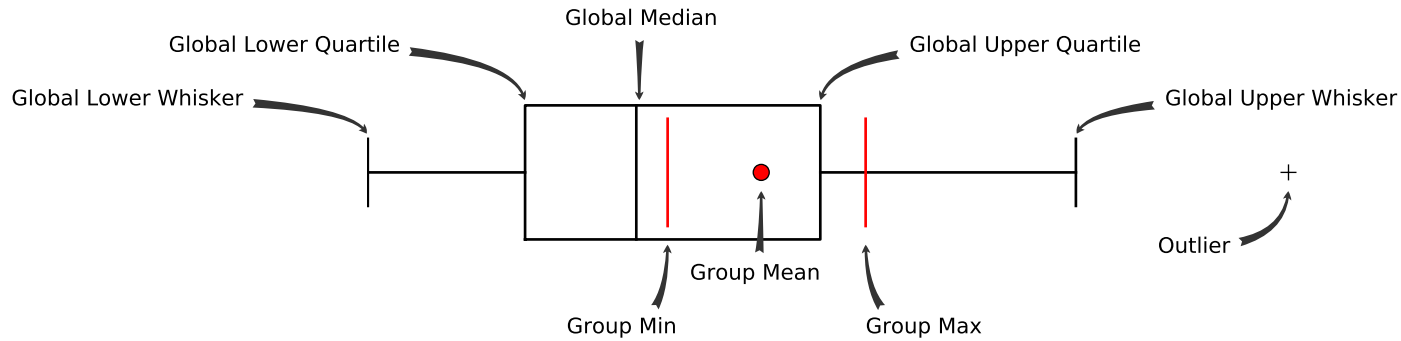


Group-Wise Summary



Overall Variable Statistics: Count = 90, Std. Distance = 4952.0528, SSD = 403.6933

Variable	Mean	Std. Dev.	Min	Max	R2	
PHD_MASTER	2.3668	2.5983	0.1000	11.3800	0.8000	
INCOME	16316.7536	4947.8961	10294.8949	37644.1314	0.7816	
INSURANCE	239.6458	112.3472	108.3971	560.1799	0.7591	
EXPENSES	179.9217	89.0141	64.6212	570.6120	0.6508	
UNIVERSITY	18.4779	6.9966	4.8700	35.8500	0.5796	
SECONDARYE	45.4961	6.5920	23.6900	61.9800	0.5688	
RENT	654.9627	142.1257	443.6425	1245.1635	0.4204	
FOREIGNERS	21.7742	15.4189	5.5700	81.7600	0.4026	
OWNERS	37.2582	8.3249	0.0000	52.4400	0.3031	
DENSITY	0.0230	0.0155	0.0001	0.0610	0.2484	

Group-Wise Summary (cont.)

Group 1: Count = 27, Std. Distance = 2275.7089, SSD = 149.5631

Variable	Mean	Std. Dev.	Min	Max	Share	
PHD_MASTER	2.5963	1.5419	0.1000	5.8200	0.5071	
INCOME	17867.7346	2271.4946	13897.0610	22312.8945	0.3077	
INSURANCE	281.6163	76.2008	182.8893	462.3114	0.6185	
EXPENSES	199.3601	37.6878	147.6001	318.7597	0.3383	
UNIVERSITY	21.3548	3.7529	12.9900	27.2000	0.4587	
SECONDARYE	47.9959	6.0000	37.6000	61.9800	0.6367	
RENT	676.8917	107.8974	443.6425	969.8024	0.6565	
FOREIGNERS	22.2300	13.3676	8.5700	79.4100	0.9298	
OWNERS	31.5967	7.9328	0.0000	43.2300	0.8244	
DENSITY	0.0207	0.0154	0.0002	0.0546	0.8920	

Group 2: Count = 48, Std. Distance = 1224.2516, SSD = 129.0336

Variable	Mean	Std. Dev.	Min	Max	Share	
PHD_MASTER	1.2183	0.7699	0.3800	4.7000	0.3830	
INCOME	12982.8614	1222.1988	10294.8949	16073.8086	0.2113	
INSURANCE	158.8922	28.5509	108.3971	219.6930	0.2463	
EXPENSES	127.1446	30.2420	64.6212	185.8286	0.2395	
UNIVERSITY	15.2777	4.2620	8.0300	27.9400	0.6427	
SECONDARYE	47.3504	3.2301	36.0700	52.8900	0.4393	

Group-Wise Summary (cont.)

