

Conclusion

- The analysis of the Boston Home prices dataset uncovered key drivers of housing prices using a linear regression model.
- ***This model accurately predicts housing prices***, explaining approximately 73% percent of observed variations in median home values.
- The model demonstrates robust generalization, with consistent performance on both training and testing data.
- Residual and diagnostic analyses verify that the model meets the assumptions for linear regression analysis, supporting the validity of the results.
- ***Buyers, investors, and developers can maximize their investment returns by targeting larger homes in neighborhoods with close proximity to the Charles River, good access to highways and employment centers, favorable socioeconomic demographics, and low pupil ratios for development or acquisition.***