

Economics 326
Methods of Empirical Research in Economics
Lecture 11: Goodness of fit, estimation of σ^2

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Fitted values

- ▶ Consider the multiple regression model with k regressors:

$$Y_i = \beta_0 + \beta_1 X_{1,i} + \beta_2 X_{2,i} + \dots + \beta_k X_{k,i} + U_i.$$

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because **when there is an intercept**, $\sum_{i=1}^n \hat{U}_i = 0.$

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- ▶ If the regression contains an intercept:

$$SST = SSE + SSR.$$

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► Next, we will show that $\sum_{i=1}^n (\hat{Y}_i - \bar{Y}) \hat{U}_i = 0$.

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- ▶ $0 \leq R^2 \leq 1$.
- ▶ R^2 measures the proportion of variation in Y in the sample explained by the X 's.

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- ▶ This can be generalized to the case of k and $k + 1$ regressors.

- ▶ Consider

$$\sum_{i=1}^n (\tilde{u}_i - \hat{u}_i)^2 = \sum_{i=1}^n \tilde{u}_i^2 + \sum_{i=1}^n \hat{u}_i^2 - 2 \sum_{i=1}^n \tilde{u}_i \hat{u}_i.$$

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- ▶ Then,

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or

$$\sum_{i=1}^n \tilde{U}_i^2 \geq \sum_{i=1}^n \hat{U}_i^2.$$

$$\sum_{i=1}^n \tilde{U}_i \hat{U}_i$$

$$\sum_{i=1}^n \tilde{U}_i \hat{U}_i = \sum_{i=1}^n (Y_i - \tilde{\beta}_0 - \tilde{\beta}_1 X_{1,i}) \hat{U}_i$$

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Adjusted R^2

- ▶ Since R^2 cannot decrease when more regressors are added, **even if the additional regressors are irrelevant**, an alternative measure of goodness-of-fit has been developed.
- ▶ **Adjusted R^2** : the idea is to adjust SSR and SST for degrees of freedom:

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- ▶ $\bar{R}^2 < R^2$.

Adjusted R^2

- ▶ Since R^2 cannot decrease when more regressors are added, **even if the additional regressors are irrelevant**, an alternative measure of goodness-of-fit has been developed.
- ▶ **Adjusted R^2** : the idea is to adjust SSR and SST for degrees of freedom:

$$\bar{R}^2 = 1 - \frac{SSR / (n - k - 1)}{SST / (n - 1)}.$$

- ▶ $\bar{R}^2 < R^2$.
- ▶ \bar{R}^2 can decrease when more regressors are added.

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- ▶ The adjustment $k + 1$ is for the number of parameters we have to estimate in order to construct \hat{U} 's:

$$\hat{\beta}_0, \hat{\beta}_1, \dots, \hat{\beta}_k.$$

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Estimation of σ^2

$$s^2 = \frac{1}{n - k - 1} \sum_{i=1}^n \hat{U}_i^2.$$

- s^2 is an unbiased estimator of σ^2 (i.e. $E s^2 = \sigma^2$) if when the following conditions hold:
1. $Y_i = \beta_0 + \beta_1 X_{1,i} + \beta_2 X_{2,i} + \dots + \beta_k X_{k,i} + U_i$.
 2. Conditional on X 's, $E(U_i) = 0$ for all i 's.
 3. Conditional on X 's, $E(U_i^2) = \sigma^2$ for all i 's (homoskedasticity).
 4. Conditional on X 's $E(U_i U_j) = 0$ for all $i \neq j$.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
| Total | 621762.438 | 63 | 9869.24504 | Prob > F = | 0.0000 | |
| | | | | R-squared = | 0.5923 | |
| | | | | Adj R-squared = | 0.5719 | |
| | | | | Root MSE = | 65.003 | |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

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- ▶ We have 64 observations ($n = 64$) and 3 regressors ($k = 3$).