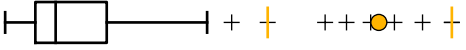
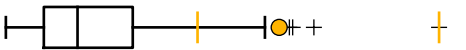

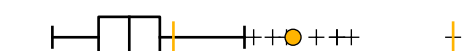
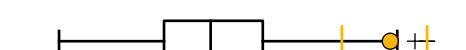





Variable	Mean	Std. Dev.	Min	Max	Share	
RENT	587.0416	56.1528	480.8098	713.8438	0.2907	
FOREIGNERS	18.0173	9.0430	5.5700	49.8100	0.5807	
OWNERS	40.9681	5.3200	24.4400	52.4400	0.5339	
DENSITY	0.0290	0.0142	0.0012	0.0610	0.9809	

Group 3: Count = 7, Std. Distance = 3880.4328, SSD = 79.4126

Variable	Mean	Std. Dev.	Min	Max	Share	
PHD_MASTER	1.1629	1.2120	0.1000	3.9900	0.3449	
INCOME	20357.6217	3873.4994	14777.1276	26649.5658	0.4341	
INSURANCE	418.8728	92.3711	279.5935	560.1799	0.6211	
EXPENSES	251.3192	112.1351	142.6672	442.1140	0.5918	
UNIVERSITY	13.0143	8.8259	4.8700	33.3300	0.9187	
SECONDARYE	30.6300	4.0803	23.6900	34.8400	0.2912	
RENT	767.9296	178.5294	562.5510	1078.8379	0.6441	
FOREIGNERS	54.4443	22.6903	7.4500	81.7600	0.9753	
OWNERS	30.6243	13.0867	17.6500	50.0000	0.6169	
DENSITY	0.0043	0.0039	0.0001	0.0122	0.1997	

Group-Wise Summary (cont.)

Group 4: Count = 8, Std. Distance = 4549.2056, SSD = 45.6839

Variable	Mean	Std. Dev.	Min	Max	Share	
PHD_MASTER	9.5362	1.5246	6.7300	11.3800	0.4122	
INCOME	27549.7869	4542.8498	22395.2377	37644.1314	0.5576	
INSURANCE	425.6934	47.4288	356.2614	499.5180	0.3171	
EXPENSES	368.5066	99.2139	217.4514	570.6120	0.6980	
UNIVERSITY	32.7500	2.6157	28.6700	35.8500	0.2318	
SECONDARYE	38.9412	3.4827	34.3500	43.0900	0.2283	
RENT	889.6337	213.5613	459.5455	1245.1635	0.9802	
FOREIGNERS	14.1913	7.3180	9.5200	32.9400	0.3074	
OWNERS	39.9113	3.3626	36.2500	46.5600	0.1966	
DENSITY	0.0113	0.0030	0.0057	0.0148	0.1487	

Variable-Wise Summary

PHD_MASTER: R2 = 0.80

Group	Mean	Std. Dev.	Min	Max	Share	
1	2.5963	1.5419	0.1000	5.8200	0.5071	
2	1.2183	0.7699	0.3800	4.7000	0.3830	
3	1.1629	1.2120	0.1000	3.9900	0.3449	
4	9.5362	1.5246	6.7300	11.3800	0.4122	
Total	2.3668	2.5983	0.1000	11.3800	1.0000	


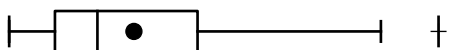
INCOME: R2 = 0.78

Group	Mean	Std. Dev.	Min	Max	Share	
1	17867.7346	2271.4946	13897.0610	22312.8945	0.3077	
2	12982.8614	1222.1988	10294.8949	16073.8086	0.2113	
3	20357.6217	3873.4994	14777.1276	26649.5658	0.4341	
4	27549.7869	4542.8498	22395.2377	37644.1314	0.5576	
Total	16316.7536	4947.8961	10294.8949	37644.1314	1.0000	

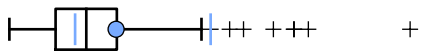
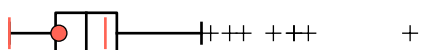
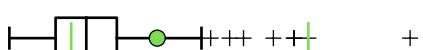
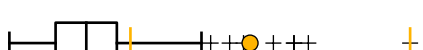
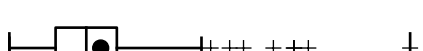
INSURANCE: R2 = 0.76

Group	Mean	Std. Dev.	Min	Max	Share	
1	281.6163	76.2008	182.8893	462.3114	0.6185	
2	158.8922	28.5509	108.3971	219.6930	0.2463	
3	418.8728	92.3711	279.5935	560.1799	0.6211	

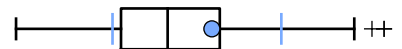



Variable-Wise Summary (cont.)

