Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, JANUARY

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 0.00098290 | 0.00098290 | 0.03 | 0.8743 |
| Error | 5 | 0.17736 | 0.03547 | | |
| Corrected Total | 6 | 0.17835 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.18834 | R-Square | 0.0055 |
| Dependent Mean | 5.13904 | Adj R-Sq | -0.1934 |
| Coeff Var | 3.66493 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 5.19828 | 0.36298 | 14.32 | <.0001 |
| since_90 | 1 | -0.00592 | 0.03559 | -0.17 | 0.8743 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, FEBRUARY

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 0.26331 | 0.26331 | 8.02 | 0.0366 |
| Error | 5 | 0.16414 | 0.03283 | | |
| Corrected Total | 6 | 0.42744 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.18118 | R-Square | 0.6160 |
| Dependent Mean | 4.84161 | Adj R-Sq | 0.5392 |
| Coeff Var | 3.74219 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 5.81134 | 0.34918 | 16.64 | <.0001 |
| since_90 | 1 | -0.09697 | 0.03424 | -2.83 | 0.0366 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, MARCH

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 0.14733 | 0.14733 | 10.49 | 0.0230 |
| Error | 5 | 0.07021 | 0.01404 | | |
| Corrected Total | 6 | 0.21754 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.11850 | R-Square | 0.6773 |
| Dependent Mean | 4.47789 | Adj R-Sq | 0.6127 |
| Coeff Var | 2.64631 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 5.20328 | 0.22838 | 22.78 | <.0001 |
| since_90 | 1 | -0.07254 | 0.02239 | -3.24 | 0.0230 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, APRIL

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 0.17764 | 0.17764 | 2.17 | 0.2008 |
| Error | 5 | 0.40952 | 0.08190 | | |
| Corrected Total | 6 | 0.58716 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.28619 | R-Square | 0.3025 |
| Dependent Mean | 4.81638 | Adj R-Sq | 0.1631 |
| Coeff Var | 5.94196 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 5.61290 | 0.55155 | 10.18 | 0.0002 |
| since_90 | 1 | -0.07965 | 0.05408 | -1.47 | 0.2008 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, MAY

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 0.11521 | 0.05760 | 0.44 | 0.6700 |
| Error | 4 | 0.51962 | 0.12990 | | |
| Corrected Total | 6 | 0.63482 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.36042 | R-Square | 0.1815 |
| Dependent Mean | 5.19744 | Adj R-Sq | -0.2278 |
| Coeff Var | 6.93460 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 5.83843 | 0.72447 | 8.06 | 0.0013 |
| pdsi12 | 1 | -0.03176 | 0.06068 | -0.52 | 0.6284 |
| since_90 | 1 | -0.06468 | 0.07148 | -0.90 | 0.4167 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, JUNE

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 1.90211 | 0.95105 | 8.27 | 0.0379 |
| Error | 4 | 0.45975 | 0.11494 | | |
| Corrected Total | 6 | 2.36186 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.33902 | R-Square | 0.8053 |
| Dependent Mean | 5.91946 | Adj R-Sq | 0.7080 |
| Coeff Var | 5.72727 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 7.30050 | 0.67940 | 10.75 | 0.0004 |
| pdsi12 | 1 | -0.20325 | 0.05158 | -3.94 | 0.0170 |
| since_90 | 1 | -0.12723 | 0.06600 | -1.93 | 0.1262 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, JULY

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 1.69989 | 0.84994 | 7.80 | 0.0417 |
| Error | 4 | 0.43599 | 0.10900 | | |
| Corrected Total | 6 | 2.13588 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.33015 | R-Square | 0.7959 |
| Dependent Mean | 6.62382 | Adj R-Sq | 0.6938 |
| Coeff Var | 4.98425 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 7.10836 | 0.64455 | 11.03 | 0.0004 |
| pdsi12 | 1 | -0.22589 | 0.05723 | -3.95 | 0.0169 |
| since_90 | 1 | -0.04211 | 0.06299 | -0.67 | 0.5404 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, AUGUST

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 1.54677 | 0.77339 | 1.61 | 0.3074 |
| Error | 4 | 1.92441 | 0.48110 | | |
| Corrected Total | 6 | 3.47118 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.69362 | R-Square | 0.4456 |
| Dependent Mean | 6.66023 | Adj R-Sq | 0.1684 |
| Coeff Var | 10.41429 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 7.45791 | 1.41182 | 5.28 | 0.0062 |
| pdsi12 | 1 | -0.19604 | 0.13839 | -1.42 | 0.2296 |
| since_90 | 1 | -0.09268 | 0.13602 | -0.68 | 0.5330 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, SEPTEMBER

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 0.59938 | 0.29969 | 1.01 | 0.4400 |
| Error | 4 | 1.18109 | 0.29527 | | |
| Corrected Total | 6 | 1.78046 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.54339 | R-Square | 0.3366 |
| Dependent Mean | 6.66481 | Adj R-Sq | 0.0050 |
| Coeff Var | 8.15311 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 6.83249 | 1.37316 | 4.98 | 0.0076 |
| pdsi12 | 1 | -0.13229 | 0.13325 | -0.99 | 0.3770 |
| since_90 | 1 | -0.02857 | 0.12831 | -0.22 | 0.8347 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, OCTOBER

