

Stat 420 Final Project - Modeling

Shashank Thakur, Net ID: sthakur5

27th July 2022

Modeling California Housing Project Data Set

Initialization

Read the data file to be used for this project.

```
setwd("/Users/srthakur/Documents/GitHub/house_price_prediction/200_Final_Report")
ca_housing_data = read.csv('housing.csv')
# head(ca_housing_data)
```

Initialize global variables.

```
# build different models to test the performance
n_models = 9
# create a vector list of models to pass to various functions
cahousing_models = vector("list", length = n_models)
cahousing_model_names = vector("character", length = n_models)
# Train-Test Split Ration
tr_pct = 0.70
```

Helper Functions

Function : `model_performance_metrics` will generate model performance metrics such as RMSE and R-squared, etc.

Inputs:

`models` : A list of models to generate the performance metrics

`model_names` : Names of the models passed to the function

`data` : The actual data which will be used to calculate predicted values and RMSE for each model

Output : Table with following performance metrics as columns and a row for each model provided in `model_names` as input.

Adjusted R-Squared
Root Mean Square Error on Training Data
Root Mean Square Error on Test Data
Leave One Out Cross Validated RMSE
Total number of coefficients in the model

```

model_performance_metrics = function(models, model_names, data){
  # Calculate model names and total numbers
  n_mod = length(models)
  # Initialize the data frame to be built by the function
  perf_metrics_df = data.frame(
    row.names = model_names,
    "ADJR2" = rep(0L, n_mod),
    "Train.RMSE" = rep(0L, n_mod),
    "Test.RMSE" = rep(0L, n_mod),
    "LOOCV_RMSE" = rep(0L, n_mod),
    "Coefs" = rep(0L, n_mod)
  )
  # Extract actual response values
  y_i = log(data[["median_house_value"]])

  for (idx in 1:n_mod){
    perf_metrics_df[model_names[idx], "ADJR2"] = summary(models[[idx]])$adj.r.squared
    perf_metrics_df[model_names[idx], "Train.RMSE"] = sqrt(mean(resid(models[[idx]]) ^ 2))
    y_hat = predict(models[[idx]], newdata = data)
    perf_metrics_df[idx, "Test.RMSE"] = sqrt(mean((y_i - y_hat) ^ 2))
    perf_metrics_df[model_names[idx], "LOOCV_RMSE"] = sqrt(mean((resid(models[[idx]]) /
      (1 - hatvalues(models[[idx]]))) ^ 2))
    perf_metrics_df[model_names[idx], "Coefs"] = length(coef(models[[idx]]))
  }

  # Print Model performance on train data
  kable(perf_metrics_df,
        col.names = c("Adjusted R-Squared",
                     "Train RMSE",
                     "Test RMSE",
                     "LOOCV RMSE",
                     "Coefficients"),
        caption = "Comparative Model Performance Metrics")
}

}

```

Data cleaning

During initial data analysis phase, we determined that some of the columns have high multicollinearity and we decided to drop those columns. One example of such column is `total_bedrooms` which not only has multicollinearity with `total_rooms` but also has some missing data. We will drop this column to allow for modeling `response` variable `median_house_value`.

```

ca_housing_data = subset(ca_housing_data, select = -total_bedrooms)
head(ca_housing_data)

```

	longitude	latitude	housing_median_age	total_rooms	population	households
## 1	-122.2	37.88	41	880	322	126
## 2	-122.2	37.86	21	7099	2401	1138
## 3	-122.2	37.85	52	1467	496	177
## 4	-122.2	37.85	52	1274	558	219
## 5	-122.2	37.85	52	1627	565	259

```

## 6 -122.2 37.85 52 919 413 193
## median_income median_house_value ocean_proximity
## 1 8.325 452600 NEAR BAY
## 2 8.301 358500 NEAR BAY
## 3 7.257 352100 NEAR BAY
## 4 5.643 341300 NEAR BAY
## 5 3.846 342200 NEAR BAY
## 6 4.037 269700 NEAR BAY

```

We have another column `ocean_proximity` which is a categorical variable indicating how close the block is from ocean.

```
table(ca_housing_data$ocean_proximity)
```

```

##
## <1H OCEAN INLAND ISLAND NEAR BAY NEAR OCEAN
## 9136 6551 5 2290 2658