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- ▶ We have 64 observations ($n = 64$) and 3 regressors ($k = 3$).
- ▶ SSE is displayed under **Model SS** (Sum of Squares): 368241.042.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
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```
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```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
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```
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```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
| Total | 621762.438 | 63 | 9869.24504 | Prob > F = | 0.0000 | |
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| | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
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- ▶ The **Model MS** (Mean Squares) is $SSE/k = 368241.042/3$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
| Total | 621762.438 | 63 | 9869.24504 | Prob > F = | 0.0000 | |
| | | | | R-squared = | 0.5923 | |
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| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
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- ▶ **SSE** is displayed under **Model SS** (Sum of Squares): 368241.042.
- ▶ The **Model df** (degrees of freedom) is $k = 3$.
- ▶ The **Model MS** (Mean Squares) is $SSE/k = 368241.042/3 = 122747.014$.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
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- ▶ SSR is displayed under Residual SS: 253521.396.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
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| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
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- ▶ SSR is displayed under Residual SS: 253521.396.
- ▶ The Residual df is $n - k - 1$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
| | | | | Prob > F = | 0.0000 | |
| | | | | R-squared = | 0.5923 | |
| | | | | Adj R-squared = | 0.5719 | |
| Total | 621762.438 | 63 | 9869.24504 | Root MSE = | 65.003 | |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
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| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ SSR is displayed under Residual SS: 253521.396.
- ▶ The Residual df is $n - k - 1 = 64 - 3 - 1$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
| | | | | Prob > F = | 0.0000 | |
| | | | | R-squared = | 0.5923 | |
| | | | | Adj R-squared = | 0.5719 | |
| | | | | Root MSE = | 65.003 | |
| Total | 621762.438 | 63 | 9869.24504 | | | |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
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- ▶ SSR is displayed under Residual SS: 253521.396.
- ▶ The Residual df is $n - k - 1 = 64 - 3 - 1 = 60$.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|------------------------|--|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = 64 | | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = 29.05 | | |
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| | | | | R-squared = 0.5923 | | |
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| Total | 621762.438 | 63 | 9869.24504 | | | |

