X13	42.80947	3.99129	4.919438E12	115.04	<.0001
X14	-615.25334	33.54834	1.438228E13	336.33	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 12

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
X15	600224	10966	1.281031E14	2995.70	<.0001
X16	-210733	13234	1.084264E13	253.56	<.0001
X18	-0.25058	0.05445	9.055766E11	21.18	<.0001
X19	2741.73714	69.02133	6.74756E13	1577.92	<.0001

Bounds on condition number: 7.3908, 370.39

Stepwise Selection: Step 13

Variable X17 Entered: R-Square = 0.6832 and C(p) = 20.9007

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	13	1.990098E15	1.530845E14	3583.01	<.0001
Error	21599	9.228188E14	42725070538		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	2669662	2913415	35874911154	0.84	0.3595
X5	-39327	1938.49569	1.758488E13	411.58	<.0001
X6	45819	3189.62506	8.816404E12	206.35	<.0001
X7	147.81066	4.28630	5.080764E13	1189.18	<.0001
X10	80867	2032.89369	6.760783E13	1582.39	<.0001
X11	23814	2373.43551	4.301352E12	100.68	<.0001
X12	95214	2199.80524	8.004193E13	1873.42	<.0001
X13	40.97393	4.01075	4.459087E12	104.37	<.0001
X14	-599.53823	33.71863	1.350755E13	316.15	<.0001
X15	597945	10974	1.268562E14	2969.13	<.0001
X16	-220200	13398	1.154101E13	270.12	<.0001
X17	15.61478	3.50412	8.483902E11	19.86	<.0001
X18	-0.25400	0.05443	9.303015E11	21.77	<.0001
X19	2731.00586	69.03324	6.686695E13	1565.05	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 13

Bounds on condition number: 7.8393, 450.63

Stepwise Selection: Step 14

Variable X9 Entered: R-Square = 0.6833 and C(p) = 17.7921

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	14	1.990316E15	1.421654E14	3328.08	<.0001
Error	21598	9.226006E14	42716946275		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	3766844	2953311	69492355522	1.63	0.2022
X5	-39201	1939.11741	1.745755E13	408.68	<.0001
X6	43800	3312.04251	7.470648E12	174.89	<.0001
X7	150.92995	4.50264	4.799726E13	1123.61	<.0001
X9	8332.18881	3686.70929	2.181929E11	5.11	0.0238
X10	80731	2033.59194	6.732142E13	1575.99	<.0001
X11	24171	2378.46233	4.411748E12	103.28	<.0001
X12	94767	2208.47964	7.865514E13	1841.31	<.0001
X13	36.49737	4.47285	2.844169E12	66.58	<.0001
X14	-606.57942	33.85907	1.370963E13	320.94	<.0001
X15	595913	11009	1.251551E14	2929.87	<.0001
X16	-217596	13446	1.118697E13	261.89	<.0001
X17	16.51989	3.52660	9.373494E11	21.94	<.0001
X18	-0.24549	0.05456	8.64866E11	20.25	<.0001
X19	2765.07512	70.65354	6.542538E13	1531.60	<.0001

Bounds on condition number: 8.6523, 550.14

All variables left in the model are significant at the 0.1500 level.

No other variable met the 0.0500 significance level for entry into the model.

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Summary of Stepwise Selection									
Step	Variable Entered	Variable Removed	Label	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	X7		X7- sqft_living	1	0.4929	0.4929	12978.4	21001.9	<.0001
2	X15		X15 - lat	2	0.0732	0.5660	7990.20	3643.52	<.0001
3	X10		X10 - view	3	0.0435	0.6095	5027.40	2405.58	<.0001
4	X12		X12 - grade	4	0.0265	0.6360	3224.61	1570.74	<.0001
5	X19		X19 - age_of_house	5	0.0306	0.6666	1139.46	1983.13	<.0001
6	X5		X5 - bedrooms	6	0.0038	0.6704	881.620	249.73	<.0001
7	X6		X6 - bathrooms	7	0.0032	0.6735	667.217	210.00	<.0001
8	X14		X14 - zipcode	8	0.0027	0.6763	483.745	181.48	<.0001
9	X16		X16 - long	9	0.0036	0.6799	241.042	242.11	<.0001
10	X13		X13 - sqft_above	10	0.0013	0.6812	153.907	88.55	<.0001
11	X11		X11 - condition	11	0.0014	0.6826	57.9662	97.73	<.0001
12	X18		X18 - sqft_lot15	12	0.0003	0.6829	38.7640	21.18	<.0001
13	X17		X17 - sqft_living15	13	0.0003	0.6832	20.9007	19.86	<.0001
14	X9		X9 - floors	14	0.0001	0.6833	17.7921	5.11	0.0238

The REG Procedure

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Descriptive Statistics						
Variable	Sum	Mean	Uncorrected SS	Variance	Standard Deviation	Label
Intercept	21613	1.00000	21613	0	0	Intercept
X5	72854	3.37084	264274	0.86502	0.93006	X5 - bedrooms
X6	45706	2.11476	109477	0.59315	0.77016	X6 - bathrooms
X7	44952873	2079.89974	1.117279E11	843534	918.44090	X7 - sqft_living
X9	32297	1.49431	54563	0.29159	0.53999	X9 - floors
X10	5064.00000	0.23430	13878	0.58724	0.76632	X10 - view
X11	73688	3.40943	260386	0.42347	0.65074	X11 - condition
X12	165488	7.65687	1296982	1.38170	1.17546	X12 - grade
X13	38652488	1788.39069	83945847344	685735	828.09098	X13 - sqft_above
X14	2119758513	98078	2.079016E14	2862.78783	53.50503	X14 - zipcode
X15	1027915	47.56005	48888126	0.01920	0.13856	X15 - lat
X16	-2641409	-122.21390	322817308	0.01983	0.14083	X16 - long
X17	42935359	1986.55249	95445824315	469761	685.39130	X17 - sqft_living15
X18	275964632	12768	1.963578E13	745518225	27304	X18 - sqft_lot15
X19	950861	43.99486	60479775	862.79726	29.37341	X19 - age_of_house
X4	11672925008	540088	9.217325E15	1.347824E11	367127	X4 - price

The REG Procedure

Correlation										
Variable	Label	X5	X6	X7	X9	X10	X11	X12	X13	X14
X5	X5 - bedrooms	1.0000	0.5159	0.5767	0.1754	0.0795	0.0285	0.3570	0.4776	-0.1527
X6	X6 - bathrooms	0.5159	1.0000	0.7547	0.5007	0.1877	-0.1250	0.6650	0.6853	-0.2039
X7	X7- sqft_living	0.5767	0.7547	1.0000	0.3539	0.2846	-0.0588	0.7627	0.8766	-0.1994
X9	X9 - floors	0.1754	0.5007	0.3539	1.0000	0.0294	-0.2638	0.4582	0.5239	-0.0591
X10	X10 - view	0.0795	0.1877	0.2846	0.0294	1.0000	0.0460	0.2513	0.1676	0.0848
X11	X11 - condition	0.0285	-0.1250	-0.0588	-0.2638	0.0460	1.0000	-0.1447	-0.1582	0.0030
X12	X12 - grade	0.3570	0.6650	0.7627	0.4582	0.2513	-0.1447	1.0000	0.7559	-0.1849
X13	X13 - sqft_above	0.4776	0.6853	0.8766	0.5239	0.1676	-0.1582	0.7559	1.0000	-0.2612
X14	X14 - zipcode	-0.1527	-0.2039	-0.1994	-0.0591	0.0848	0.0030	-0.1849	-0.2612	1.0000
X15	X15 - lat	-0.0089	0.0246	0.0525	0.0496	0.0062	-0.0149	0.1141	-0.0008	0.2670
X16	X16 - long	0.1295	0.2230	0.2402	0.1254	-0.0784	-0.1065	0.1984	0.3438	-0.5641
X17	X17 - sqft_living15	0.3916	0.5686	0.7564	0.2799	0.2804	-0.0928	0.7132	0.7319	-0.2790
X18	X18 - sqft_lot15	0.0292	0.0872	0.1833	-0.0113	0.0726	-0.0034	0.1192	0.1940	-0.1472
X19	X19 - age_of_house	-0.1542	-0.5060	-0.3180	-0.4893	0.0534	0.3614	-0.4470	-0.4239	0.3469
X4	X4 - price	0.3083	0.5251	0.7020	0.2568	0.3973	0.0364	0.6674	0.6056	-0.0532