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 1.25312 | 0.62656 | 1.39 | 0.3484 |
| Error | 4 | 1.80516 | 0.45129 | | |
| Corrected Total | 6 | 3.05829 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.67178 | R-Square | 0.4097 |
| Dependent Mean | 5.90054 | Adj R-Sq | 0.1146 |
| Coeff Var | 11.38509 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 8.72154 | 2.03256 | 4.29 | 0.0127 |
| pdsi12 | 1 | 0.09245 | 0.17888 | 0.52 | 0.6325 |
| since_90 | 1 | -0.27587 | 0.19245 | -1.43 | 0.2250 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, NOVEMBER

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 0.59294 | 0.29647 | 19.03 | 0.0090 |
| Error | 4 | 0.06231 | 0.01558 | | |
| Corrected Total | 6 | 0.65526 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.12481 | R-Square | 0.9049 |
| Dependent Mean | 5.24924 | Adj R-Sq | 0.8574 |
| Coeff Var | 2.37773 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 7.44276 | 0.39148 | 19.01 | <.0001 |
| pdsi12 | 1 | 0.09057 | 0.03045 | 2.97 | 0.0410 |
| since_90 | 1 | -0.21368 | 0.03737 | -5.72 | 0.0046 |

Run regressions by month: Lexington, DEC1996-DEC2003
Residential Model, DECEMBER

The REG Procedure
Model: MODEL1
Dependent Variable: residenm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 0.43680 | 0.21840 | 9.75 | 0.0188 |
| Error | 5 | 0.11200 | 0.02240 | | |
| Corrected Total | 7 | 0.54880 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.14967 | R-Square | 0.7959 |
| Dependent Mean | 4.87598 | Adj R-Sq | 0.7143 |
| Coeff Var | 3.06951 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 5.83431 | 0.23441 | 24.89 | <.0001 |
| pdsi12 | 1 | -0.00319 | 0.02048 | -0.16 | 0.8822 |
| since_90 | 1 | -0.10101 | 0.02382 | -4.24 | 0.0082 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, JANUARY

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 1.28151 | 1.28151 | 0.28 | 0.6202 |
| Error | 5 | 22.99440 | 4.59888 | | |
| Corrected Total | 6 | 24.27591 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 2.14450 | R-Square | 0.0528 |
| Dependent Mean | 41.67627 | Adj R-Sq | -0.1367 |
| Coeff Var | 5.14561 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 39.53692 | 4.13298 | 9.57 | 0.0002 |
| since_90 | 1 | 0.21394 | 0.40527 | 0.53 | 0.6202 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, FEBRUARY

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 16.80723 | 16.80723 | 9.06 | 0.0298 |
| Error | 5 | 9.27567 | 1.85513 | | |
| Corrected Total | 6 | 26.08290 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 1.36203 | R-Square | 0.6444 |
| Dependent Mean | 39.32101 | Adj R-Sq | 0.5733 |
| Coeff Var | 3.46388 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 47.06864 | 2.62498 | 17.93 | <.0001 |
| since_90 | 1 | -0.77476 | 0.25740 | -3.01 | 0.0298 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, MARCH

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 4.15811 | 4.15811 | 5.29 | 0.0698 |
| Error | 5 | 3.93213 | 0.78643 | | |
| Corrected Total | 6 | 8.09024 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 0.88681 | R-Square | 0.5140 |
| Dependent Mean | 37.34473 | Adj R-Sq | 0.4168 |
| Coeff Var | 2.37465 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 41.19835 | 1.70910 | 24.11 | <.0001 |
| since_90 | 1 | -0.38536 | 0.16759 | -2.30 | 0.0698 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, APRIL

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 1 | 0.28768 | 0.28768 | 0.02 | 0.8850 |
| Error | 5 | 62.13365 | 12.42673 | | |
| Corrected Total | 6 | 62.42133 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 3.52516 | R-Square | 0.0046 |
| Dependent Mean | 41.01592 | Adj R-Sq | -0.1945 |
| Coeff Var | 8.59461 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 42.02954 | 6.79385 | 6.19 | 0.0016 |
| since_90 | 1 | -0.10136 | 0.66619 | -0.15 | 0.8850 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, MAY

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 7.65886 | 3.82943 | 2.77 | 0.1758 |
| Error | 4 | 5.52937 | 1.38234 | | |
| Corrected Total | 6 | 13.18823 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 1.17573 | R-Square | 0.5807 |
| Dependent Mean | 43.07028 | Adj R-Sq | 0.3711 |
| Coeff Var | 2.72980 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 48.49435 | 2.36330 | 20.52 | <.0001 |
| pdsi12 | 1 | -0.08026 | 0.19793 | -0.41 | 0.7059 |
| since_90 | 1 | -0.54388 | 0.23319 | -2.33 | 0.0800 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, JUNE

