Housing Value in Suburbs of Boston

```
library(MASS)
library(corrplot)
```

```
## corrplot 0.84 loaded
```

```
str(Boston)
```

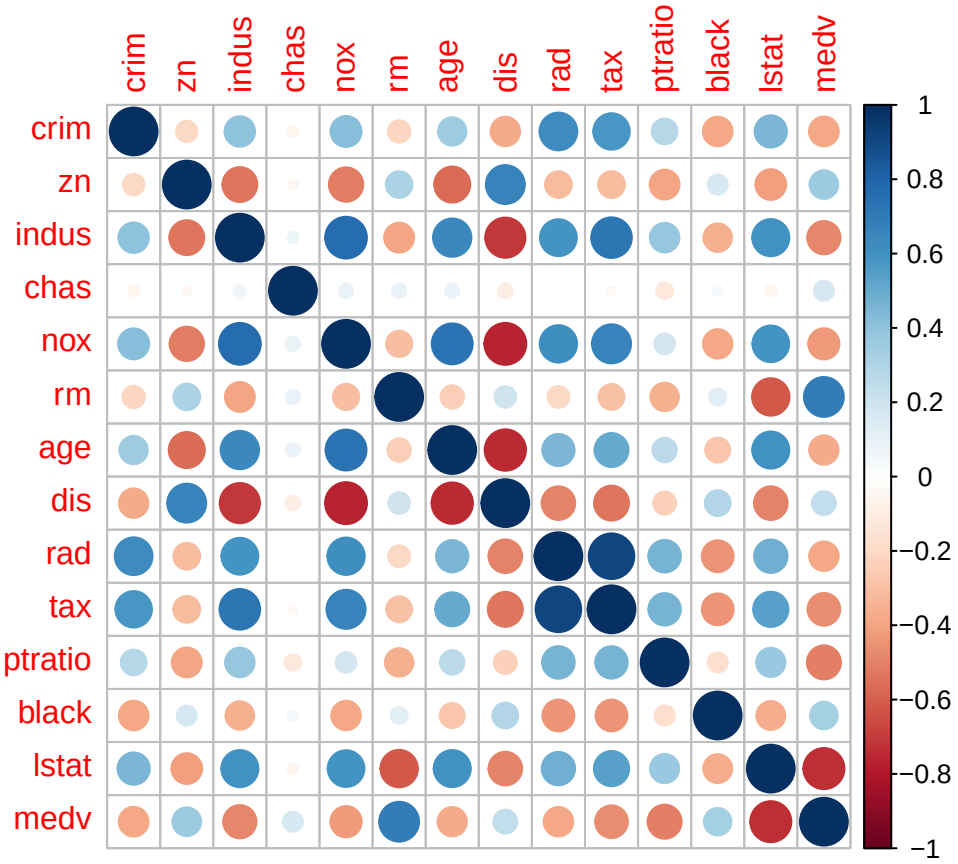
```
## 'data.frame':    506 obs. of  14 variables:
##  $ crim   : num  0.00632 0.02731 0.02729 0.03237 0.06905 ...
##  $ zn     : num  18 0 0 0 0 0 12.5 12.5 12.5 12.5 ...
##  $ indus  : num  2.31 7.07 7.07 2.18 2.18 2.18 7.87 7.87 7.87 7.87 ...
##  $ chas   : int  0 0 0 0 0 0 0 0 0 0 ...
##  $ nox    : num  0.538 0.469 0.469 0.458 0.458 0.458 0.524 0.524 0.524 0.524 ...
##  $ rm     : num  6.58 6.42 7.18 7 7.15 ...
##  $ age    : num  65.2 78.9 61.1 45.8 54.2 58.7 66.6 96.1 100 85.9 ...
##  $ dis    : num  4.09 4.97 4.97 6.06 6.06 ...
##  $ rad    : int  1 2 2 3 3 3 5 5 5 5 ...
##  $ tax    : num  296 242 242 222 222 222 311 311 311 311 ...
##  $ ptratio: num  15.3 17.8 17.8 18.7 18.7 18.7 15.2 15.2 15.2 15.2 ...
##  $ black  : num  397 397 393 395 397 ...
##  $ lstat  : num  4.98 9.14 4.03 2.94 5.33 ...
##  $ medv   : num  24 21.6 34.7 33.4 36.2 28.7 22.9 27.1 16.5 18.9 ...
```

```
summary(Boston)
```

```
##       crim                zn             indus            chas        
##  Min.   : 0.00632   Min.   :  0.00   Min.   : 0.46   Min.   :0.00000  
##  1st Qu.: 0.08204   1st Qu.:  0.00   1st Qu.: 5.19   1st Qu.:0.00000  
##  Median : 0.25651   Median :  0.00   Median : 9.69   Median :0.00000  
##  Mean   : 3.61352   Mean   : 11.36   Mean   :11.14   Mean   :0.06917  
##  3rd Qu.: 3.67708   3rd Qu.: 12.50   3rd Qu.:18.10   3rd Qu.:0.00000  
##  Max.   :88.97620   Max.   :100.00   Max.   :27.74   Max.   :1.00000  
##       nox               rm             age              dis        
##  Min.   :0.3850   Min.   :3.561   Min.   :  2.90   Min.   : 1.130  
##  1st Qu.:0.4490   1st Qu.:5.886   1st Qu.: 45.02   1st Qu.: 2.100  
##  Median :0.5380   Median :6.208   Median : 77.50   Median : 3.207  
##  Mean   :0.5547   Mean   :6.285   Mean   : 68.57   Mean   : 3.795  
##  3rd Qu.:0.6240   3rd Qu.:6.623   3rd Qu.: 94.08   3rd Qu.: 5.188  
##  Max.   :0.8710   Max.   :8.780   Max.   :100.00   Max.   :12.127  
##       rad              tax           ptratio          black       
##  Min.   : 1.000   Min.   :187.0   Min.   :12.60   Min.   :  0.32  
##  1st Qu.: 4.000   1st Qu.:279.0   1st Qu.:17.40   1st Qu.:375.38  
##  Median : 5.000   Median :330.0   Median :19.05   Median :391.44  
##  Mean   : 9.549   Mean   :408.2   Mean   :18.46   Mean   :356.67  
##  3rd Qu.:24.000   3rd Qu.:666.0   3rd Qu.:20.20   3rd Qu.:396.23  
##  Max.   :24.000   Max.   :711.0   Max.   :22.00   Max.   :396.90  
##      lstat            medv      
##  Min.   : 1.73   Min.   : 5.00  
##  1st Qu.: 6.95   1st Qu.:17.02  
##  Median :11.36   Median :21.20  
##  Mean   :12.65   Mean   :22.53  
##  3rd Qu.:16.95   3rd Qu.:25.00
```

```
##  Max.   :37.97   Max.   :50.00
```

```
corrplot(cor(Boston))
```



#We can see that:
rm (Average number of rooms per dwelling) strongly and positively affects medv. lstat strongly and negatively affects medv some variables positively affects medv:
* zn (proportion of residential land zoned for lots over 25k sq ft)
* chas (bounds river or not)
* dis (weighted distance to Boston employment centres)
* black (proportion of black by town)

some variable negatively affects medv:
* crim (criminal rate)
* indus (non retail biz acres per town)
* nox (NO2 concentration)
* age (of the town)
* rad (accessibility to radial highways) * tax (full value property tax rate) * ptratio (pupil teacher ratio by town)

```
#Predict per capita rate crime based on other variable
lm.fit = lm(crim ~ ., data = Boston)
summary(lm.fit)
```

```
##
## Call:
## lm(formula = crim ~ ., data = Boston)
##
```