Correlation							
Variable	Label	X15	X16	X17	X18	X19	X4
X5	X5 - bedrooms	-0.0089	0.1295	0.3916	0.0292	-0.1542	0.3083
X6	X6 - bathrooms	0.0246	0.2230	0.5686	0.0872	-0.5060	0.5251
X7	X7- sqft_living	0.0525	0.2402	0.7564	0.1833	-0.3180	0.7020
X9	X9 - floors	0.0496	0.1254	0.2799	-0.0113	-0.4893	0.2568
X10	X10 - view	0.0062	-0.0784	0.2804	0.0726	0.0534	0.3973
X11	X11 - condition	-0.0149	-0.1065	-0.0928	-0.0034	0.3614	0.0364
X12	X12 - grade	0.1141	0.1984	0.7132	0.1192	-0.4470	0.6674
X13	X13 - sqft_above	-0.0008	0.3438	0.7319	0.1940	-0.4239	0.6056
X14	X14 - zipcode	0.2670	-0.5641	-0.2790	-0.1472	0.3469	-0.0532
X15	X15 - lat	1.0000	-0.1355	0.0489	-0.0864	0.1481	0.3070
X16	X16 - long	-0.1355	1.0000	0.3346	0.2545	-0.4094	0.0216
X17	X17 - sqft_living15	0.0489	0.3346	1.0000	0.1832	-0.3262	0.5854
X18	X18 - sqft_lot15	-0.0864	0.2545	0.1832	1.0000	-0.0710	0.0824
X19	X19 - age_of_house	0.1481	-0.4094	-0.3262	-0.0710	1.0000	-0.0540
X4	X4 - price	0.3070	0.0216	0.5854	0.0824	-0.0540	1.0000

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Stepwise Selection: Step 1

Variable X7 Entered: R-Square = 0.4929 and C(p) = 12973.91

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	1.43564E15	1.43564E15	21001.9	<.0001
Error	21611	1.477276E15	68357612435		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-43581	4402.68969	6.697921E12	97.98	<.0001
X7	280.62357	1.93640	1.43564E15	21001.9	<.0001

Bounds on condition number: 1, 1

Stepwise Selection: Step 2

Variable X15 Entered: R-Square = 0.5660 and C(p) = 7986.371

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	1.648778E15	8.243892E14	14092.6	<.0001
Error	21610	1.264138E15	58497845318		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34164850	565296	2.136716E14	3652.64	<.0001
X7	274.93589	1.79379	1.374233E15	23492.0	<.0001
X15	717684	11890	2.131379E14	3643.52	<.0001

Bounds on condition number: 1.0028, 4.0111

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 3

Variable X10 Entered: R-Square = 0.6095 and C(p) = 5023.955

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	1.775409E15	5.91803E14	11242.4	<.0001
Error	21609	1.137508E15	52640456949		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34379400	536266	2.163493E14	4109.94	<.0001
X7	250.15080	1.77507	1.04543E15	19859.8	<.0001
X10	104202	2124.54025	1.266308E14	2405.58	<.0001
X15	722766	11279	2.161487E14	4106.13	<.0001

Bounds on condition number: 1.0912, 9.5469

Stepwise Selection: Step 4

Variable X12 Entered: R-Square = 0.6360 and C(p) = 3221.405

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	1.852494E15	4.631235E14	9436.96	<.0001
Error	21608	1.060423E15	49075470665		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-32444405	520086	1.909828E14	3891.61	<.0001
X7	174.32621	2.56861	2.260442E14	4606.05	<.0001
X10	99587	2054.63996	1.152929E14	2349.30	<.0001
X12	79207	1998.53740	7.708486E13	1570.74	<.0001
X15	672667	10964	1.847338E14	3764.28	<.0001

Bounds on condition number: 2.4509, 27.958

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 5

Variable X19 Entered: R-Square = 0.6666 and C(p) = 1136.516

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	1.941639E15	3.883279E14	8638.73	<.0001
Error	21607	9.712773E14	44951972252		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27468141	510146	1.303224E14	2899.15	<.0001
X7	171.70632	2.45904	2.191754E14	4875.77	<.0001
X10	82038	2005.52848	7.521722E13	1673.28	<.0001
X12	113764	2064.15103	1.365452E14	3037.58	<.0001
X15	560304	10792	1.211661E14	2695.46	<.0001
X19	2561.45011	57.51890	8.914551E13	1983.13	<.0001

Bounds on condition number: 2.8304, 44.329

Stepwise Selection: Step 6

Variable X5 Entered: R-Square = 0.6704 and C(p) = 878.7144

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	1.952737E15	3.254562E14	7323.43	<.0001
Error	21606	9.601793E14	44440401573		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27104100	507757	1.266297E14	2849.43	<.0001
X5	-30369	1921.75875	1.109795E13	249.73	<.0001
X7	194.59367	2.84177	2.083808E14	4688.99	<.0001
X10	78822	2004.44121	6.871999E13	1546.34	<.0001
X12	109421	2070.69081	1.240937E14	2792.36	<.0001
X15	554507	10737	1.185332E14	2667.24	<.0001
X19	2571.65485	57.19431	8.984577E13	2021.71	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 6

Bounds on condition number: 3.3128, 68.063

Stepwise Selection: Step 7

Variable X6 Entered: R-Square = 0.6735 and C(p) = 664.3392

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	1.96198E15	2.802829E14	6367.95	<.0001
Error	21605	9.509364E14	44014646124		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-26744296	505929	1.229931E14	2794.37	<.0001
X5	-36159	1953.82263	1.507522E13	342.50	<.0001
X6	46455	3205.74755	9.242887E12	210.00	<.0001
X7	175.32395	3.12514	1.385287E14	3147.33	<.0001
X10	77581	1996.65160	6.64521E13	1509.77	<.0001
X12	106552	2070.23697	1.165952E14	2649.01	<.0001
X15	546271	10700	1.147137E14	2606.26	<.0001
X19	2924.27755	61.90291	9.822278E13	2231.59	<.0001

Bounds on condition number: 4.0452, 107.94

Stepwise Selection: Step 8

Variable X14 Entered: R-Square = 0.6763 and C(p) = 480.8913

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	8	1.969902E15	2.462378E14	5641.19	<.0001
Error	21604	9.430147E14	43650002888		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 8

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	10695870	2824493	6.259439E11	14.34	0.0002
X5	-37356	1947.74079	1.605648E13	367.85	<.0001
X6	48517	3196.10803	1.00585E13	230.44	<.0001
X7	171.45942	3.12536	1.313728E14	3009.69	<.0001
X10	80696	2001.76198	7.093604E13	1625.11	<.0001
X12	106156	2061.85273	1.157075E14	2650.80	<.0001
X14	-399.28233	29.63884	7.921767E12	181.48	<.0001
X15	582476	10990	1.226234E14	2809.24	<.0001
X19	3122.92556	63.38501	1.059581E14	2427.45	<.0001

Bounds on condition number: 4.0796, 135.1

Stepwise Selection: Step 9

Variable X16 Entered: R-Square = 0.6799 and C(p) = 238.2199

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	9	1.980354E15	2.200393E14	5097.25	<.0001
Error	21603	9.32563E14	43168219530		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	10207416	2809038	5.700074E11	13.20	0.0003
X5	-38399	1938.12169	1.69454E13	392.54	<.0001
X6	44756	3187.60002	8.510122E12	197.14	<.0001
X7	179.45352	3.15024	1.400811E14	3245.00	<.0001
X10	79049	1993.49861	6.787675E13	1572.38	<.0001
X12	103188	2059.29811	1.083887E14	2510.84	<.0001
X14	-646.24106	33.47634	1.608708E13	372.66	<.0001
X15	589418	10938	1.253547E14	2903.87	<.0001
X16	-199725	12836	1.045162E13	242.11	<.0001
X19	2855.83084	65.32969	8.249125E13	1910.93	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 9

Bounds on condition number: 4.191, 172.55

Stepwise Selection: Step 10

Variable X13 Entered: R-Square = 0.6812 and C(p) = 151.0961

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	10	1.984161E15	1.984161E14	4614.97	<.0001
Error	21602	9.28756E14	42993979810		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	7822660	2814795	3.320649E11	7.72	0.0055
X5	-37750	1935.43707	1.635627E13	380.43	<.0001
X6	46461	3186.31623	9.141211E12	212.62	<.0001
X7	154.06057	4.14316	5.944651E13	1382.67	<.0001
X10	81985	2013.79454	7.126006E13	1657.44	<.0001
X12	98306	2119.61355	9.248119E13	2151.03	<.0001
X13	37.34587	3.96871	3.807095E12	88.55	<.0001
X14	-653.88230	33.41858	1.646004E13	382.85	<.0001
X15	597965	10954	1.281296E14	2980.18	<.0001
X16	-222153	13030	1.249801E13	290.69	<.0001
X19	2938.82059	65.79150	8.578557E13	1995.29	<.0001

Bounds on condition number: 7.2787, 280.16

Stepwise Selection: Step 11

Variable X11 Entered: R-Square = 0.6826 and C(p) = 55.1681

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	1.988344E15	1.807585E14	4223.10	<.0001
Error	21601	9.245728E14	42802313106		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 11

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	3750299	2838563	74713999995	1.75	0.1864
X5	-38583	1932.95608	1.70537E13	398.43	<.0001
X6	45531	3180.59560	8.771493E12	204.93	<.0001
X7	150.63871	4.14838	5.643941E13	1318.61	<.0001
X10	81853	2009.34521	7.10275E13	1659.43	<.0001
X11	23478	2374.89029	4.183186E12	97.73	<.0001
X12	98134	2114.95530	9.215145E13	2152.95	<.0001
X13	42.32555	3.99176	4.812189E12	112.43	<.0001
X14	-615.98695	33.56362	1.441692E13	336.83	<.0001
X15	603747	10945	1.302464E14	3042.98	<.0001
X16	-222269	13001	1.251109E13	292.30	<.0001
X19	2728.81098	68.99635	6.695174E13	1564.21	<.0001

