

Ames Housing Data

Once again we will be using the Ames Housing dataset, where each record represents a home sale:

```
import pandas as pd

ames = pd.read_csv('ames.csv', index_col=0)

# Remove some outliers to make the analysis more intuitive
ames = ames[ames["GrLivArea"] < 3000]
ames = ames[ames["LotArea"] < 20_000]
ames

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    vertical-align: top;
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```

</style>

| | MSSubClass | MSZoning | LotFrontage | LotArea | Street | Alley | Lo |
|------|------------|----------|-------------|---------|--------|-------|-----|
| Id | | | | | | | |
| 1 | 60 | RL | 65.0 | 8450 | Pave | NaN | Re |
| 2 | 20 | RL | 80.0 | 9600 | Pave | NaN | Re |
| 3 | 60 | RL | 68.0 | 11250 | Pave | NaN | IR1 |
| 4 | 70 | RL | 60.0 | 9550 | Pave | NaN | IR1 |
| 5 | 60 | RL | 84.0 | 14260 | Pave | NaN | IR′ |
| ••• | | | | | | | |
| 1456 | 60 | RL | 62.0 | 7917 | Pave | NaN | Re |
| 1457 | 20 | RL | 85.0 | 13175 | Pave | NaN | Re |
| 1458 | 70 | RL | 66.0 | 9042 | Pave | NaN | Re |

| MSSubClass | MSZoning | LotFrontage | LotArea | Street | Alley | Lo [.] |
|------------|----------|-------------|------------|-----------------|----------------------|--------------------------|
| | | | | | | |
| 20 | RL | 68.0 | 9717 | Pave | NaN | Re |
| 20 | RL | 75.0 | 9937 | Pave | NaN | Re |
| | 20 | 20 RL | 20 RL 68.0 | 20 RL 68.0 9717 | 20 RL 68.0 9717 Pave | 20 RL 68.0 9717 Pave NaN |

1396 rows × 80 columns

In particular, we'll use these numeric and categorical features:

```
numeric = ['LotArea', '1stFlrSF', 'GrLivArea']
categorical = ['KitchenQual', 'Neighborhood']
```

Build a Baseline Model

Initial Data Preparation

Use all of the numeric and categorical features described above. (We will call this the "baseline" model because we are making a comparison with and without an interaction term. In a complete modeling process you would start with a simpler baseline.)

One-hot encode the categorical features (dropping the first), and center (subtract the mean) from the numeric features.

```
# Select relevant numeric features and center them
 ames_numeric = ames[numeric].copy()
 for column in numeric:
      ames numeric[column] = ames numeric[column] - ames numeric[column].mean()
 ames_numeric
<style scoped> .dataframe tbody tr th:only-of-type { vertical-align: middle; }
  .dataframe tbody tr th {
      vertical-align: top;
 }
  .dataframe thead th {
      text-align: right;
 }
</style>
```

| | LotArea | 1stFlrSF | GrLivArea |
|------|--------------|-------------|-------------|
| Id | | | |
| 1 | -865.191977 | -284.866046 | 231.095272 |
| 2 | 284.808023 | 121.133954 | -216.904728 |
| 3 | 1934.808023 | -220.866046 | 307.095272 |
| 4 | 234.808023 | -179.866046 | 238.095272 |
| 5 | 4944.808023 | 4.133954 | 719.095272 |
| ••• | | | |
| 1456 | -1398.191977 | -187.866046 | 168.095272 |
| 1457 | 3859.808023 | 932.133954 | 594.095272 |
| 1458 | -273.191977 | 47.133954 | 861.095272 |
| 1459 | 401.808023 | -62.866046 | -400.904728 |
| 1460 | 621.808023 | 115.133954 | -222.904728 |

1396 rows × 3 columns

```
# Select relevant categorical features and one-hot encode them
ames_categorical = ames[categorical].copy()
ames_categorical = pd.get_dummies(ames_categorical, columns=categorical, drop_first=
ames_categorical
```

<style scoped> .dataframe tbody tr th:only-of-type { vertical-align: middle; }