Group	Mean	Std. Dev.	Min	Max	Share	
4	425.6934	47.4288	356.2614	499.5180	0.3171	
Total	239.6458	112.3472	108.3971	560.1799	1.0000	

EXPENSES: R2 = 0.65

Group	Mean	Std. Dev.	Min	Max	Share	
1	199.3601	37.6878	147.6001	318.7597	0.3383	
2	127.1446	30.2420	64.6212	185.8286	0.2395	
3	251.3192	112.1351	142.6672	442.1140	0.5918	
4	368.5066	99.2139	217.4514	570.6120	0.6980	
Total	179.9217	89.0141	64.6212	570.6120	1.0000	

UNIVERSITY: R2 = 0.58

Group	Mean	Std. Dev.	Min	Max	Share	
1	21.3548	3.7529	12.9900	27.2000	0.4587	
2	15.2777	4.2620	8.0300	27.9400	0.6427	
3	13.0143	8.8259	4.8700	33.3300	0.9187	
4	32.7500	2.6157	28.6700	35.8500	0.2318	
Total	18.4779	6.9966	4.8700	35.8500	1.0000	

Variable-Wise Summary (cont.)

SECONDARYE: R2 = 0.57

Group	Mean	Std. Dev.	Min	Max	Share	
1	47.9959	6.0000	37.6000	61.9800	0.6367	+ + [] (+
2	47.3504	3.2301	36.0700	52.8900	0.4393	+ + [] (++
3	30.6300	4.0803	23.6900	34.8400	0.2912	+ + ● [] ++
4	38.9412	3.4827	34.3500	43.0900	0.2283	+ + ([] ++
Total	45.4961	6.5920	23.6900	61.9800	1.0000	+ + [] ● ++

RENT: R2 = 0.42

Group	Mean	Std. Dev.	Min	Max	Share	
1	676.8917	107.8974	443.6425	969.8024	0.6565	[] (++ +
2	587.0416	56.1528	480.8098	713.8438	0.2907	([] ++ +
3	767.9296	178.5294	562.5510	1078.8379	0.6441	[] ● ++ +
4	889.6337	213.5613	459.5455	1245.1635	0.9802	[] (++ +
Total	654.9627	142.1257	443.6425	1245.1635	1.0000	[] ● ++ +

FOREIGNERS: R2 = 0.40

Group	Mean	Std. Dev.	Min	Max	Share	
1	22.2300	13.3676	8.5700	79.4100	0.9298	[] (+++ + +
2	18.0173	9.0430	5.5700	49.8100	0.5807	([] ++ +
3	54.4443	22.6903	7.4500	81.7600	0.9753	[] ● ++ +

Variable-Wise Summary (cont.)

Group	Mean	Std. Dev.	Min	Max	Share	
4	14.1913	7.3180	9.5200	32.9400	0.3074	
Total	21.7742	15.4189	5.5700	81.7600	1.0000	