Bounds on condition number: 7.3297, 325.47

Stepwise Selection: Step 12

Variable X18 Entered: R-Square = 0.6829 and C(p) = 35.9686

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	12	1.98925E15	1.657708E14	3876.56	<.0001
Error	21600	9.236672E14	42762369851		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	5259126	2856120	1.449893E11	3.39	0.0656
X5	-39356	1939.33122	1.761043E13	411.82	<.0001
X6	44810	3182.97232	8.4752E12	198.19	<.0001
X7	152.37971	4.16367	5.727473E13	1339.37	<.0001
X10	82243	2010.19310	7.157832E13	1673.86	<.0001
X11	23579	2373.88290	4.218813E12	98.66	<.0001
X12	97933	2114.41832	9.173573E13	2145.24	<.0001
X13	42.80947	3.99129	4.919438E12	115.04	<.0001
X14	-615.25334	33.54834	1.438228E13	336.33	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 12

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
X15	600224	10966	1.281031E14	2995.70	<.0001
X16	-210733	13234	1.084264E13	253.56	<.0001
X18	-0.25058	0.05445	9.055766E11	21.18	<.0001
X19	2741.73714	69.02133	6.74756E13	1577.92	<.0001

Bounds on condition number: 7.3908, 370.39

Stepwise Selection: Step 13

Variable X17 Entered: R-Square = 0.6832 and C(p) = 18.1079

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	13	1.990098E15	1.530845E14	3583.01	<.0001
Error	21599	9.228188E14	42725070538		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	2669662	2913415	35874911154	0.84	0.3595
X5	-39327	1938.49569	1.758488E13	411.58	<.0001
X6	45819	3189.62506	8.816404E12	206.35	<.0001
X7	147.81066	4.28630	5.080764E13	1189.18	<.0001
X10	80867	2032.89369	6.760783E13	1582.39	<.0001
X11	23814	2373.43551	4.301352E12	100.68	<.0001
X12	95214	2199.80524	8.004193E13	1873.42	<.0001
X13	40.97393	4.01075	4.459087E12	104.37	<.0001
X14	-599.53823	33.71863	1.350755E13	316.15	<.0001
X15	597945	10974	1.268562E14	2969.13	<.0001
X16	-220200	13398	1.154101E13	270.12	<.0001
X17	15.61478	3.50412	8.483902E11	19.86	<.0001
X18	-0.25400	0.05443	9.303015E11	21.77	<.0001
X19	2731.00586	69.03324	6.686695E13	1565.05	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 13

Bounds on condition number: 7.8393, 450.63

Stepwise Selection: Step 14

Variable X9 Entered: R-Square = 0.6833 and C(p) = 15.0000

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	14	1.990316E15	1.421654E14	3328.08	<.0001
Error	21598	9.226006E14	42716946275		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	3766844	2953311	69492355522	1.63	0.2022
X5	-39201	1939.11741	1.745755E13	408.68	<.0001
X6	43800	3312.04251	7.470648E12	174.89	<.0001
X7	150.92995	4.50264	4.799726E13	1123.61	<.0001
X9	8332.18881	3686.70929	2.181929E11	5.11	0.0238
X10	80731	2033.59194	6.732142E13	1575.99	<.0001
X11	24171	2378.46233	4.411748E12	103.28	<.0001
X12	94767	2208.47964	7.865514E13	1841.31	<.0001
X13	36.49737	4.47285	2.844169E12	66.58	<.0001
X14	-606.57942	33.85907	1.370963E13	320.94	<.0001
X15	595913	11009	1.251551E14	2929.87	<.0001
X16	-217596	13446	1.118697E13	261.89	<.0001
X17	16.51989	3.52660	9.373494E11	21.94	<.0001
X18	-0.24549	0.05456	8.64866E11	20.25	<.0001
X19	2765.07512	70.65354	6.542538E13	1531.60	<.0001

Bounds on condition number: 8.6523, 550.14

All variables left in the model are significant at the 0.1500 level.

All variables have been entered into the model.

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Summary of Stepwise Selection									
Step	Variable Entered	Variable Removed	Label	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	X7		X7- sqft_living	1	0.4929	0.4929	12973.9	21001.9	<.0001
2	X15		X15 - lat	2	0.0732	0.5660	7986.37	3643.52	<.0001
3	X10		X10 - view	3	0.0435	0.6095	5023.95	2405.58	<.0001
4	X12		X12 - grade	4	0.0265	0.6360	3221.40	1570.74	<.0001
5	X19		X19 - age_of_house	5	0.0306	0.6666	1136.52	1983.13	<.0001
6	X5		X5 - bedrooms	6	0.0038	0.6704	878.714	249.73	<.0001
7	X6		X6 - bathrooms	7	0.0032	0.6735	664.339	210.00	<.0001
8	X14		X14 - zipcode	8	0.0027	0.6763	480.891	181.48	<.0001
9	X16		X16 - long	9	0.0036	0.6799	238.220	242.11	<.0001
10	X13		X13 - sqft_above	10	0.0013	0.6812	151.096	88.55	<.0001
11	X11		X11 - condition	11	0.0014	0.6826	55.1681	97.73	<.0001
12	X18		X18 - sqft_lot15	12	0.0003	0.6829	35.9686	21.18	<.0001
13	X17		X17 - sqft_living15	13	0.0003	0.6832	18.1079	19.86	<.0001
14	X9		X9 - floors	14	0.0001	0.6833	15.0000	5.11	0.0238

The REG Procedure

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Descriptive Statistics						
Variable	Sum	Mean	Uncorrected SS	Variance	Standard Deviation	Label
Intercept	21613	1.00000	21613	0	0	Intercept
X5	72854	3.37084	264274	0.86502	0.93006	X5 - bedrooms
X6	45706	2.11476	109477	0.59315	0.77016	X6 - bathrooms
X7	44952873	2079.89974	1.117279E11	843534	918.44090	X7- sqft_living
X8	326506890	15107	4.201135E13	1715658774	41421	X8 - sqft_lot
X9	32297	1.49431	54563	0.29159	0.53999	X9 - floors
X10	5064.00000	0.23430	13878	0.58724	0.76632	X10 - view
X11	73688	3.40943	260386	0.42347	0.65074	X11 - condition
X12	165488	7.65687	1296982	1.38170	1.17546	X12 - grade
X13	38652488	1788.39069	83945847344	685735	828.09098	X13 - sqft_above
X14	2119758513	98078	2.079016E14	2862.78783	53.50503	X14 - zipcode
X15	1027915	47.56005	48888126	0.01920	0.13856	X15 - lat
X16	-2641409	-122.21390	322817308	0.01983	0.14083	X16 - long
X17	42935359	1986.55249	95445824315	469761	685.39130	X17 - sqft_living15
X18	275964632	12768	1.963578E13	745518225	27304	X18 - sqft_lot15
X19	950861	43.99486	60479775	862.79726	29.37341	X19 - age_of_house
X20	8487.00000	0.39268	8487.00000	0.23849	0.48836	X20 - basement_present
X21	914.00000	0.04229	914.00000	0.04050	0.20125	X21 - renovated
X22	163.00000	0.00754	163.00000	0.00749	0.08652	X22 - waterfront_present
X4	11672925008	540088	9.217325E15	1.347824E11	367127	X4 - price

The REG Procedure

Correlation											
Variable	Label	X5	X6	X7	X8	X9	X10	X11	X12	X13	X14
X5	X5 - bedrooms	1.0000	0.5159	0.5767	0.0317	0.1754	0.0795	0.0285	0.3570	0.4776	-0.1527
X6	X6 - bathrooms	0.5159	1.0000	0.7547	0.0877	0.5007	0.1877	-0.1250	0.6650	0.6853	-0.2039
X7	X7 - sqft_living	0.5767	0.7547	1.0000	0.1728	0.3539	0.2846	-0.0588	0.7627	0.8766	-0.1994
X8	X8 - sqft_lot	0.0317	0.0877	0.1728	1.0000	-0.0052	0.0747	-0.0090	0.1136	0.1835	-0.1296
X9	X9 - floors	0.1754	0.5007	0.3539	-0.0052	1.0000	0.0294	-0.2638	0.4582	0.5239	-0.0591
X10	X10 - view	0.0795	0.1877	0.2846	0.0747	0.0294	1.0000	0.0460	0.2513	0.1676	0.0848
X11	X11 - condition	0.0285	-0.1250	-0.0588	-0.0090	-0.2638	0.0460	1.0000	-0.1447	-0.1582	0.0030
X12	X12 - grade	0.3570	0.6650	0.7627	0.1136	0.4582	0.2513	-0.1447	1.0000	0.7559	-0.1849
X13	X13 - sqft_above	0.4776	0.6853	0.8766	0.1835	0.5239	0.1676	-0.1582	0.7559	1.0000	-0.2612
X14	X14 - zipcode	-0.1527	-0.2039	-0.1994	-0.1296	-0.0591	0.0848	0.0030	-0.1849	-0.2612	1.0000
X15	X15 - lat	-0.0089	0.0246	0.0525	-0.0857	0.0496	0.0062	-0.0149	0.1141	-0.0008	0.2670
X16	X16 - long	0.1295	0.2230	0.2402	0.2295	0.1254	-0.0784	-0.1065	0.1984	0.3438	-0.5641
X17	X17 - sqft_living15	0.3916	0.5686	0.7564	0.1446	0.2799	0.2804	-0.0928	0.7132	0.7319	-0.2790
X18	X18 - sqft_lot15	0.0292	0.0872	0.1833	0.7186	-0.0113	0.0726	-0.0034	0.1192	0.1940	-0.1472
X19	X19 - age_of_house	-0.1542	-0.5060	-0.3180	-0.0531	-0.4893	0.0534	0.3614	-0.4470	-0.4239	0.3469
X20	X20 - basement_present	0.1635	0.1635	0.2045	-0.0353	-0.2566	0.1818	0.1356	0.0518	-0.2110	0.1630
X21	X21 - renovated	0.0186	0.0503	0.0551	0.0077	0.0063	0.1041	-0.0601	0.0140	0.0232	0.0643
X22	X22 - waterfront_present	-0.0066	0.0637	0.1038	0.0216	0.0237	0.4019	0.0167	0.0828	0.0721	0.0303
X4	X4 - price	0.3083	0.5251	0.7020	0.0897	0.2568	0.3973	0.0364	0.6674	0.6056	-0.0532

