

# CASE STUDY: BOSTON HOUSE PRICE

<https://www.kaggle.com/c/boston-housing>

# INPUT VARIABLES

CRIM: Per capita crime rate by town

ZN: Proportion of residential land zoned for lots over 25,000 sq. ft

INDUS: Proportion of non-retail business acres per town

CHAS: Charles River dummy variable (= 1 if tract bounds river; 0 otherwise)

NOX: Nitric oxide concentration (parts per 10 million)

RM: Average number of rooms per dwelling

AGE: Proportion of owner-occupied units built prior to 1940

DIS: Weighted distances to five Boston employment centers

RAD: Index of accessibility to radial highways

TAX: Full-value property tax rate per \$10,000

PTRATIO: Pupil-teacher ratio by town

B:  $1000(B_k - 0.63)^2$ , where  $B_k$  is the proportion of [people of African American descent] by town

LSTAT: Percentage of lower status of the population

MEDV: Median value of owner-occupied homes in \$1000s (Target variable)