

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Run Summary Report

Item	Value	Rows	Value
Dependent Variable	Log_10_Sale_Price	Number Processed	1815
Number Ind. Variables	19	Number Used in Estimation	879
Weight Variable	None	Number Filtered Out	0
Robust Method	Huber's Method	Number with X's Missing	936
Tuning Constant	1.345	Number with Weight Missing	0
MAD Scale Factor	0.6745	Number with Y Missing	0
		Sum of Robust Weights	841.664
Run Information	Value		
Iterations	10		
Max % Change in any Coef	0.001		
R ² after Robust Weighting	0.2759		
S using MAD	0.34		
S using MSE	0.31		
Completion Status	Normal Completion		

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Descriptive Statistics

Variable	Count	Mean	Standard Deviation	Minimum	Maximum
LNBlock_area_sqm	879	6.647	0.417	5.37063802812766	8.88516409509682
LNHouse_area_sqm	879	4.975	0.106	4.12713438504509	5.29831736654804
LNHouse_Floor_area_sqm	879	4.796	0.177	4.27666611901606	5.57594910314632
LNBedrooms	879	1.022	0.312	0	1.6094379124341
LNBedrooms	879	0.100	0.251	0	1.09861228866811
LNCarSpaces	879	0.377	0.462	0	1.6094379124341
LnDistMM	879	7.569	0.398	6.09333954264191	8.38397347958564
LNDistToRailwayStation	879	7.303	0.786	3.53507267835323	8.39451486977514
LNDIST_PubPrimSch	879	7.292	0.664	2.90918641528462	8.37844064597854
LNNearestHighSch	879	7.146	0.566	5.0820970759365	8.35287157994558
LNDistance_to_AqCentre	879	8.233	0.172	7.75514066811002	8.78930796250832
LNDistance_to_Clink	879	7.340	0.599	3.44053910704444	8.45129896794273
LN_Dist_toCSUni	879	7.989	0.520	5.56992793801675	8.73464674422866
LNMinParkDist	879	6.765	0.672	3.95051045115272	7.99513540610637
LNComHealthCentre	879	7.465	0.585	5.30344760036561	8.6478017782273
LNClosest_Petrol	879	6.664	0.646	3.28920070606287	8.15695912932389
LNNearestFastFood	879	6.979	0.620	4.0130174068459	8.17677374941964
LNDistToHosp	879	7.357	0.696	5.15878670567525	8.51247526729416
LNNearestSGrocShop	879	7.227	0.529	4.36535692945826	8.10147112914078
Log_10_Sale_Price	879	4.862	0.364	3.54406804435028	5.88366143515362

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Robust Iterations - Coefficients

Robust Iteration	Max Percent Change in Coefficients	b(0)	b(1)	b(2)	b(3)
0		3.55796	0.01410	-0.26863	0.35845
1	492.214	2.57615	0.00816	-0.28859	0.35665
2	26.050	2.34563	0.00764	-0.29779	0.35470
3	8.155	2.29798	0.00765	-0.29947	0.35412
4	1.605	2.29012	0.00766	-0.29950	0.35396
5	0.457	2.28789	0.00765	-0.29964	0.35393
6	0.180	2.28710	0.00765	-0.29972	0.35392
7	0.054	2.28714	0.00765	-0.29971	0.35392
8	0.012	2.28710	0.00765	-0.29971	0.35392
9	0.003	2.28710	0.00765	-0.29971	0.35392
10	0.001	2.28710	0.00765	-0.29971	0.35392

Robust Iterations - Residuals

Robust Iteration	Max Percent Change in Coefficients	Percentiles of Absolute Residuals			
		25th	50th	75th	100th
0		0.118	0.233	0.381	1.475
1	492.214	0.114	0.230	0.378	1.518
2	26.050	0.116	0.231	0.376	1.528
3	8.155	0.116	0.230	0.375	1.529
4	1.605	0.116	0.230	0.375	1.529
5	0.457	0.116	0.230	0.375	1.530
6	0.180	0.116	0.230	0.375	1.530
7	0.054	0.116	0.230	0.375	1.530
8	0.012	0.116	0.230	0.375	1.530
9	0.003	0.116	0.230	0.375	1.530
10	0.001	0.116	0.230	0.375	1.530

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Regression Coefficients T-Tests Assuming Fixed Weights

Independent Variable	Regression Coefficient b(i)	Standard Error Sb(i)	Standard-ized Coefficient	T-Statistic to Test H0: $\beta(i)=0$	Prob Level	Reject H0 at 5%?
Intercept	2.28710	1.999427	0.0000	1.144	0.2530	No
LNBlock_area_sqm	0.00765	0.030771	0.0088	0.249	0.8036	No
LNHouse_area_sqm	-0.29971	0.110350	-0.0870	-2.716	0.0067	Yes
LNHouse_Floor_area_sqm	0.35392	0.071348	0.1720	4.960	0.0000	Yes
LNBedrooms	0.37728	0.037342	0.3242	10.103	0.0000	Yes
LNBedrooms	-0.08533	0.045512	-0.0590	-1.875	0.0612	No
LNCarSpaces	0.13028	0.024969	0.1653	5.217	0.0000	Yes
LnDistMM	-0.00870	0.059394	-0.0095	-0.146	0.8836	No
LNDistToRailwayStation	-0.07777	0.037014	-0.1680	-2.101	0.0359	Yes
LNDIST_PubPrimSch	-0.05630	0.034457	-0.1028	-1.634	0.1026	No
LNNearestHighSch	-0.08688	0.033746	-0.1353	-2.574	0.0102	Yes
LNDistance_to_AqCentre	0.20768	0.321834	0.0981	0.645	0.5189	No
LNDistance_to_Clink	0.06085	0.054398	0.1002	1.119	0.2636	No
LN_Dist_toCSUni	0.04446	0.050827	0.0636	0.875	0.3820	No
LNMinParkDist	0.00860	0.026770	0.0159	0.321	0.7481	No
LNComHealthCentre	0.03104	0.050135	0.0499	0.619	0.5360	No
LNClosest_Petrol	0.00873	0.026694	0.0155	0.327	0.7438	No
LNNearestFastFood	-0.01433	0.039693	-0.0244	-0.361	0.7182	No
LNDistToHosp	0.02823	0.043334	0.0540	0.651	0.5149	No
LNNearestSGrocShop	0.08151	0.057029	0.1185	1.429	0.1533	No

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Regression Coefficients T-Tests Assuming Random Weights

Independent Variable	Regression Coefficient b(i)	Standard Error Sb(i)	Standard-ized Coefficient	T-Statistic to Test H0: $\beta(i)=0$	Prob Level	Reject H0 at 5%?
Intercept	2.28710	2.157700	0.0000	1.060	0.2895	No
LNBlock_area_sqm	0.00765	0.033394	0.0088	0.229	0.8188	No
LNHouse_area_sqm	-0.29971	0.120450	-0.0870	-2.488	0.0130	Yes
LNHouse_Floor_area_sqm	0.35392	0.078282	0.1720	4.521	0.0000	Yes
LNBedrooms	0.37728	0.040429	0.3242	9.332	0.0000	Yes
LNBedrooms	-0.08533	0.049398	-0.0590	-1.727	0.0845	No
LNCarSpaces	0.13028	0.027353	0.1653	4.763	0.0000	Yes
LnDistMM	-0.00870	0.065480	-0.0095	-0.133	0.8944	No
LNDistToRailwayStation	-0.07777	0.039654	-0.1680	-1.961	0.0502	No
LNDIST_PubPrimSch	-0.05630	0.037953	-0.1028	-1.483	0.1383	No
LNNearestHighSch	-0.08688	0.036794	-0.1353	-2.361	0.0184	Yes
LNDistance_to_AqCentre	0.20768	0.347588	0.0981	0.597	0.5503	No
LNDistance_to_Clink	0.06085	0.059384	0.1002	1.025	0.3058	No
LN_Dist_toCSUni	0.04446	0.055063	0.0636	0.807	0.4197	No
LNMinParkDist	0.00860	0.029336	0.0159	0.293	0.7695	No
LNComHealthCentre	0.03104	0.054589	0.0499	0.569	0.5698	No
LNClosest_Petrol	0.00873	0.029439	0.0155	0.296	0.7669	No
LNNearestFastFood	-0.01433	0.043821	-0.0244	-0.327	0.7438	No
LNDistToHosp	0.02823	0.047662	0.0540	0.592	0.5538	No
LNNearestSGrocShop	0.08151	0.062630	0.1185	1.302	0.1934	No

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Regression Coefficients Confidence Intervals Assuming Fixed Weights

Independent Variable	Regression Coefficient b(i)	Standard Error Sb(i)	Lower 95% Conf. Limit of $\beta(i)$	Upper 95% Conf. Limit of $\beta(i)$
Intercept	2.28710	1.999427	-1.63170	6.20591
LNBlock_area_sqm	0.00765	0.030771	-0.05266	0.06796
LNHouse_area_sqm	-0.29971	0.110350	-0.51599	-0.08343
LNHouse_Floor_area_sqm	0.35392	0.071348	0.21408	0.49375
LNBedrooms	0.37728	0.037342	0.30409	0.45047
LNBedrooms	-0.08533	0.045512	-0.17453	0.00387
LNCarSpaces	0.13028	0.024969	0.08134	0.17922
LnDistMM	-0.00870	0.059394	-0.12511	0.10772
LNDistToRailwayStation	-0.07777	0.037014	-0.15031	-0.00522
LNDIST_PubPrimSch	-0.05630	0.034457	-0.12383	0.01124
LNNearestHighSch	-0.08688	0.033746	-0.15302	-0.02074
LNDistance_to_AqCentre	0.20768	0.321834	-0.42311	0.83846
LNDistance_to_Clink	0.06085	0.054398	-0.04577	0.16747
LN_Dist_toCSUni	0.04446	0.050827	-0.05516	0.14408
LNMinParkDist	0.00860	0.026770	-0.04387	0.06107
LNComHealthCentre	0.03104	0.050135	-0.06722	0.12930
LNClosest_Petrol	0.00873	0.026694	-0.04359	0.06105
LNNearestFastFood	-0.01433	0.039693	-0.09212	0.06347
LNDistToHosp	0.02823	0.043334	-0.05670	0.11316
LNNearestSGrocShop	0.08151	0.057029	-0.03026	0.19329

Note: The T-Value used to calculate these confidence limits was 1.960.

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Regression Coefficients Confidence Intervals Assuming Random Weights

Independent Variable	Regression Coefficient b(i)	Standard Error Sb(i)	Lower 95% Conf. Limit of $\beta(i)$	Upper 95% Conf. Limit of $\beta(i)$
Intercept	2.28710	2.157700	-1.94191	6.51612
LNBlock_area_sqm	0.00765	0.033394	-0.05780	0.07310
LNHouse_area_sqm	-0.29971	0.120450	-0.53579	-0.06363
LNHouse_Floor_area_sqm	0.35392	0.078282	0.20048	0.50735
LNBedrooms	0.37728	0.040429	0.29804	0.45652
LNBedrooms	-0.08533	0.049398	-0.18215	0.01149
LNCarSpaces	0.13028	0.027353	0.07667	0.18389
LnDistMM	-0.00870	0.065480	-0.13703	0.11964
LNDistToRailwayStation	-0.07777	0.039654	-0.15549	-0.00005
LNDIST_PubPrimSch	-0.05630	0.037953	-0.13069	0.01809
LNNearestHighSch	-0.08688	0.036794	-0.15899	-0.01476
LNDistance_to_AqCentre	0.20768	0.347588	-0.47358	0.88894
LNDistance_to_Clink	0.06085	0.059384	-0.05554	0.17724
LN_Dist_toCSUni	0.04446	0.055063	-0.06346	0.15238
LNMinParkDist	0.00860	0.029336	-0.04890	0.06610
LNComHealthCentre	0.03104	0.054589	-0.07595	0.13803
LNClosest_Petrol	0.00873	0.029439	-0.04897	0.06643
LNNearestFastFood	-0.01433	0.043821	-0.10021	0.07156
LNDistToHosp	0.02823	0.047662	-0.06518	0.12165
LNNearestSGrocShop	0.08151	0.062630	-0.04124	0.20427

Note: The T-Value used to calculate these confidence limits was 1.960.

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Estimated Equation

Log_10_Sale_Price =
 2.28710304434782 + 0.00765387869806169 * LNBlock_area_sqm - 0.299711754682693 * LNHouse_area_sqm
 + 0.353915082753672 * LNHouse_Floor_area_sqm + 0.377278304172578 * LNBedrooms -
 0.0853277518191162 * LNBathrooms + 0.130276517539841 * LNCarSpaces - 0.00869507237924184 *
 LnDistMM - 0.0777680208066307 * LNDistToRailwayStation - 0.0562980166269964 * LNDIST_PubPrimSch -
 0.0868769278190115 * LNNearestHighSch + 0.207676855300572 * LNDistance_to_AqCentre +
 0.0608478292311099 * LNDistance_to_Clink + 0.0444572337853811 * LN_Dist_toCSUni +
 0.00859975300969558 * LNMinParkDist + 0.0310385907194742 * LNComHealthCentre +
 0.00872760362352999 * LNClosest_Petrol - 0.0143260874561894 * LNNearestFastFood +
 0.0282315590788248 * LNDistToHosp + 0.0815140385673792 * LNNearestSGrocShop

Analysis of Variance

Source	DF	R ²	Sum of Squares	Mean Square	F-Ratio	Prob Level
Intercept	1		19895.86	19895.86		
Model	19	0.2759	32.04	1.69	17.224	0.0000
Error	859	0.7241	84.10	0.10		
Total(Adjusted)	878	1.0000	116.13	0.13		

PRESS Report

Parameter	From PRESS Residuals	From Regular Residuals
Sum of Squared Residuals	112.43	84.10
Sum of Residuals	247.52	242.18
R ²	0.0319	0.2759

Normality Tests

Test Name	Test Statistic to Test H0: Normal	Prob Level	Reject H0 at 20%?
Shapiro Wilk	0.984	0.0000	Yes
Anderson Darling	2.871	0.0000	Yes
D'Agostino Skewness	-7.423	0.0000	Yes
D'Agostino Kurtosis	3.873	0.0001	Yes
D'Agostino Omnibus	70.100	0.0000	Yes

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Serial Correlation of Residuals

Lag	Serial Correlation	Lag	Serial Correlation	Lag	Serial Correlation
1	0.2921	9	0.3538	17	0.2632
2	0.2822	10	0.3504	18	0.2591
3	0.3035	11	0.2972	19	0.2495
4	0.2870	12	0.2777	20	0.2733
5	0.3122	13	0.2800	21	0.2980
6	0.2734	14	0.2734	22	0.2621
7	0.2695	15	0.2910	23	0.2396
8	0.2610	16	0.2594	24	0.2842

Above serial correlations are significant if their absolute values are greater than 0.0675.