The REG Procedure

Correlation										
Variable	Label	X15	X16	X17	X18	X19	X20	X21	X22	X4
X5	X5 - bedrooms	-0.0089	0.1295	0.3916	0.0292	-0.1542	0.1635	0.0186	-0.0066	0.3083
X6	X6 - bathrooms	0.0246	0.2230	0.5686	0.0872	-0.5060	0.1635	0.0503	0.0637	0.5251
X7	X7- sqft_living	0.0525	0.2402	0.7564	0.1833	-0.3180	0.2045	0.0551	0.1038	0.7020
X8	X8 - sqft_lot	-0.0857	0.2295	0.1446	0.7186	-0.0531	-0.0353	0.0077	0.0216	0.0897
X9	X9 - floors	0.0496	0.1254	0.2799	-0.0113	-0.4893	-0.2566	0.0063	0.0237	0.2568
X10	X10 - view	0.0062	-0.0784	0.2804	0.0726	0.0534	0.1818	0.1041	0.4019	0.3973
X11	X11 - condition	-0.0149	-0.1065	-0.0928	-0.0034	0.3614	0.1356	-0.0601	0.0167	0.0364
X12	X12 - grade	0.1141	0.1984	0.7132	0.1192	-0.4470	0.0518	0.0140	0.0828	0.6674
X13	X13 - sqft_above	-0.0008	0.3438	0.7319	0.1940	-0.4239	-0.2110	0.0232	0.0721	0.6056
X14	X14 - zipcode	0.2670	-0.5641	-0.2790	-0.1472	0.3469	0.1630	0.0643	0.0303	-0.0532
X15	X15 - lat	1.0000	-0.1355	0.0489	-0.0864	0.1481	0.1385	0.0293	-0.0143	0.3070
X16	X16 - long	-0.1355	1.0000	0.3346	0.2545	-0.4094	-0.2372	-0.0684	-0.0419	0.0216
X17	X17 - sqft_living15	0.0489	0.3346	1.0000	0.1832	-0.3262	0.0438	-0.0028	0.0865	0.5854
X18	X18 - sqft_lot15	-0.0864	0.2545	0.1832	1.0000	-0.0710	-0.0407	0.0079	0.0307	0.0824
X19	X19 - age_of_house	0.1481	-0.4094	-0.3262	-0.0710	1.0000	0.1679	0.2252	0.0262	-0.0540
X20	X20 - basement_present	0.1385	-0.2372	0.0438	-0.0407	0.1679	1.0000	0.0490	0.0372	0.1802
X21	X21 - renovated	0.0293	-0.0684	-0.0028	0.0079	0.2252	0.0490	1.0000	0.0933	0.1261
X22	X22 - waterfront_present	-0.0143	-0.0419	0.0865	0.0307	0.0262	0.0372	0.0933	1.0000	0.2664
X4	X4 - price	0.3070	0.0216	0.5854	0.0824	-0.0540	0.1802	0.1261	0.2664	1.0000

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Stepwise Selection: Step 1

Variable X7 Entered: R-Square = 0.4929 and C(p) = 14864.91

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	1.43564E15	1.43564E15	21001.9	<.0001
Error	21611	1.477276E15	68357612435		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-43581	4402.68969	6.697921E12	97.98	<.0001
X7	280.62357	1.93640	1.43564E15	21001.9	<.0001

Bounds on condition number: 1, 1

Stepwise Selection: Step 2

Variable X15 Entered: R-Square = 0.5660 and C(p) = 9604.544

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	1.648778E15	8.243892E14	14092.6	<.0001
Error	21610	1.264138E15	58497845318		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34164850	565296	2.136716E14	3652.64	<.0001
X7	274.93589	1.79379	1.374233E15	23492.0	<.0001
X15	717684	11890	2.131379E14	3643.52	<.0001

Bounds on condition number: 1.0028, 4.0111

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 3

Variable X10 Entered: R-Square = 0.6095 and C(p) = 6480.033

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	1.775409E15	5.91803E14	11242.4	<.0001
Error	21609	1.137508E15	52640456949		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34379400	536266	2.163493E14	4109.94	<.0001
X7	250.15080	1.77507	1.04543E15	19859.8	<.0001
X10	104202	2124.54025	1.266308E14	2405.58	<.0001
X15	722766	11279	2.161487E14	4106.13	<.0001

Bounds on condition number: 1.0912, 9.5469

Stepwise Selection: Step 4

Variable X12 Entered: R-Square = 0.6360 and C(p) = 4578.810

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	1.852494E15	4.631235E14	9436.96	<.0001
Error	21608	1.060423E15	49075470665		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-32444405	520086	1.909828E14	3891.61	<.0001
X7	174.32621	2.56861	2.260442E14	4606.05	<.0001
X10	99587	2054.63996	1.152929E14	2349.30	<.0001
X12	79207	1998.53740	7.708486E13	1570.74	<.0001
X15	672667	10964	1.847338E14	3764.28	<.0001

Bounds on condition number: 2.4509, 27.958

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 5

Variable X19 Entered: R-Square = 0.6666 and C(p) = 2379.810

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	1.941639E15	3.883279E14	8638.73	<.0001
Error	21607	9.712773E14	44951972252		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27468141	510146	1.303224E14	2899.15	<.0001
X7	171.70632	2.45904	2.191754E14	4875.77	<.0001
X10	82038	2005.52848	7.521722E13	1673.28	<.0001
X12	113764	2064.15103	1.365452E14	3037.58	<.0001
X15	560304	10792	1.211661E14	2695.46	<.0001
X19	2561.45011	57.51890	8.914551E13	1983.13	<.0001

Bounds on condition number: 2.8304, 44.329

Stepwise Selection: Step 6

Variable X22 Entered: R-Square = 0.6839 and C(p) = 1136.221

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	1.992089E15	3.320148E14	7790.28	<.0001
Error	21606	9.208281E14	42619091674		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27730499	496790	1.327925E14	3115.80	<.0001
X7	171.36332	2.39440	2.182969E14	5122.04	<.0001
X10	54064	2115.29215	2.784103E13	653.25	<.0001
X12	114799	2010.10091	1.390106E14	3261.70	<.0001
X15	565707	10510	1.234864E14	2897.44	<.0001
X19	2564.77337	56.00656	8.937671E13	2097.10	<.0001
X22	610063	17732	5.044917E13	1183.72	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 6

Bounds on condition number: 2.831, 61.542

Stepwise Selection: Step 7

Variable X5 Entered: R-Square = 0.6870 and C(p) = 915.8718

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	2.001094E15	2.858706E14	6773.51	<.0001
Error	21605	9.118224E14	42204232358		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27396988	494893	1.293417E14	3064.66	<.0001
X5	-27387	1874.85552	9.005655E12	213.38	<.0001
X7	192.01024	2.77040	2.027306E14	4803.56	<.0001
X10	51720	2111.08015	2.533178E13	600.22	<.0001
X12	110862	2018.37062	1.273274E14	3016.93	<.0001
X15	560372	10465	1.210205E14	2867.50	<.0001
X19	2573.91008	55.73682	9.000329E13	2132.57	<.0001
X22	597939	17665	4.835688E13	1145.78	<.0001

Bounds on condition number: 3.3153, 89.182

Stepwise Selection: Step 8

Variable X6 Entered: R-Square = 0.6901 and C(p) = 695.4110

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	8	2.010104E15	2.512631E14	6012.64	<.0001
Error	21604	9.028123E14	41789125720		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 8

