

REGRESSION ANALYSIS

Dependent Variable

Impact on Price, Price/Sq.Ft.

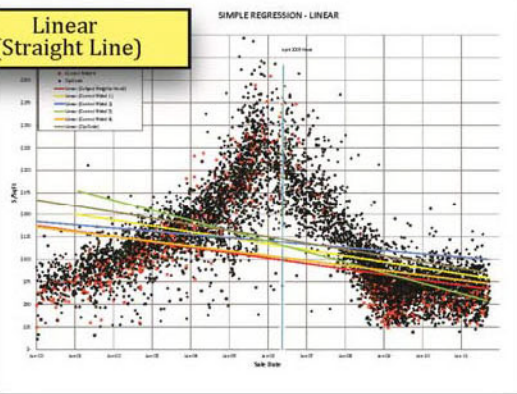
Simple Regression

1 Independent Variable

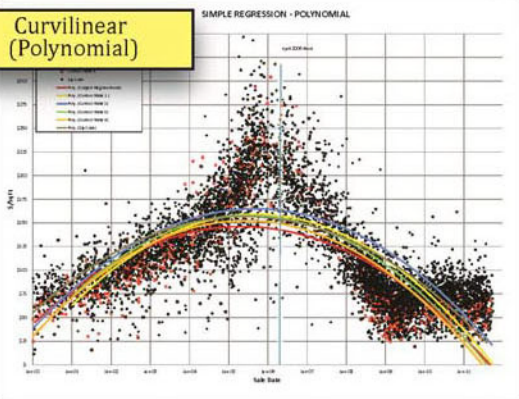
Size, Time, Etc.

Graphs

Linear (Straight Line)



Curvilinear (Polynomial)



Multiple Regression

2+ Independent Variables

Size, Time, Bedroom, Baths, Lot Area, Age, Etc.

Tables

1. Summary Input Table

Case #	Price	Size	Age	Baths	Bedrooms	Lot Area	Year Built	Year Sold	Days on Market	Location
1	100000	1000	10	1	2	10000	1980	2010	30	North
2	120000	1200	12	2	3	12000	1985	2012	25	North
3	150000	1500	15	3	4	15000	1990	2015	20	North
4	180000	1800	18	4	5	18000	1995	2018	15	North
5	200000	2000	20	5	6	20000	2000	2020	10	North

3. Residual Table

Observation	Predicted Sale Price	Resid
1	77652.2352	22347.7648
2	87147.8595	32852.1405
3	13481.9624	11518.0376
4	-4915.8326	12485.8326
5	4713.6214	15286.3786
6	-4932.1471	17067.8529
7	-14254.1943	16575.8057
8	27524.2574	12275.7426
9	13148.2271	6851.7729
10	-2547.1248	14552.8752
11	23771.8464	11228.1536
12	-4492.1947	16497.8053
13	3329.4833	14670.5167

2. Descriptive Statistics Table

Case #	Price	Size	Age	Baths	Bedrooms	Lot Area	Year Built	Year Sold	Days on Market	Location
1	100000	1000	10	1	2	10000	1980	2010	30	North
2	120000	1200	12	2	3	12000	1985	2012	25	North
3	150000	1500	15	3	4	15000	1990	2015	20	North
4	180000	1800	18	4	5	18000	1995	2018	15	North
5	200000	2000	20	5	6	20000	2000	2020	10	North

4. Descriptive Statistics "ANOVA" Table

Source	df	SS	MS	F	Significance F
Regression	11	1.26278E+13	1.14786E+12	125.40632	2.597E-103
Residual	723	6.61928E+11	9.15531E+08		
Total	734	1.32897E+13			

Regression Statistics	
Multiple R	0.97070402
R Square	0.942281105
Adjusted R Square	0.93939551
Standard Error	30636.11125
Observations	735

ANOVA	df	SS	MS	F	Significance F
Regression	11	1.26278E+13	1.14786E+12	125.40632	2.597E-103
Residual	723	6.61928E+11	9.15531E+08		
Total	734	1.32897E+13			

	Coefficients	Standard Error	t Stat	P-value	Lower 95%	Upper 95%	Lower 95.0%	Upper 95.0%
Intercept	420187.1777	112371.2819	3.73848038	4.4000E-03	184131.2013	656243.1541	184131.2013	656243.1541
Size	15.201015	2.89103974	5.25877803	1.91103E-05	9127.869271	21084.33373	9127.869271	21084.33373
Age	-138.06304	13.54519119	-10.1921612	8.6162E-23	-16527.9204	-11070.68764	-16527.9204	-11070.68764
Baths	48070.1181	19120.3262	2.51404952	4.9981E-03	96443.1130	99797.1232	96443.1130	99797.1232
Bedrooms	23467.2973	8927.9649	2.62813444	1.0757E-02	42919.7314	24814.8632	42919.7314	24814.8632
Lot Area	49184.8624	8427.9421	5.83741104	2.06E-07	31816.8884	66552.8364	31816.8884	66552.8364
Year Built	-22771.1134	2718.41159	-8.3763067	2.1720E-11	-28302.7463	-17239.4805	-28302.7463	-17239.4805
Year Sold	364.184765	301.884103	1.20637018	0.00024831	-347.442019	1047.44301	-347.442019	1047.44301
Days on Market	-2481.6977	627.05444	-3.9569038	0.00026198	-3262.2022	-1101.1932	-3262.2022	-1101.1932
Location	2877811.64	811744723	3.5447471	0.00019103	148.865277	5606.00077	148.865277	5606.00077
Constant	2831.52271	822529483	0.00342613	0.92427311	-34384.2121	34384.2121	-34384.2121	34384.2121
Total	190.56704	1282.3022	0.00654819	0.93072681	-8842.1136	3544.2136	-8842.1136	3544.2136