Durbin-Watson Test For Serial Correlation

Parameter	Test Statistic to Test H0: $\rho(1) = 0$?	Reject H0 at 20%?
Durbin-Watson Value	1.415	
Prob. Level: Positive Serial Correlation	0.0000	Yes
Prob. Level: Negative Serial Correlation	1.0000	No

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R² Report

Independent Variable (IV)	Total R ² for this IV and IV's Above	Increase in R ² if this IV Included with IV's Above	Decrease in R ² if this IV was Removed	R ² if this IV was Fit Alone	Partial R ² if Adjusted for All Other IV's
LNBlock_area_sqm	0.0290	0.0290	0.0001	0.0290	0.0001
LNHouse_area_sqm	0.0294	0.0004	0.0062	0.0030	0.0085
LNHouse_Floor_area_sqm	0.0886	0.0592	0.0207	0.0790	0.0278
LNBedrooms	0.2140	0.1254	0.0861	0.1652	0.1062
LNBedrooms	0.2141	0.0001	0.0030	0.0167	0.0041
LNCarSpaces	0.2377	0.0236	0.0229	0.0871	0.0307
LnDistMM	0.2475	0.0098	0.0000	0.0396	0.0000
LNDistToRailwayStation	0.2501	0.0026	0.0037	0.0041	0.0051
LNDIST_PubPrimSch	0.2542	0.0041	0.0023	0.0247	0.0031
LNNearestHighSch	0.2572	0.0030	0.0056	0.0004	0.0077
LNDistance_to_AqCentre	0.2691	0.0118	0.0004	0.0123	0.0005
LNDistance_to_Clink	0.2699	0.0008	0.0011	0.0080	0.0015
LN_Dist_toCSUni	0.2711	0.0012	0.0006	0.0280	0.0009
LNMinParkDist	0.2734	0.0023	0.0001	0.0079	0.0001
LNComHealthCentre	0.2734	0.0000	0.0003	0.0006	0.0004
LNClosest_Petrol	0.2739	0.0005	0.0001	0.0300	0.0001
LNNearestFastFood	0.2741	0.0002	0.0001	0.0053	0.0002
LNDistToHosp	0.2742	0.0000	0.0004	0.0050	0.0005
LNNearestSGrocShop	0.2759	0.0017	0.0017	0.0330	0.0024

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Variable Omission Report

Independent Variable	R ² When I.V. Omitted	MSE When I.V. Omitted	Mallow's Cp When I.V. Omitted	H0: $\beta(i)=0$ Prob Level	R ² of Regress. of This I.V. on Other I.V.'s
Full Model	0.2759	0.10			
LNBlock_area_sqm	0.2758	0.10	18.062	0.8036	0.3239
LNHouse_area_sqm	0.2697	0.10	25.377	0.0067	0.1777
LNHouse_Floor_area_sqm	0.2551	0.10	42.606	0.0000	0.2987
LNBedrooms	0.1898	0.11	120.079	0.0000	0.1811
LNBedrooms	0.2729	0.10	21.515	0.0612	0.1479
LNCarSpaces	0.2529	0.10	45.222	0.0000	0.1603
LnDistMM	0.2759	0.10	18.021	0.8836	0.8004
LNDistToRailwayStation	0.2722	0.10	22.414	0.0359	0.8681
LNDIST_PubPrimSch	0.2736	0.10	20.670	0.1026	0.7870
LNNearestHighSch	0.2703	0.10	24.628	0.0102	0.6948
LNDistance_to_AqCentre	0.2755	0.10	18.416	0.5189	0.9636
LNDistance_to_Clink	0.2748	0.10	19.251	0.2636	0.8950
LN_Dist_toCSUni	0.2752	0.10	18.765	0.3820	0.8404
LNMinParkDist	0.2758	0.10	18.103	0.7481	0.6559
LNComHealthCentre	0.2756	0.10	18.383	0.5360	0.8704
LNClosest_Petrol	0.2758	0.10	18.107	0.7438	0.6244
LNNearestFastFood	0.2758	0.10	18.130	0.7182	0.8156
LNDistToHosp	0.2755	0.10	18.424	0.5149	0.8774
LNNearestSGrocShop	0.2742	0.10	20.043	0.1533	0.8773

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Sum of Squares and Correlations

Independent Variable	Sequential Sum of Squares	Incremental Sum of Squares	Last Sum of Squares	Simple Correlation	Partial Correlation
LNBlock_area_sqm	3.37	3.37	0.01	0.1704	0.0085
LNHouse_area_sqm	3.42	0.04	0.72	0.0544	-0.0923
LNHouse_Floor_area_sqm	10.29	6.88	2.41	0.2811	0.1669
LNBedrooms	24.85	14.56	9.99	0.4065	0.3259
LNBedrooms	24.86	0.01	0.34	0.1292	-0.0638
LNCarSpaces	27.60	2.74	2.67	0.2952	0.1753
LnDistMM	28.74	1.14	0.00	0.1991	-0.0050
LNDistToRailwayStation	29.05	0.30	0.43	0.0642	-0.0715
LNDIST_PubPrimSch	29.52	0.47	0.26	-0.1570	-0.0557
LNNearestHighSch	29.87	0.35	0.65	-0.0196	-0.0875
LNDistance_to_AqCentre	31.25	1.38	0.04	0.1107	0.0220
LNDistance_to_Clink	31.35	0.10	0.12	0.0895	0.0381
LN_Dist_toCSUni	31.49	0.14	0.07	0.1674	0.0298
LNMinParkDist	31.75	0.27	0.01	0.0886	0.0110
LNComHealthCentre	31.76	0.00	0.04	0.0239	0.0211
LNClosest_Petrol	31.81	0.06	0.01	0.1731	0.0112
LNNearestFastFood	31.84	0.03	0.01	0.0728	-0.0123
LNDistToHosp	31.84	0.00	0.04	-0.0710	0.0222
LNNearestSGrocShop	32.04	0.20	0.20	0.1816	0.0487

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Sequential Models Report

Independent Variable	Included R ²	Included F-Ratio	Included Prob Level	Omitted R ²	Omitted F-Ratio	Omitted Prob Level
LNBlock_area_sqm	0.0290	26.226	0.0000	0.2468	16.267	0.0000
LNHouse_area_sqm	0.0294	13.272	0.0000	0.2465	17.198	0.0000
LNHouse_Floor_area_sqm	0.0886	28.368	0.0000	0.1872	13.882	0.0000
LNBedrooms	0.2140	59.490	0.0000	0.0619	4.893	0.0000
LNBedrooms	0.2141	47.556	0.0000	0.0618	5.237	0.0000
LNCarSpaces	0.2377	45.306	0.0000	0.0382	3.488	0.0000
LnDistMM	0.2475	40.924	0.0000	0.0284	2.805	0.0009
LNDistToRailwayStation	0.2501	36.269	0.0000	0.0258	2.779	0.0015
LNDIST_PubPrimSch	0.2542	32.908	0.0000	0.0217	2.572	0.0045
LNNearestHighSch	0.2572	30.058	0.0000	0.0187	2.459	0.0091
LNDistance_to_AqCentre	0.2691	29.015	0.0000	0.0068	1.009	0.4275
LNDistance_to_Clink	0.2699	26.679	0.0000	0.0060	1.011	0.4219
LN_Dist_toCSUni	0.2711	24.752	0.0000	0.0047	0.938	0.4669
LNMinParkDist	0.2734	23.225	0.0000	0.0024	0.580	0.7157
LNComHealthCentre	0.2734	21.652	0.0000	0.0024	0.723	0.5765
LNClosest_Petrol	0.2739	20.325	0.0000	0.0020	0.773	0.5091
LNNearestFastFood	0.2741	19.129	0.0000	0.0017	1.026	0.3589
LNDistToHosp	0.2742	18.046	0.0000	0.0017	2.043	0.1533
LNNearestSGrocShop	0.2759	17.224	0.0000	0.0000		

Notes

1. INCLUDED variables are those listed from current row up (includes current row).
2. OMITTED variables are those listed below (but not including) this row.

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Multicollinearity Report

Independent Variable	Variance Inflation Factor	R ² Versus Other I.V.'s	Tolerance	Diagonal of X'X Inverse
LNBlock_area_sqm	1.4791	0.3239	0.6761	0.00967185716006149
LNHouse_area_sqm	1.2161	0.1777	0.8223	0.12438385054412
LNHouse_Floor_area_sqm	1.4260	0.2987	0.7013	0.0519970626332118
LNBedrooms	1.2212	0.1811	0.8189	0.014243039598003
LNBedrooms	1.1736	0.1479	0.8521	0.0211574493128158
LNCarSpaces	1.1910	0.1603	0.8397	0.00636844618750036
LnDistMM	5.0091	0.8004	0.1996	0.036033587434009
LNDistToRailwayStation	7.5831	0.8681	0.1319	0.013994331859674
LNDIST_PubPrimSch	4.6948	0.7870	0.2130	0.0121272000866165
LNNearestHighSch	3.2763	0.6948	0.3052	0.0116323239405922
LNDistance_to_AqCentre	27.4359	0.9636	0.0364	1.05798574336865
LNDistance_to_Clink	9.5220	0.8950	0.1050	0.0302257463442818
LN_Dist_toCSUni	6.2666	0.8404	0.1596	0.026387690762209
LNMinParkDist	2.9061	0.6559	0.3441	0.00732006631059654
LNComHealthCentre	7.7182	0.8704	0.1296	0.0256744867221739
LNClosest_Petrol	2.6627	0.6244	0.3756	0.00727840937560989
LNNearestFastFood	5.4230	0.8156	0.1844	0.0160931476883883
LNDistToHosp	8.1533	0.8774	0.1226	0.0191813177063312
LNNearestSGrocShop	8.1491	0.8773	0.1227	0.0332203249180545

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1	4.230	4.398	-0.167	3.956	1.0000
2	5.114	4.885	0.229	4.470	1.0000
3	5.190	5.060	0.130	2.510	1.0000
4	4.860	4.904	-0.044	0.898	1.0000
5	5.130	5.172	-0.041	0.807	1.0000
6	4.255	4.558	-0.303	7.118	1.0000
7	4.342	4.827	-0.485	11.160	0.9425
8	4.230	4.789	-0.558	13.198	0.8181
9	4.740	4.379	0.362	7.630	1.0000
10	4.290	4.593	-0.303	7.062	1.0000
11	4.544	4.944	-0.400	8.807	1.0000
12	4.477	4.636	-0.159	3.547	1.0000
13	4.964	4.759	0.205	4.127	1.0000
14	4.653	4.862	-0.209	4.487	1.0000
15	4.699	4.892	-0.193	4.098	1.0000
16	4.070	4.342	-0.272	6.671	1.0000
17	4.342	4.721	-0.379	8.723	1.0000
18	4.740	4.764	-0.024	0.503	1.0000
19	4.602	4.874	-0.272	5.916	1.0000
21	4.653	4.840	-0.187	4.019	1.0000
22	4.000	5.320	-1.320	33.006	0.3460
23	4.602	5.011	-0.409	8.881	1.0000
25	4.643	4.714	-0.071	1.523	1.0000
26	4.000	4.648	-0.648	16.212	0.7043
27	4.509	4.756	-0.247	5.475	1.0000
28	4.591	4.686	-0.094	2.058	1.0000
29	4.618	4.752	-0.134	2.906	1.0000
30	5.000	4.748	0.252	5.037	1.0000
31	4.602	4.799	-0.197	4.290	1.0000
32	4.255	4.632	-0.377	8.853	1.0000
33	4.398	4.730	-0.332	7.540	1.0000
34	4.863	4.741	0.122	2.506	1.0000
35	4.954	4.738	0.216	4.363	1.0000
36	4.778	4.760	0.018	0.381	1.0000
37	4.000	4.759	-0.759	18.985	0.6014
38	4.591	4.820	-0.229	4.981	1.0000
39	4.556	4.827	-0.271	5.937	1.0000
40	4.580	4.883	-0.303	6.619	1.0000
41	4.146	4.355	-0.209	5.039	1.0000
45	4.881	5.006	-0.125	2.569	1.0000
46	4.362	4.737	-0.375	8.599	1.0000
47	4.477	4.857	-0.380	8.478	1.0000
48	4.799	5.134	-0.334	6.964	1.0000
49	4.690	4.700	-0.010	0.209	1.0000
50	4.217	4.926	-0.709	16.800	0.6446
51	4.398	4.667	-0.269	6.121	1.0000
52	4.079	4.733	-0.653	16.020	0.6989

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
53	3.845	5.144	-1.299	33.784	0.3516
54	3.929	4.332	-0.402	10.236	1.0000
55	4.484	4.977	-0.493	10.996	0.9263
56	4.623	4.830	-0.207	4.469	1.0000
57	4.290	4.923	-0.633	14.745	0.7220
58	3.929	4.321	-0.392	9.973	1.0000
59	4.079	4.895	-0.816	19.997	0.5599
60	4.447	4.901	-0.454	10.205	1.0000
61	4.380	4.865	-0.485	11.068	0.9421
62	4.301	4.599	-0.298	6.926	1.0000
63	4.544	4.957	-0.413	9.085	1.0000
64	4.079	4.387	-0.308	7.546	1.0000
65	4.756	4.925	-0.169	3.558	1.0000
66	4.230	4.939	-0.709	16.755	0.6444
67	4.699	4.881	-0.182	3.873	1.0000
68	4.643	4.981	-0.338	7.271	1.0000
69	4.531	4.989	-0.458	10.098	0.9982
75	4.415	5.087	-0.672	15.216	0.6799
80	4.690	4.875	-0.185	3.950	1.0000
82	4.919	4.927	-0.008	0.162	1.0000
83	4.544	4.795	-0.251	5.519	1.0000
84	5.093	5.066	0.028	0.541	1.0000
85	4.146	4.424	-0.278	6.695	1.0000
87	4.176	4.361	-0.184	4.418	1.0000
90	3.845	4.312	-0.467	12.153	0.9774
91	4.505	4.683	-0.178	3.941	1.0000
92	4.161	4.730	-0.568	13.661	0.8034
93	3.845	4.631	-0.786	20.449	0.5809
94	4.568	4.679	-0.111	2.424	1.0000
95	4.362	4.453	-0.091	2.083	1.0000
96	4.342	4.678	-0.336	7.732	1.0000
97	4.447	4.678	-0.231	5.194	1.0000
98	4.796	4.658	0.137	2.867	1.0000
106	4.000	4.332	-0.332	8.296	1.0000
107	4.776	4.757	0.019	0.391	1.0000
110	4.255	4.512	-0.257	6.045	1.0000
111	4.778	4.745	0.033	0.689	1.0000
113	5.255	4.982	0.274	5.205	1.0000
116	4.763	4.881	-0.117	2.459	1.0000
117	4.929	5.063	-0.134	2.717	1.0000
119	4.940	5.016	-0.077	1.555	1.0000
122	4.398	4.826	-0.428	9.738	1.0000
123	4.415	4.826	-0.411	9.315	1.0000
124	4.732	4.896	-0.164	3.459	1.0000
125	4.041	4.963	-0.922	22.816	0.4953
126	4.736	5.208	-0.472	9.965	0.9677
127	5.161	5.255	-0.093	1.809	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
130	5.114	4.993	0.121	2.370	1.0000
131	5.049	5.200	-0.151	2.996	1.0000
133	4.477	4.591	-0.114	2.543	1.0000
134	4.544	4.917	-0.372	8.197	1.0000
135	4.699	5.074	-0.375	7.990	1.0000
136	4.940	4.741	0.199	4.019	1.0000
137	4.204	5.091	-0.886	21.084	0.5153
138	4.505	4.908	-0.403	8.944	1.0000
139	4.380	5.131	-0.751	17.148	0.6081
140	4.505	5.124	-0.619	13.736	0.7380
143	4.602	4.777	-0.175	3.797	1.0000
144	4.922	4.788	0.133	2.706	1.0000
145	4.672	4.907	-0.235	5.027	1.0000
147	4.477	4.971	-0.494	11.023	0.9254
148	4.061	4.986	-0.926	22.794	0.4935
149	4.398	4.759	-0.361	8.210	1.0000
151	4.602	4.874	-0.272	5.908	1.0000
152	4.498	4.636	-0.138	3.063	1.0000
153	3.699	4.395	-0.696	18.810	0.6565
154	4.820	4.802	0.017	0.358	1.0000
155	4.477	4.791	-0.313	7.001	1.0000
157	4.987	4.913	0.073	1.472	1.0000
160	4.477	4.705	-0.228	5.086	1.0000
161	4.699	4.661	0.038	0.804	1.0000
163	4.978	4.937	0.040	0.813	1.0000
164	4.643	4.679	-0.036	0.773	1.0000
166	4.940	5.074	-0.134	2.713	1.0000
167	4.699	4.958	-0.259	5.508	1.0000
168	4.079	5.047	-0.968	23.731	0.4718
171	4.826	4.877	-0.051	1.047	1.0000
172	4.447	4.739	-0.292	6.569	1.0000
173	4.301	4.333	-0.032	0.744	1.0000
176	4.398	4.753	-0.355	8.072	1.0000
180	4.230	4.777	-0.547	12.919	0.8357
181	4.978	5.076	-0.099	1.979	1.0000
184	4.792	4.560	0.232	4.841	1.0000
188	5.143	4.858	0.285	5.545	1.0000
189	4.380	4.743	-0.363	8.282	1.0000
190	4.597	5.013	-0.417	9.063	1.0000
191	4.716	5.016	-0.300	6.356	1.0000
192	4.398	5.063	-0.665	15.116	0.6871
198	3.903	4.816	-0.913	23.389	0.5003
200	4.519	4.684	-0.165	3.655	1.0000
202	4.255	4.834	-0.579	13.600	0.7892
203	4.477	4.847	-0.370	8.272	1.0000
204	4.477	4.938	-0.461	10.292	0.9912
207	4.398	4.928	-0.530	12.049	0.8619