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27041036	493050	1.25698E14	3007.91	<.0001
X5	-33111	1905.90376	1.261277E13	301.82	<.0001
X6	45867	3123.69795	9.010168E12	215.61	<.0001
X7	172.99054	3.04589	1.347971E14	3225.65	<.0001
X10	50560	2102.15664	2.417437E13	578.48	<.0001
X12	108026	2017.68682	1.197879E14	2866.48	<.0001
X15	552226	10428	1.17195E14	2804.44	<.0001
X19	2922.06525	60.31765	9.80741E13	2346.88	<.0001
X22	596507	17578	4.812416E13	1151.60	<.0001

Bounds on condition number: 4.0473, 134.53

Stepwise Selection: Step 9

Variable X14 Entered: R-Square = 0.6927 and C(p) = 507.0064

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	9	2.017816E15	2.242018E14	5411.05	<.0001
Error	21603	8.951005E14	41434081210		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	9900844	2751965	5.363104E11	12.94	0.0003
X5	-34299	1899.78627	1.35055E13	325.95	<.0001
X6	47903	3113.97750	9.805175E12	236.65	<.0001
X7	169.18257	3.04574	1.278451E14	3085.51	<.0001
X10	53692	2105.75882	2.693805E13	650.14	<.0001
X12	107633	2009.30436	1.188922E14	2869.43	<.0001
X14	-393.96147	28.87715	7.711816E12	186.12	<.0001
X15	587935	10708	1.249047E14	3014.54	<.0001
X19	3118.07086	61.75533	1.056284E14	2549.31	<.0001
X22	595213	17503	4.791421E13	1156.40	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 9

Bounds on condition number: 4.0815, 164.56

Stepwise Selection: Step 10

Variable X16 Entered: R-Square = 0.6960 and C(p) = 269.6238

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	10	2.027512E15	2.027512E14	4946.70	<.0001
Error	21602	8.854049E14	40987173229		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	9436498	2737250	4.871253E11	11.88	0.0006
X5	-35328	1890.69611	1.430975E13	349.13	<.0001
X6	44285	3106.06172	8.331698E12	203.28	<.0001
X7	176.90094	3.07055	1.360426E14	3319.15	<.0001
X10	52315	2096.28528	2.55271E13	622.81	<.0001
X12	104762	2007.13771	1.1166E14	2724.27	<.0001
X14	-631.89684	32.62244	1.537827E13	375.20	<.0001
X15	594580	10659	1.27534E14	3111.56	<.0001
X16	-192394	12509	9.69554E12	236.55	<.0001
X19	2860.81770	63.65810	8.277915E13	2019.64	<.0001
X22	590587	17411	4.715813E13	1150.56	<.0001

Bounds on condition number: 4.1936, 205.7

Stepwise Selection: Step 11

Variable X11 Entered: R-Square = 0.6972 and C(p) = 190.8868

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	2.030782E15	1.846165E14	4520.74	<.0001
Error	21601	8.821349E14	40837687230		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 11

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	6142845	2756935	2.027437E11	4.96	0.0259
X5	-36131	1889.38080	1.493439E13	365.70	<.0001
X6	43270	3102.46656	7.943524E12	194.51	<.0001
X7	176.86688	3.06495	1.3599E14	3330.01	<.0001
X10	51830	2093.16230	2.503868E13	613.13	<.0001
X11	20592	2301.21923	3.270034E12	80.07	<.0001
X12	105183	2004.02803	1.124983E14	2754.77	<.0001
X14	-597.75181	32.78570	1.357482E13	332.41	<.0001
X15	598656	10649	1.290522E14	3160.12	<.0001
X16	-189866	12490	9.437583E12	231.10	<.0001
X19	2666.92139	67.13485	6.444445E13	1578.06	<.0001
X22	591166	17380	4.725007E13	1157.02	<.0001

Bounds on condition number: 4.1936, 242.08

Stepwise Selection: Step 12

Variable X13 Entered: R-Square = 0.6984 and C(p) = 101.6515

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	12	2.034477E15	1.695398E14	4168.82	<.0001
Error	21600	8.784396E14	40668502115		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	3336056	2766930	59119176214	1.45	0.2280
X5	-35629	1886.19910	1.451074E13	356.81	<.0001
X6	44832	3100.37093	8.503822E12	209.10	<.0001
X7	151.65239	4.04377	5.719838E13	1406.45	<.0001
X10	54983	2114.86213	2.748888E13	675.93	<.0001
X11	23376	2314.93817	4.146756E12	101.96	<.0001
X12	100370	2062.63210	9.629916E13	2367.91	<.0001
X13	37.11888	3.89406	3.695236E12	90.86	<.0001
X14	-600.89265	32.71938	1.371646E13	337.27	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 12

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
X15	607645	10669	1.31918E14	3243.74	<.0001
X16	-211898	12676	1.13641E13	279.43	<.0001
X19	2723.14161	67.25475	6.667342E13	1639.44	<.0001
X22	584598	17357	4.613312E13	1134.37	<.0001

Bounds on condition number: 7.3301, 372.04

Stepwise Selection: Step 13

Variable X17 Entered: R-Square = 0.6989 and C(p) = 72.4864

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	13	2.035739E15	1.565953E14	3855.89	<.0001
Error	21599	8.771774E14	40611944475		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	148920	2823486	112977043	0.00	0.9579
X5	-35566	1884.92092	1.445897E13	356.03	<.0001
X6	46071	3106.17669	8.934414E12	219.99	<.0001
X7	146.05328	4.16389	4.996632E13	1230.34	<.0001
X10	53157	2138.62565	2.509046E13	617.81	<.0001
X11	23661	2313.89299	4.246441E12	104.56	<.0001
X12	97067	2144.63825	8.319401E13	2048.51	<.0001
X13	34.84366	3.91270	3.220693E12	79.30	<.0001
X14	-581.64920	32.87831	1.271034E13	312.97	<.0001
X15	604943	10673	1.304782E14	3212.80	<.0001
X16	-223587	12840	1.231508E13	303.24	<.0001
X17	19.05404	3.41775	1.262257E12	31.08	<.0001
X19	2709.80147	67.25055	6.593819E13	1623.62	<.0001
X22	587666	17354	4.657171E13	1146.75	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 13

Bounds on condition number: 7.7829, 452.6

Stepwise Selection: Step 14

Variable X21 Entered: R-Square = 0.6993 and C(p) = 45.2742

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	14	2.036923E15	1.454945E14	3587.23	<.0001
Error	21598	8.759942E14	40559043908		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-607993	2825125	1878493087	0.05	0.8296
X5	-35214	1884.82112	1.415708E13	349.05	<.0001
X6	43507	3140.26788	7.785113E12	191.95	<.0001
X7	146.22870	4.16131	5.008337E13	1234.83	<.0001
X10	52783	2138.35450	2.471257E13	609.30	<.0001
X11	25883	2348.70786	4.925637E12	121.44	<.0001
X12	96602	2144.97339	8.226491E13	2028.28	<.0001
X13	34.49734	3.91067	3.156139E12	77.82	<.0001
X14	-577.77002	32.86474	1.253538E13	309.06	<.0001
X15	606956	10672	1.311877E14	3234.49	<.0001
X16	-225902	12839	1.255733E13	309.61	<.0001
X17	20.14172	3.42145	1.405593E12	34.66	<.0001
X19	2589.03564	70.82869	5.419328E13	1336.16	<.0001
X21	39374	7289.98969	1.183158E12	29.17	<.0001
X22	582367	17370	4.558974E13	1124.03	<.0001

Bounds on condition number: 7.7834, 508.63

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 15

Variable X18 Entered: R-Square = 0.6996 and C(p) = 24.3302

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	15	2.037852E15	1.358568E14	3353.01	<.0001
Error	21597	8.750649E14	40517893528		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	880259	2840740	3890492857	0.10	0.7567
X5	-35995	1890.91575	1.468216E13	362.36	<.0001
X6	42785	3142.29325	7.51153E12	185.39	<.0001
X7	147.92513	4.17425	5.088309E13	1255.82	<.0001
X10	53159	2138.70827	2.503185E13	617.80	<.0001
X11	25994	2347.63066	4.96752E12	122.60	<.0001
X12	96357	2144.49419	8.180203E13	2018.91	<.0001
X13	34.95995	3.90988	3.239377E12	79.95	<.0001
X14	-576.78658	32.84870	1.249225E13	308.31	<.0001
X15	603358	10693	1.289972E14	3183.71	<.0001
X16	-214363	13056	1.092224E13	269.57	<.0001
X17	20.37478	3.42006	1.438018E12	35.49	<.0001
X18	-0.25386	0.05301	9.292838E11	22.94	<.0001
X19	2601.67033	70.84189	5.46476E13	1348.73	<.0001
X21	39471	7286.31933	1.189043E12	29.35	<.0001
X22	582310	17361	4.558083E13	1124.96	<.0001

Bounds on condition number: 7.8399, 564.03

Stepwise Selection: Step 16

Variable X8 Entered: R-Square = 0.6997 and C(p) = 19.3525

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	16	2.038134E15	1.273834E14	3144.75	<.0001
Error	21596	8.747823E14	40506683287		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 16

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	530491	2843432	1409926143	0.03	0.8520
X5	-35866	1891.28858	1.456702E13	359.62	<.0001
X6	42756	3141.87744	7.501332E12	185.19	<.0001
X7	147.60702	4.17541	5.062233E13	1249.73	<.0001
X8	0.12656	0.04791	2.826143E11	6.98	0.0083
X10	52970	2139.60998	2.482629E13	612.89	<.0001
X11	26103	2347.67035	5.007814E12	123.63	<.0001
X12	96254	2144.55346	8.15998E13	2014.48	<.0001
X13	34.71165	3.91047	3.19168E12	78.79	<.0001
X14	-576.72929	32.84417	1.248976E13	308.34	<.0001
X15	604371	10699	1.292643E14	3191.18	<.0001
X16	-216787	13087	1.111572E13	274.42	<.0001
X17	20.94905	3.42649	1.514102E12	37.38	<.0001
X18	-0.38734	0.07323	1.133263E12	27.98	<.0001
X19	2592.36917	70.91956	5.41238E13	1336.17	<.0001
X21	39758	7286.11785	1.206091E12	29.78	<.0001
X22	583101	17362	4.569113E13	1127.99	<.0001

Bounds on condition number: 7.8464, 652.19

All variables left in the model are significant at the 0.1500 level.