```
.dataframe tbody tr th {
    vertical-align: top;
}
.dataframe thead th {
    text-align: right;
}
```

| | KitchenQual_Fa | KitchenQual_Gd | KitchenQual_TA | Neighborhood_Blue |
|------|----------------|----------------|----------------|-------------------|
| Id | | | | |
| 1 | 0 | 1 | 0 | 0 |
| 2 | 0 | 0 | 1 | 0 |
| 3 | 0 | 1 | 0 | 0 |
| 4 | 0 | 1 | 0 | 0 |
| 5 | 0 | 1 | 0 | 0 |
| ••• | | | | |
| 1456 | 0 | 0 | 1 | 0 |
| 1457 | 0 | 0 | 1 | 0 |
| 1458 | 0 | 1 | 0 | 0 |
| 1459 | 0 | 1 | 0 | 0 |
| 1460 | 0 | 0 | 1 | 0 |
| 4 | | | | → |

1396 rows × 27 columns

Build a Model with No Interaction Terms

Using the numeric and categorical features that you have prepared, as well as SalePrice as the target, build a StatsModels OLS model.

```
import statsmodels.api as sm

y = ames["SalePrice"]
X_baseline = pd.concat([ames_numeric, ames_categorical], axis=1)

baseline_model = sm.OLS(y, sm.add_constant(X_baseline))
baseline_results = baseline_model.fit()
```

Evaluate the Model without Interaction Terms

Describe the adjusted R-Squared as well as which coefficients are statistically significant. For now you can skip interpreting all of the coefficients.

print(baseline_results.summary())

OLS Regression Results

| ======================================= | | | | | | |
|---|-------------|--------|--------------|------------|-------|-----------|
| Dep. Variable: | | Price | R-squa | | | 0.831 |
| Model: | | OLS | Adj. R | -squared: | | 0.827 |
| Method: | Least Sq | uares | F-stat | istic: | | 223.6 |
| Date: | Fri, 10 Jun | 2022 | Prob (| F-statisti | c): | 0.00 |
| Time: | 16:0 | ð6:55 | Log-Li | kelihood: | | -16370. |
| No. Observations: | | 1396 | AIC: | | | 3.280e+04 |
| Df Residuals: | | 1365 | BIC: | | | 3.297e+04 |
| Df Model: | | 30 | | | | |
| Covariance Type: | | obust | | | | |
| ======================================= | coef | | ===== err | | | |
| 0.975] | | | | | 1 - 1 | <u>.</u> |
| | | | | | | |
| | | | | | | |
| const | 2.544e+05 | 8514.9 | 941 | 29.874 | 0.000 | 2.38e+05 |
| 2.71e+05 | | | | | | |
| LotArea | 2.6298 | 0.3 | 333 | 7.889 | 0.000 | 1.976 |
| 3.284 | | | | | | |
| 1stFlrSF | 33.6365 | 3.1 | 110 | 10.816 | 0.000 | 27.536 |
| 39.737 | | | | | | |
| GrLivArea | 50.9761 | 2.4 | 123 | 21.043 | 0.000 | 46.224 |
| 55.728 | | | | | | |
| KitchenQual_Fa | -8.968e+04 | 6630.7 | 761 | -13.525 | 0.000 | -1.03e+05 |
| -7.67e+04 | | | | | | |
| KitchenQual_Gd | -5.419e+04 | 3894.1 | 115 | -13.916 | 0.000 | -6.18e+04 |
| -4.66e+04 | | | | | | |
| KitchenQual_TA | -7.457e+04 | 4259.8 | 373 | -17.505 | 0.000 | -8.29e+04 |
| -6.62e+04 | | | | | | |
| Neighborhood_Blueste | -778.8650 | 2.29e- | +04 | -0.034 | 0.973 | -4.56e+04 |
| 4.41e+04 | | | | | | |
| Neighborhood_BrDale | -2.098e+04 | 1.1e | +04 | -1.914 | 0.056 | -4.25e+04 |
| 526.487 | | | | | | |
| Neighborhood_BrkSide | -2.962e+04 | 8842.8 | 340 | -3.350 | 0.001 | -4.7e+04 |
| -1.23e+04 | | | | | | |
| Neighborhood_ClearCr | -1.335e+04 | 1.13e- | +04 | -1.180 | 0.238 | -3.56e+04 |
| 8849.979 | | | | | | |
| Neighborhood_CollgCr | -2624.4150 | 8113.6 | 903 | -0.323 | 0.746 | -1.85e+04 |
| 1.33e+04 | | | | | | |
| Neighborhood_Crawfor | -3265.4285 | 9091.3 | 338 | -0.359 | 0.720 | -2.11e+04 |
