

# Predicting the Price of a House in Boston

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## Introduction

In a world where prices fluctuate so much it is impossible to uncover what the true price of an object is. This is most apparent in the real estate business. This program is intended to allow home buyers/sellers to receive a fair exchange price for their homes



# Methodology

## → Understanding the data

- When looking at data the first thing one must do is understand it
- This data has many aspects, in this presentation I will cover three
  - For more details see my written report
- MEDV
  - This is my target variable, or what I want my computer to be able to predict
  - In this case, it represents the price of the house

## → Understanding the Data Continued

- LSTAT
  - This is representative of the percentage of lower class population living in a neighborhood
    - This really demonstrates the importance of location
- RM
  - This is representative of the amount of rooms in a house

## → Understanding the Data continued

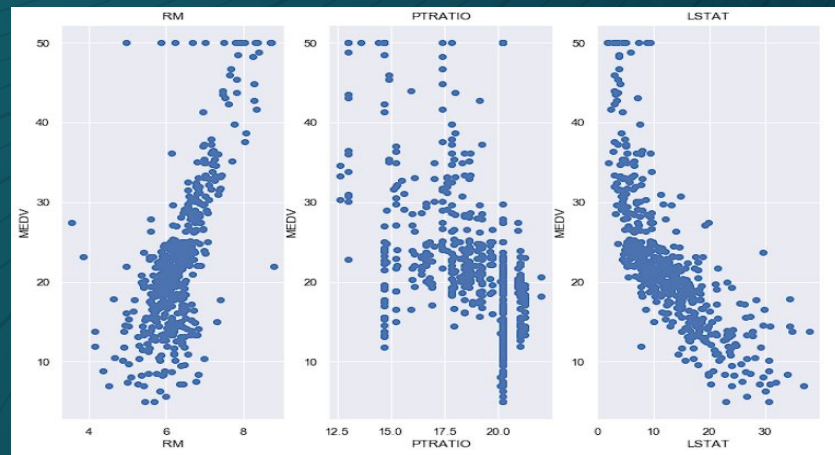
I have chosen to explain only these elements because they are the only ones that pertain to my model. I chose RM and LSTAT because they had the largest correlation to MEDV making them the best for predicting the MEDV values.



# Here are some visual aids:



Shows correlation of all data elements



Juxtaposes the difference between well correlated data (left and right) and poorly correlated data (center).



## → The results

I have skipped the steps of making the regression, if you would like to see how I did it, I provide an in depth explanation in my written report.

- All in all, I have found this project eye opening. This data has quite a bit of power and allows me to see how much a house is often oversold by. I hope data projects like these will someday be a standard in ensuring customers get what they deserve for their buck.

## → Results Continued

This program has a built in input-output system that allows the user to interact and customize their relationship with the program



Thank you for your time