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
211	4.568	4.850	-0.282	6.173	1.0000
212	4.813	4.803	0.010	0.203	1.0000
214	4.362	4.850	-0.489	11.200	0.9349
215	4.000	4.863	-0.863	21.564	0.5295
217	4.255	4.853	-0.598	14.042	0.7644
228	4.544	4.648	-0.104	2.279	1.0000
230	4.462	4.383	0.080	1.786	1.0000
232	4.940	4.835	0.104	2.110	1.0000
233	4.041	4.737	-0.695	17.209	0.6567
234	4.531	4.648	-0.117	2.574	1.0000
236	5.000	4.827	0.173	3.454	1.0000
237	4.544	4.912	-0.368	8.097	1.0000
239	4.477	4.994	-0.517	11.546	0.8835
241	5.161	5.155	0.006	0.121	1.0000
242	4.447	5.109	-0.662	14.884	0.6900
244	4.740	4.927	-0.187	3.940	1.0000
246	4.716	4.854	-0.138	2.917	1.0000
247	5.011	4.960	0.050	1.007	1.0000
250	4.041	4.621	-0.580	14.349	0.7876
251	4.279	4.612	-0.333	7.780	1.0000
252	4.301	4.849	-0.548	12.747	0.8331
253	4.255	4.798	-0.543	12.756	0.8414
254	4.322	4.698	-0.376	8.692	1.0000
255	4.230	4.530	-0.299	7.079	1.0000
257	4.000	4.376	-0.376	9.400	1.0000
258	4.279	4.872	-0.594	13.876	0.7693
280	4.398	4.697	-0.299	6.795	1.0000
281	4.544	4.809	-0.265	5.827	1.0000
282	4.556	4.982	-0.426	9.343	1.0000
284	4.398	4.923	-0.525	11.935	0.8702
285	4.176	5.046	-0.870	20.830	0.5250
286	4.301	4.807	-0.506	11.770	0.9022
288	4.505	4.745	-0.240	5.331	1.0000
290	4.623	4.856	-0.233	5.035	1.0000
292	4.799	5.054	-0.254	5.302	1.0000
294	4.643	4.839	-0.196	4.221	1.0000
295	4.000	4.733	-0.733	18.318	0.6234
296	5.061	4.791	0.270	5.331	1.0000
298	4.778	4.740	0.038	0.800	1.0000
300	4.176	4.366	-0.190	4.545	1.0000
303	4.322	4.922	-0.600	13.872	0.7618
305	4.380	4.601	-0.221	5.039	1.0000
306	4.301	5.108	-0.807	18.766	0.5659
309	4.778	4.694	0.084	1.768	1.0000
310	5.111	4.965	0.146	2.854	1.0000
311	4.505	5.162	-0.657	14.583	0.6952
315	5.106	4.790	0.315	6.172	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
317	3.845	4.665	-0.819	21.311	0.5574
318	4.820	4.931	-0.111	2.309	1.0000
319	4.633	4.387	0.247	5.330	1.0000
320	3.875	4.648	-0.773	19.947	0.5909
324	4.279	4.749	-0.471	10.999	0.9705
325	4.398	4.892	-0.494	11.238	0.9241
326	5.204	4.941	0.263	5.054	1.0000
327	4.845	4.967	-0.122	2.517	1.0000
329	3.829	4.493	-0.663	17.322	0.6886
332	4.505	4.767	-0.262	5.806	1.0000
333	4.736	5.058	-0.322	6.796	1.0000
335	4.301	4.758	-0.457	10.632	0.9988
336	4.771	4.752	0.018	0.386	1.0000
337	3.954	4.604	-0.650	16.440	0.7026
338	4.362	4.888	-0.527	12.074	0.8672
341	4.301	4.983	-0.682	15.856	0.6697
342	4.623	5.062	-0.439	9.491	1.0000
347	4.255	4.961	-0.706	16.596	0.6467
348	4.623	4.820	-0.197	4.261	1.0000
349	4.940	4.888	0.052	1.053	1.0000
352	5.097	5.328	-0.231	4.535	1.0000
353	5.057	5.021	0.036	0.704	1.0000
354	5.398	5.284	0.114	2.116	1.0000
356	4.826	4.521	0.305	6.322	1.0000
357	4.000	5.137	-1.137	28.424	0.4017
358	5.041	5.108	-0.066	1.316	1.0000
361	4.342	4.974	-0.632	14.546	0.7231
363	4.886	4.809	0.078	1.587	1.0000
364	4.544	4.634	-0.090	1.973	1.0000
365	4.699	4.790	-0.091	1.929	1.0000
366	4.544	4.462	0.082	1.812	1.0000
368	5.021	4.971	0.050	0.990	1.0000
369	4.924	5.014	-0.089	1.815	1.0000
371	4.519	4.821	-0.302	6.692	1.0000
372	4.699	4.341	0.358	7.613	1.0000
374	4.519	4.751	-0.232	5.143	1.0000
375	4.857	4.775	0.083	1.699	1.0000
378	4.648	4.770	-0.122	2.618	1.0000
380	4.146	4.326	-0.180	4.345	1.0000
381	4.653	4.993	-0.339	7.296	1.0000
382	4.398	4.721	-0.323	7.353	1.0000
383	4.886	4.846	0.041	0.835	1.0000
387	4.823	5.113	-0.290	6.013	1.0000
388	5.398	5.207	0.191	3.530	1.0000
390	5.130	5.035	0.095	1.849	1.0000
392	4.398	4.821	-0.423	9.613	1.0000
393	4.929	4.928	0.002	0.037	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
394	4.653	5.097	-0.443	9.529	1.0000
398	4.000	4.358	-0.358	8.947	1.0000
400	4.869	4.858	0.011	0.230	1.0000
402	4.301	4.719	-0.418	9.718	1.0000
404	5.255	4.398	0.857	16.304	0.5331
406	4.914	4.769	0.145	2.946	1.0000
408	5.152	4.685	0.467	9.060	0.9784
410	4.919	4.688	0.231	4.695	1.0000
411	4.053	4.617	-0.564	13.923	0.8094
414	4.792	4.898	-0.106	2.212	1.0000
419	5.230	4.981	0.250	4.772	1.0000
422	4.505	4.738	-0.232	5.160	1.0000
425	4.954	4.703	0.251	5.073	1.0000
429	4.820	4.812	0.008	0.164	1.0000
431	5.161	4.936	0.225	4.362	1.0000
436	5.176	4.805	0.371	7.171	1.0000
441	4.748	4.566	0.183	3.845	1.0000
447	5.041	4.954	0.087	1.735	1.0000
450	5.161	5.038	0.123	2.388	1.0000
451	4.954	4.668	0.286	5.781	1.0000
455	4.813	4.644	0.168	3.499	1.0000
456	4.477	4.757	-0.280	6.258	1.0000
457	4.964	5.032	-0.068	1.379	1.0000
458	5.230	5.112	0.118	2.257	1.0000
459	5.161	4.851	0.310	6.005	1.0000
460	4.863	4.671	0.193	3.959	1.0000
464	5.121	4.728	0.392	7.665	1.0000
465	5.079	4.750	0.329	6.480	1.0000
466	4.342	4.620	-0.278	6.402	1.0000
467	4.778	4.787	-0.009	0.184	1.0000
468	4.720	4.667	0.053	1.131	1.0000
469	5.188	5.050	0.137	2.650	1.0000
472	4.954	5.153	-0.199	4.012	1.0000
474	4.778	4.894	-0.116	2.420	1.0000
475	4.826	4.985	-0.159	3.301	1.0000
476	4.763	4.968	-0.205	4.301	1.0000
477	4.929	4.809	0.120	2.437	1.0000
478	5.041	4.902	0.140	2.770	1.0000
479	5.064	4.897	0.168	3.310	1.0000
481	5.114	4.955	0.159	3.111	1.0000
482	5.574	5.201	0.373	6.701	1.0000
483	4.788	5.106	-0.318	6.651	1.0000
484	3.801	5.063	-1.262	33.189	0.3621
485	4.752	5.063	-0.311	6.535	1.0000
486	3.845	4.991	-1.146	29.802	0.3986
487	4.954	4.754	0.200	4.040	1.0000
490	4.398	4.660	-0.262	5.966	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
491	5.104	5.086	0.018	0.353	1.0000
492	4.352	4.812	-0.460	10.574	0.9925
493	5.097	4.773	0.324	6.350	1.0000
495	5.435	5.141	0.294	5.409	1.0000
496	4.047	4.653	-0.607	14.990	0.7529
497	4.602	4.925	-0.323	7.008	1.0000
498	4.712	4.830	-0.118	2.505	1.0000
500	4.991	4.855	0.136	2.734	1.0000
502	4.845	4.969	-0.124	2.559	1.0000
503	4.991	5.010	-0.018	0.370	1.0000
511	4.944	4.939	0.006	0.117	1.0000
514	4.813	4.957	-0.144	3.002	1.0000
526	4.447	4.564	-0.117	2.623	1.0000
527	4.602	4.603	-0.001	0.028	1.0000
530	5.130	4.905	0.226	4.398	1.0000
531	4.602	4.793	-0.191	4.158	1.0000
536	5.079	4.731	0.349	6.863	1.0000
539	4.562	4.661	-0.099	2.163	1.0000
542	4.681	4.966	-0.285	6.078	1.0000
544	5.107	4.745	0.362	7.086	1.0000
545	4.431	4.932	-0.501	11.298	0.9123
547	4.431	5.141	-0.710	16.014	0.6436
549	4.699	4.719	-0.021	0.437	1.0000
551	4.845	4.828	0.017	0.352	1.0000
555	4.816	4.587	0.229	4.756	1.0000
557	4.857	4.778	0.080	1.641	1.0000
560	4.813	4.693	0.120	2.488	1.0000
562	4.799	5.069	-0.269	5.610	1.0000
565	4.623	4.802	-0.179	3.863	1.0000
566	4.866	4.826	0.040	0.823	1.0000
567	4.778	4.847	-0.069	1.438	1.0000
571	4.857	4.963	-0.106	2.185	1.0000
572	4.544	5.012	-0.468	10.293	0.9766
573	4.544	5.295	-0.751	16.521	0.6084
574	5.398	5.255	0.143	2.653	1.0000
575	5.430	5.255	0.175	3.223	1.0000
576	4.875	4.934	-0.059	1.204	1.0000
577	5.086	5.183	-0.097	1.905	1.0000
578	5.161	4.956	0.205	3.974	1.0000
580	5.130	5.194	-0.063	1.237	1.0000
581	5.170	5.080	0.091	1.753	1.0000
587	4.845	5.023	-0.178	3.679	1.0000
588	4.580	4.948	-0.368	8.032	1.0000
591	5.267	4.777	0.490	9.300	0.9324
595	4.763	4.823	-0.059	1.247	1.0000
598	4.613	4.775	-0.162	3.518	1.0000
599	4.740	4.910	-0.169	3.573	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
601	5.312	5.242	0.069	1.304	1.0000
602	5.037	5.167	-0.129	2.569	1.0000
605	5.037	5.019	0.019	0.372	1.0000
606	5.243	5.060	0.183	3.498	1.0000
609	4.898	4.762	0.136	2.772	1.0000
610	4.362	4.734	-0.372	8.524	1.0000
611	5.262	4.991	0.272	5.166	1.0000
612	4.301	4.934	-0.633	14.706	0.7221
613	4.833	4.864	-0.032	0.655	1.0000
614	4.940	4.901	0.039	0.782	1.0000
619	4.398	4.794	-0.396	8.995	1.0000
620	5.294	5.080	0.214	4.046	1.0000
622	5.210	4.827	0.383	7.345	1.0000
626	4.792	4.671	0.121	2.525	1.0000
630	4.857	5.045	-0.188	3.867	1.0000
632	4.531	4.747	-0.216	4.762	1.0000
633	4.978	4.842	0.136	2.730	1.0000
634	4.301	4.788	-0.487	11.316	0.9384
635	5.114	4.978	0.136	2.661	1.0000
639	4.857	4.778	0.079	1.632	1.0000
642	3.847	4.602	-0.755	19.632	0.6048
645	4.439	4.615	-0.176	3.966	1.0000
650	4.301	4.792	-0.491	11.413	0.9305
655	4.505	4.849	-0.344	7.639	1.0000
657	5.097	4.764	0.333	6.540	1.0000
658	5.137	5.010	0.127	2.471	1.0000
662	4.398	5.122	-0.724	16.461	0.6309
663	4.796	4.818	-0.022	0.462	1.0000
664	5.079	4.985	0.094	1.845	1.0000
665	4.628	4.795	-0.167	3.599	1.0000
669	4.740	4.791	-0.050	1.061	1.0000
670	4.892	4.797	0.095	1.943	1.0000
671	4.505	4.792	-0.287	6.373	1.0000
676	5.114	5.175	-0.061	1.195	1.0000
678	5.097	4.890	0.207	4.061	1.0000
684	3.699	4.344	-0.645	17.430	0.7084
688	4.903	4.848	0.055	1.124	1.0000
689	4.857	5.001	-0.144	2.958	1.0000
690	4.860	4.871	-0.011	0.219	1.0000
692	4.929	4.833	0.097	1.964	1.0000
693	4.352	4.842	-0.490	11.259	0.9321
704	4.544	4.892	-0.348	7.664	1.0000
706	4.690	4.604	0.085	1.818	1.0000
707	4.146	4.838	-0.692	16.695	0.6598
712	4.857	5.041	-0.184	3.778	1.0000
713	4.842	4.870	-0.028	0.569	1.0000
715	4.748	4.819	-0.071	1.493	1.0000

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
719	5.041	5.064	-0.022	0.439	1.0000
722	5.342	4.924	0.418	7.828	1.0000
724	5.097	4.998	0.098	1.932	1.0000
729	5.000	4.879	0.121	2.411	1.0000
733	5.225	5.031	0.195	3.728	1.0000
735	4.477	5.029	-0.552	12.332	0.8272
736	5.114	4.798	0.316	6.180	1.0000
738	4.968	5.116	-0.147	2.961	1.0000
739	4.845	5.150	-0.305	6.297	1.0000
740	4.623	4.853	-0.230	4.969	1.0000
743	5.358	5.226	0.132	2.455	1.0000
744	5.352	5.128	0.224	4.192	1.0000
747	4.591	4.825	-0.234	5.096	1.0000
749	4.778	5.053	-0.274	5.742	1.0000
751	5.175	4.854	0.321	6.204	1.0000
752	4.833	5.066	-0.233	4.830	1.0000
754	4.407	4.922	-0.515	11.688	0.8868
755	4.544	4.782	-0.238	5.242	1.0000
757	4.415	4.905	-0.490	11.103	0.9318
758	4.589	5.143	-0.554	12.082	0.8238
760	5.130	4.788	0.342	6.674	1.0000
761	4.875	4.373	0.502	10.298	0.9098
763	3.544	5.074	-1.530	43.158	0.2986
765	4.740	4.976	-0.235	4.968	1.0000
767	4.767	4.863	-0.096	2.006	1.0000
770	5.079	4.958	0.121	2.387	1.0000
773	5.061	5.152	-0.092	1.814	1.0000
782	5.090	4.993	0.097	1.904	1.0000
785	4.826	4.721	0.105	2.174	1.0000
786	4.477	4.643	-0.166	3.701	1.0000
787	4.892	4.773	0.119	2.437	1.0000
788	4.740	4.721	0.019	0.408	1.0000
795	5.301	4.941	0.360	6.786	1.0000
797	4.204	4.574	-0.370	8.798	1.0000
798	4.813	4.801	0.012	0.239	1.0000
799	4.663	5.054	-0.392	8.398	1.0000
803	4.839	4.640	0.198	4.102	1.0000
805	5.070	4.807	0.263	5.190	1.0000
806	4.602	4.866	-0.264	5.744	1.0000
807	5.031	4.592	0.439	8.735	1.0000
809	3.862	4.492	-0.630	16.316	0.7249
811	4.903	4.835	0.068	1.388	1.0000
813	4.663	4.644	0.019	0.398	1.0000
817	4.477	4.788	-0.311	6.949	1.0000
818	4.176	4.683	-0.507	12.138	0.9011
819	4.699	4.935	-0.236	5.023	1.0000
820	4.989	4.926	0.063	1.264	1.0000