| 1.46e+04 | | | | | | |
| Neighborhood_Edwards | -4.239e+04 | 8498.6 | 9 55 | -4.988 | 0.000 | -5.91e+04 |
| -2.57e+04 | | | | | | |
| Neighborhood_Gilbert | -4720.8057 | 8737.4 | 465 | -0.540 | 0.589 | -2.19e+04 |

| 1.24e+04 | | | | | | | |
|-----------------------------------|------------|------------------|------|-----------------------|-------|-----------|---|
| Neighborhood_IDOTRR -3.09e+04 | -4.937e+04 | 9419. | 188 | -5.242 | 0.000 | -6.78e+04 | |
| Neighborhood_MeadowV -1.2e+04 | -3.301e+04 | 1. 07e | ±+04 | -3.081 | 0.002 | -5.4e+04 | |
| Neighborhood_Mitchel 469.180 | -1.746e+04 | 9138. | 562 | -1.910 | 0.056 | -3.54e+04 | |
| Neighborhood_NAmes -1.69e+04 | -3.292e+04 | 8170. | 560 | -4.029 | 0.000 | -4.89e+04 | |
| Neighborhood_NPkVill 2.04e+04 | -4518.3147 | 1.27e | +04 | -0.356 | 0.722 | -2.94e+04 | |
| Neighborhood_NWAmes -7636.773 | -2.478e+04 | 8738. | 425 | -2.836 | 0.005 | -4.19e+04 | |
| Neighborhood_NoRidge 5.46e+04 | 3.584e+04 | 9541. | 904 | 3.756 | 0.000 | 1.71e+04 | |
| Neighborhood_NridgHt 6.32e+04 | 4.642e+04 | 8561. | 756 | 5.421 | 0.000 | 2.96e+04 | |
| Neighborhood_OldTown -3.45e+04 | -5.093e+04 | 8358. | 005 | -6.094 | 0.000 | -6.73e+04 | |
| Neighborhood_SWISU -2.68e+04 | -4.662e+04 | 1.01e | +04 | -4.624 | 0.000 | -6.64e+04 | |
| Neighborhood_Sawyer -1.57e+04 | -3.282e+04 | 8751. | 214 | -3.751 | 0.000 | -5e+04 | |
| Neighborhood_SawyerW -57.735 | -1.716e+04 | 8718. | 180 | -1.968 | 0.049 | -3.43e+04 | |
| Neighborhood_Somerst 3.35e+04 | 1.728e+04 | 8275. | 364 | 2.088 | 0.037 | 1045.592 | |
| Neighborhood_StoneBr 7.22e+04 | 5.296e+04 | 9791. | 726 | 5.409 | 0.000 | 3.38e+04 | |
| Neighborhood_Timber 2.4e+04 | 5378.3716 | 9474. | 818 | 0.568 | 0.570 | -1.32e+04 | |
| Neighborhood_Veenker 2.91e+04 | | | | 0.374 | 0.709 | | |
| Omnibus: | | ====== 71.896 | | ======= in-Watson: | = | 2.042 | |
| Prob(Omnibus): | 2. | 0.000 | | ue-Bera (JB): | | 1864.321 | |
| Skew: | | 0.721 | Prob | | | 0.00 | |
| Kurtosis: | | 8.475 | Cond | • | | 1.61e+05 | 5 |
| | | | | | | | |

Notes:

- [1] Standard Errors assume that the covariance matrix of the errors is correctly specified.
- [2] The condition number is large, 1.61e+05. This might indicate that there are strong multicollinearity or other numerical problems.

► Answer (click to reveal)

Identify Good Candidates for Interaction Terms

Numeric x Categorical Term

Square footage of a home is often worth different amounts depending on the neighborhood. So let's see if we can improve the model by building an interaction term between GrLivArea and one of the Neighborhood categories.

Because there are so many neighborhoods to consider, we'll narrow it down to 2 options: Neighborhood_OldTown Or Neighborhood_NoRidge.

First, create a plot that has:

- GrLivArea on the x-axis
- SalePrice on the y-axis
- A scatter plot of homes in the OldTown and NoRidge neighborhoods, identified by color
 - Hint: you will want to call .scatter twice, once for each neighborhood
- A line showing the fit of GrLivArea VS. SalePrice for the reference neighborhood

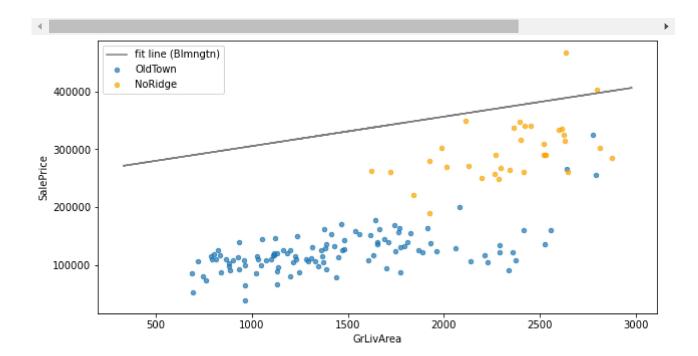
```
import matplotlib.pyplot as plt

