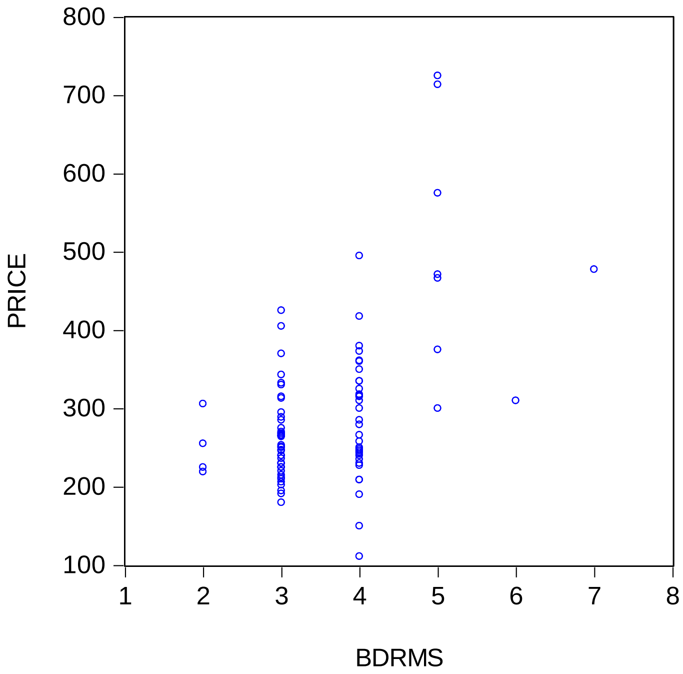
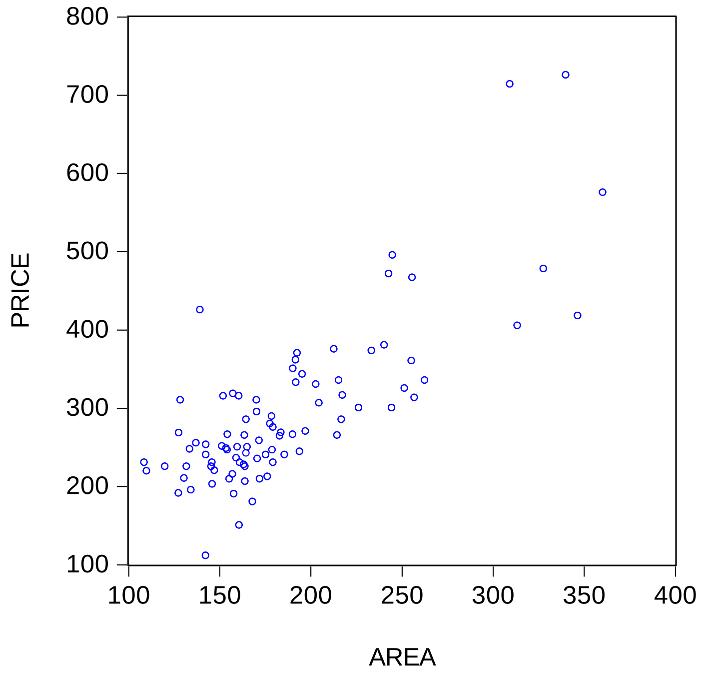
CAP. 2 - MODELO DE REGRESSÃO LINEAR

Ficheiro: hprice1.wf1

```
1. price                    house price, $1000s
2. assess                   assessed value, $1000s
3. bdrms                    number of bedrooms
4. lote                     size of lot in metros quadrados
5. area                     size of house in metros quadrados
```

	PRICE	LOTE	AREA	BDRMS
Mean	293.5460	837.9728	187.0782	3.568182
Median	265.5000	597.3665	171.4061	3.000000
Maximum	725.0000	8610.347	360.4638	7.000000
Minimum	111.0000	92.90304	108.7895	2.000000
Std. Dev.	102.7134	945.2095	53.62285	0.841393
Skewness	1.998857	6.633812	1.383878	1.064959
Kurtosis	8.393914	53.61070	4.724510	5.400818
Jarque-Bera	165.2787	10037.40	38.99281	37.76841
Probability	0.000000	0.000000	0.000000	0.000000
Sum	25832.05	73741.60	16462.88	314.0000
Sum Sq. Dev.	917854.5	77727627	250160.7	61.59091
Observations	88	88	88	88




800
700
600
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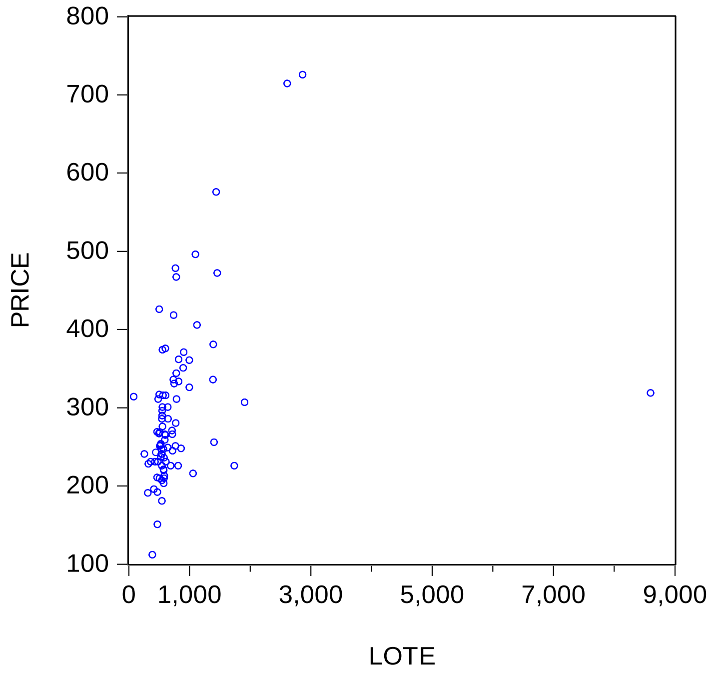
400
300
200
100
PRICE
100
150
200
250
300
350
400
AREA