No other variable met the 0.0500 significance level for entry into the model.

Summary of Stepwise Selection									
Step	Variable Entered	Variable Removed	Label	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	X7		X7- sqft_living	1	0.4929	0.4929	14864.9	21001.9	<.0001
2	X15		X15 - lat	2	0.0732	0.5660	9604.54	3643.52	<.0001
3	X10		X10 - view	3	0.0435	0.6095	6480.03	2405.58	<.0001
4	X12		X12 - grade	4	0.0265	0.6360	4578.81	1570.74	<.0001
5	X19		X19 - age_of_house	5	0.0306	0.6666	2379.81	1983.13	<.0001
6	X22		X22 - waterfront_present	6	0.0173	0.6839	1136.22	1183.72	<.0001
7	X5		X5 - bedrooms	7	0.0031	0.6870	915.872	213.38	<.0001
8	X6		X6 - bathrooms	8	0.0031	0.6901	695.411	215.61	<.0001
9	X14		X14 - zipcode	9	0.0026	0.6927	507.006	186.12	<.0001
10	X16		X16 - long	10	0.0033	0.6960	269.624	236.55	<.0001

The REG Procedure
 Model: MODEL1
 Dependent Variable: X4 X4 - price

Summary of Stepwise Selection									
Step	Variable Entered	Variable Removed	Label	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
11	X11		X11 - condition	11	0.0011	0.6972	190.887	80.07	<.0001
12	X13		X13 - sqft_above	12	0.0013	0.6984	101.651	90.86	<.0001
13	X17		X17 - sqft_living15	13	0.0004	0.6989	72.4864	31.08	<.0001
14	X21		X21 - renovated	14	0.0004	0.6993	45.2742	29.17	<.0001
15	X18		X18 - sqft_lot15	15	0.0003	0.6996	24.3302	22.94	<.0001
16	X8		X8 - sqft_lot	16	0.0001	0.6997	19.3525	6.98	0.0083

The REG Procedure

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Descriptive Statistics						
Variable	Sum	Mean	Uncorrected SS	Variance	Standard Deviation	Label
Intercept	21613	1.00000	21613	0	0	Intercept
X5	72854	3.37084	264274	0.86502	0.93006	X5 - bedrooms
X6	45706	2.11476	109477	0.59315	0.77016	X6 - bathrooms
X7	44952873	2079.89974	1.117279E11	843534	918.44090	X7- sqft_living
X8	326506890	15107	4.201135E13	1715658774	41421	X8 - sqft_lot
X10	5064.00000	0.23430	13878	0.58724	0.76632	X10 - view
X11	73688	3.40943	260386	0.42347	0.65074	X11 - condition
X12	165488	7.65687	1296982	1.38170	1.17546	X12 - grade
X13	38652488	1788.39069	83945847344	685735	828.09098	X13 - sqft_above
X14	2119758513	98078	2.079016E14	2862.78783	53.50503	X14 - zipcode
X15	1027915	47.56005	48888126	0.01920	0.13856	X15 - lat
X16	-2641409	-122.21390	322817308	0.01983	0.14083	X16 - long
X17	42935359	1986.55249	95445824315	469761	685.39130	X17 - sqft_living15
X18	275964632	12768	1.963578E13	745518225	27304	X18 - sqft_lot15
X19	950861	43.99486	60479775	862.79726	29.37341	X19 - age_of_house
X21	914.00000	0.04229	914.00000	0.04050	0.20125	X21 - renovated
X22	163.00000	0.00754	163.00000	0.00749	0.08652	X22 - waterfront_present
X4	11672925008	540088	9.217325E15	1.347824E11	367127	X4 - price

The REG Procedure

Correlation											
Variable	Label	X5	X6	X7	X8	X10	X11	X12	X13	X14	X15
X5	X5 - bedrooms	1.0000	0.5159	0.5767	0.0317	0.0795	0.0285	0.3570	0.4776	-0.1527	-0.0089
X6	X6 - bathrooms	0.5159	1.0000	0.7547	0.0877	0.1877	-0.1250	0.6650	0.6853	-0.2039	0.0246
X7	X7 - sqft_living	0.5767	0.7547	1.0000	0.1728	0.2846	-0.0588	0.7627	0.8766	-0.1994	0.0525
X8	X8 - sqft_lot	0.0317	0.0877	0.1728	1.0000	0.0747	-0.0090	0.1136	0.1835	-0.1296	-0.0857
X10	X10 - view	0.0795	0.1877	0.2846	0.0747	1.0000	0.0460	0.2513	0.1676	0.0848	0.0062
X11	X11 - condition	0.0285	-0.1250	-0.0588	-0.0090	0.0460	1.0000	-0.1447	-0.1582	0.0030	-0.0149
X12	X12 - grade	0.3570	0.6650	0.7627	0.1136	0.2513	-0.1447	1.0000	0.7559	-0.1849	0.1141
X13	X13 - sqft_above	0.4776	0.6853	0.8766	0.1835	0.1676	-0.1582	0.7559	1.0000	-0.2612	-0.0008
X14	X14 - zipcode	-0.1527	-0.2039	-0.1994	-0.1296	0.0848	0.0030	-0.1849	-0.2612	1.0000	0.2670
X15	X15 - lat	-0.0089	0.0246	0.0525	-0.0857	0.0062	-0.0149	0.1141	-0.0008	0.2670	1.0000
X16	X16 - long	0.1295	0.2230	0.2402	0.2295	-0.0784	-0.1065	0.1984	0.3438	-0.5641	-0.1355
X17	X17 - sqft_living15	0.3916	0.5686	0.7564	0.1446	0.2804	-0.0928	0.7132	0.7319	-0.2790	0.0489
X18	X18 - sqft_lot15	0.0292	0.0872	0.1833	0.7186	0.0726	-0.0034	0.1192	0.1940	-0.1472	-0.0864
X19	X19 - age_of_house	-0.1542	-0.5060	-0.3180	-0.0531	0.0534	0.3614	-0.4470	-0.4239	0.3469	0.1481
X21	X21 - renovated	0.0186	0.0503	0.0551	0.0077	0.1041	-0.0601	0.0140	0.0232	0.0643	0.0293
X22	X22 - waterfront_present	-0.0066	0.0637	0.1038	0.0216	0.4019	0.0167	0.0828	0.0721	0.0303	-0.0143
X4	X4 - price	0.3083	0.5251	0.7020	0.0897	0.3973	0.0364	0.6674	0.6056	-0.0532	0.3070

The REG Procedure

Correlation								
Variable	Label	X16	X17	X18	X19	X21	X22	X4
X5	X5 - bedrooms	0.1295	0.3916	0.0292	-0.1542	0.0186	-0.0066	0.3083
X6	X6 - bathrooms	0.2230	0.5686	0.0872	-0.5060	0.0503	0.0637	0.5251
X7	X7- sqft_living	0.2402	0.7564	0.1833	-0.3180	0.0551	0.1038	0.7020
X8	X8 - sqft_lot	0.2295	0.1446	0.7186	-0.0531	0.0077	0.0216	0.0897
X10	X10 - view	-0.0784	0.2804	0.0726	0.0534	0.1041	0.4019	0.3973
X11	X11 - condition	-0.1065	-0.0928	-0.0034	0.3614	-0.0601	0.0167	0.0364
X12	X12 - grade	0.1984	0.7132	0.1192	-0.4470	0.0140	0.0828	0.6674
X13	X13 - sqft_above	0.3438	0.7319	0.1940	-0.4239	0.0232	0.0721	0.6056
X14	X14 - zipcode	-0.5641	-0.2790	-0.1472	0.3469	0.0643	0.0303	-0.0532
X15	X15 - lat	-0.1355	0.0489	-0.0864	0.1481	0.0293	-0.0143	0.3070
X16	X16 - long	1.0000	0.3346	0.2545	-0.4094	-0.0684	-0.0419	0.0216
X17	X17 - sqft_living15	0.3346	1.0000	0.1832	-0.3262	-0.0028	0.0865	0.5854
X18	X18 - sqft_lot15	0.2545	0.1832	1.0000	-0.0710	0.0079	0.0307	0.0824
X19	X19 - age_of_house	-0.4094	-0.3262	-0.0710	1.0000	0.2252	0.0262	-0.0540
X21	X21 - renovated	-0.0684	-0.0028	0.0079	0.2252	1.0000	0.0933	0.1261
X22	X22 - waterfront_present	-0.0419	0.0865	0.0307	0.0262	0.0933	1.0000	0.2664
X4	X4 - price	0.0216	0.5854	0.0824	-0.0540	0.1261	0.2664	1.0000