# Filter to houses in specific neighborhoods
oldtown = ames[ames["Neighborhood"] == "OldTown"]
noridge = ames[ames["Neighborhood"] == "NoRidge"]

fig, ax = plt.subplots(figsize=(10,5))

# Create scatter plots with 2 different colors
oldtown.plot.scatter(x="GrLivArea", y="SalePrice", alpha=0.7, label="OldTown", ax=ax
```

```
noridge.plot.scatter(x="GrLivArea", y="SalePrice", alpha=0.7, color="orange", label=
# Plot best fit line
intercept = baseline_results.params["const"]
slope = baseline_results.params["GrLivArea"]
ax.plot(ames["GrLivArea"], intercept + ames["GrLivArea"] * slope, color="gray", labe
ax.legend();
```



Looking at this plot, do either of these neighborhoods seem to have a **slope** that differs notably from the best fit line? If so, this is an indicator that an interaction term might be useful.

Identify what, if any, interaction terms you would create based on this information.

► Answer (click to reveal)

Numeric x Numeric Term

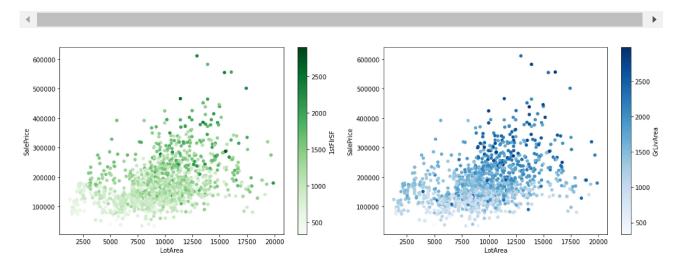
Let's also investigate to see whether adding an interaction term between two of the numeric features would be helpful.

We'll specifically focus on interactions with LotArea. Does the value of an extra square foot of lot area change depending on the square footage of the home? Both 1stFlrSF and GrLivArea are related to home square footage, so we'll use those in our comparisons.

Create two side-by-side plots:

- 1. One scatter plot of LotArea Vs. SalePrice where the color of the points is based on 1stFlrSF
- 2. One scatter plot of LotArea vs. SalePrice where the color of the points is based on GrLivArea

```
fig, (ax1, ax2) = plt.subplots(ncols=2, figsize=(15,5))
ames.plot.scatter(x="LotArea", y="SalePrice", c="1stFlrSF", cmap="Greens", ax=ax1)
ames.plot.scatter(x="LotArea", y="SalePrice", c="GrLivArea", cmap="Blues", ax=ax2)
fig.tight_layout();
```



Looking at these plots, does the slope between LotArea and SalePrice seem to differ based on the color of the point? If it does, that is an indicator that an interaction term might be helpful.

Describe your interpretation below:

► Answer (click to reveal)

Build and Interpret a Model with Interactions

Build a Second Model

Based on your analysis above, build a model based on the baseline model with one or more interaction terms added.