800
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PRICE
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1,000
3,000
5,000
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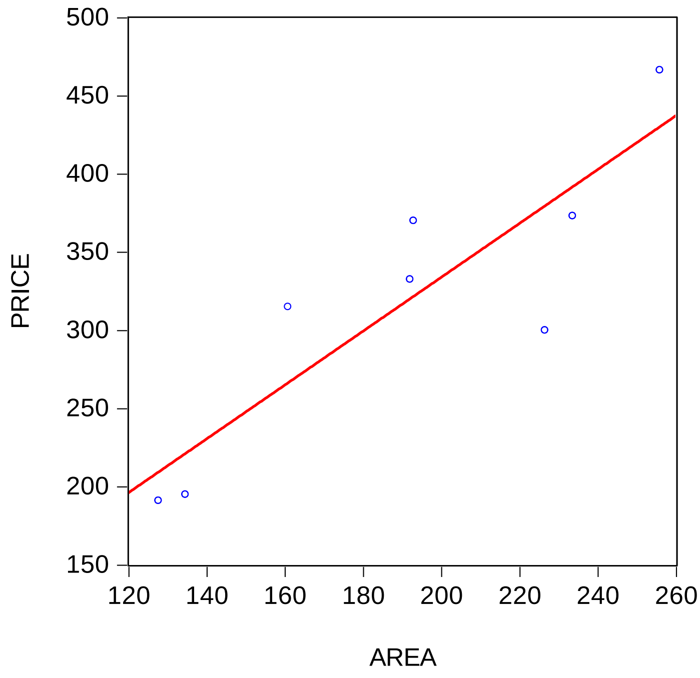
9,000
LOTE



Dependent Variable: PRICE
Method: Least Squares
Included observations: 88

Variable	Coefficient	Std. Error	t-Statistic	Prob.
C	11.20414	24.74261	0.452828	0.6518
AREA	1.509218	0.127193	11.86555	0.0000

R-squared	0.620797	Mean dependent var	293.5460
Adjusted R-squared	0.616387	S.D. dependent var	102.7134
S.E. of regression	63.61708	Akaike info criterion	11.16611
Sum squared resid	348053.4	Schwarz criterion	11.22241
F-statistic	140.7913	Durbin-Watson stat	1.728723
Prob(F-statistic)	0.000000		

Dependent Variable: PRICE
Method: Least Squares
Included observations: 88

Variable	Coefficient	Std. Error	t-Statistic	Prob.
C	-21.77031	29.47504	-0.738601	0.4622
AREA	1.321573	0.142486	9.275093	0.0000
LOTE	0.022257	0.006912	3.220096	0.0018
BDRMS	13.85252	9.010145	1.537436	0.1279

R-squared	0.672362	Mean dependent var	293.5460
Adjusted R-squared	0.660661	S.D. dependent var	102.7134
S.E. of regression	59.83348	Akaike info criterion	11.06540
Sum squared resid	300723.8	Schwarz criterion	11.17800
F-statistic	57.46023	Durbin-Watson stat	2.109796
Prob(F-statistic)	0.000000		

Dependent Variable: LOG(PRICE)
Method: Least Squares
Included observations: 88

Variable	Coefficient	Std. Error	t-Statistic	Prob.
C	0.765971	0.440114	1.740395	0.0855
LOG(LOTE)	0.167967	0.038281	4.387714	0.0000
LOG(AREA)	0.700232	0.092865	7.540306	0.0000
BDRMS	0.036958	0.027531	1.342415	0.1831

R-squared	0.642965	Mean dependent var	5.633180
Adjusted R-squared	0.630214	S.D. dependent var	0.303573
S.E. of regression	0.184603	Akaike info criterion	-0.496833
Sum squared resid	2.862563	Schwarz criterion	-0.384227
Log likelihood	25.86066	Hannan-Quinn criter.	-0.451467
F-statistic	50.42374	Durbin-Watson stat	2.088996
Prob(F-statistic)	0.000000		

Dependent Variable: PRICE
Method: Least Squares
Included observations: 88

Variable	Coefficient	Std. Error	t-Statistic	Prob.
C	-1345.802	141.4617	-9.513543	0.0000
LOG(LOTE)	61.45707	12.30436	4.994739	0.0000
LOG(AREA)	224.9734	29.84882	7.537093	0.0000
BDRMS	19.35056	8.849135	2.186718	0.0315

R-squared	0.677797	Mean dependent var	293.5460
Adjusted R-squared	0.666290	S.D. dependent var	102.7134
S.E. of regression	59.33513	Akaike info criterion	11.04867
Sum squared resid	295735.3	Schwarz criterion	11.16128
Log likelihood	-482.1415	Hannan-Quinn criter.	11.09404
F-statistic	58.90179	Durbin-Watson stat	2.241032
Prob(F-statistic)	0.000000		