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|  | **1. Title: Boston Housing Data** |
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|  | **2. Sources:** |
|  | (a) Origin: This dataset was taken from the StatLib library which is |
|  | maintained at Carnegie Mellon University. |
|  | (b) Creator: Harrison, D. and Rubinfeld, D.L. 'Hedonic prices and the |
|  | demand for clean air', J. Environ. Economics & Management, |
|  | vol.5, 81-102, 1978. |
|  | (c) Date: July 7, 1993 |
|  |  |
|  | **3. Past Usage:** |
|  | - Used in Belsley, Kuh & Welsch, 'Regression diagnostics ….Wiley, |
|  | 1980. N.B. Various transformations are used in the table on |
|  | pages 244-261. |
|  | - Quinlan,R. (1993). Combining Instance-Based and Model-Based Learning. |
|  | In Proceedings on the Tenth International Conference of Machine |
|  | Learning, 236-243, University of Massachusetts, Amherst. Morgan |
|  | Kaufmann. |
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|  | **4. Relevant Information:** |
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|  | **Concerns housing values in suburbs of Boston.** |
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|  | **5. Number of Instances: 506** |
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|  | **6. Number of Attributes: 13 continuous attributes (including "class"** |
|  | attribute "MEDV"), 1 binary-valued attribute. |
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|  | **7. Attribute Information:** |
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|  | 1. CRIM per capita crime rate by town |
|  | 2. ZN proportion of residential land zoned for lots over |
|  | 25,000 sq.ft. |
|  | 3. INDUS proportion of non-retail business acres per town |
|  | 4. CHAS Charles River dummy variable (= 1 if tract bounds |
|  | river; 0 otherwise) |
|  | 5. NOX nitric oxides concentration (parts per 10 million) |
|  | 6. RM average number of rooms per dwelling |
|  | 7. AGE proportion of owner-occupied units built prior to 1940 |
|  | 8. DIS weighted distances to five Boston employment centres |
|  | 9. RAD index of accessibility to radial highways |
|  | 10. TAX full-value property-tax rate per $10,000 |
|  | 11. PTRATIO pupil-teacher ratio by town |
|  | 12. B 1000(Bk - 0.63)^2 where Bk is the proportion of blacks |
|  | by town |
|  | 13. LSTAT % lower status of the population |
|  | 14. MEDV Median value of owner-occupied homes in $1000's |
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|  | 8. Missing Attribute Values: None. |