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|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
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- ▶ SSR is displayed under Residual SS: 253521.396.
- ▶ The Residual df is $n - k - 1 = 64 - 3 - 1 = 60$.
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```
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- ▶ The Residual df is $n - k - 1 = 64 - 3 - 1 = 60$.
- ▶ The Residual MS is $SSR / (n - k - 1) = s^2$.

```
. regress rent avginc pop enroll
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|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
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- ▶ SSR is displayed under Residual SS: 253521.396.
- ▶ The Residual df is $n - k - 1 = 64 - 3 - 1 = 60$.
- ▶ The Residual MS is $SSR / (n - k - 1) = s^2$.
- ▶ The Residual MS is $253521.396 / 60 = 4225.35659$.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
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|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
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| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ SST is displayed under Total SS: 621762.438.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
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|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
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| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ SST is displayed under Total SS: 621762.438.
- ▶ The Total df is $n - 1$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
| | | | | Prob > F = | 0.0000 | |
| | | | | R-squared = | 0.5923 | |
| | | | | Adj R-squared = | 0.5719 | |
| | | | | Root MSE = | 65.003 | |
| Total | 621762.438 | 63 | 9869.24504 | | | |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ SST is displayed under **Total SS**: 621762.438.
- ▶ The **Total df** is $n - 1 = 64 - 1 = 63$.

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|-----------------|--------|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = | 64 | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = | 29.05 | |
| Total | 621762.438 | 63 | 9869.24504 | Prob > F = | 0.0000 | |
| | | | | R-squared = | 0.5923 | |
| | | | | Adj R-squared = | 0.5719 | |
| | | | | Root MSE = | 65.003 | |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ SST is displayed under **Total SS**: 621762.438.
- ▶ The **Total df** is $n - 1 = 64 - 1 = 63$.
- ▶ The **Total MS** is $SST / (n - 1)$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|----|------------|------------------------|--|--|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = 64 | | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = 29.05 | | |
| ----- | | | | Prob > F = 0.0000 | | |
| ----- | | | | R-squared = 0.5923 | | |
| ----- | | | | Adj R-squared = 0.5719 | | |
| Total | 621762.438 | 63 | 9869.24504 | Root MSE = 65.003 | | |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ SST is displayed under **Total SS**: 621762.438.
- ▶ The **Total df** is $n - 1 = 64 - 1 = 63$.
- ▶ The **Total MS** is

$$SST / (n - 1) = 621762.438 / 63 = 9869.24504.$$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = | 64 |
|----------|------------|----|------------|-----------------|--------|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = | 29.05 |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = | 0.0000 |
| | | | | R-squared = | 0.5923 |
| | | | | Adj R-squared = | 0.5719 |
| Total | 621762.438 | 63 | 9869.24504 | Root MSE = | 65.003 |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] |
|--------|-----------|-----------|-------|-------|----------------------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 189.8439 |

► $R^2 =$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = 64 | | |
|----------|------------|----|------------|------------------------|--|--|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = 29.05 | | |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = 0.0000 | | |
| ----- | | | | R-squared = 0.5923 | | |
| Total | 621762.438 | 63 | 9869.24504 | Adj R-squared = 0.5719 | | |
| ----- | | | | Root MSE = 65.003 | | |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

► $R^2 = 1 - \frac{SSR}{SST}$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = 64 | | |
|----------|------------|-----------|------------|------------------------|----------------------|-----------|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = 29.05 | | |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = 0.0000 | | |
| ----- | | | | R-squared = 0.5923 | | |
| Total | 621762.438 | 63 | 9869.24504 | Adj R-squared = 0.5719 | | |
| ----- | | | | Root MSE = 65.003 | | |
| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

$$\blacktriangleright R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438}$$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = 64 | | |
|----------|------------|-----------|------------|------------------------|----------------------|-----------|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = 29.05 | | |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = 0.0000 | | |
| ----- | | | | R-squared = 0.5923 | | |
| Total | 621762.438 | 63 | 9869.24504 | Adj R-squared = 0.5719 | | |
| ----- | | | | Root MSE = 65.003 | | |
| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

$$\blacktriangleright R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923.$$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = | 64 |
|----------|------------|----|------------|-----------------|--------|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = | 29.05 |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = | 0.0000 |
| | | | | R-squared = | 0.5923 |
| | | | | Adj R-squared = | 0.5719 |
| Total | 621762.438 | 63 | 9869.24504 | Root MSE = | 65.003 |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
|--------|-----------|-----------|-------|-------|----------------------|-----------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

▶ $R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923.$

▶ $\bar{R}^2 =$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = 64 | | |
|----------|------------|-----------|------------|------------------------|----------------------|-----------|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = 29.05 | | |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = 0.0000 | | |
| ----- | | | | R-squared = 0.5923 | | |
| Total | 621762.438 | 63 | 9869.24504 | Adj R-squared = 0.5719 | | |
| ----- | | | | Root MSE = 65.003 | | |
| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ $R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923.$
- ▶ $\bar{R}^2 = 1 - \frac{SSR/(n-k-1)}{SST/(n-1)}$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = | 64 |
|----------|------------|----|------------|-----------------|--------|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = | 29.05 |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = | 0.0000 |
| | | | | R-squared = | 0.5923 |
| | | | | Adj R-squared = | 0.5719 |
| Total | 621762.438 | 63 | 9869.24504 | Root MSE = | 65.003 |

| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] |
|--------|-----------|-----------|-------|-------|----------------------|
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 189.8439 |

$$\blacktriangleright R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923.$$

$$\blacktriangleright \bar{R}^2 = 1 - \frac{SSR/(n-k-1)}{SST/(n-1)} = 1 - \frac{253521.396/60}{621762.438/63}$$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | Number of obs = 64 | | |
|----------|------------|-----------|------------|------------------------|----------------------|-----------|
| Model | 368241.042 | 3 | 122747.014 | F(3, 60) = 29.05 | | |
| Residual | 253521.396 | 60 | 4225.35659 | Prob > F = 0.0000 | | |
| ----- | | | | R-squared = 0.5923 | | |
| Total | 621762.438 | 63 | 9869.24504 | Adj R-squared = 0.5719 | | |
| ----- | | | | Root MSE = 65.003 | | |
| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

$$\blacktriangleright R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923.$$

$$\blacktriangleright \bar{R}^2 = 1 - \frac{SSR/(n-k-1)}{SST/(n-1)} = 1 - \frac{253521.396/60}{621762.438/63} = 0.5719.$$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|-----------|------------|------------------------|----------------------|-----------|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = 64 | | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = 29.05 | | |
| | | | | Prob > F = 0.0000 | | |
| | | | | R-squared = 0.5923 | | |
| | | | | Adj R-squared = 0.5719 | | |
| | | | | Root MSE = 65.003 | | |
| ----- | | | | | | |
| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ $R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923.$
- ▶ $\bar{R}^2 = 1 - \frac{SSR/(n-k-1)}{SST/(n-1)} = 1 - \frac{253521.396/60}{621762.438/63} = 0.5719.$
- ▶ **Root MSE** (Mean Squared Error) is
 $s = \sqrt{s^2} =$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|-----------|------------|------------------------|----------------------|-----------|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = 64 | | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = 29.05 | | |
| ----- | | | | Prob > F = 0.0000 | | |
| Total | 621762.438 | 63 | 9869.24504 | R-squared = 0.5923 | | |
| ----- | | | | Adj R-squared = 0.5719 | | |
| | | | | Root MSE = 65.003 | | |
| ----- | | | | | | |
| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ $R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923$.
- ▶ $\bar{R}^2 = 1 - \frac{SSR/(n-k-1)}{SST/(n-1)} = 1 - \frac{253521.396/60}{621762.438/63} = 0.5719$.
- ▶ **Root MSE** (Mean Squared Error) is
 $s = \sqrt{s^2} = \sqrt{4225.35659}$