```
## Residuals:
##    Min     1Q Median     3Q    Max
## -9.924 -2.120 -0.353  1.019 75.051
##
## Coefficients:
##               Estimate Std. Error t value Pr(>|t|)
## (Intercept)  17.033228   7.234903   2.354 0.018949 *
## zn            0.044855   0.018734   2.394 0.017025 *
## indus        -0.063855   0.083407  -0.766 0.444294
## chas         -0.749134   1.180147  -0.635 0.525867
## nox         -10.313535   5.275536  -1.955 0.051152 .
## rm            0.430131   0.612830   0.702 0.483089
## age           0.001452   0.017925   0.081 0.935488
## dis          -0.987176   0.281817  -3.503 0.000502 ***
## rad           0.588209   0.088049   6.680 6.46e-11 ***
## tax          -0.003780   0.005156  -0.733 0.463793
## ptratio      -0.271081   0.186450  -1.454 0.146611
## black        -0.007538   0.003673  -2.052 0.040702 *
## lstat         0.126211   0.075725   1.667 0.096208 .
## medv         -0.198887   0.060516  -3.287 0.001087 **
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 6.439 on 492 degrees of freedom
## Multiple R-squared:  0.454,  Adjusted R-squared:  0.4396
## F-statistic: 31.47 on 13 and 492 DF,  p-value: < 2.2e-16
```

```
varlist <- names(Boston)[2:14]
models <- lapply(varlist, function(x) {
  lm(substitute(crim ~ i, list(i = as.name(x))), data = Boston)
})
lapply(models, summary)
```

```
## [[1]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -4.429 -4.222 -2.620  1.250 84.523
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)  4.45369    0.41722  10.675  < 2e-16 ***
## zn          -0.07393    0.01609  -4.594 5.51e-06 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 8.435 on 504 degrees of freedom
## Multiple R-squared:  0.04019,    Adjusted R-squared:  0.03828
## F-statistic:  21.1 on 1 and 504 DF,  p-value: 5.506e-06
##
##
## [[2]]
```

```
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -11.972  -2.698  -0.736   0.712  81.813
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) -2.06374    0.66723  -3.093  0.00209 **
## indus        0.50978    0.05102   9.991  < 2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 7.866 on 504 degrees of freedom
## Multiple R-squared:  0.1653, Adjusted R-squared:  0.1637
## F-statistic: 99.82 on 1 and 504 DF,  p-value: < 2.2e-16
##
##
## [[3]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -3.738 -3.661 -3.435  0.018 85.232
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)   3.7444     0.3961   9.453   <2e-16 ***
## chas         -1.8928     1.5061  -1.257    0.209
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 8.597 on 504 degrees of freedom
## Multiple R-squared:  0.003124,   Adjusted R-squared:  0.001146
## F-statistic: 1.579 on 1 and 504 DF,  p-value: 0.2094
##
##
## [[4]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -12.371  -2.738  -0.974   0.559  81.728
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)  -13.720      1.699  -8.073 5.08e-15 ***
## nox           31.249      2.999  10.419  < 2e-16 ***
```

```
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 7.81 on 504 degrees of freedom
## Multiple R-squared:  0.1772, Adjusted R-squared:  0.1756
## F-statistic: 108.6 on 1 and 504 DF,  p-value: < 2.2e-16
##
##
## [[5]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -6.604 -3.952 -2.654  0.989 87.197
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)   20.482      3.365   6.088 2.27e-09 ***
## rm            -2.684      0.532  -5.045 6.35e-07 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 8.401 on 504 degrees of freedom
## Multiple R-squared:  0.04807,    Adjusted R-squared:  0.04618
## F-statistic: 25.45 on 1 and 504 DF,  p-value: 6.347e-07
##
##
## [[6]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -6.789 -4.257 -1.230  1.527 82.849
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) -3.77791    0.94398  -4.002 7.22e-05 ***
## age          0.10779    0.01274   8.463 2.85e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 8.057 on 504 degrees of freedom
## Multiple R-squared:  0.1244, Adjusted R-squared:  0.1227
## F-statistic: 71.62 on 1 and 504 DF,  p-value: 2.855e-16
##
##
## [[7]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
```

```
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -6.708 -4.134 -1.527  1.516 81.674
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)   9.4993     0.7304  13.006   <2e-16 ***