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
821	5.097	5.143	-0.046	0.900	1.0000
824	4.763	5.017	-0.254	5.324	1.0000
826	4.591	4.740	-0.149	3.252	1.0000
833	4.568	4.863	-0.295	6.450	1.0000
835	5.000	4.983	0.017	0.350	1.0000
841	4.826	4.925	-0.099	2.059	1.0000
845	4.991	4.747	0.244	4.891	1.0000
852	4.519	4.597	-0.078	1.736	1.0000
853	4.699	4.610	0.089	1.895	1.0000
855	5.204	4.842	0.362	6.959	1.0000
857	4.886	4.946	-0.059	1.211	1.0000
859	4.752	4.883	-0.131	2.757	1.0000
861	4.929	4.857	0.072	1.462	1.0000
864	4.844	4.822	0.022	0.458	1.0000
868	4.681	5.053	-0.372	7.944	1.0000
870	4.732	4.907	-0.175	3.697	1.0000
871	5.204	4.833	0.371	7.129	1.0000
875	4.875	4.916	-0.040	0.830	1.0000
877	4.176	4.657	-0.481	11.522	0.9492
878	5.255	4.984	0.271	5.164	1.0000
881	4.176	4.444	-0.268	6.412	1.0000
883	5.362	5.010	0.352	6.569	1.0000
884	4.949	5.278	-0.329	6.648	1.0000
885	4.964	5.049	-0.085	1.716	1.0000
887	5.312	4.795	0.517	9.724	0.8843
889	4.732	4.920	-0.187	3.958	1.0000
890	5.176	4.361	0.815	15.747	0.5603
895	3.954	4.618	-0.664	16.798	0.6876
898	4.699	4.732	-0.033	0.708	1.0000
902	4.342	4.671	-0.329	7.576	1.0000
903	5.204	5.032	0.172	3.301	1.0000
904	4.792	4.692	0.101	2.101	1.0000
906	4.929	4.950	-0.020	0.412	1.0000
908	4.519	4.746	-0.227	5.033	1.0000
909	5.051	5.243	-0.192	3.802	1.0000
910	5.146	5.036	0.110	2.143	1.0000
912	5.322	5.064	0.258	4.847	1.0000
914	4.778	5.062	-0.284	5.941	1.0000
917	5.000	4.939	0.061	1.214	1.0000
918	4.804	4.772	0.032	0.671	1.0000
920	4.978	4.888	0.089	1.796	1.0000
921	5.161	4.933	0.228	4.418	1.0000
922	4.716	4.667	0.049	1.033	1.0000
923	5.000	4.862	0.138	2.754	1.0000
924	5.061	4.847	0.214	4.229	1.0000
926	4.914	4.874	0.040	0.818	1.0000
928	4.792	4.940	-0.148	3.081	1.0000

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
929	5.270	5.132	0.138	2.617	1.0000
930	5.431	5.045	0.386	7.109	1.0000
931	4.301	4.881	-0.580	13.474	0.7881
932	4.845	5.114	-0.269	5.559	1.0000
935	5.267	4.997	0.270	5.124	1.0000
936	5.431	5.395	0.036	0.663	1.0000
939	4.778	4.798	-0.020	0.423	1.0000
941	4.903	5.185	-0.282	5.755	1.0000
951	4.748	4.750	-0.002	0.046	1.0000
952	4.826	4.841	-0.015	0.302	1.0000
953	4.826	4.760	0.067	1.378	1.0000
954	5.204	4.775	0.429	8.250	1.0000
956	5.079	5.093	-0.013	0.263	1.0000
957	4.954	4.876	0.078	1.579	1.0000
958	4.892	4.803	0.089	1.812	1.0000
959	4.342	4.684	-0.341	7.863	1.0000
960	5.114	5.003	0.111	2.177	1.0000
961	4.875	4.863	0.012	0.250	1.0000
965	4.380	4.584	-0.204	4.649	1.0000
966	4.929	4.943	-0.013	0.272	1.0000
973	4.477	5.083	-0.606	13.528	0.7541
974	4.895	5.045	-0.150	3.074	1.0000
975	5.061	5.068	-0.008	0.151	1.0000
976	4.741	4.990	-0.248	5.237	1.0000
978	4.792	4.758	0.034	0.710	1.0000
981	5.574	5.208	0.366	6.562	1.0000
984	4.352	4.834	-0.482	11.072	0.9479
985	3.602	4.863	-1.261	34.999	0.3623
986	5.170	4.837	0.333	6.446	1.0000
992	4.929	4.928	0.001	0.030	1.0000
996	4.875	5.060	-0.185	3.799	1.0000
998	4.978	5.129	-0.152	3.046	1.0000
1002	4.863	4.862	0.001	0.027	1.0000
1003	5.031	4.772	0.259	5.149	1.0000
1006	4.398	4.519	-0.121	2.748	1.0000
1007	3.903	4.901	-0.998	25.578	0.4575
1011	4.748	4.760	-0.011	0.241	1.0000
1014	5.398	5.054	0.344	6.370	1.0000
1018	5.243	4.897	0.346	6.595	1.0000
1019	5.000	4.782	0.218	4.356	1.0000
1020	4.978	5.060	-0.082	1.652	1.0000
1024	5.398	5.116	0.282	5.221	1.0000
1029	5.176	5.082	0.094	1.815	1.0000
1030	5.000	4.646	0.354	7.070	1.0000
1033	4.653	4.792	-0.139	2.988	1.0000
1039	4.875	4.771	0.104	2.136	1.0000
1041	5.204	4.925	0.279	5.355	1.0000

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1042	5.322	4.904	0.418	7.850	1.0000
1045	4.653	4.947	-0.294	6.311	1.0000
1047	4.544	4.801	-0.257	5.660	1.0000
1048	4.954	4.888	0.066	1.337	1.0000
1049	4.740	4.848	-0.107	2.267	1.0000
1050	4.919	4.669	0.250	5.081	1.0000
1052	5.243	4.674	0.569	10.844	0.8033
1055	4.929	4.740	0.189	3.843	1.0000
1059	5.491	5.194	0.297	5.408	1.0000
1063	4.929	4.913	0.016	0.334	1.0000
1064	5.332	5.023	0.309	5.799	1.0000
1065	5.352	5.115	0.237	4.429	1.0000
1066	4.978	4.838	0.140	2.812	1.0000
1067	4.813	4.912	-0.099	2.057	1.0000
1068	4.602	4.325	0.277	6.018	1.0000
1070	4.929	4.631	0.299	6.056	1.0000
1071	5.161	4.799	0.362	7.022	1.0000
1073	5.358	5.144	0.214	3.991	1.0000
1074	5.255	5.029	0.226	4.303	1.0000
1078	5.290	4.822	0.468	8.846	0.9760
1079	5.255	5.067	0.188	3.577	1.0000
1087	4.903	4.613	0.290	5.918	1.0000
1089	4.978	4.756	0.221	4.449	1.0000
1090	4.778	4.694	0.084	1.763	1.0000
1091	5.212	4.985	0.227	4.362	1.0000
1092	5.290	5.075	0.215	4.070	1.0000
1094	5.279	4.989	0.290	5.495	1.0000
1096	4.987	4.797	0.190	3.804	1.0000
1101	5.401	5.029	0.372	6.890	1.0000
1103	5.161	4.886	0.276	5.339	1.0000
1106	4.477	4.322	0.155	3.471	1.0000
1110	5.114	4.800	0.314	6.145	1.0000
1111	4.602	4.812	-0.210	4.560	1.0000
1112	5.000	4.671	0.329	6.578	1.0000
1114	5.217	4.996	0.221	4.241	1.0000
1115	4.978	5.087	-0.109	2.195	1.0000
1118	5.389	4.879	0.510	9.458	0.8961
1119	4.903	5.002	-0.099	2.010	1.0000
1121	5.255	4.795	0.460	8.756	0.9926
1123	5.588	5.108	0.480	8.590	0.9515
1124	5.190	4.713	0.478	9.202	0.9563
1126	4.740	4.845	-0.104	2.200	1.0000
1127	4.875	4.753	0.122	2.509	1.0000
1128	5.041	5.155	-0.114	2.255	1.0000
1129	4.699	4.862	-0.163	3.465	1.0000
1130	5.248	4.796	0.452	8.613	1.0000
1131	5.086	5.034	0.052	1.024	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1133	4.949	4.881	0.069	1.388	1.0000
1135	5.130	5.103	0.027	0.523	1.0000
1139	5.447	4.962	0.485	8.909	0.9412
1141	4.845	4.531	0.314	6.490	1.0000
1144	4.982	4.884	0.098	1.973	1.0000
1147	5.362	5.053	0.309	5.765	1.0000
1148	5.720	5.034	0.686	11.990	0.6660
1150	4.544	4.576	-0.032	0.708	1.0000
1151	4.845	4.718	0.127	2.616	1.0000
1154	4.477	4.746	-0.269	6.010	1.0000
1157	4.934	5.029	-0.094	1.905	1.0000
1159	5.114	5.018	0.096	1.873	1.0000
1163	4.845	4.910	-0.065	1.345	1.0000
1165	4.568	4.793	-0.225	4.917	1.0000
1168	5.114	4.721	0.393	7.676	1.0000
1169	5.114	4.999	0.115	2.252	1.0000
1172	5.613	4.981	0.632	11.254	0.7231
1174	4.748	4.789	-0.040	0.853	1.0000
1176	5.204	4.912	0.292	5.607	1.0000
1179	4.740	4.932	-0.192	4.041	1.0000
1181	5.371	4.914	0.457	8.509	0.9993
1183	5.190	4.915	0.276	5.313	1.0000
1185	5.491	5.224	0.267	4.861	1.0000
1186	5.217	5.020	0.198	3.788	1.0000
1187	5.161	5.100	0.061	1.182	1.0000
1190	4.740	4.368	0.372	7.857	1.0000
1191	4.531	4.693	-0.161	3.554	1.0000
1192	4.602	4.782	-0.180	3.903	1.0000
1193	4.848	5.159	-0.311	6.409	1.0000
1194	4.903	4.839	0.064	1.307	1.0000
1195	5.238	4.739	0.499	9.535	0.9144
1202	5.312	5.133	0.179	3.368	1.0000
1203	4.978	4.880	0.097	1.955	1.0000
1204	4.097	4.269	-0.172	4.189	1.0000
1205	5.439	4.789	0.651	11.960	0.7021
1206	4.845	4.777	0.068	1.413	1.0000
1207	4.462	4.765	-0.302	6.774	1.0000
1212	4.653	4.671	-0.018	0.382	1.0000
1215	4.813	4.940	-0.127	2.635	1.0000
1216	5.371	4.856	0.515	9.590	0.8868
1217	5.061	4.562	0.498	9.847	0.9165
1219	5.362	5.147	0.214	3.996	1.0000
1221	4.903	4.706	0.197	4.026	1.0000
1225	5.011	4.846	0.165	3.289	1.0000
1226	5.602	4.823	0.779	13.901	0.5865
1227	5.190	5.057	0.133	2.568	1.0000
1228	5.204	4.816	0.388	7.464	1.0000

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1230	4.301	4.613	-0.312	7.247	1.0000
1234	5.255	4.918	0.337	6.419	1.0000
1235	5.279	5.153	0.126	2.382	1.0000
1236	5.407	4.963	0.443	8.203	1.0000
1237	5.000	4.896	0.104	2.079	1.0000
1240	5.322	5.163	0.159	2.984	1.0000
1241	5.505	5.064	0.442	8.020	1.0000
1242	5.512	5.064	0.448	8.133	1.0000
1243	4.857	5.074	-0.217	4.466	1.0000
1244	5.000	4.964	0.036	0.722	1.0000
1247	4.544	4.660	-0.116	2.558	1.0000
1248	4.892	4.799	0.093	1.909	1.0000
1250	5.362	4.780	0.581	10.845	0.7855
1254	5.250	4.976	0.274	5.227	1.0000
1257	4.978	4.985	-0.007	0.140	1.0000
1269	5.061	4.817	0.244	4.817	1.0000
1270	5.352	5.008	0.344	6.425	1.0000
1271	5.407	4.950	0.456	8.439	1.0000
1272	4.477	4.868	-0.391	8.734	1.0000
1276	4.398	4.429	-0.031	0.708	1.0000
1277	4.919	4.679	0.240	4.882	1.0000
1280	5.021	4.648	0.373	7.433	1.0000
1281	5.296	5.122	0.173	3.271	1.0000
1284	4.398	4.512	-0.115	2.604	1.0000
1285	4.602	4.495	0.107	2.323	1.0000
1287	4.301	4.897	-0.596	13.865	0.7659
1290	5.396	5.093	0.303	5.610	1.0000
1292	5.491	5.061	0.430	7.839	1.0000
1302	5.238	5.140	0.098	1.869	1.0000
1303	5.161	5.031	0.131	2.531	1.0000
1305	4.740	4.737	0.004	0.075	1.0000
1306	5.021	4.917	0.105	2.084	1.0000
1308	4.954	4.795	0.160	3.224	1.0000
1310	4.778	4.981	-0.203	4.253	1.0000
1311	5.097	4.833	0.264	5.174	1.0000
1313	5.097	4.829	0.268	5.259	1.0000
1315	5.079	5.212	-0.133	2.611	1.0000
1316	5.276	5.029	0.247	4.688	1.0000
1317	5.130	4.917	0.213	4.153	1.0000
1318	5.332	5.101	0.231	4.334	1.0000
1321	5.407	4.990	0.417	7.712	1.0000
1324	5.183	4.807	0.376	7.259	1.0000
1325	5.389	5.116	0.273	5.069	1.0000
1326	4.996	4.622	0.374	7.486	1.0000
1329	4.000	4.286	-0.286	7.143	1.0000
1332	4.342	5.133	-0.791	18.204	0.5778
1334	5.000	5.047	-0.047	0.936	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1336	5.161	4.972	0.190	3.674	1.0000
1338	4.623	4.561	0.063	1.355	1.0000
1340	4.431	4.852	-0.421	9.503	1.0000
1342	5.362	5.270	0.091	1.704	1.0000
1346	4.929	4.850	0.079	1.608	1.0000
1351	4.778	4.763	0.016	0.327	1.0000
1352	5.255	4.884	0.371	7.057	1.0000
1355	4.778	4.797	-0.019	0.395	1.0000
1357	4.740	4.785	-0.045	0.948	1.0000
1359	5.283	5.008	0.276	5.216	1.0000
1360	4.989	4.865	0.124	2.494	1.0000
1361	4.699	4.856	-0.157	3.341	1.0000
1362	5.431	5.059	0.372	6.848	1.0000
1365	5.190	5.072	0.118	2.273	1.0000
1367	5.283	4.921	0.362	6.860	1.0000
1374	5.146	4.799	0.347	6.740	1.0000
1377	5.465	5.216	0.249	4.554	1.0000
1380	5.176	4.744	0.432	8.349	1.0000
1382	5.512	5.039	0.473	8.588	0.9649
1383	5.233	5.048	0.185	3.531	1.0000
1385	5.182	5.169	0.012	0.240	1.0000
1386	5.114	5.066	0.048	0.939	1.0000
1387	5.176	4.958	0.218	4.221	1.0000
1388	4.944	4.874	0.070	1.419	1.0000
1389	4.544	4.744	-0.200	4.409	1.0000
1395	5.176	4.915	0.261	5.038	1.0000
1396	5.362	5.296	0.065	1.219	1.0000
1400	5.121	5.036	0.084	1.644	1.0000
1405	5.243	4.850	0.393	7.501	1.0000
1406	5.398	4.747	0.651	12.058	0.7017
1407	5.301	5.006	0.295	5.563	1.0000
1408	5.249	5.055	0.194	3.693	1.0000
1411	5.371	5.087	0.284	5.285	1.0000
1413	4.799	4.665	0.135	2.808	1.0000
1414	5.114	4.954	0.160	3.125	1.0000
1416	4.602	5.003	-0.401	8.716	1.0000
1418	5.041	4.639	0.402	7.977	1.0000
1419	5.146	5.293	-0.147	2.855	1.0000
1426	5.000	4.792	0.208	4.163	1.0000
1427	4.114	4.446	-0.332	8.076	1.0000
1430	5.296	4.892	0.404	7.620	1.0000
1431	4.278	4.367	-0.089	2.089	1.0000
1433	4.991	5.185	-0.194	3.879	1.0000
1439	4.778	4.803	-0.025	0.513	1.0000
1440	4.903	4.891	0.012	0.255	1.0000
1441	4.602	4.400	0.202	4.383	1.0000
1442	5.152	4.980	0.172	3.346	1.0000