```

As can be seen, this column has 5 different categories. The `ISLAND` category has only 5 observations. During initial analysis, our team determined that `ISLAND` has high leverage on the predicting response variable `median_house_value` which is problematic for our purpose. We will be dropping the rows from data set with `ISLAND` category and coercing the predictor `ocean_proximity` to be categorical.

```

ca_housing_data = subset(ca_housing_data,
                        subset = ca_housing_data$ocean_proximity != "ISLAND")
table(ca_housing_data$ocean_proximity)

```

```

##
## <1H OCEAN INLAND NEAR BAY NEAR OCEAN
## 9136 6551 2290 2658

```

```

# Coerce ocean_proximity to a factor variable
ca_housing_data$ocean_proximity = as.factor(ca_housing_data$ocean_proximity)
is.factor(ca_housing_data$ocean_proximity)

```

```
## [1] TRUE
```

```
levels(ca_housing_data$ocean_proximity)
```

```
## [1] "<1H OCEAN" "INLAND" "NEAR BAY" "NEAR OCEAN"
```

Model Building

Now that we have data cleaned, we will proceed with building a model. The very first step we will take is to divide data into train and test. Based on total number of observations we've, team has decided to use 70%-30% split for train-test data.

```

set.seed(420072022)
# Randomly select train indexes
cahousing_trn_idx = sample(nrow(ca_housing_data),
                           size = trunc(tr_pct * nrow(ca_housing_data)))
# Split into train and test data sets based on the index
ca_housing_data.tr = ca_housing_data[cahousing_trn_idx, ]
ca_housing_data.te = ca_housing_data[-cahousing_trn_idx, ]

n_tr_rows = nrow(ca_housing_data.tr)
n_te_rows = nrow(ca_housing_data.te)

```

Next we will build models and start running tests. While recursively analyzing different model predictors and transformations, it was identified that there are few outlier observations which result in issues with the model training. So we circled back to very first full additive model and identified these outliers.

```

cahousing_full_add_model_cd = lm(log(median_house_value) ~ .,
                                  data = ca_housing_data.tr)
cd_full_add_mod = cooks.distance(cahousing_full_add_model_cd)
(count_outliers = sum(cd_full_add_mod > 4 / length(cd_full_add_mod)))

```

```
## [1] 841
```

We will now adjust our full additive model by ignoring these **841** outliers while training. This fitting gives best Test RMSE.

```

cahousing_full_add_model = lm(log(median_house_value) ~ .,
                               data = ca_housing_data.tr,
                               subset = (cd_full_add_mod <= 4 / length(cd_full_add_mod)))
# summary(cahousing_full_add_model)

```

Checking if there is multi-collinearity in the full fitted additive model. Following code snippet outputs all the predictors which has high variation inflation factors.

```

high_vif_predictors = vif(cahousing_full_add_model) > 5
high_vif_pred_vals = vif(cahousing_full_add_model)[high_vif_predictors]
sort(high_vif_pred_vals)

```

```
## population total_rooms households longitude latitude
##       7.35        11.23       13.55      19.84     22.32
```

Based on variable inflation factors the predictors `households` and `latitude` can be dropped.

Lets try backward BIC search from the full additive model.

```

cahousing_add_bckwd_bic_model = step(cahousing_full_add_model,
                                       direction = "backward",
                                       k = log(n_tr_rows),
                                       trace = 0)

```

Lets try two way interaction full additive model.

```
cahoudta_2int_add_model = lm(log(median_house_value) ~ . ^ 2,
                             data = ca_housing_data.tr)
```

Lets try backward BIC search from two way interaction full additive model.

```
cahoudta_2int_bckwd_bic_model = step(cahoudta_2int_add_model,
                                       direction = "backward",
                                       k = log(n_tr_rows),
                                       trace = 0)
```

We will run pairs plot to check any obvious trends in predictors compared to the response variable `median_house_value`.

```
pairs(subset(ca_housing_data.tr,
             select = -ocean_proximity),
      col = "orchid2")
```



Based on pairs plot, for response variable `median_house_value`

- `median_income`, `households`, `total_rooms` has some polynomial relationship.
- `housing_mdeian_age` has lot of variance and needs variable transformation.
- Either one of `latitude` or `longitude` can be eliminated

Lets drop the predictors `households` and `latitude` with high VIF.

```

predictor_variables = colnames(ca_housing_data.tr)[-which(colnames(ca_housing_data.tr)
                                                       == "median_house_value")]
drop_cols = which(colnames(ca_housing_data.tr) == "median_house_value" |
                  colnames(ca_housing_data.tr) == "households" |
                  colnames(ca_housing_data.tr) == "latitude")
smaller_predictors = colnames(ca_housing_data.tr)[-drop_cols]
less_preds = paste0("log(median_house_value) ~ ", paste(smaller_predictors, collapse = " + "))
cahoupta_lowvif_add_mod = lm(formula = less_preds, data = ca_housing_data.tr)