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Number of Observations Read	21614
Number of Observations Used	21613
Number of Observations with Missing Values	1

Stepwise Selection: Step 1

Variable X7 Entered: R-Square = 0.4929 and C(p) = 14860.94

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	1	1.43564E15	1.43564E15	21001.9	<.0001
Error	21611	1.477276E15	68357612435		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-43581	4402.68969	6.697921E12	97.98	<.0001
X7	280.62357	1.93640	1.43564E15	21001.9	<.0001

Bounds on condition number: 1, 1

Stepwise Selection: Step 2

Variable X15 Entered: R-Square = 0.5660 and C(p) = 9601.145

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	2	1.648778E15	8.243892E14	14092.6	<.0001
Error	21610	1.264138E15	58497845318		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34164850	565296	2.136716E14	3652.64	<.0001
X7	274.93589	1.79379	1.374233E15	23492.0	<.0001
X15	717684	11890	2.131379E14	3643.52	<.0001

Bounds on condition number: 1.0028, 4.0111

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 3

Variable X10 Entered: R-Square = 0.6095 and C(p) = 6476.974

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	3	1.775409E15	5.91803E14	11242.4	<.0001
Error	21609	1.137508E15	52640456949		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-34379400	536266	2.163493E14	4109.94	<.0001
X7	250.15080	1.77507	1.04543E15	19859.8	<.0001
X10	104202	2124.54025	1.266308E14	2405.58	<.0001
X15	722766	11279	2.161487E14	4106.13	<.0001

Bounds on condition number: 1.0912, 9.5469

Stepwise Selection: Step 4

Variable X12 Entered: R-Square = 0.6360 and C(p) = 4575.958

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	4	1.852494E15	4.631235E14	9436.96	<.0001
Error	21608	1.060423E15	49075470665		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-32444405	520086	1.909828E14	3891.61	<.0001
X7	174.32621	2.56861	2.260442E14	4606.05	<.0001
X10	99587	2054.63996	1.152929E14	2349.30	<.0001
X12	79207	1998.53740	7.708486E13	1570.74	<.0001
X15	672667	10964	1.847338E14	3764.28	<.0001

Bounds on condition number: 2.4509, 27.958

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 5

Variable X19 Entered: R-Square = 0.6666 and C(p) = 2377.198

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	5	1.941639E15	3.883279E14	8638.73	<.0001
Error	21607	9.712773E14	44951972252		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27468141	510146	1.303224E14	2899.15	<.0001
X7	171.70632	2.45904	2.191754E14	4875.77	<.0001
X10	82038	2005.52848	7.521722E13	1673.28	<.0001
X12	113764	2064.15103	1.365452E14	3037.58	<.0001
X15	560304	10792	1.211661E14	2695.46	<.0001
X19	2561.45011	57.51890	8.914551E13	1983.13	<.0001

Bounds on condition number: 2.8304, 44.329

Stepwise Selection: Step 6

Variable X22 Entered: R-Square = 0.6839 and C(p) = 1133.745

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	6	1.992089E15	3.320148E14	7790.28	<.0001
Error	21606	9.208281E14	42619091674		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27730499	496790	1.327925E14	3115.80	<.0001
X7	171.36332	2.39440	2.182969E14	5122.04	<.0001
X10	54064	2115.29215	2.784103E13	653.25	<.0001
X12	114799	2010.10091	1.390106E14	3261.70	<.0001
X15	565707	10510	1.234864E14	2897.44	<.0001
X19	2564.77337	56.00656	8.937671E13	2097.10	<.0001
X22	610063	17732	5.044917E13	1183.72	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 6

Bounds on condition number: 2.831, 61.542

Stepwise Selection: Step 7

Variable X5 Entered: R-Square = 0.6870 and C(p) = 913.4197

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	7	2.001094E15	2.858706E14	6773.51	<.0001
Error	21605	9.118224E14	42204232358		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27396988	494893	1.293417E14	3064.66	<.0001
X5	-27387	1874.85552	9.005655E12	213.38	<.0001
X7	192.01024	2.77040	2.027306E14	4803.56	<.0001
X10	51720	2111.08015	2.533178E13	600.22	<.0001
X12	110862	2018.37062	1.273274E14	3016.93	<.0001
X15	560372	10465	1.210205E14	2867.50	<.0001
X19	2573.91008	55.73682	9.000329E13	2132.57	<.0001
X22	597939	17665	4.835688E13	1145.78	<.0001

Bounds on condition number: 3.3153, 89.182

Stepwise Selection: Step 8

Variable X6 Entered: R-Square = 0.6901 and C(p) = 692.9831

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	8	2.010104E15	2.512631E14	6012.64	<.0001
Error	21604	9.028123E14	41789125720		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 8

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-27041036	493050	1.25698E14	3007.91	<.0001
X5	-33111	1905.90376	1.261277E13	301.82	<.0001
X6	45867	3123.69795	9.010168E12	215.61	<.0001
X7	172.99054	3.04589	1.347971E14	3225.65	<.0001
X10	50560	2102.15664	2.417437E13	578.48	<.0001
X12	108026	2017.68682	1.197879E14	2866.48	<.0001
X15	552226	10428	1.17195E14	2804.44	<.0001
X19	2922.06525	60.31765	9.80741E13	2346.88	<.0001
X22	596507	17578	4.812416E13	1151.60	<.0001

Bounds on condition number: 4.0473, 134.53

Stepwise Selection: Step 9

Variable X14 Entered: R-Square = 0.6927 and C(p) = 504.5993

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	9	2.017816E15	2.242018E14	5411.05	<.0001
Error	21603	8.951005E14	41434081210		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	9900844	2751965	5.363104E11	12.94	0.0003
X5	-34299	1899.78627	1.35055E13	325.95	<.0001
X6	47903	3113.97750	9.805175E12	236.65	<.0001
X7	169.18257	3.04574	1.278451E14	3085.51	<.0001
X10	53692	2105.75882	2.693805E13	650.14	<.0001
X12	107633	2009.30436	1.188922E14	2869.43	<.0001
X14	-393.96147	28.87715	7.711816E12	186.12	<.0001
X15	587935	10708	1.249047E14	3014.54	<.0001
X19	3118.07086	61.75533	1.056284E14	2549.31	<.0001
X22	595213	17503	4.791421E13	1156.40	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 9

Bounds on condition number: 4.0815, 164.56

Stepwise Selection: Step 10

Variable X16 Entered: R-Square = 0.6960 and C(p) = 267.2427

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	10	2.027512E15	2.027512E14	4946.70	<.0001
Error	21602	8.854049E14	40987173229		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	9436498	2737250	4.871253E11	11.88	0.0006
X5	-35328	1890.69611	1.430975E13	349.13	<.0001
X6	44285	3106.06172	8.331698E12	203.28	<.0001
X7	176.90094	3.07055	1.360426E14	3319.15	<.0001
X10	52315	2096.28528	2.55271E13	622.81	<.0001
X12	104762	2007.13771	1.1166E14	2724.27	<.0001
X14	-631.89684	32.62244	1.537827E13	375.20	<.0001
X15	594580	10659	1.27534E14	3111.56	<.0001
X16	-192394	12509	9.69554E12	236.55	<.0001
X19	2860.81770	63.65810	8.277915E13	2019.64	<.0001
X22	590587	17411	4.715813E13	1150.56	<.0001

Bounds on condition number: 4.1936, 205.7

Stepwise Selection: Step 11

Variable X11 Entered: R-Square = 0.6972 and C(p) = 188.5145

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	11	2.030782E15	1.846165E14	4520.74	<.0001
Error	21601	8.821349E14	40837687230		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 11

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	6142845	2756935	2.027437E11	4.96	0.0259
X5	-36131	1889.38080	1.493439E13	365.70	<.0001
X6	43270	3102.46656	7.943524E12	194.51	<.0001
X7	176.86688	3.06495	1.3599E14	3330.01	<.0001
X10	51830	2093.16230	2.503868E13	613.13	<.0001
X11	20592	2301.21923	3.270034E12	80.07	<.0001
X12	105183	2004.02803	1.124983E14	2754.77	<.0001
X14	-597.75181	32.78570	1.357482E13	332.41	<.0001
X15	598656	10649	1.290522E14	3160.12	<.0001
X16	-189866	12490	9.437583E12	231.10	<.0001
X19	2666.92139	67.13485	6.444445E13	1578.06	<.0001
X22	591166	17380	4.725007E13	1157.02	<.0001