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1444	5.204	4.995	0.209	4.025	1.0000
1446	5.498	5.295	0.203	3.696	1.0000
1448	5.290	5.049	0.241	4.557	1.0000
1451	5.079	4.922	0.157	3.093	1.0000
1452	4.964	4.814	0.150	3.023	1.0000
1455	4.623	4.900	-0.276	5.975	1.0000
1457	4.903	4.690	0.213	4.351	1.0000
1458	4.929	4.715	0.215	4.355	1.0000
1461	5.204	4.989	0.215	4.134	1.0000
1469	5.041	5.148	-0.106	2.106	1.0000
1470	5.267	5.037	0.230	4.368	1.0000
1472	5.763	5.127	0.636	11.038	0.7179
1473	4.875	4.930	-0.055	1.137	1.0000
1477	5.097	4.834	0.263	5.160	1.0000
1479	5.230	4.900	0.331	6.325	1.0000
1480	4.957	4.750	0.206	4.162	1.0000
1483	4.892	4.824	0.068	1.387	1.0000
1485	5.217	4.943	0.274	5.254	1.0000
1487	5.061	4.867	0.193	3.818	1.0000
1489	5.491	4.930	0.562	10.231	0.8130
1490	5.380	4.830	0.550	10.231	0.8298
1491	4.845	4.599	0.247	5.088	1.0000
1496	4.954	4.664	0.290	5.851	1.0000
1498	5.161	5.196	-0.035	0.673	1.0000
1500	4.602	4.896	-0.294	6.386	1.0000
1502	5.000	4.949	0.051	1.012	1.0000
1503	5.173	5.146	0.027	0.517	1.0000
1504	5.267	4.834	0.433	8.216	1.0000
1505	5.519	4.758	0.761	13.787	0.6003
1507	5.498	5.104	0.395	7.180	1.0000
1512	5.884	4.829	1.055	17.931	0.4329
1514	4.845	4.642	0.203	4.190	1.0000
1516	4.978	4.832	0.145	2.922	1.0000
1517	5.176	4.758	0.418	8.080	1.0000
1518	5.124	5.151	-0.027	0.521	1.0000
1519	5.146	4.831	0.315	6.122	1.0000
1520	4.602	5.127	-0.525	11.416	0.8693
1522	5.041	4.752	0.289	5.741	1.0000
1528	5.398	4.982	0.416	7.706	1.0000
1529	4.869	4.901	-0.032	0.650	1.0000
1530	5.279	4.712	0.567	10.742	0.8054
1534	4.991	4.891	0.100	1.999	1.0000
1539	5.230	4.773	0.457	8.742	0.9989
1540	5.204	4.995	0.209	4.012	1.0000
1541	5.176	5.342	-0.166	3.208	1.0000
1542	5.267	5.088	0.179	3.402	1.0000
1546	5.407	4.702	0.705	13.038	0.6479

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1547	4.699	4.765	-0.067	1.415	1.0000
1548	5.677	5.062	0.615	10.834	0.7426
1551	5.477	5.056	0.421	7.686	1.0000
1552	5.114	4.830	0.284	5.556	1.0000
1555	4.653	4.864	-0.210	4.521	1.0000
1556	4.778	4.933	-0.155	3.239	1.0000
1560	5.279	4.915	0.363	6.883	1.0000
1563	4.863	4.736	0.127	2.608	1.0000
1565	5.000	5.037	-0.037	0.734	1.0000
1571	5.322	4.999	0.323	6.071	1.0000
1574	4.602	4.821	-0.219	4.758	1.0000
1578	5.243	4.771	0.472	9.006	0.9673
1579	5.274	4.786	0.488	9.258	0.9354
1580	4.903	4.649	0.254	5.187	1.0000
1582	4.477	4.782	-0.305	6.819	1.0000
1585	4.886	5.106	-0.219	4.489	1.0000
1587	4.954	4.524	0.430	8.685	1.0000
1588	5.470	4.962	0.507	9.277	0.9000
1591	4.658	4.617	0.041	0.881	1.0000
1592	4.702	4.955	-0.253	5.374	1.0000
1593	4.845	4.838	0.007	0.138	1.0000
1594	5.176	4.989	0.187	3.622	1.0000
1595	4.681	4.832	-0.150	3.213	1.0000
1597	5.000	4.763	0.237	4.748	1.0000
1601	5.322	4.920	0.403	7.564	1.0000
1608	5.312	4.768	0.543	10.228	0.8407
1610	5.255	4.858	0.397	7.554	1.0000
1611	5.544	4.884	0.660	11.912	0.6916
1613	4.903	4.741	0.162	3.304	1.0000
1615	4.602	4.628	-0.026	0.556	1.0000
1618	5.525	4.996	0.529	9.567	0.8641
1620	5.027	5.011	0.017	0.331	1.0000
1621	5.061	4.798	0.262	5.185	1.0000
1622	5.262	4.806	0.456	8.668	1.0000
1623	5.112	4.428	0.685	13.393	0.6671
1626	4.813	4.615	0.198	4.116	1.0000
1628	5.064	4.939	0.125	2.468	1.0000
1629	5.431	4.623	0.808	14.876	0.5653
1630	5.525	5.221	0.304	5.497	1.0000
1632	5.380	5.264	0.116	2.162	1.0000
1633	4.740	4.953	-0.212	4.477	1.0000
1634	5.243	5.156	0.087	1.660	1.0000
1636	4.978	4.797	0.181	3.637	1.0000
1638	5.413	4.880	0.533	9.843	0.8572
1640	5.398	4.703	0.695	12.868	0.6575
1641	5.079	5.083	-0.003	0.067	1.0000
1642	4.653	4.873	-0.220	4.727	1.0000

Robust Multiple Regression Report

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 Dependent Log_10_Sale_Price

Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1645	4.978	4.644	0.333	6.699	1.0000
1648	5.134	4.837	0.297	5.777	1.0000
1653	4.681	4.896	-0.215	4.593	1.0000
1654	4.875	4.753	0.122	2.500	1.0000
1655	5.585	5.146	0.439	7.863	1.0000
1656	5.204	5.212	-0.008	0.161	1.0000
1658	5.799	5.098	0.701	12.088	0.6515
1660	4.903	4.714	0.189	3.855	1.0000
1661	5.170	4.997	0.173	3.349	1.0000
1662	5.279	4.874	0.405	7.668	1.0000
1663	4.717	4.748	-0.030	0.637	1.0000
1665	4.845	4.943	-0.097	2.011	1.0000
1666	5.301	4.785	0.516	9.727	0.8858
1667	5.470	4.820	0.649	11.872	0.7033
1668	5.488	5.156	0.332	6.046	1.0000
1674	5.460	5.094	0.366	6.710	1.0000
1675	5.498	5.183	0.315	5.733	1.0000
1679	5.217	4.816	0.402	7.700	1.0000
1683	5.197	4.812	0.386	7.419	1.0000
1685	4.544	4.780	-0.235	5.181	1.0000
1686	5.332	5.086	0.246	4.622	1.0000
1687	5.342	5.069	0.274	5.123	1.0000
1689	5.000	4.949	0.051	1.014	1.0000
1692	5.512	5.130	0.382	6.934	1.0000
1693	4.568	4.380	0.188	4.110	1.0000
1694	4.973	4.803	0.170	3.412	1.0000
1696	4.699	4.741	-0.042	0.889	1.0000
1697	5.267	5.000	0.267	5.077	1.0000
1699	5.362	4.909	0.453	8.446	1.0000
1702	4.778	4.839	-0.060	1.264	1.0000
1703	4.929	4.422	0.508	10.303	0.8993
1704	4.176	4.716	-0.540	12.929	0.8459
1708	4.954	4.718	0.237	4.774	1.0000
1709	5.455	4.706	0.749	13.730	0.6098
1713	4.690	4.806	-0.116	2.479	1.0000
1715	4.628	4.804	-0.175	3.784	1.0000
1717	5.358	4.910	0.448	8.356	1.0000
1719	4.978	4.823	0.154	3.101	1.0000
1720	5.362	4.832	0.530	9.876	0.8626
1722	4.792	4.736	0.056	1.169	1.0000
1725	4.544	4.690	-0.146	3.202	1.0000
1727	5.000	5.025	-0.025	0.493	1.0000
1732	5.415	5.076	0.339	6.266	1.0000
1734	5.021	4.915	0.106	2.116	1.0000
1735	5.061	4.899	0.161	3.190	1.0000
1738	5.161	4.663	0.498	9.653	0.9167
1740	5.000	4.894	0.106	2.126	1.0000

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

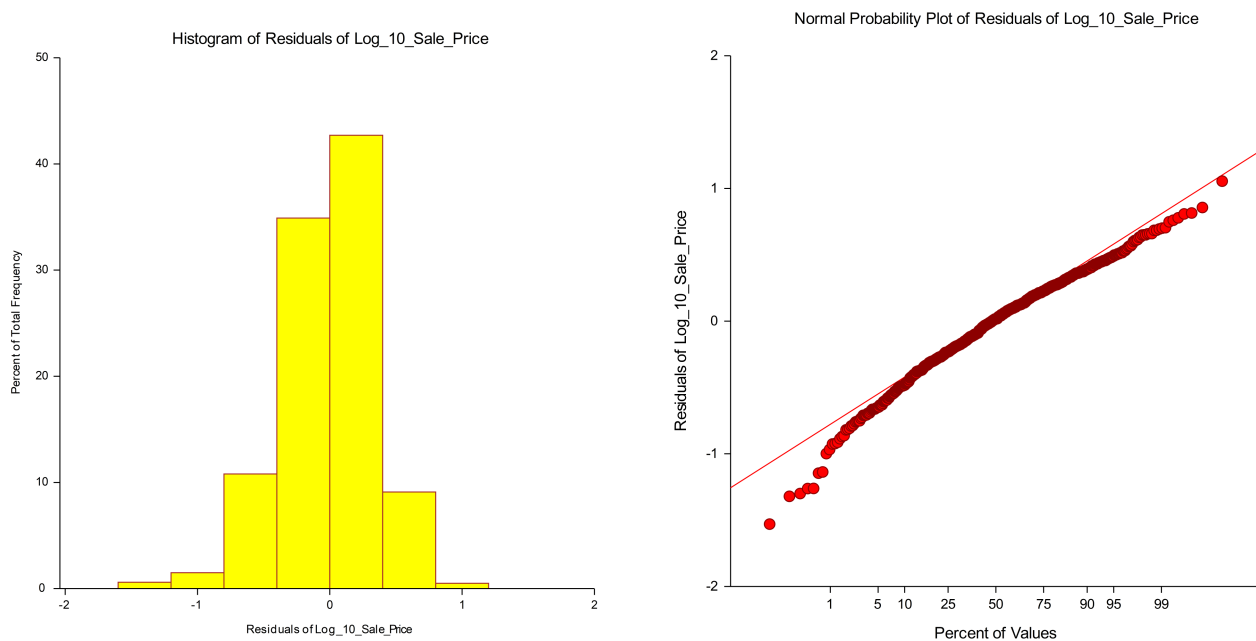
Robust Residuals and Weights (Continued)

Row	Actual Log_10_Sale_Price	Predicted Log_10_Sale_Price	Residual	Absolute Percent Error	Robust Weight
1743	4.903	4.690	0.213	4.349	1.0000
1745	4.699	4.592	0.107	2.271	1.0000
1747	5.130	4.965	0.165	3.224	1.0000
1749	4.653	4.764	-0.111	2.382	1.0000
1750	5.415	4.935	0.479	8.855	0.9526
1751	4.903	5.139	-0.236	4.816	1.0000
1752	5.312	5.045	0.266	5.017	1.0000
1754	5.458	5.012	0.446	8.172	1.0000
1757	5.130	5.077	0.054	1.044	1.0000
1758	5.079	5.030	0.049	0.965	1.0000
1759	5.431	4.831	0.600	11.055	0.7607
1762	4.477	4.854	-0.377	8.423	1.0000
1764	5.029	4.420	0.610	12.121	0.7493
1773	5.371	5.088	0.284	5.278	1.0000
1777	5.415	4.985	0.430	7.936	1.0000
1780	4.799	4.601	0.198	4.134	1.0000
1781	4.740	4.742	-0.002	0.040	1.0000
1785	5.176	4.939	0.237	4.578	1.0000
1786	5.380	4.994	0.386	7.169	1.0000
1787	5.079	4.795	0.284	5.586	1.0000
1790	4.695	4.877	-0.183	3.891	1.0000
1793	5.230	4.572	0.658	12.579	0.6942
1795	4.866	4.504	0.362	7.441	1.0000
1798	4.929	4.812	0.118	2.388	1.0000
1800	4.771	4.875	-0.104	2.189	1.0000
1801	5.451	4.791	0.660	12.112	0.6918
1802	4.699	4.337	0.362	7.705	1.0000
1805	5.389	5.061	0.328	6.080	1.0000
1806	5.243	4.985	0.258	4.922	1.0000
1809	5.505	4.897	0.608	11.041	0.7514
1810	5.332	4.976	0.356	6.676	1.0000
1812	5.087	4.762	0.325	6.393	1.0000
1815	4.927	4.801	0.126	2.563	1.0000

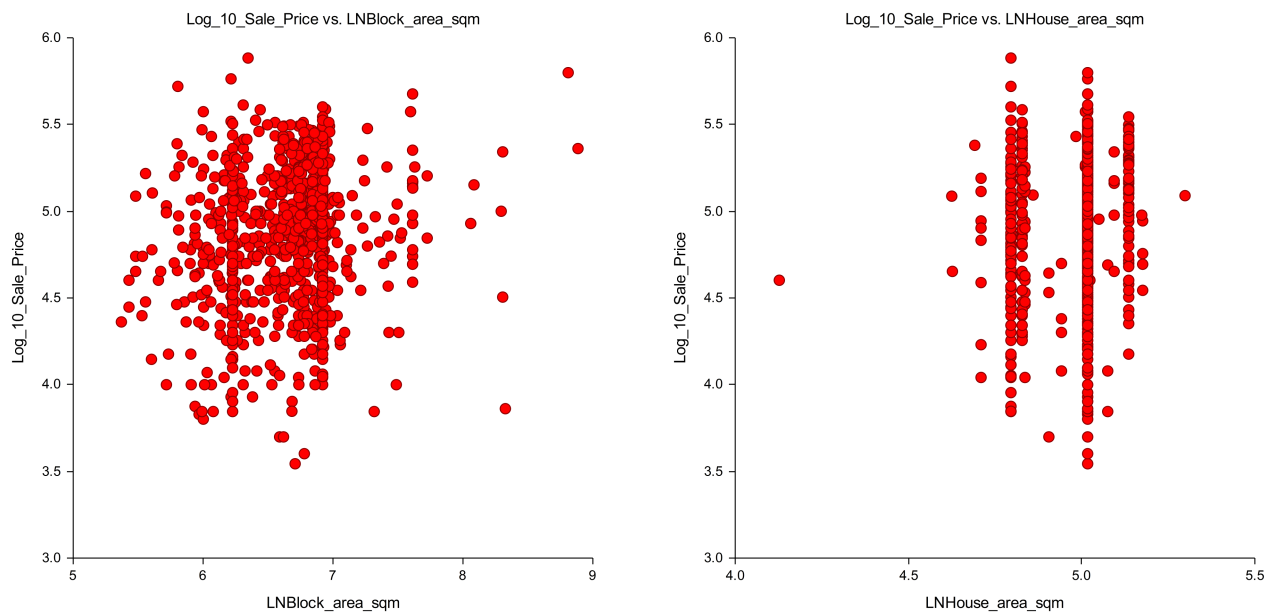
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Distributional Plots of Residuals

