

Dissertation

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Contents

1	Introduction	2
1.1	The real estate market and the importance of predictive and descriptive models	2
1.2	The purpose of the paper	2
1.3	Structure of the paper	2
2	Literature	2
3	Exploratory Data Analysis	2
3.1	Exploring variables individually	2
4	Model Fitting: Selecting the best possible regression model	4
5	Conclusions	4
6	Further Work	4
7	References	4

1 Introduction

1.1 The real estate market and the importance of predictive and descriptive models

1.2 The purpose of the paper

1.3 Structure of the paper

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2 Literature

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3 Exploratory Data Analysis

Before we start searching for the best regression model through formal data analysis and model fitting, it is important to explore our data through numerical and graphical summaries. This will allow for a better understanding of the patterns in and the structure of our data and it will enable us to make educated decisions during model fitting. For this purpose, we start by exploring each variable individually and, then, we focus on the relationships between the variables with emphasis on the ones related to the sale price, which is the variable of interest.

3.1 Exploring variables individually

Table 1: Summary statistics for the categorical variables in the initial data set.

Variable	# missing	Unique lvls	Counts
bath	0	5	1: 46, 2: 222, 3: 198, 4: 33, 63: 1
parking	0	4	Covered: 105, No Parking: 73, Not Provided: 126, Open: 196

Table 2: Summary statistics for the numerical variables in the initial data set.

Variable	# missing	Mean	SD	Min	25%	Median	75%	Max
elevation	0	30.274	5.198555e+00	9	27.00	30.0	34.00	47
dist_am1	0	8258.486	2.590404e+03	604	6439.75	8219.0	10011.25	20662
dist_am2	0	11036.594	2.592219e+03	4402	9229.25	11015.0	12848.50	20945
dist_am3	0	13092.760	2.629431e+03	4922	11215.75	13188.0	14775.75	23294
sqft	0	1816.096	5.721306e+02	932	1588.50	1770.5	2003.00	12730
precip	0	793.160	2.724887e+02	-110	610.00	790.0	980.00	1530
price	0	510508.840	5.556979e+05	124333	380271.00	481042.0	593750.25	12500000

As a first step, we are interested in the summary statistics of the individual numerical and categorical variables in our data. The tables 1 and 2 contain useful statistics about the variables, prior to making any

alterations to the original data set. We note that there are no missing values for any of our variables in the data.

Regarding the categorical variables, we observe that there are five and four unique levels for the categorical variables “*bath*” and “*parking*”, respectively. Table 1 shows that most of the sale entries refer to houses with two baths or an “open” type parking. However, the most important observation to note here is a single entry with 63 bathrooms, which is exceedingly higher than all the rest observations in our data that are limited to just 4 bathrooms at maximum. Such an observation is likely to be an outlier and the exploratory analysis to follow further underpins this assumption.

Table 2 shows statistics about the numerical variables. It becomes apparent that the numerical variables are measured in different numerical scales with differences in the magnitude of their values. In terms of magnitude and standard deviation in ascending order:

- “*elevation*” presents the smallest values that do not exceed the value of 47 and the smallest standard deviation.
- “*precip*” and “*sqft*” come second and third, respectively, with the latter having almost double the standard deviation of the former.
- The three variables representing the distance from three chosen amenities (i.e. *dist_am1*, *dist_am2* and *dist_am3*) exhibit almost the same standard deviation. However, it seems that the 75th percentile of “*dist_am1*” is, relatively, almost equal to the 25th percentile of “*dist_am2*”, while the 75th percentile of “*dist_am2*” is roughly the same as the 25th percentile of “*dist_am3*”. This could indicate that, on average, the distance of houses in the data set from “*Amenity 1*” could be significantly smaller than that from “*Amenity 2*” and equally for the distances of houses from the “*Amenity 2*” and “*Amenity 3*”.
- The numerical scale and the standard deviation of “*price*” are the largest among all numerical variables. Also, it is interesting to point out that there exists a high outlier in “*price*”, even relative to its large magnitude, as it is 21.5755574 times the standard deviation greater than the mean value. The boxplot in figure 1 further illustrates the extreme outlier in “*price*”.

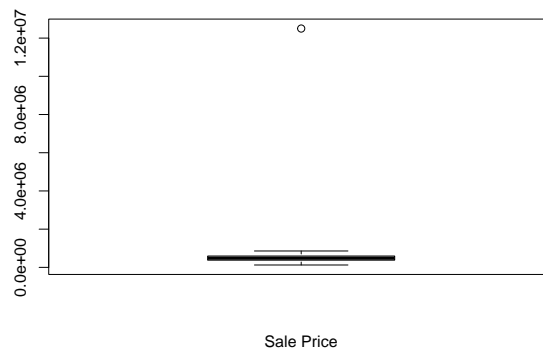


Figure 1: Boxplot of sale price.

Table 3 focuses on the aforementioned extreme outlier in “*price*”. The table reveals that the outlier (that is, the 348th observation) contains extreme values in other variables as well. Specifically, that same observation is the one related to the 63 bathrooms, which we have already noted as a possible extreme value, and through further exploration we can show that its value of 12730 square feet is also extremely high. Those findings suggest that observation 348 could have probably come from a different population compared to the rest of the observations in the data. In any case, we lack enough data between this extreme observation and the

rest ones, to the point that any model fitting with this outlier included would result in speculating after some range of values and would probably lead to a heavily influenced model. Therefore, we conclude that **we have enough evidence to support our decision on removing observation 348 before we move on any further.**

Table 3: The extreme observation in the variable ‘*price*’.

	elevation	dist_am1	dist_am2	dist_am3	bath	sqft	parking	precip	price
348	31	20662	20945	23294	63	12730	Covered	1130	12500000

Table 4: Summary statistics for the numerical variables after removing the extreme outlier.