Bounds on condition number: 4.1936, 242.08

Stepwise Selection: Step 12

Variable X13 Entered: R-Square = 0.6984 and C(p) = 99.2891

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	12	2.034477E15	1.695398E14	4168.82	<.0001
Error	21600	8.784396E14	40668502115		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	3336056	2766930	59119176214	1.45	0.2280
X5	-35629	1886.19910	1.451074E13	356.81	<.0001
X6	44832	3100.37093	8.503822E12	209.10	<.0001
X7	151.65239	4.04377	5.719838E13	1406.45	<.0001
X10	54983	2114.86213	2.748888E13	675.93	<.0001
X11	23376	2314.93817	4.146756E12	101.96	<.0001
X12	100370	2062.63210	9.629916E13	2367.91	<.0001
X13	37.11888	3.89406	3.695236E12	90.86	<.0001
X14	-600.89265	32.71938	1.371646E13	337.27	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 12

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
X15	607645	10669	1.31918E14	3243.74	<.0001
X16	-211898	12676	1.13641E13	279.43	<.0001
X19	2723.14161	67.25475	6.667342E13	1639.44	<.0001
X22	584598	17357	4.613312E13	1134.37	<.0001

Bounds on condition number: 7.3301, 372.04

Stepwise Selection: Step 13

Variable X17 Entered: R-Square = 0.6989 and C(p) = 70.1274

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	13	2.035739E15	1.565953E14	3855.89	<.0001
Error	21599	8.771774E14	40611944475		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	148920	2823486	112977043	0.00	0.9579
X5	-35566	1884.92092	1.445897E13	356.03	<.0001
X6	46071	3106.17669	8.934414E12	219.99	<.0001
X7	146.05328	4.16389	4.996632E13	1230.34	<.0001
X10	53157	2138.62565	2.509046E13	617.81	<.0001
X11	23661	2313.89299	4.246441E12	104.56	<.0001
X12	97067	2144.63825	8.319401E13	2048.51	<.0001
X13	34.84366	3.91270	3.220693E12	79.30	<.0001
X14	-581.64920	32.87831	1.271034E13	312.97	<.0001
X15	604943	10673	1.304782E14	3212.80	<.0001
X16	-223587	12840	1.231508E13	303.24	<.0001
X17	19.05404	3.41775	1.262257E12	31.08	<.0001
X19	2709.80147	67.25055	6.593819E13	1623.62	<.0001
X22	587666	17354	4.657171E13	1146.75	<.0001

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 13

Bounds on condition number: 7.7829, 452.6

Stepwise Selection: Step 14

Variable X21 Entered: R-Square = 0.6993 and C(p) = 42.9185

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	14	2.036923E15	1.454945E14	3587.23	<.0001
Error	21598	8.759942E14	40559043908		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	-607993	2825125	1878493087	0.05	0.8296
X5	-35214	1884.82112	1.415708E13	349.05	<.0001
X6	43507	3140.26788	7.785113E12	191.95	<.0001
X7	146.22870	4.16131	5.008337E13	1234.83	<.0001
X10	52783	2138.35450	2.471257E13	609.30	<.0001
X11	25883	2348.70786	4.925637E12	121.44	<.0001
X12	96602	2144.97339	8.226491E13	2028.28	<.0001
X13	34.49734	3.91067	3.156139E12	77.82	<.0001
X14	-577.77002	32.86474	1.253538E13	309.06	<.0001
X15	606956	10672	1.311877E14	3234.49	<.0001
X16	-225902	12839	1.255733E13	309.61	<.0001
X17	20.14172	3.42145	1.405593E12	34.66	<.0001
X19	2589.03564	70.82869	5.419328E13	1336.16	<.0001
X21	39374	7289.98969	1.183158E12	29.17	<.0001
X22	582367	17370	4.558974E13	1124.03	<.0001

Bounds on condition number: 7.7834, 508.63

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 15

Variable X18 Entered: R-Square = 0.6996 and C(p) = 21.9770

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	15	2.037852E15	1.358568E14	3353.01	<.0001
Error	21597	8.750649E14	40517893528		
Corrected Total	21612	2.912917E15			

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	880259	2840740	3890492857	0.10	0.7567
X5	-35995	1890.91575	1.468216E13	362.36	<.0001
X6	42785	3142.29325	7.51153E12	185.39	<.0001
X7	147.92513	4.17425	5.088309E13	1255.82	<.0001
X10	53159	2138.70827	2.503185E13	617.80	<.0001
X11	25994	2347.63066	4.96752E12	122.60	<.0001
X12	96357	2144.49419	8.180203E13	2018.91	<.0001
X13	34.95995	3.90988	3.239377E12	79.95	<.0001
X14	-576.78658	32.84870	1.249225E13	308.31	<.0001
X15	603358	10693	1.289972E14	3183.71	<.0001
X16	-214363	13056	1.092224E13	269.57	<.0001
X17	20.37478	3.42006	1.438018E12	35.49	<.0001
X18	-0.25386	0.05301	9.292838E11	22.94	<.0001
X19	2601.67033	70.84189	5.46476E13	1348.73	<.0001
X21	39471	7286.31933	1.189043E12	29.35	<.0001
X22	582310	17361	4.558083E13	1124.96	<.0001

Bounds on condition number: 7.8399, 564.03

Stepwise Selection: Step 16

Variable X8 Entered: R-Square = 0.6997 and C(p) = 17.0000

Analysis of Variance					
Source	DF	Sum of Squares	Mean Square	F Value	Pr > F
Model	16	2.038134E15	1.273834E14	3144.75	<.0001
Error	21596	8.747823E14	40506683287		
Corrected Total	21612	2.912917E15			

The REG Procedure
Model: MODEL1
Dependent Variable: X4 X4 - price

Stepwise Selection: Step 16

Variable	Parameter Estimate	Standard Error	Type II SS	F Value	Pr > F
Intercept	530491	2843432	1409926143	0.03	0.8520
X5	-35866	1891.28858	1.456702E13	359.62	<.0001
X6	42756	3141.87744	7.501332E12	185.19	<.0001
X7	147.60702	4.17541	5.062233E13	1249.73	<.0001
X8	0.12656	0.04791	2.826143E11	6.98	0.0083
X10	52970	2139.60998	2.482629E13	612.89	<.0001
X11	26103	2347.67035	5.007814E12	123.63	<.0001
X12	96254	2144.55346	8.15998E13	2014.48	<.0001
X13	34.71165	3.91047	3.19168E12	78.79	<.0001
X14	-576.72929	32.84417	1.248976E13	308.34	<.0001
X15	604371	10699	1.292643E14	3191.18	<.0001
X16	-216787	13087	1.111572E13	274.42	<.0001
X17	20.94905	3.42649	1.514102E12	37.38	<.0001
X18	-0.38734	0.07323	1.133263E12	27.98	<.0001
X19	2592.36917	70.91956	5.41238E13	1336.17	<.0001
X21	39758	7286.11785	1.206091E12	29.78	<.0001
X22	583101	17362	4.569113E13	1127.99	<.0001

Bounds on condition number: 7.8464, 652.19

All variables left in the model are significant at the 0.1500 level.

All variables have been entered into the model.

Summary of Stepwise Selection									
Step	Variable Entered	Variable Removed	Label	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
1	X7		X7- sqft_living	1	0.4929	0.4929	14860.9	21001.9	<.0001
2	X15		X15 - lat	2	0.0732	0.5660	9601.14	3643.52	<.0001
3	X10		X10 - view	3	0.0435	0.6095	6476.97	2405.58	<.0001
4	X12		X12 - grade	4	0.0265	0.6360	4575.96	1570.74	<.0001
5	X19		X19 - age_of_house	5	0.0306	0.6666	2377.20	1983.13	<.0001
6	X22		X22 - waterfront_present	6	0.0173	0.6839	1133.74	1183.72	<.0001
7	X5		X5 - bedrooms	7	0.0031	0.6870	913.420	213.38	<.0001
8	X6		X6 - bathrooms	8	0.0031	0.6901	692.983	215.61	<.0001
9	X14		X14 - zipcode	9	0.0026	0.6927	504.599	186.12	<.0001
10	X16		X16 - long	10	0.0033	0.6960	267.243	236.55	<.0001

The REG Procedure
 Model: MODEL1
 Dependent Variable: X4 X4 - price

Summary of Stepwise Selection									
Step	Variable Entered	Variable Removed	Label	Number Vars In	Partial R-Square	Model R-Square	C(p)	F Value	Pr > F
11	X11		X11 - condition	11	0.0011	0.6972	188.514	80.07	<.0001
12	X13		X13 - sqft_above	12	0.0013	0.6984	99.2891	90.86	<.0001
13	X17		X17 - sqft_living15	13	0.0004	0.6989	70.1274	31.08	<.0001
14	X21		X21 - renovated	14	0.0004	0.6993	42.9185	29.17	<.0001
15	X18		X18 - sqft_lot15	15	0.0003	0.6996	21.9770	22.94	<.0001
16	X8		X8 - sqft_lot	16	0.0001	0.6997	17.0000	6.98	0.0083