**Housing Values in Suburbs of Boston**

**Description:** The Boston data frame has 14 columns, and refers to the information about different districts (or suburbs) of Boston, USA using data collected in 1970.

**Format:** This data frame contains the following columns:

crim per capita crime rate by suburb.

zn proportion of residential land zoned for lots over 25,000 sq.ft.

indus proportion of non-retail business acres per suburb.

chas Charles River dummy variable (= 1 if suburb bounds river; 0 otherwise).

nox nitrogen oxides concentration (parts per 10 million).

rm average number of rooms per dwelling.

age proportion of owner-occupied units in the suburb built prior to 1940.

dis weighted mean of distances to five Boston employment centres.

rad index of accessibility to radial highways.

tax full-value property-tax rate per $10,000.

ptratio pupil-teacher ratio by suburb.

black uses formula *1000(Bk - 0.63)^2* where *Bk* is the proportion of blacks by suburb.

lstat lower status of the population (percent).

medv median value of owner-occupied homes in $1000s.

**Source**

Harrison, D. and Rubinfeld, D.L. (1978) Hedonic prices and the demand for clean air. *J. Environ. Economics and Management* **5**, 81–102.

Belsley D.A., Kuh, E. and Welsch, R.E. (1980) *Regression Diagnostics. Identifying Influential Data and Sources of Collinearity.* New York: Wiley.

TASK: Predict **medv** using the other variables as predictors