



Brooklyn Apt Scene

WHAT DOES THAT FEATURE COST?

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Sites



Description

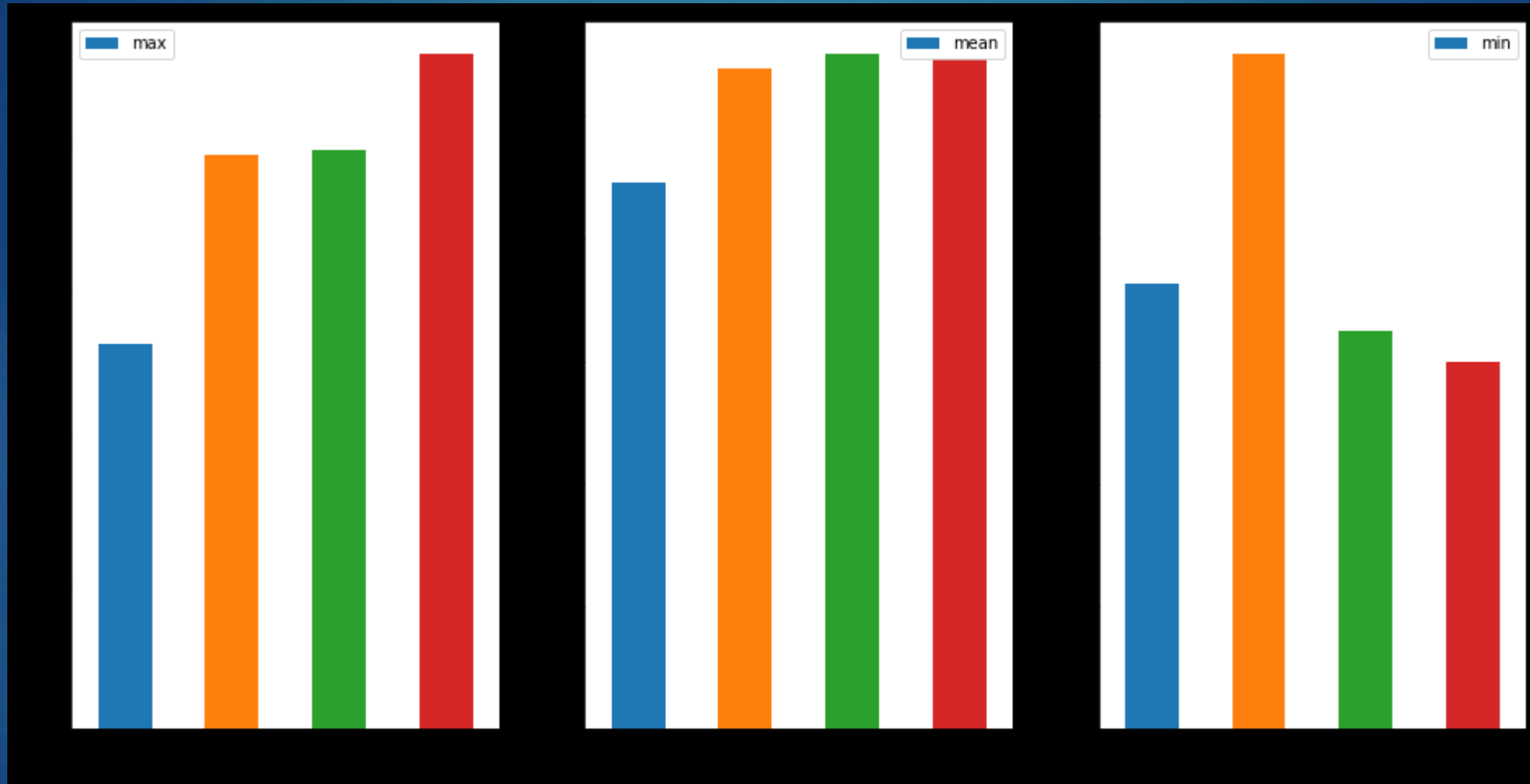


Aggregated by rooms



	max	mean	min
bedrooms			
1	5270	2229.572040	725
2	7850	2691.325428	1100
3	7911	2751.258065	650
4	9230	2732.604651	600

Aggregated by rooms



OLS

	coef	std err	t	P> t	[0.025	0.975]
const	236.9014	266.013	0.891	0.373	-284.793	758.596
age	1.5520	0.674	2.301	0.021	0.229	2.875
bath	711.1585	41.546	17.117	0.000	629.679	792.638
bedrooms	184.6081	20.374	9.061	0.000	144.652	224.564
lowestCrime	161.9924	79.121	2.047	0.041	6.823	317.162
lowCrime	11.8988	68.596	0.173	0.862	-122.628	146.426
highCrime	34.1149	73.176	0.466	0.641	-109.395	177.625

OLS: Some Significant Neighborhoods

	coef	std err		coef	std err		coef	std err
Bay Ridge & Ft Hamilton	566.43	273.64	Crown Heights	1048.15	272.43	Park Slope	1572.01	267.98
Bed-Stuy	709.26	259.10	Dtwn Bklyn	2076.51	277.79	Prospect Heights	1195.40	289.27
Boerum Hill	1692.57	290.77	Flatbush - Ditmas Park	689.75	270.47	Prospect Lefferts Gdns	1048.79	282.10
Brighton	870.33	272.18	Fort Greene	1673.00	297.57	Prspct Park S	975.94	412.07
Bushwick	652.52	261.40	Gowanus	1572.53	294.30	Red Hook	798.28	343.91
Carroll Gardens	1743.02	289.89	Greenpoint	1670.90	264.09	Sheepshead Bay	543.97	267.65
Clinton Hill	1225.16	280.11	Greenwood	830.49	288.90	Vinegar Hill	2846.16	315.97
Cobble Hill	1291.15	326.70	Kensington & Parkville	725.34	298.14	Williamsburg	1477.84	264.79
Coney Isl	732.62	330.95	Marine Park	658.90	323.55	Windsor Terrace	983.85	317.43

OLS: Significance Tests

Test	Value
R-squared:	0.468
Adj. R-squared:	0.454
F-statistic:	32.25
Prob (F-statistic):	4.73e-229
Log-Likelihood:	-16219.
AIC:	3.255e+04
BIC:	3.286e+04

Conclusion

You pay for

- ▶ Bathrooms (!)
- ▶ Bedrooms
- ▶ Lowest Crime
- ▶ Neighborhood

Extensions

- ▶ **More features**
 - ▶ Amenities
 - ▶ Square Footage
- ▶ **App**
 - ▶ Regress by neighborhood
 - ▶ Updatable