```
interaction_model = sm.OLS(y, sm.add_constant(X_interaction))
interaction_results = interaction_model.fit()
```

Evaluate the Model with Interactions

Same as with the baseline model, describe the adjusted R-Squared and statistical significance of the coefficients.

print(interaction_results.summary())

OLS Regression Results

| | | | | | | 0.022 | |
|-------------|-----------|------------------|--------|-------------|----------|-----------|-----|
| Dep. Variab | ie: | SalePrice | • | uared: | | 0.833 | |
| Model: | | OLS | | R-squared: | | 0.829 | |
| Method: | | Least Squares | | atistic: | | 212.1 | |
| Date: | | Fri, 10 Jun 2022 | | (F-statisti | .c): | 0.00 | |
| Time: | | 16:07:17 | _ | _ikelihood: | | -16363. | |
| No. Observa | | 1396 | AIC: | | | 3.279e+04 | |
| Df Residual | s: | 1363 | BIC: | | | 3.296e+04 | |
| Df Model: | | 32 | | | | | |
| Covariance | Type: | nonrobust | | | | | |
| ======= | ======= | ========== | | | :======= | | === |
| | | | coef | std err | t | P> t | |
| [0.025 | 0.975] | | | | | | |
| | | | | | | | |
| | | | | | | | |
| const | | 2.58 | 34e+05 | 8543.049 | 30.244 | 0.000 | |
| 2.42e+05 | 2.75e+05 | | | | | | |
| LotArea | | 2 | 2.5810 | 0.333 | 7.756 | 0.000 | |
| 1.928 | 3.234 | | | | | | |
| 1stFlrSF | | 36 | .5397 | 3.206 | 9.526 | 0.000 | |
| 24.251 | 36.829 | | | | | | |
| GrLivArea | | 56 | 9.9848 | 2.432 | 20.964 | 0.000 | |
| 46.214 | 55.756 | | | | | | |
| KitchenQual | _Fa | -8.86 | 59e+04 | 6605.188 | -13.428 | 0.000 | |
| -1.02e+05 | -7.57e+04 | 4 | | | | | |
| KitchenQual | _Gd | -5.29 | 95e+04 | 3890.488 | -13.609 | 0.000 | |
| -6.06e+04 | -4.53e+04 | 4 | | | | | |
| KitchenQual | _TA | -7.31 | L5e+04 | 4257.029 | -17.182 | 0.000 | |
| -8.15e+04 | -6.48e+04 | 4 | | | | | |
| Neighborhoo | d_Blueste | -1.86 | 55e+04 | 2.32e+04 | -0.802 | 0.423 | |
| -6.42e+04 | 2.7e+04 | 4 | | | | | |
| Neighborhoo | d_BrDale | -3.98 | 32e+04 | 1.2e+04 | -3.319 | 0.001 | |
| -6.34e+04 | -1.63e+04 | 4 | | | | | |
| Neighborhoo | d_BrkSide | -3.75 | 52e+04 | 9042.493 | -4.149 | 0.000 | |
| | | | | | | | |

| -5.53e+04 -1.98e+04 | | | | |
|---|------------|------------|--------|---------|
| Neighborhood_ClearCr | -1.802e+04 | 1.13e+04 | -1.591 | 0.112 |
| -4.03e+04 4206.704 | | | | |
| Neighborhood_CollgCr | -8354.3245 | 8214.121 | -1.017 | 0.309 |
| -2.45e+04 7759.366 | | | | |
| Neighborhood_Crawfor | -9735.5393 | 9208.642 | -1.057 | 0.291 |
| -2.78e+04 8329.109 | | | | |
| Neighborhood_Edwards | -4.874e+04 | 8620.307 | -5.654 | 0.000 |
| -6.57e+04 -3.18e+04 | | | | |
| Neighborhood_Gilbert | -1.054e+04 | 8830.991 | -1.193 | 0.233 |
| -2.79e+04 6785.869 | | | | |
| Neighborhood_IDOTRR | -5.689e+04 | 9579.755 | -5.938 | 0.000 |
| -7.57e+04 -3.81e+04 | | | | |
| Neighborhood_MeadowV | -4.831e+04 | 1.14e+04 | -4.236 | 0.000 |
| -7.07e+04 -2.59e+04 | | | | |
| Neighborhood_Mitchel | -2.32e+04 | 9218.870 | -2.517 | 0.012 |
| -4.13e+04 -5118.644 | | | | |
| Neighborhood_NAmes | -3.904e+04 | 8288.528 | -4.710 | 0.000 |
| -5.53e+04 -2.28e+04 | | | | |