Variable	# missing	Mean	SD	Min	25%	Median	75%	Max
elevation	0	30.27255	5.20367	9	27.0	30	34.0	47
dist_am1	0	8233.62926	2532.61067	604	6434.5	8210	9984.5	16233
dist_am2	0	11016.73747	2556.47368	4402	9219.5	11006	12842.0	18281
dist_am3	0	13072.31663	2591.98862	4922	11215.5	13179	14771.0	20263
sqft	0	1794.22445	297.20037	932	1588.0	1770	2002.5	2667
precip	0	792.48497	272.34339	-110	610.0	790	980.0	1530
price	0	486481.80361	142096.23500	124333	380125.0	480167	593167.0	857667

After removing the outlier, we can derive similar conclusions about the variables “*elevation*”, “*dist_am1*”, “*dist_am2*”, “*dist_am3*” and “*precip*” to the ones we derived earlier. However, we observe a significant drop in the maximum value of “*sqft*” along with a significant decrease in its standard deviation that is now relatively close to that of “*precip*”. Also, the maximum value and the standard deviation of “*price*” incurred a large drop.

The boxplots in figure 2 reveal graphically the already discussed differences in the magnitude and the variation between the numerical variables, by gradually removing variables plot to plot.

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4 Model Fitting: Selecting the best possible regression model

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5 Conclusions

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6 Further Work

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7 References

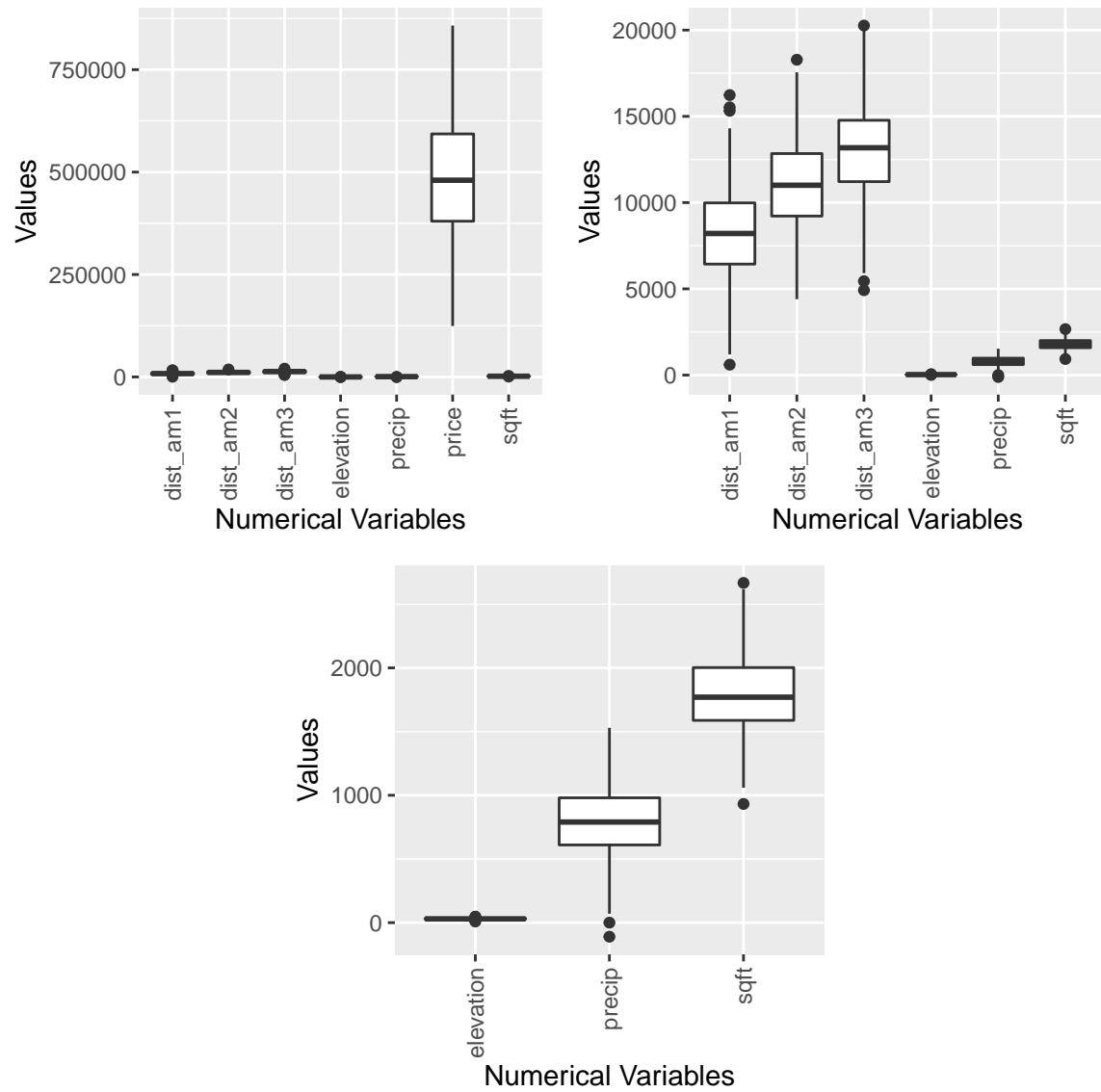


Figure 2: Boxplots on all numerical variables without the extreme outlier.