

1. Title: Boston Housing Data

2. Sources:

- (a) Origin: This dataset was taken from the StatLib library which is maintained at Carnegie Mellon University.
- (b) Creator: Harrison, D. and Rubinfeld, D.L. 'Hedonic prices and the demand for clean air', J. Environ. Economics & Management, vol.5, 81-102, 1978.
- (c) Date: July 7, 1993

3. Past Usage:

- Used in Belsley, Kuh & Welsch, 'Regression diagnostics ...', Wiley, 1980. N.B. Various transformations are used in the table on pages 244-261.
- Quinlan, R. (1993). Combining Instance-Based and Model-Based

Learning.

In Proceedings on the Tenth International Conference of Machine Learning, 236-243, University of Massachusetts, Amherst. Morgan Kaufmann.

4. Relevant Information:

Concerns housing values in suburbs of Boston.

5. Number of Instances: 506

6. Number of Attributes: 13 continuous attributes (including "target" attribute "MEDV"), 1 binary-valued attribute.

7. Attribute Information:

- 1. CRIM per capita crime rate by town
- 2. ZN proportion of residential land zoned for lots over 25,000 sq.ft.
- 3. INDUS proportion of non-retail business acres per town
- 4. CHAS Charles River dummy variable (= 1 if tract bounds river; 0 otherwise)
- 5. NOX nitric oxides concentration (parts per 10 million)
- 6. RM average number of rooms per dwelling
- 7. AGE proportion of owner-occupied units built prior to 1940
- 8. DIS weighted distances to five Boston employment centres
- 9. RAD index of accessibility to radial highways
- 10. TAX full-value property-tax rate per \$10,000
- 11. PTRATIO pupil-teacher ratio by town
- 12. Black $1000(B_k - 0.63)^2$ where B_k is the proportion of blacks by town
- 13. LSTAT % lower status of the population
- 14. MEDV Median value of owner-occupied homes in \$1000's