| Neighborhood_NPkVill | -1.473e+04 | 1.29e+04 | -1.140 | 0.255 |
| -4.01e+04 1.06e+04 | | | | |
| Neighborhood_NWAmes | -3.069e+04 | 8835.536 | -3.473 | 0.001 |
| -4.8e+04 -1.34e+04 | | | | |
| Neighborhood_NoRidge | 1.86e+04 | 1.75e+04 | 1.065 | 0.287 |
| -1.57e+04 5.29e+04 | | | | |
| Neighborhood NridgHt | 3.971e+04 | 8708.015 | 4.560 | 0.000 |
| 2.26e+04 5.68e+04 | | | | |
| Neighborhood OldTown | -5.819e+04 | 8536.608 | -6.817 | 0.000 |
| -7.49e+04 -4.14e+04 | | | | |
| Neighborhood SWISU | -5.331e+04 | 1.02e+04 | -5.231 | 0.000 |
| -7.33e+04 -3.33e+04 | 3,3326.01 | 21020.01 | 31232 | 0.000 |
| Neighborhood_Sawyer | -3.917e+04 | 8866.300 | -4.417 | 0.000 |
| -5.66e+04 -2.18e+04 | 3.5176.01 | 0000.300 | 1.127 | 0.000 |
| Neighborhood_SawyerW | -2.276e+04 | 8801.507 | -2.586 | 0.010 |
| -4e+04 -5494.517 | 2.2700104 | 0001.507 | 2.500 | 0.010 |
| Neighborhood Somerst | 9776.4928 | 8473.381 | 1.154 | 0.249 |
| -6845.790 2.64e+04 | 3770.4328 | 04/3.301 | 1.134 | 0.245 |
| Neighborhood_StoneBr | 4.77e+04 | 9847.157 | 4.844 | 0.000 |
| - | 4.//2+04 | 9647.137 | 4.044 | 0.000 |
| 2.84e+04 6.7e+04 | 1027 4470 | 0620 040 | 0.100 | 0.040 |
| Neighborhood_Timber | -1827.4479 | 9620.049 | -0.190 | 0.849 |
| -2.07e+04 1.7e+04 | 4400 5400 | | 0.404 | |
| Neighborhood_Veenker | -1633.5130 | 1.25e+04 | -0.131 | 0.896 |
| -2.62e+04 2.29e+04 | | | | _ |
| <pre>GrLivArea x Neighborhood_NoRidge</pre> | 12.9706 | 16.980 | 0.764 | 0.445 |
| -20.340 46.281 | | | | |
| LotArea x 1stFlrSF | 0.0027 | 0.001 | 3.771 | 0.000 |
| 0.001 0.004 | | | | |
| | | ======= | | ======= |
| Omnibus: | 2 710 Dunh | in Watcon. | | 2 027 |

253.719

Durbin-Watson:

Omnibus:

2.037

| Prob(Omnibus): | 0.000 | Jarque-Bera (JB): | 1760.599 |
|----------------|-------|-------------------|----------|
| Skew: | 0.654 | Prob(JB): | 0.00 |
| Kurtosis: | 8.344 | Cond. No. | 7.29e+07 |

Notes:

- [1] Standard Errors assume that the covariance matrix of the errors is correctly specified.
- [2] The condition number is large, 7.29e+07. This might indicate that there are strong multicollinearity or other numerical problems.

Interpret the Model Results

Interpret the coefficients for the intercept as well as the interactions and all variables used in the interactions. Make sure you only interpret the coefficients that were statistically significant!

```
interaction_results.params["const"]

258372.23042374293

interaction_results.params["LotArea"]

2.5810221682172148

interaction_results.params["1stFlrSF"]

30.539688663554905

interaction_results.params["LotArea x 1stFlrSF"]

0.0027043505209154973
```

► Answer (click to reveal)

Summary

You should now understand how to include interaction effects in your model! As you can see, interactions that seem promising may or may not end up being statistically significant. This is why exploration and iteration are important!

Releases

No releases published

Packages

No packages published

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Languages

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