## dis          -1.5509     0.1683  -9.213   <2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 7.965 on 504 degrees of freedom
## Multiple R-squared:  0.1441, Adjusted R-squared:  0.1425
## F-statistic: 84.89 on 1 and 504 DF,  p-value: < 2.2e-16
##
##
## [[8]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -10.164  -1.381  -0.141   0.660  76.433
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) -2.28716    0.44348  -5.157 3.61e-07 ***
## rad          0.61791    0.03433  17.998  < 2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 6.718 on 504 degrees of freedom
## Multiple R-squared:  0.3913, Adjusted R-squared:   0.39
## F-statistic: 323.9 on 1 and 504 DF,  p-value: < 2.2e-16
##
##
## [[9]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -12.513  -2.738  -0.194   1.065  77.696
##
## Coefficients:
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept) -8.528369   0.815809  -10.45   <2e-16 ***
## tax          0.029742   0.001847   16.10   <2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
```

```
## Residual standard error: 6.997 on 504 degrees of freedom
## Multiple R-squared:  0.3396, Adjusted R-squared:  0.3383
## F-statistic: 259.2 on 1 and 504 DF,  p-value: < 2.2e-16
##
##
## [[10]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -7.654 -3.985 -1.912  1.825 83.353
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) -17.6469     3.1473  -5.607 3.40e-08 ***
## ptratio       1.1520     0.1694   6.801 2.94e-11 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 8.24 on 504 degrees of freedom
## Multiple R-squared:  0.08407,    Adjusted R-squared:  0.08225
## F-statistic: 46.26 on 1 and 504 DF,  p-value: 2.943e-11
##
##
## [[11]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -13.756  -2.299  -2.095  -1.296  86.822
##
## Coefficients:
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept) 16.553529   1.425903  11.609   <2e-16 ***
## black       -0.036280   0.003873  -9.367   <2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 7.946 on 504 degrees of freedom
## Multiple R-squared:  0.1483, Adjusted R-squared:  0.1466
## F-statistic: 87.74 on 1 and 504 DF,  p-value: < 2.2e-16
##
##
## [[12]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
```

```
## -13.925  -2.822  -0.664   1.079  82.862
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) -3.33054    0.69376  -4.801 2.09e-06 ***
## lstat        0.54880    0.04776  11.491  < 2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 7.664 on 504 degrees of freedom
## Multiple R-squared:  0.2076, Adjusted R-squared:  0.206
## F-statistic:   132 on 1 and 504 DF,  p-value: < 2.2e-16
##
##
## [[13]]
##
## Call:
## lm(formula = substitute(crim ~ i, list(i = as.name(x))), data = Boston)
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -9.071 -4.022 -2.343  1.298 80.957
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) 11.79654    0.93419   12.63   <2e-16 ***
## medv        -0.36316    0.03839   -9.46   <2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 7.934 on 504 degrees of freedom
## Multiple R-squared:  0.1508, Adjusted R-squared:  0.1491
## F-statistic: 89.49 on 1 and 504 DF,  p-value: < 2.2e-16
```

All variables are significant except chas.

```
lm.fit_mlr = lm(crim ~ ., data = Boston)
summary(lm.fit_mlr)
```

```
##
## Call:
## lm(formula = crim ~ ., data = Boston)
##
## Residuals:
##    Min     1Q Median     3Q    Max
## -9.924 -2.120 -0.353  1.019 75.051
##
## Coefficients:
##               Estimate Std. Error t value Pr(>|t|)
## (Intercept)  17.033228   7.234903   2.354 0.018949 *
## zn            0.044855   0.018734   2.394 0.017025 *
## indus        -0.063855   0.083407  -0.766 0.444294
## chas         -0.749134   1.180147  -0.635 0.525867
## nox         -10.313535   5.275536  -1.955 0.051152 .
## rm            0.430131   0.612830   0.702 0.483089
```

```
## age           0.001452   0.017925   0.081 0.935488
## dis          -0.987176   0.281817  -3.503 0.000502 ***
## rad           0.588209   0.088049   6.680 6.46e-11 ***
## tax          -0.003780   0.005156  -0.733 0.463793
## ptratio      -0.271081   0.186450  -1.454 0.146611
## black        -0.007538   0.003673  -2.052 0.040702 *
## lstat         0.126211   0.075725   1.667 0.096208 .
## medv         -0.198887   0.060516  -3.287 0.001087 **
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 6.439 on 492 degrees of freedom
## Multiple R-squared:  0.454,  Adjusted R-squared:  0.4396
## F-statistic: 31.47 on 13 and 492 DF,  p-value: < 2.2e-16
```

We can reject null hypothesis with variables: zn, dis, rad, black, medv

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