```

Lets add 2 way interaction for above model to check the performance.

```

less_preds_2int = paste0("log(median_house_value) ~ (", paste(smaller_predictors, collapse = " + "), ")"
cahoupta_lowvif_2int_mod = lm(formula = less_preds_2int, data = ca_housing_data.tr)

```

To increase complexity, lets try a degree 2 polynomial for reduced predictors based on vif above. Also we have to exclude the categorical predictor `ocean_proximity` from polynomial formula.

```

drop_cols = which(colnames(ca_housing_data.tr) == "median_house_value" |
                  colnames(ca_housing_data.tr) == "households" |
                  colnames(ca_housing_data.tr) == "latitude")
reduced_predictors = colnames(ca_housing_data.tr)[-drop_cols]
less_preds = paste0("log(median_house_value) ~ ", paste(smaller_predictors, collapse = " + "))
further_reduced_predictors = reduced_predictors[-which(reduced_predictors == "ocean_proximity")]
less_poly_preds = paste0(" + I(", paste(further_reduced_predictors, collapse = " ^ 2) + I("), " ^ 2"))
poly_formula = paste0(less_preds, less_poly_preds)
message("Polynomial Formula: ", poly_formula)

## Polynomial Formula: log(median_house_value) ~ longitude + housing_median_age + total_rooms + population

cahoupta_lowvif_2poly_mod = lm(formula = poly_formula, data = ca_housing_data.tr)
# summary(cahoupta_lowvif_2poly_mod)$coef

```

I will add back `latitude` and test if that gives better results.

```

drop_cols = which(colnames(ca_housing_data.tr) == "median_house_value" |
                  colnames(ca_housing_data.tr) == "households")
lesser_predictors = colnames(ca_housing_data.tr)[-drop_cols]
less_preds = paste0("log(median_house_value) ~ ", paste(lesser_predictors, collapse = " + "))
message("Model 8: Formula: ", less_preds)

## Model 8: Formula: log(median_house_value) ~ longitude + latitude + housing_median_age + total_rooms

cahoupta_lola_add_mod = lm(formula = less_preds, data = ca_housing_data.tr)

```

Next we will transform predictors `population` and `total_rooms` to be normalized with predictor `households` and build a new model.

```

ca_housing_data.tr$pop_per_hh = ca_housing_data.tr$population / ca_housing_data.tr$households
ca_housing_data.tr$rooms_per_hh = ca_housing_data.tr$total_rooms / ca_housing_data.tr$households
ca_housing_data.te$pop_per_hh = ca_housing_data.te$population / ca_housing_data.te$households
ca_housing_data.te$rooms_per_hh = ca_housing_data.te$total_rooms / ca_housing_data.te$households

# ca_housing_data.tr = subset(ca_housing_data.tr, select = -c(population, total_rooms, households))
# ca_housing_data.te = subset(ca_housing_data.te, select = -c(population, total_rooms, households))

```

Fit a additive model with transformed variables and predictors without high variation inflation factors or collinearity.

```

cahoudta_2int_txfd_model_cd = lm(log(median_house_value) ~
                                    (longitude +
                                     housing_median_age +
                                     median_income +
                                     pop_per_hh +
                                     rooms_per_hh +
                                     ocean_proximity ) ^ 2,
                                    data = ca_housing_data.tr)
cd_2int_txfd = cooks.distance(cahoudta_2int_txfd_model_cd)
cahoudta_2int_txfd_model = lm(log(median_house_value) ~
                                    (longitude +
                                     housing_median_age +
                                     median_income +
                                     pop_per_hh +
                                     rooms_per_hh +
                                     ocean_proximity ) ^ 2,
                                    data = ca_housing_data.tr,
                                    subset = (cd_2int_txfd <= 4 / length(cd_2int_txfd)))