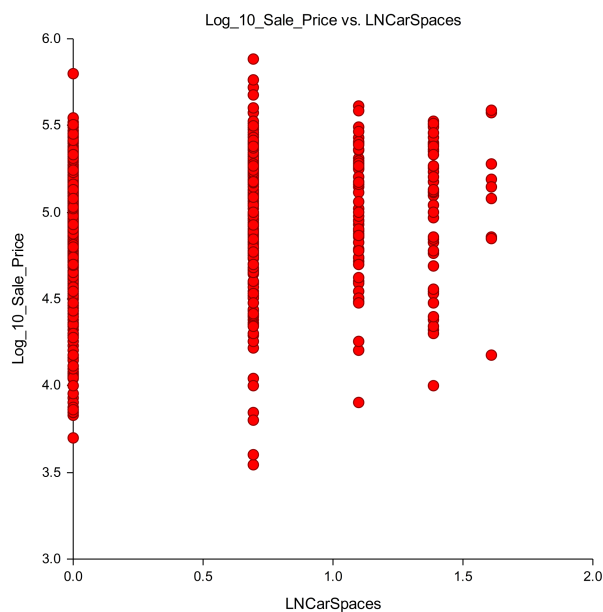
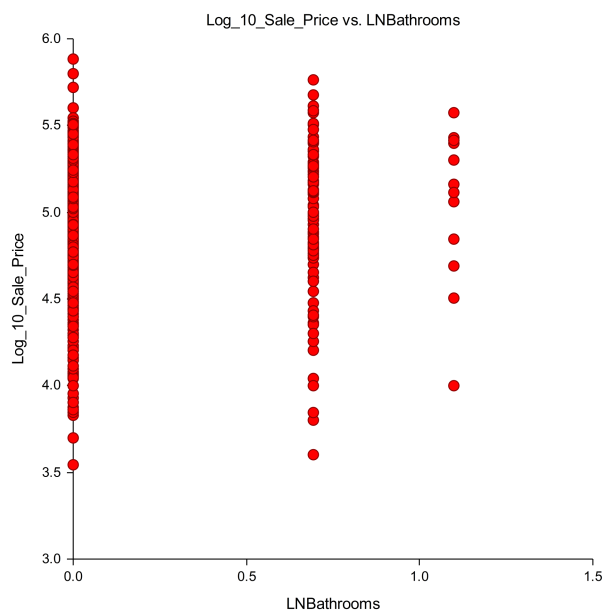
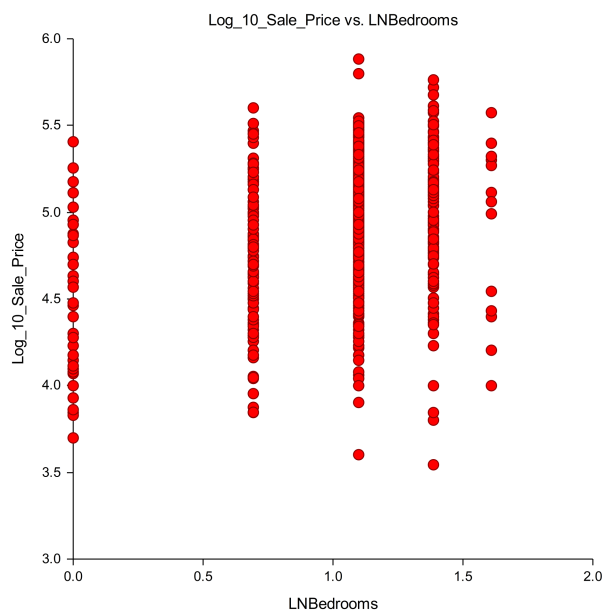
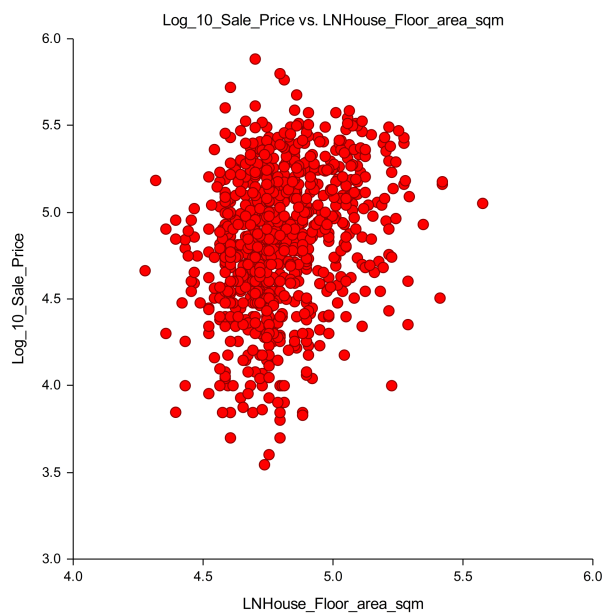


Y vs X Plots



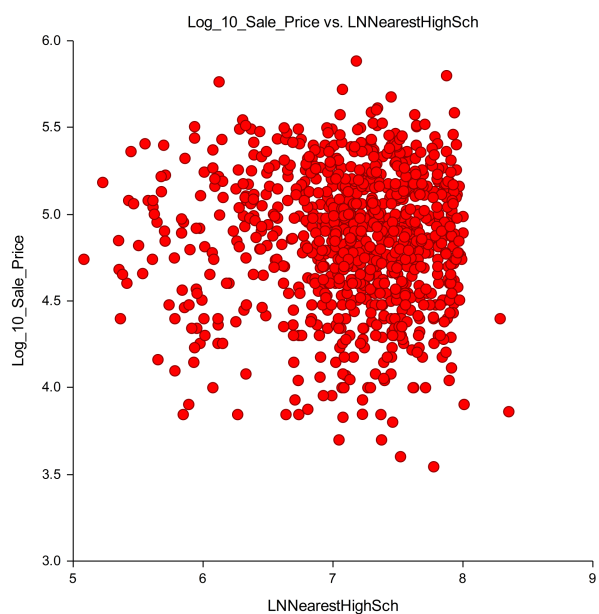
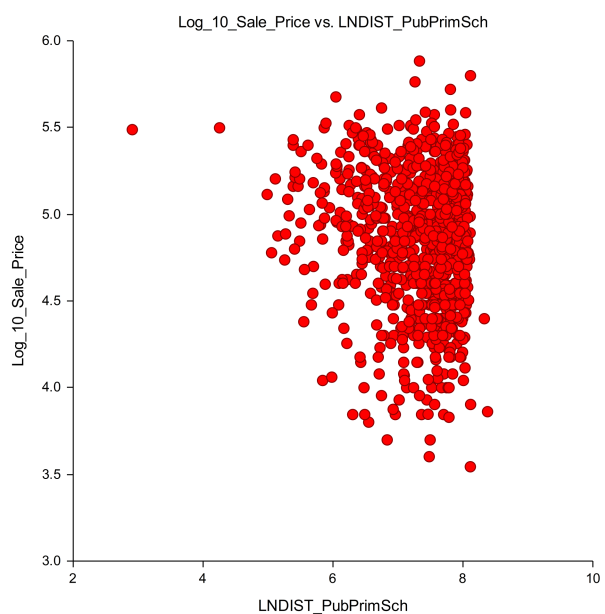
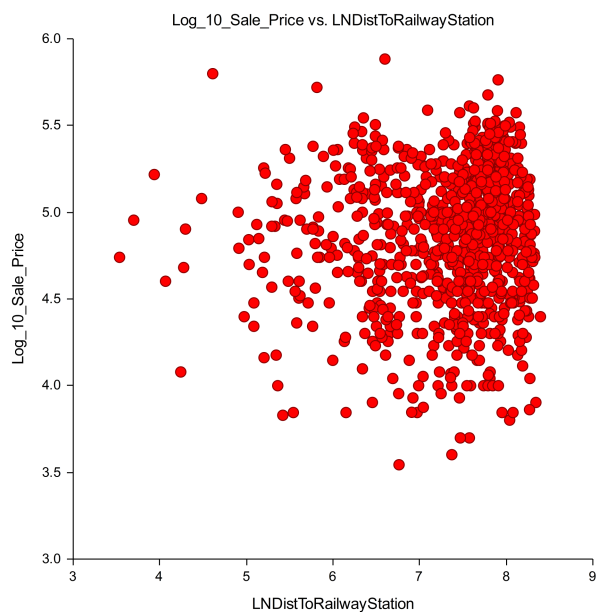
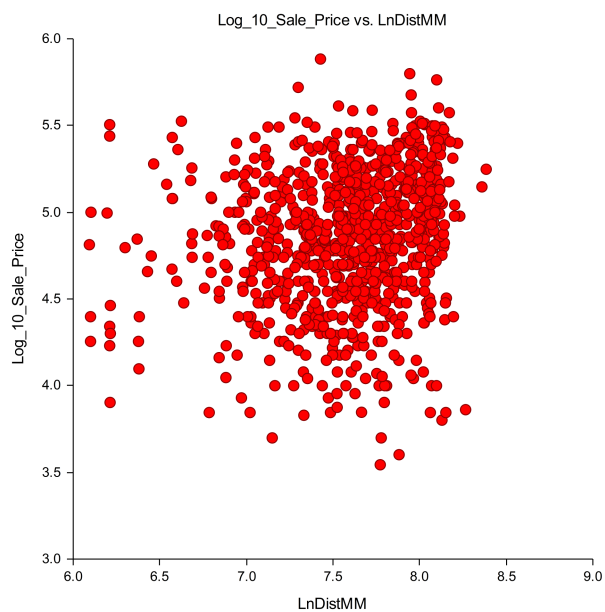
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Y vs X Plots (Continued)

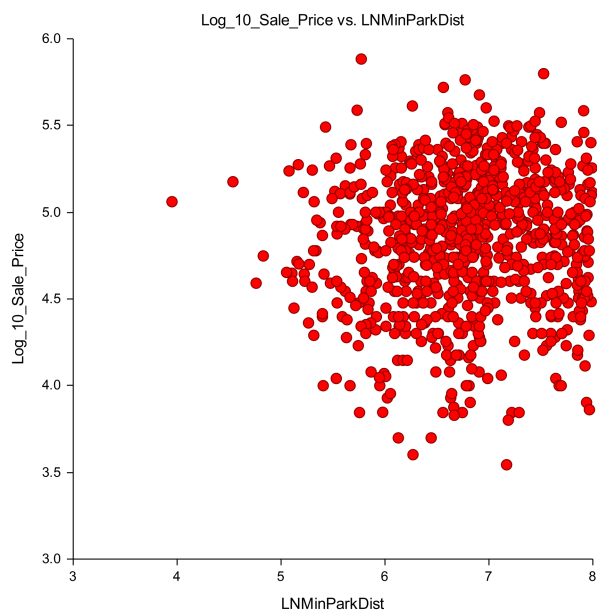
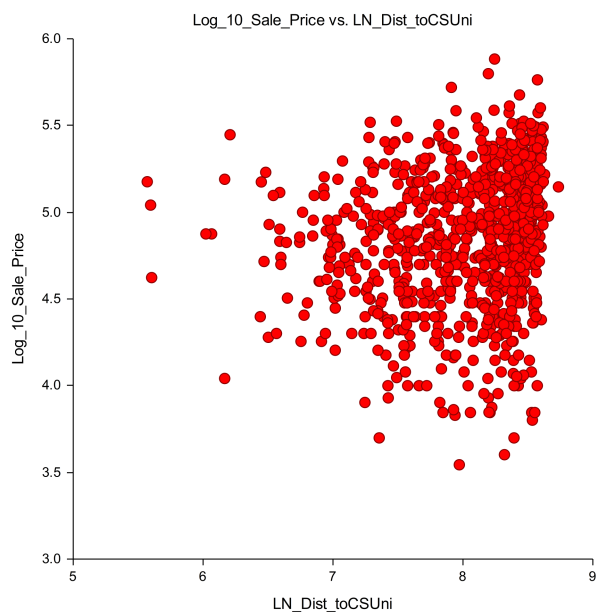
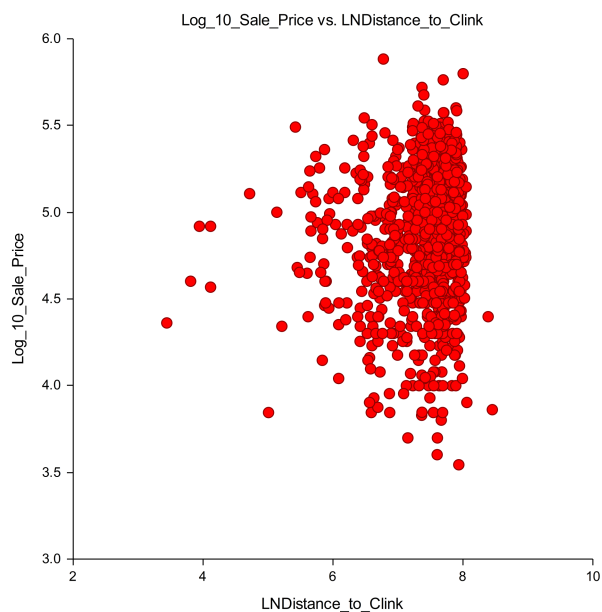
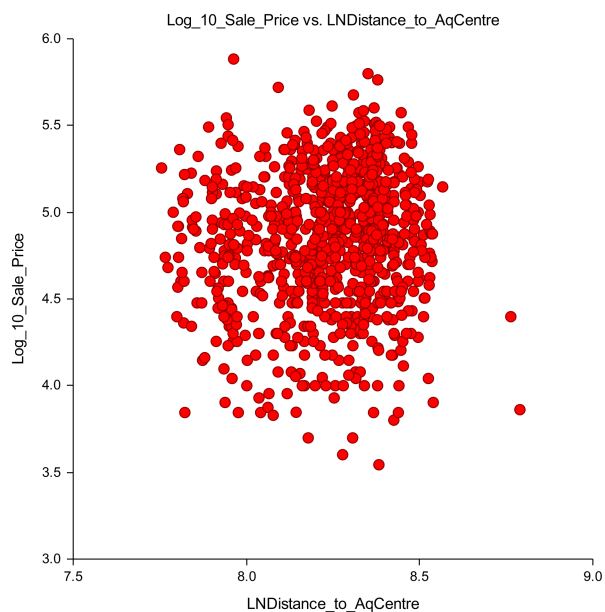
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Y vs X Plots (Continued)

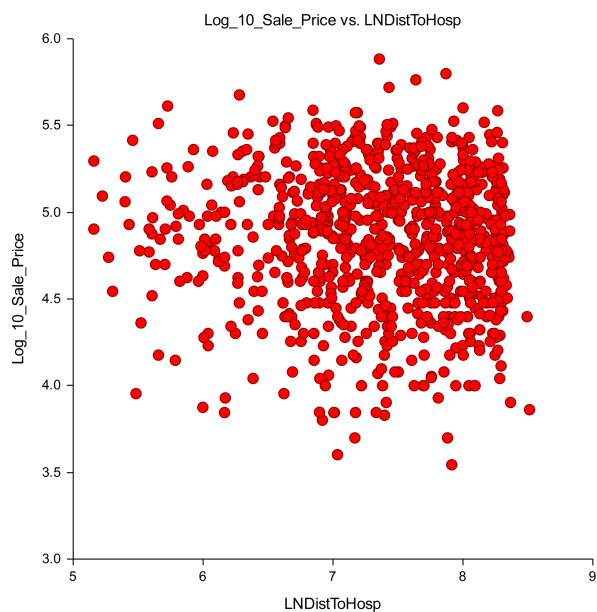
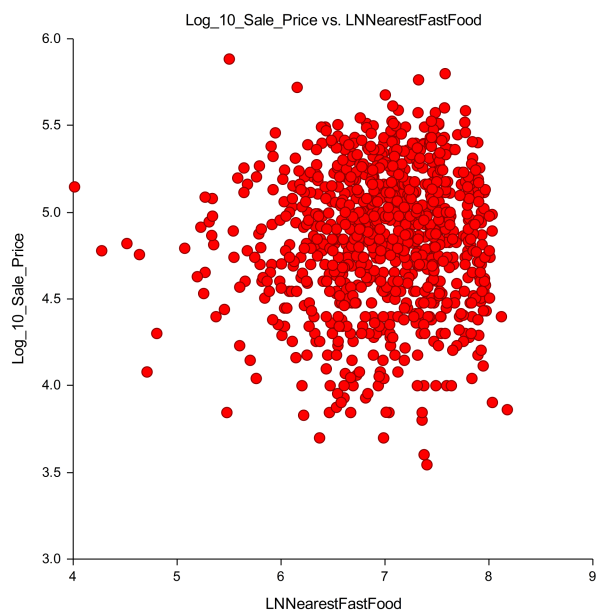
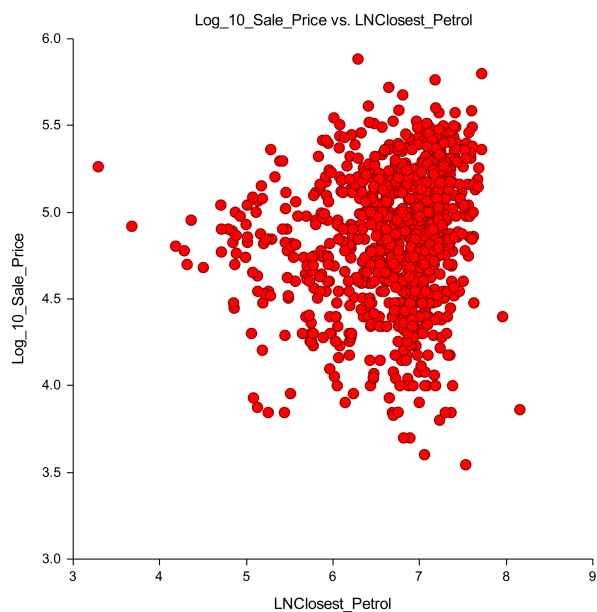
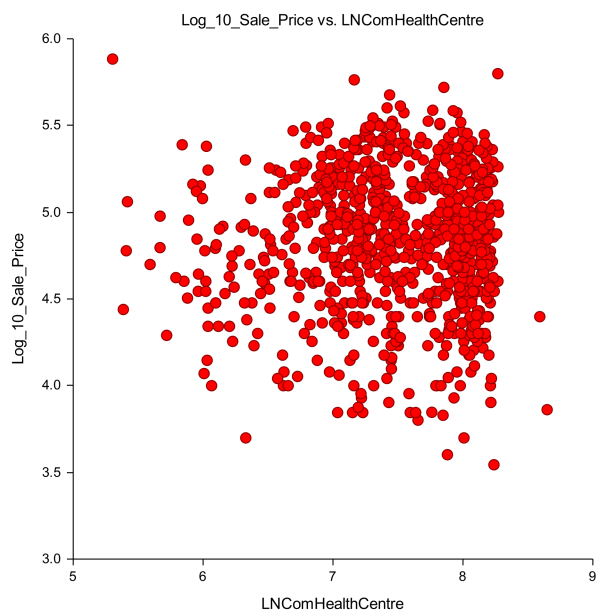
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Y vs X Plots (Continued)

