***Data Dictionary***

For this project:

* The dataset has **1883** observations in the county where the REIT operates.
* Each observation is for the transaction of one property only.
* Each transaction was between $200,000 and $800,000

We have the following features:

**Target variable**

'tx\_price' - Transaction price in USD

**Public records for the property**

• 'tx\_year' - Year the transaction took place

• 'property\_tax' - Monthly property tax

• 'insurance' - Cost of monthly homeowner's insurance

**Property characteristics**

• 'beds' - Number of bedrooms

• 'baths' - Number of bathrooms

• 'sqft' - Total floor area in squared feet

• 'lot\_size' - Total outside area in squared feet

• 'year\_built' - Year property was built

• 'basement' - Does the property have a basement?

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**Location convenience scores**

• 'restaurants' - Number of restaurants within 1 mile

• 'groceries' - Number of grocery stores within 1 mile

• 'nightlife' - Number of nightlife venues within 1 mile

• 'cafes' - Number of cafes within 1 mile

• 'shopping' - Number of stores within 1 mile

• 'arts\_entertainment' - Number of arts and entertainment venues within 1 mile

• 'beauty\_spas' - Number of beauty and spa locations within 1 mile

• 'active\_life' - Number of gyms, yoga studios, and sports venues within 1 mile

**Neighborhood demographics**

• 'median\_age' - Median age of the neighborhood

• 'married' - Percent of neighborhood who are married

• 'college\_grad' - Percent of neighborhood who graduated college

**Schools**

• 'num\_schools' - Number of public schools within district

• 'median\_school' - Median score of the public schools within district, on the range 1 - 10