```

Calculate and display the performance metrics for the model(s).

```

cahoudta_models[[1]] = cahoudta_full_add_model
cahoudta_model_names[[1]] = "cahoudta_full_add_model"

cahoudta_models[[2]] = cahoudta_add_bckwd_bic_model
cahoudta_model_names[[2]] = "cahoudta_add_bckwd_bic_model"

cahoudta_models[[3]] = cahoudta_2int_add_model
cahoudta_model_names[[3]] = "cahoudta_2int_add_model"

cahoudta_models[[4]] = cahoudta_2int_bckwd_bic_model
cahoudta_model_names[[4]] = "cahoudta_2int_bckwd_bic_model"

cahoudta_models[[5]] = cahoudta_lowvif_add_mod
cahoudta_model_names[[5]] = "cahoudta_lowvif_add_mod"

cahoudta_models[[6]] = cahoudta_lowvif_2int_mod
cahoudta_model_names[[6]] = "cahoudta_lowvif_2int_mod"

cahoudta_models[[7]] = cahoudta_lowvif_2poly_mod
cahoudta_model_names[[7]] = "cahoudta_lowvif_2poly_mod"

```

```

cahoudta_models[[8]] = cahoudta_lola_add_mod
cahoudta_model_names[[8]] = "cahoudta_lola_add_mod"

cahoudta_models[[9]] = cahoudta_2int_txfd_model
cahoudta_model_names[[9]] = "cahoudta_2int_txfd_model"

# Print Comparative Model performance on train data
model_performance_metrics(cahoudta_models,
                          cahoudta_model_names,
                          ca_housing_data.te)

```

Table 1: Comparative Model Performance Metrics

	Adjusted R-Squared	Train RMSE	Test RMSE	LOOCV RMSE	Coefficients
cahoudta_full_add_model	0.7597	0.2687	0.3407	0.2690	11
cahoudta_add_bckwd_bic_model	0.7596	0.2688	0.3407	0.2690	10
cahoudta_2int_add_model	0.7150	0.3038	0.3090	0.3069	53
cahoudta_2int_bckwd_bic_model	0.7144	0.3043	0.3094	0.3065	44
cahoudta_lowvif_add_mod	0.6310	0.3463	0.3456	0.3465	9
cahoudta_lowvif_2int_mod	0.6645	0.3299	0.3321	0.3311	34
cahoudta_lowvif_2poly_mod	0.6667	0.3290	0.3335	0.3321	14
cahoudta_lola_add_mod	0.6515	0.3365	0.3379	0.3368	10
cahoudta_2int_txfd_model	0.7702	0.2635	1.6615	0.2664	34

As we can see from the results that the backward BIC search doesn't help in reducing number of beta parameters. Both the full model `cahoudta_full_add_model` and backward step wise search model `cahoudta_add_bckwd_bic_model` has same number of parameters i.e. 11. So we tried to reduce the train-test split to 50%-50%. Even after that the backward BIC search reduced only 1 parameter from 11 to 10 with very negligible loss in adjusted r-squared.

Having both `latitude` and `longitude` reduces the adjusted r-squared further and is not a good predictor combination.

Model Selection

During the model building process, we explored **8** different models for our housing data set. The main goal of our project was effectively model the California Housing Data to determine the predictors which explain the `median_house_value`. Based on our table titled **Comparative Model Performance Metrics** we select model `cahoudta_full_add_model` as our best model.

This model has following features:

- High adjusted r-squared of **0.7597**
- Lowest Test RMSE of **0.3407**
- Lowest Train RMSE of **0.2687**
- Due to low number of coefficients (**11**) it is easy to interpret and computationally efficient.

Following are all the predictors for the model `cahoudta_full_add_model` with test statistics and p-values.

```

tidy(cahoudta_full_add_model)

## # A tibble: 11 x 5
##   term          estimate std.error statistic p.value
##   <chr>        <dbl>     <dbl>      <dbl>    <dbl>
## 1 (Intercept) -2.36      0.441      -5.34 9.60e- 8
## 2 longitude    -0.160     0.00516     -30.9 2.69e-203
## 3 latitude     -0.151     0.00518     -29.2 8.48e-182
## 4 housing_median_age 0.00298    0.000215    13.9 1.43e- 43
## 5 total_rooms   -0.00000795 0.00000393   -2.03 4.28e- 2
## 6 population    -0.000281   0.00000633   -44.5 0
## 7 households    0.000960   0.0000250    38.5 3.79e-307
## 8 median_income 0.181      0.00176    103. 0
## 9 ocean_proximityINLAND -0.331     0.00872    -38.0 5.49e-300
## 10 ocean_proximityNEAR BAY -0.0861    0.00916    -9.40 6.29e- 21
## 11 ocean_proximityNEAR OCEAN -0.0285   0.00774    -3.67 2.39e- 4

```

We will also run all the standard diagnostics on this model.

```

par(mfrow=c(2, 2))

plot(cahoudta_full_add_model,
      pch = 20,
      col = "lightgoldenrod2")

```