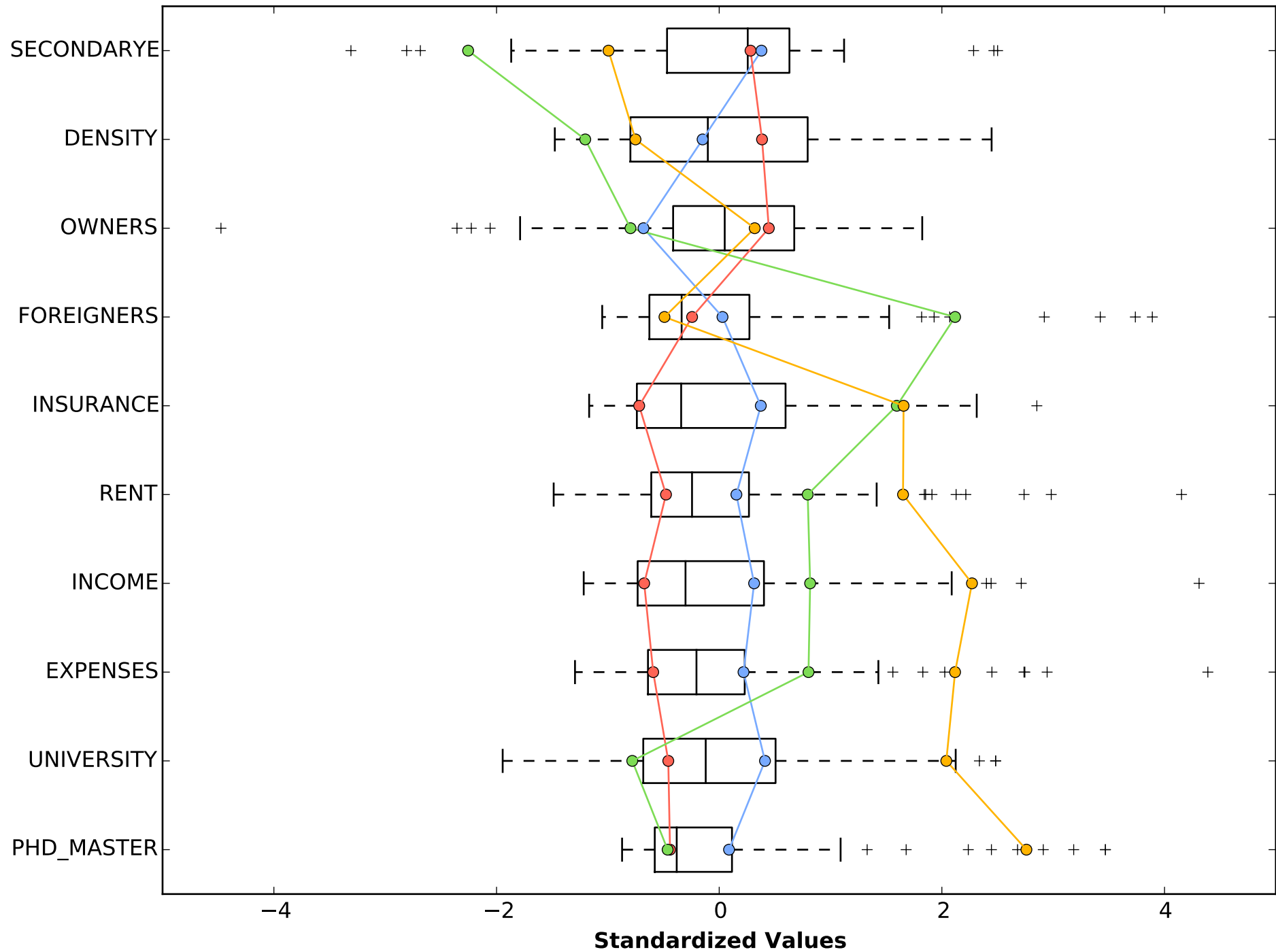
OWNERS: R2 = 0.30

Group	Mean	Std. Dev.	Min	Max	Share	
1	31.5967	7.9328	0.0000	43.2300	0.8244	
2	40.9681	5.3200	24.4400	52.4400	0.5339	
3	30.6243	13.0867	17.6500	50.0000	0.6169	
4	39.9113	3.3626	36.2500	46.5600	0.1966	
Total	37.2582	8.3249	0.0000	52.4400	1.0000	

DENSITY: R2 = 0.25

Group	Mean	Std. Dev.	Min	Max	Share	
1	0.0207	0.0154	0.0002	0.0546	0.8920	
2	0.0290	0.0142	0.0012	0.0610	0.9809	
3	0.0043	0.0039	0.0001	0.0122	0.1997	
4	0.0113	0.0030	0.0057	0.0148	0.1487	
Total	0.0230	0.0155	0.0001	0.0610	1.0000	

Parallel Box Plot



Grouping Analysis Parameters

Parameter Name	Input Value
Input Features	City
Unique ID Field	POSTCODE
Output Feature Class	None
Analysis Fields	DENSITY
	FOREIGNERS
	OWNERS
	SECONDARYE
	UNIVERSITY
	PHD_MASTER
	INCOME
	INSURANCE
	RENT
Spatial Constraints	EXPENSES
	NO_SPATIAL_CONSTRAINT
	EUCLIDEAN
	None
Distance Method	None
Number of Neighbors	None
Weights Matrix File	None
Initialization Method	FIND_SEED_LOCATIONS
Initialization Field	None