```
. regress rent avginc pop enroll
```

| Source | SS | df | MS | | | |
|----------|------------|-----------|------------|------------------------|----------------------|-----------|
| Model | 368241.042 | 3 | 122747.014 | Number of obs = 64 | | |
| Residual | 253521.396 | 60 | 4225.35659 | F(3, 60) = 29.05 | | |
| ----- | | | | Prob > F = 0.0000 | | |
| Total | 621762.438 | 63 | 9869.24504 | R-squared = 0.5923 | | |
| ----- | | | | Adj R-squared = 0.5719 | | |
| | | | | Root MSE = 65.003 | | |
| ----- | | | | | | |
| rent | Coef. | Std. Err. | t | P> t | [95% Conf. Interval] | |
| avginc | .0119416 | .001318 | 9.06 | 0.000 | .0093052 | .014578 |
| pop | -.0003538 | .0001621 | -2.18 | 0.033 | -.0006781 | -.0000296 |
| enroll | .0025595 | .001264 | 2.02 | 0.047 | .0000311 | .0050879 |
| cons | 120.772 | 34.53081 | 3.50 | 0.001 | 51.70009 | 189.8439 |

- ▶ $R^2 = 1 - \frac{SSR}{SST} = 1 - \frac{253521.396}{621762.438} = 0.5923.$
- ▶ $\bar{R}^2 = 1 - \frac{SSR/(n-k-1)}{SST/(n-1)} = 1 - \frac{253521.396/60}{621762.438/63} = 0.5719.$
- ▶ **Root MSE** (Mean Squared Error) is
 $s = \sqrt{s^2} = \sqrt{4225.35659} = 65.003.$