Robust Multiple Regression Report

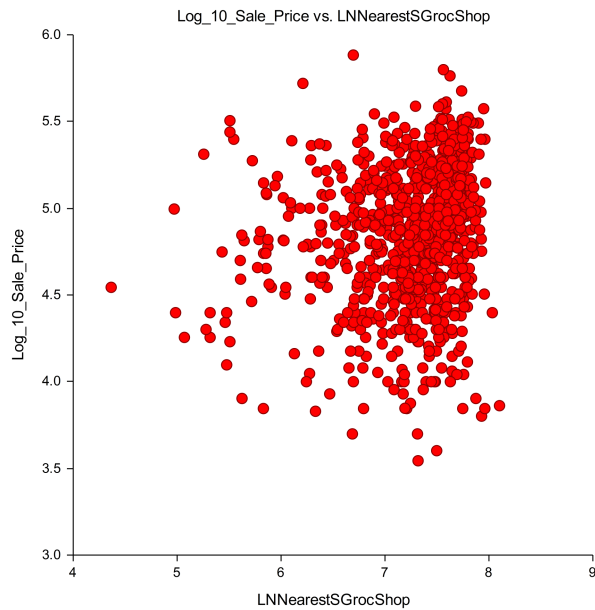
Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Y vs X Plots (Continued)

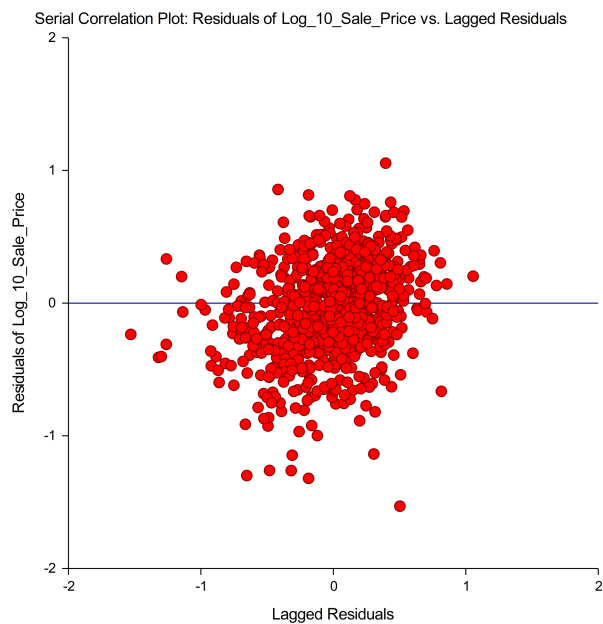
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Y vs X Plots (Continued)



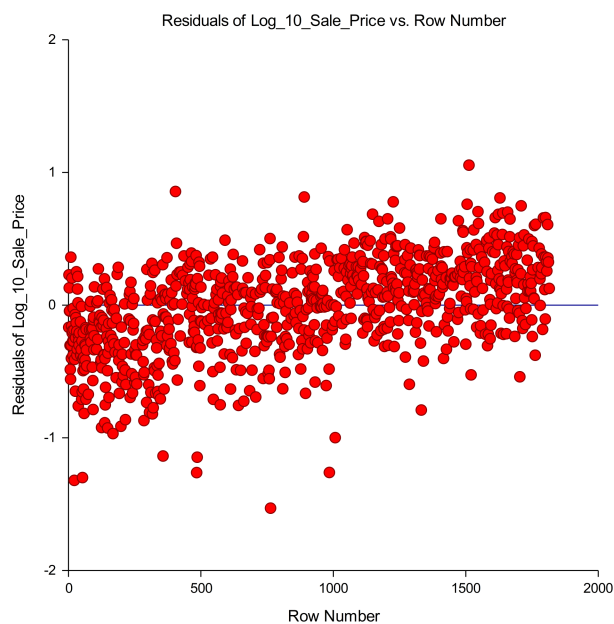
Serial Correlation Plot: Residuals vs Lagged Residuals



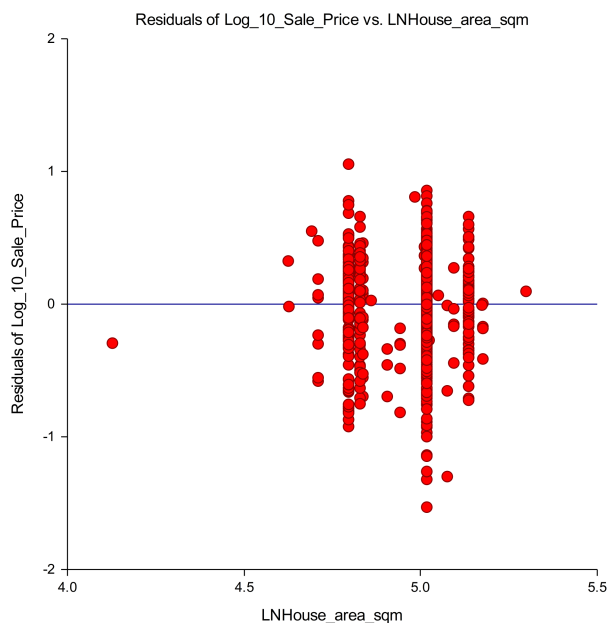
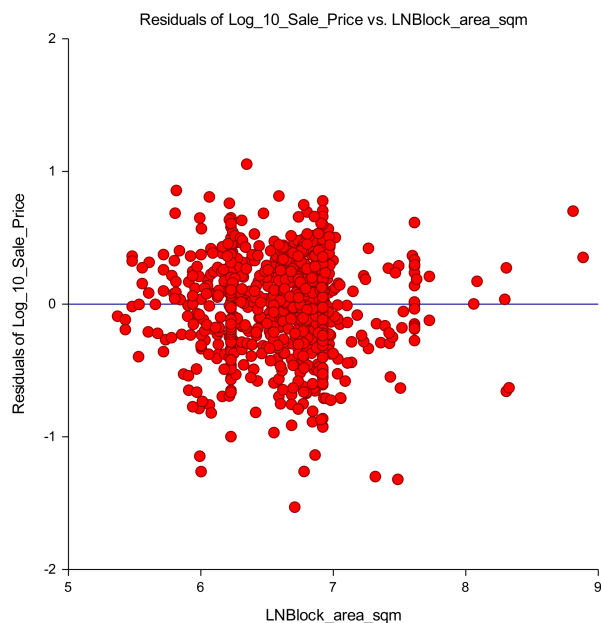
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Sequence Plot: Residuals vs Row

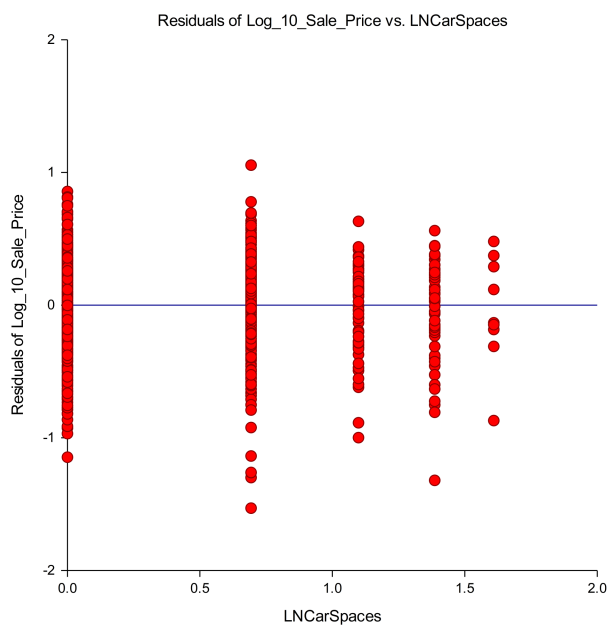
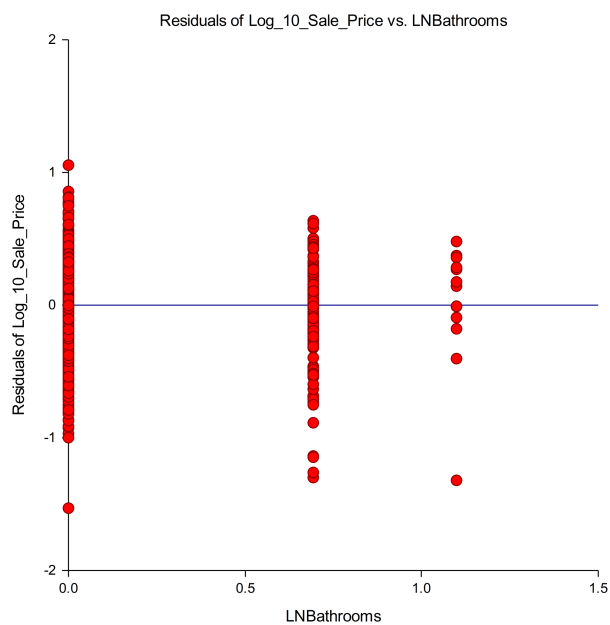
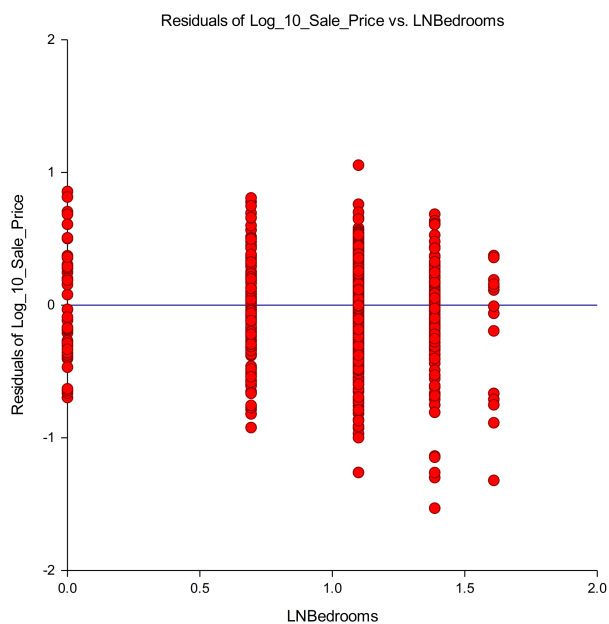
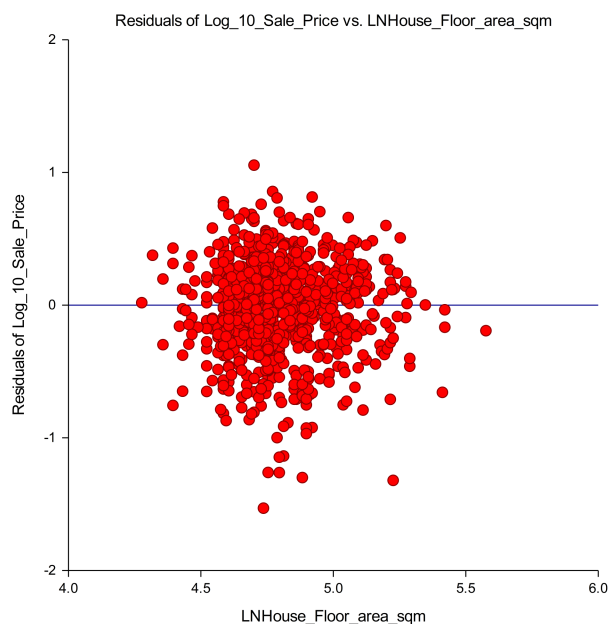


Residuals vs X Plots



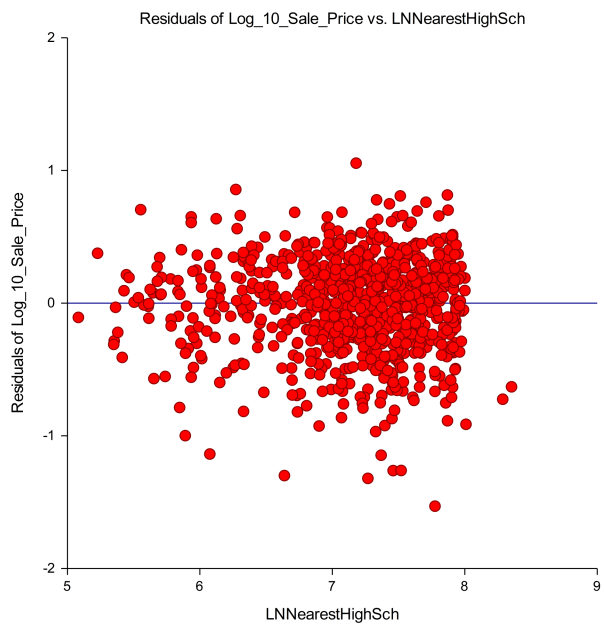
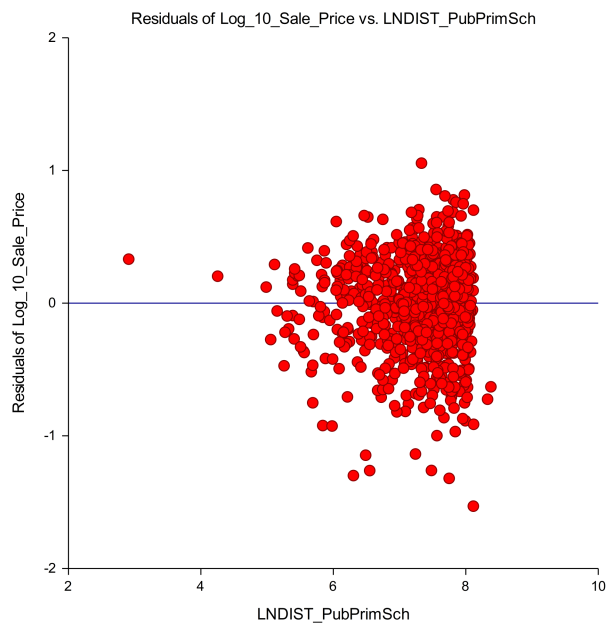
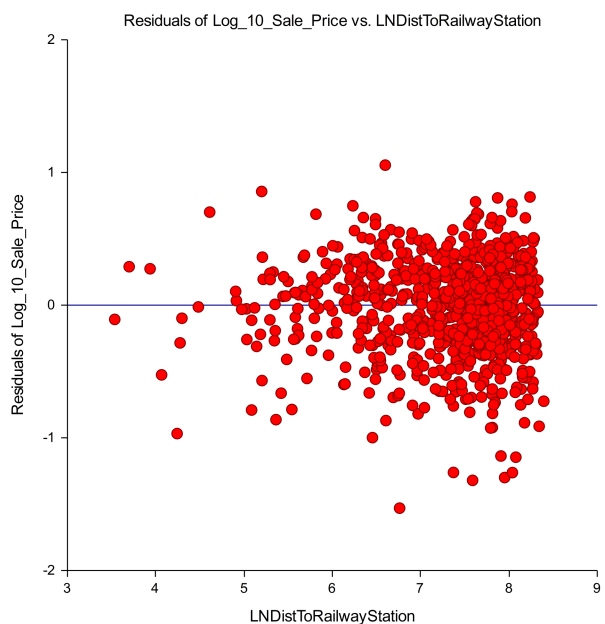
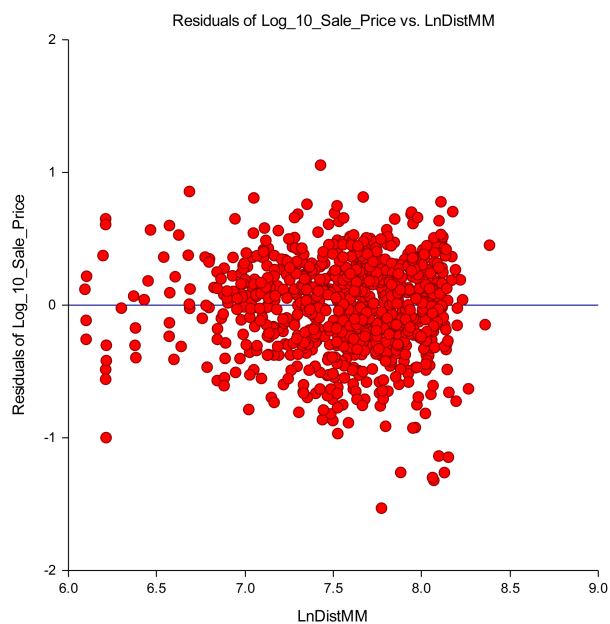
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Residuals vs X Plots (Continued)