Grouping Analysis Parameters

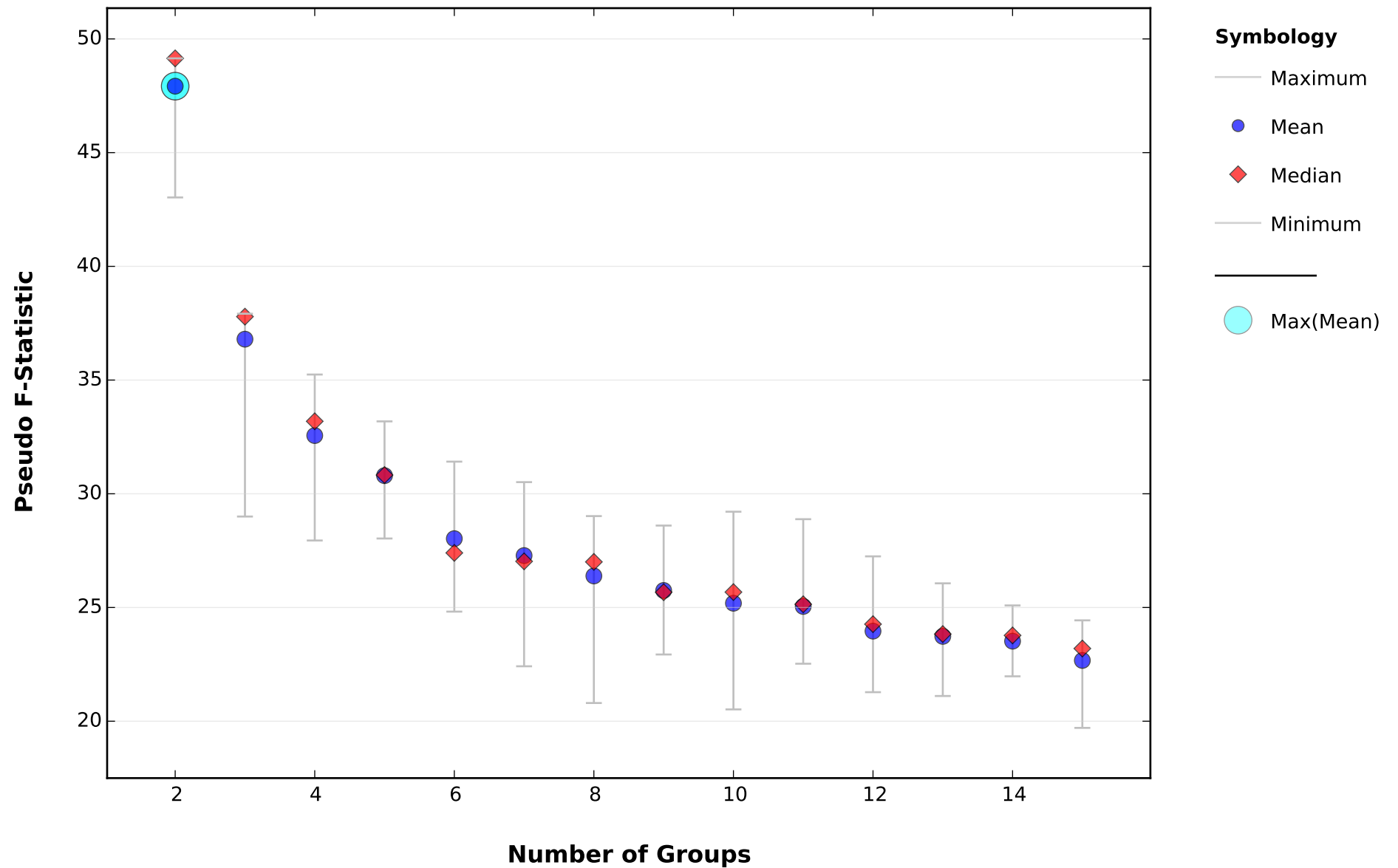
Parameter Name

Input Value

Selection Set

False

Pseudo F-Statistic Plot



Pseudo F-Statistic Summary

Number of Groups	Mean	Minimum	Maximum	Median
2	47.9221	43.0300	49.1451	49.1451
3	36.7979	28.9994	37.9170	37.7889
4	32.5604	27.9460	35.2432	33.1872
5	30.7983	28.0341	33.1837	30.8245
6	28.0270	24.8183	31.4135	27.4008
7	27.2833	22.4151	30.5123	27.0290
8	26.3871	20.7999	29.0188	27.0051
9	25.7484	22.9337	28.6021	25.6717
10	25.1870	20.5195	29.2113	25.6771
11	25.0471	22.5276	28.8827	25.1416
12	23.9602	21.2761	27.2486	24.2667
13	23.7307	21.1084	26.0624	23.8316
14	23.5188	21.9741	25.0907	23.7719
15	22.6725	19.7061	24.4348	23.1959