



Savvi

Statistical Analysis Value Verification Indicator

Summary of *Data*

Sample size

245

Records for analysis

245

Number of variables

14

Simple or Bivariate Linear Regression

Once a set of properties is identified for the analysis, the first step in the hedonic regression approach is to conduct what is called a bivariate linear regression analysis. This analysis examines the effect of each property characteristic individually without controlling for the effects of any other property characteristic.

The results show the coefficient that is the best predictor of sale price for each variable, the percentage of the sale price accounted for by that variable individually, and whether the estimate is statistically significant with at a 95% (*) or 99% confidence (**) level (shown in bold). Variables that are not statistically significant at least at the 95% level do not reliably account for differences in the sales prices of the properties examined. Results are ordered from largest to smallest by the percentage of price variation accounted for by each property characteristic. In the model for main square feet

R-square

Variable	R-square	Coefficient
Main Square Feet	0.3535	367.87
Acres	0.0912	902782.78
Pool	0.0871	100023.31
Bedrooms	0.0521	61564.22
Year of construction	0.049	4417.68
Condition Score	0.0281	2009.84
Bathrooms	0.0203	31791.81
Style(SL)	0.0055	-179721.64
Basement Square Feet	0.0035	-359.22
Style(1S)	0.0021	32655.89
Garage Spaces	0.0018	-6740.05
Style(2S)	0.0006	-18435.82
Style(UNKNOWN)		0
Walkout Basement(UNKNOWN)		0
Walkout Basement(ONE)		0
Walkout Basement(ZERO)		0
Bank owned		0
Basement Finished Square Feet		0