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 61.36552 | 30.68276 | 4.18 | 0.1046 |
| Error | 4 | 29.33608 | 7.33402 | | |
| Corrected Total | 6 | 90.70160 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 2.70814 | R-Square | 0.6766 |
| Dependent Mean | 47.19314 | Adj R-Sq | 0.5148 |
| Coeff Var | 5.73842 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 54.96342 | 5.42705 | 10.13 | 0.0005 |
| pdsi12 | 1 | -1.15609 | 0.41201 | -2.81 | 0.0485 |
| since_90 | 1 | -0.71518 | 0.52724 | -1.36 | 0.2465 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, JULY

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 68.16616 | 34.08308 | 3.23 | 0.1461 |
| Error | 4 | 42.18678 | 10.54669 | | |
| Corrected Total | 6 | 110.35294 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 3.24757 | R-Square | 0.6177 |
| Dependent Mean | 52.81721 | Adj R-Sq | 0.4266 |
| Coeff Var | 6.14869 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 55.76208 | 6.34023 | 8.79 | 0.0009 |
| pdsi12 | 1 | -1.43074 | 0.56293 | -2.54 | 0.0639 |
| since_90 | 1 | -0.25432 | 0.61965 | -0.41 | 0.7025 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, AUGUST

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 107.15704 | 53.57852 | 2.78 | 0.1748 |
| Error | 4 | 76.99429 | 19.24857 | | |
| Corrected Total | 6 | 184.15134 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 4.38732 | R-Square | 0.5819 |
| Dependent Mean | 54.18361 | Adj R-Sq | 0.3728 |
| Coeff Var | 8.09713 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 62.61573 | 8.93016 | 7.01 | 0.0022 |
| pdsi12 | 1 | -1.50700 | 0.87538 | -1.72 | 0.1603 |
| since_90 | 1 | -0.94246 | 0.86034 | -1.10 | 0.3348 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, SEPTEMBER

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 23.50262 | 11.75131 | 0.48 | 0.6491 |
| Error | 4 | 97.44661 | 24.36165 | | |
| Corrected Total | 6 | 120.94922 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 4.93575 | R-Square | 0.1943 |
| Dependent Mean | 54.51674 | Adj R-Sq | -0.2085 |
| Coeff Var | 9.05364 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 66.39252 | 12.47282 | 5.32 | 0.0060 |
| pdsi12 | 1 | 0.58533 | 1.21037 | 0.48 | 0.6540 |
| since_90 | 1 | -1.13536 | 1.16548 | -0.97 | 0.3851 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, OCTOBER

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 20.28117 | 10.14058 | 1.30 | 0.3672 |
| Error | 4 | 31.18757 | 7.79689 | | |
| Corrected Total | 6 | 51.46874 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 2.79229 | R-Square | 0.3940 |
| Dependent Mean | 48.66616 | Adj R-Sq | 0.0911 |
| Coeff Var | 5.73765 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 59.37009 | 8.44843 | 7.03 | 0.0022 |
| pdsi12 | 1 | 0.27658 | 0.74353 | 0.37 | 0.7288 |
| since_90 | 1 | -1.05176 | 0.79993 | -1.31 | 0.2589 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, NOVEMBER

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 16.28890 | 8.14445 | 2.94 | 0.1641 |
| Error | 4 | 11.09069 | 2.77267 | | |
| Corrected Total | 6 | 27.37959 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 1.66513 | R-Square | 0.5949 |
| Dependent Mean | 45.03228 | Adj R-Sq | 0.3924 |
| Coeff Var | 3.69765 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 57.16340 | 5.22271 | 10.95 | 0.0004 |
| pdsi12 | 1 | 0.59953 | 0.40629 | 1.48 | 0.2141 |
| since_90 | 1 | -1.17560 | 0.49850 | -2.36 | 0.0778 |

Run regressions by month: Lexington, DEC1996-DEC2003
Commercial Model, DECEMBER

The REG Procedure
Model: MODEL1
Dependent Variable: commercm

Analysis of Variance

| Source | DF | Sum of Squares | Mean Square | F Value | Pr > F |
|---|---|---|---|---|---|
| Model | 2 | 57.61523 | 28.80761 | 6.45 | 0.0413 |
| Error | 5 | 22.34829 | 4.46966 | | |
| Corrected Total | 7 | 79.96351 | | | |

| | | | |
|---|---|---|---|
| Root MSE | 2.11416 | R-Square | 0.7205 |
| Dependent Mean | 39.69004 | Adj R-Sq | 0.6087 |
| Coeff Var | 5.32667 | | |

Parameter Estimates

| Variable | DF | Parameter Estimate | Standard Error | t Value | Pr > \|t\| |
|---|---|---|---|---|---|
| Intercept | 1 | 50.95318 | 3.31124 | 15.39 | <.0001 |
| pdsi12 | 1 | 0.04791 | 0.28927 | 0.17 | 0.8749 |
| since_90 | 1 | -1.18362 | 0.33644 | -3.52 | 0.0170 |