

# Boston Housing Data

**Data Source:** This dataset contains information collected by the U.S Census Service concerning housing in the area of Boston Massachusetts. Each record in the database describes a Boston suburb or town. The data were collected by Harrison and Rubinfeld in 1978 for the purpose of discovering whether or not clean air influenced the value of houses in Boston. For a detailed description, see Table IV in: <https://www.law.berkeley.edu/files/Hedonic.PDF>.

**Dataset:** `boston.csv` contains the following data

Variable	Description
CRIM	Per capita crime rate by town
ZN	Proportion of residential land zoned for lots over 25,000 sq.ft.
INDUS	Proportion of non-retail business acres per town
CHAS	Charles River dummy variable (= 1 if tract bounds river; 0 otherwise)
NOX	Nitric oxides concentration (parts per 10 million)
RM	Average number of rooms per dwelling
AGE	Proportion of owner-occupied units built prior to 1940
DIS	Weighted distances to ve Boston employment centers
RAD	Index of accessibility to radial highways
TAX	Full-value property-tax rate per \$10,000
PTRATIO	Pupil-teacher ratio by town
MEDV	Median value of owner-occupied homes in \$1000-s
B	$1000(\text{Bk} - 0.63)^2$ where Bk is the proportion of blacks by town
LSTAT	% lower status of the population

## References

- Harrison Jr, David, and Daniel L. Rubinfeld. “Hedonic housing prices and the demand for clean air.” *Journal of environmental economics and management* 5, no. 1 (1978): 81-102.