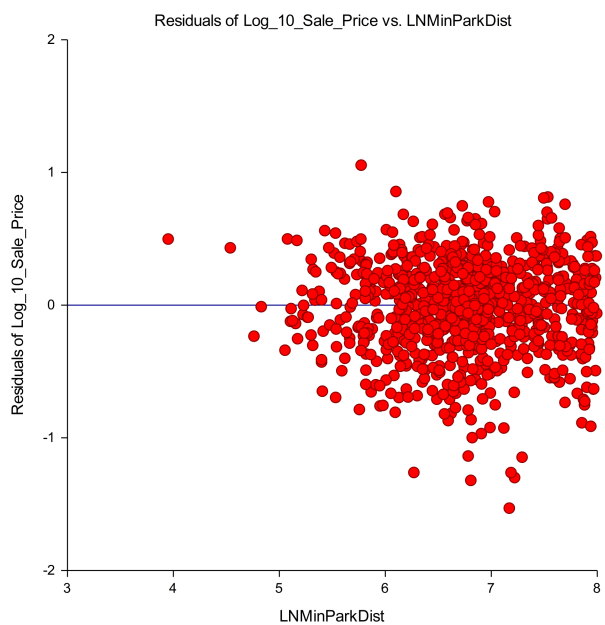
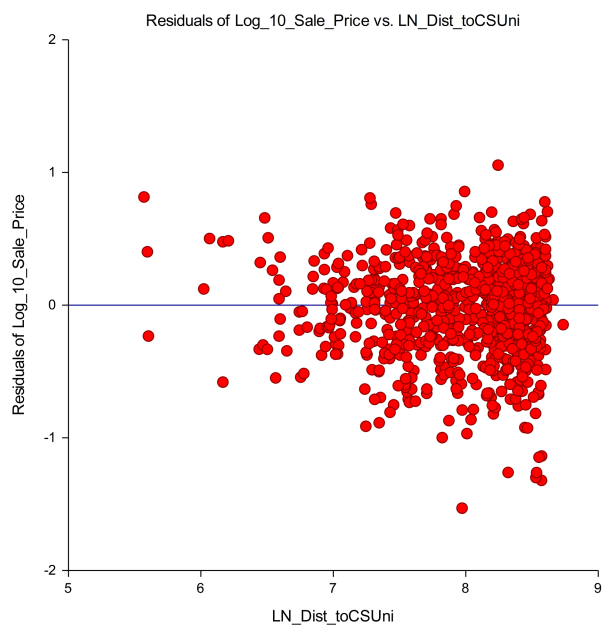
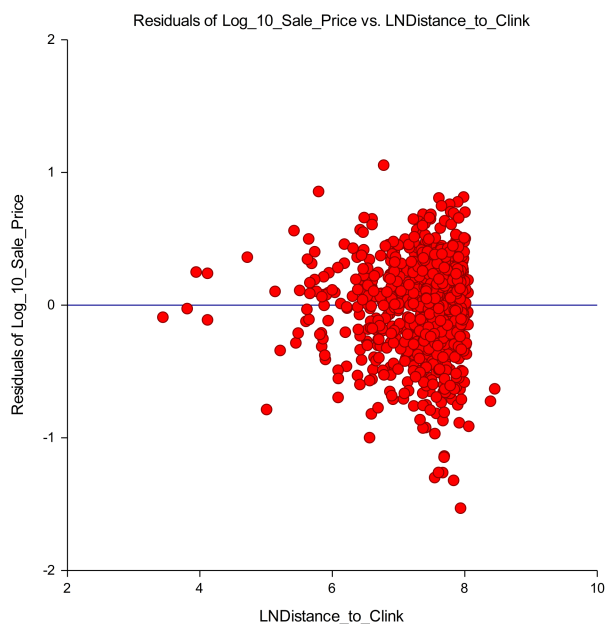
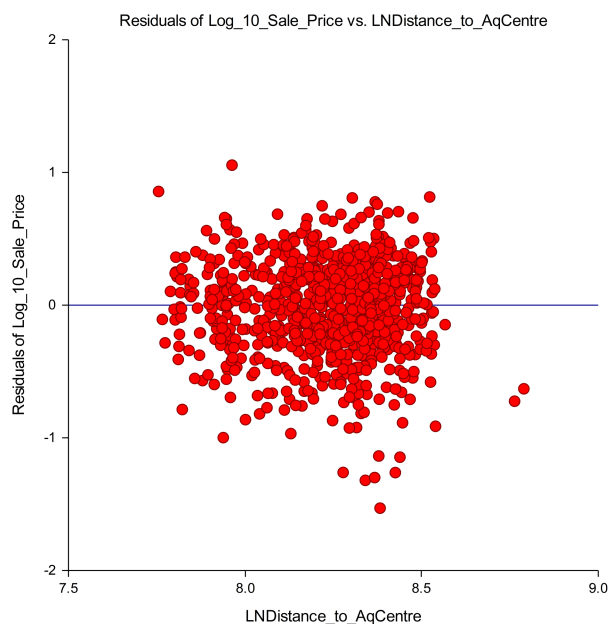
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Residuals vs X Plots (Continued)

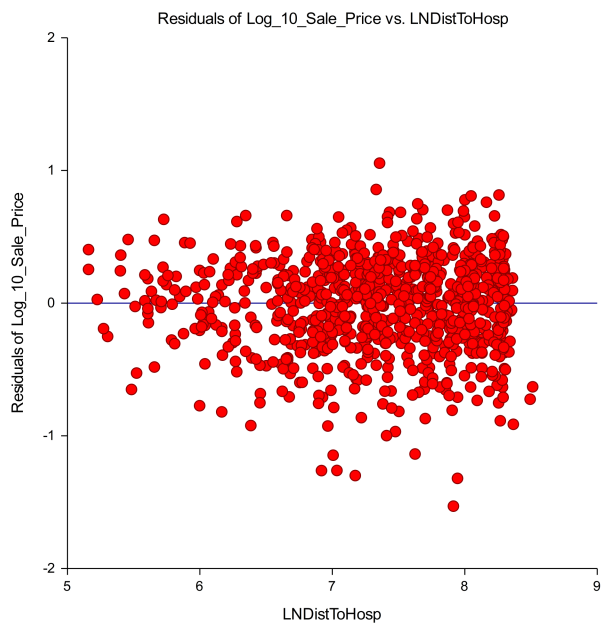
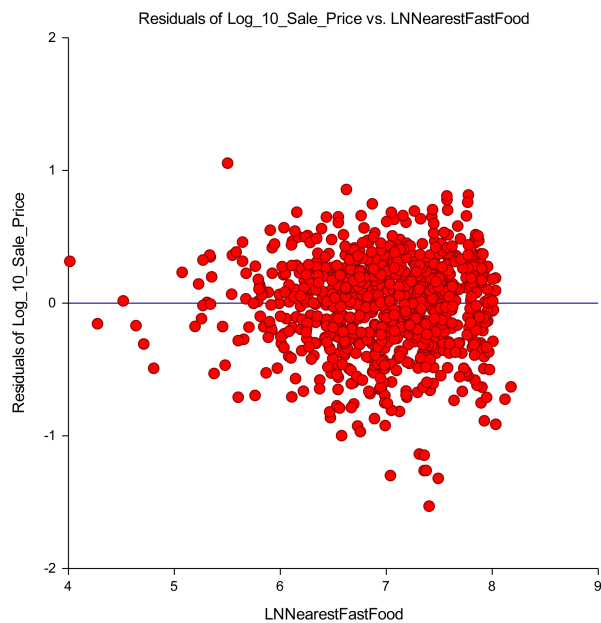
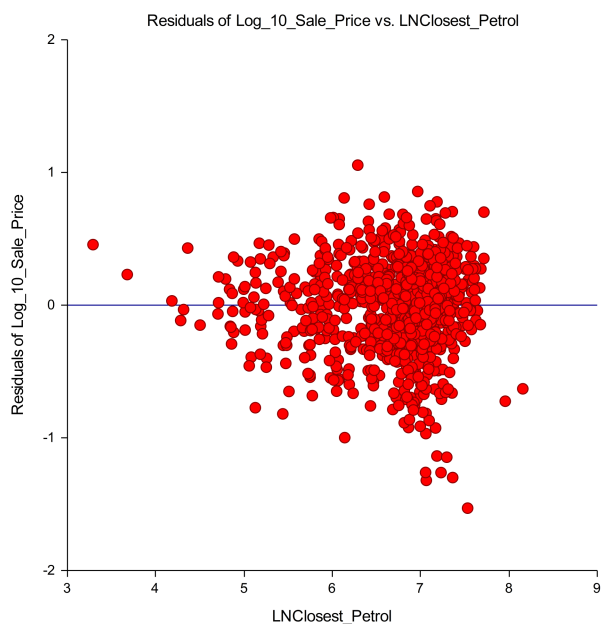
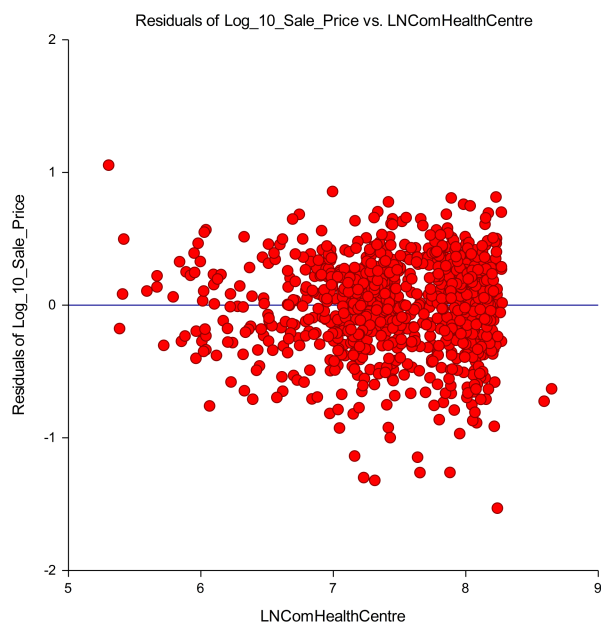
Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Residuals vs X Plots (Continued)

Robust Multiple Regression Report

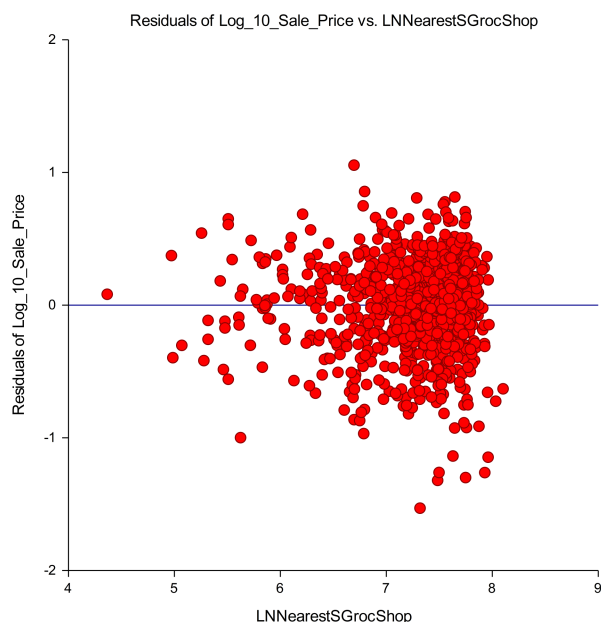
Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
Dependent Log_10_Sale_Price

Residuals vs X Plots (Continued)

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Residuals vs X Plots (Continued)



Procedure Input Settings

Autosaved Template File

C:\Users\Dr_Ia\Documents\NCSS 2022\Procedure Templates\Autosave\Robust Regression - Autosaved
 2023_4_11-13_54_58.t158

Variables, Model Tab

-- Variables -----

Y: Log_10_Sale_Price

Numeric X's: LNBlock_area_sqm, LNHouse_area_sqm,
 LNHouse_Floor_area_sqm, LNBedrooms, LNBathrooms,
 LNCarSpaces, LnDistMM, LNDistToRailwayStation,
 LNDIST_PubPrimSch, LNNearestHighSch,
 LNDistance_to_AqCentre, LNDistance_to_Clink,
 LN_Dist_toCSUni, LNMinParkDist,
 LNComHealthCentre, LNClosest_Petrol,
 LNNearestFastFood, LNDistToHosp,
 LNNearestSGrocShop

Categorical X's: <Empty>

Weights: <Empty>

-- Regression Model -----

Terms: 1-Way

Remove Intercept: Unchecked

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Procedure Input Settings (Continued)**Robust Tab**

-- Robust Regression Options -----
 .. Robust Method
 Robust Influence Function: Huber's Method
 Huber's Tuning Constant: 1.345
 .. Scale Factor
 MAD Scale Factor: 0.6745
 .. Stop Iterating When
 Maximum Percent Change in Beta Estimates is ≤: 0.001
 Number of Iterations is: 30

Reports Tab

-- Alphas and Confidence Levels -----
 Tests Alpha: 0.050
 Assumptions Alpha: 0.20
 Confidence Level: 95
 -- Select Reports -----
 .. Summaries
 Run Summary Checked
 Descriptive Statistics Checked
 Correlations Unchecked
 Iterations - Coefficients Checked
 Iterations - Residuals Checked
 .. Regression Coefficients
 Coef T-Tests|Fixed Wts Checked
 Coef T-Tests|Random Wts Checked
 Coef CI's|Fixed Wts Checked
 Coef CI's|Random Wts Checked
 Estimated Equation Checked
 Bootstrap CI's Unchecked
 .. ANOVA
 ANOVA Summary Checked
 ANOVA Detail Unchecked
 .. Assumptions
 PRESS Statistics Checked
 Normality Tests Checked
 Durbin-Watson Checked
 .. X Diagnostics
 R² Checked
 Variable Omission Checked
 Sum of Squares Checked
 Sequential Models Checked
 Multicollinearity Checked

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Procedure Input Settings (Continued)**Reports Tab (Continued)**

.. Eigenvalues	
Eigenvalues - Centered	Unchecked
Eigenvectors - Centered	Unchecked
Eigenvalues - Uncentered	Unchecked
Eigenvectors - Uncentered	Unchecked
.. Row-by-Row Lists	
Show:	All Rows
Predicted for Means	Unchecked
Predicted for Individuals	Unchecked
Residuals	Unchecked
Regression Diagnostics	Unchecked
DFBETAS	Unchecked
Robust Residuals	Checked
Weight Cutoff:	1

Report Options Tab

-- Labels -----	
Stagger label and output if label length is ≥	15
-- Decimal Places -----	
Precision:	Double
Reg Coefficients:	5
Std Error of b's:	6
Test Statistics:	3
Probabilities:	4
Percentages:	3
Means:	3
Std Deviations:	3
R ² , Correlations, Standardized Coef's:	4
Mean Squares, Sum of Squares:	2
Y's, Residuals, etc.:	3
Std Error of Y:	3
Eigenvalues:	4
Eigenvectors:	4
Diagonal of X'X Inverse:	All

Plots Tab

-- Select Plots -----	
.. Distribution of Residuals	
Histogram	Checked
Probability Plot	Checked
.. Y vs X	
Y vs X	Checked

Robust Multiple Regression Report

Dataset C:\Users\Dr_Ia\Desktop\Late2022\Panelresults\Thesis Data\BHTotalData12Sep2022.xlsx
 Dependent Log_10_Sale_Price

Procedure Input Settings (Continued)**Plots Tab (Continued)**

.. Residual Analysis Plots	
Serial Correlation	Checked
Resids vs Row	Checked
RStudent vs Hat	Unchecked
Resids vs Yhat	Unchecked
Resids vs X	Checked
RStudent vs X	Unchecked
Partial Resids vs X	Unchecked
.. Bootstrap Histograms	
Coefficient C.I.'s	Checked

Storage Tab

-- Select Items to Store with the Dataset -----	
.. Row-by-Row Items	
Predicted Y	Unchecked
Residuals	Unchecked
Standard Error of the Predicted Mean	Unchecked
Lower Confidence Limit of the Predicted Mean	Unchecked
Upper Confidence Limit of the Predicted Mean	Unchecked
Standard Error of a Predicted Individual	Unchecked
Lower Confidence Limit of a Predicted Individual	Unchecked
Upper Confidence Limit of a Predicted Individual	Unchecked
Rstudent	Unchecked
Hat Diagonals	Unchecked
CovRatio	Unchecked
Dffits	Unchecked
MSE(i)	Unchecked
Cook's D	Unchecked
Robust Weights	Unchecked
DFBETAS	Unchecked
.. Matrices	
X'X Inverse Matrix	Unchecked
VC(Betas) Matrix	Unchecked
Expanded X Matrix	Unchecked
.. Storage Options	
Storage Location:	In empty column(s) after the last column with data
Skip one or more columns before item storage	Unchecked
Rename the storage column(s) using the item name(s)	Checked
Add a Note about each stored item in the Column Info table	Checked
Overlay storage data when the Group By System is active	Unchecked