IMT 573: Problem Set 7 - Regression

Miloni Desai

Due: Tuesday, November 19, 2019

Collaborators:

Instructions:

Before beginning this assignment, please ensure you have access to R and RStudio; this can be on your own personal computer or on the IMT 573 R Studio Server.

1. Download the `problemset7.Rmd` file from Canvas or save a copy to your local directory on RStudio Server. Open `problemset7.Rmd` in RStudio and supply your solutions to the assignment by editing `problemset7.Rmd`.
2. Replace the "Insert Your Name Here" text in the `author:` field with your own full name. Any collaborators must be listed on the top of your assignment.
3. Be sure to include well-documented (e.g. commented) code chucks, figures, and clearly written text chunk explanations as necessary. Any figures should be clearly labeled and appropriately referenced within the text. Be sure that each visualization adds value to your written explanation; avoid redundancy – you do not need four different visualizations of the same pattern.
4. Collaboration on problem sets is fun and useful, and we encourage it, but each student must turn in an individual write-up in their own words as well as code/work that is their own. Regardless of whether you work with others, what you turn in must be your own work; this includes code and interpretation of results. The names of all collaborators must be listed on each assignment. Do not copy-and-paste from other students' responses or code.
5. All materials and resources that you use (with the exception of lecture slides) must be appropriately referenced within your assignment.
6. Remember partial credit will be awarded for each question for which a serious attempt at finding an answer has been shown. Students are *strongly* encouraged to attempt each question and to document their reasoning process even if they cannot find the correct answer. If you would like to include R code to show this process, but it does not run without errors, you can do so with the `eval=FALSE` option. (Note: I am also using the `include=FALSE` option here to not include this code in the PDF, but you need to remove this or change it to `TRUE` if you want to include the code chunk.)
7. When you have completed the assignment and have **checked** that your code both runs in the Console and knits correctly when you click `Knit PDF`, rename the knitted PDF file to `ps7_YourLastName_YourFirstName.pdf`, and submit the PDF file on Canvas.

Setup

In this problem set you will need, at minimum, the following R packages.

```r
# Load standard libraries
library(tidyverse)
library(MASS) # Modern applied statistics functions
```

Housing Values in Suburbs of Boston

In this problem we will use the Boston dataset that is available in the `MASS` package. This dataset contains information about median house value for 506 neighborhoods in Boston, MA. Load this data and use it to answer the following questions.

#1) Describe the data and variables that are part of the `Boston` dataset. Tidy data as necessary.

```
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 ...
```

```
names(Boston)
```

```
##  [1] "crim"    "zn"      "indus"   "chas"    "nox"     "rm"      "age"
##  [8] "dis"     "rad"     "tax"     "ptratio" "black"   "lstat"   "medv"
```

```
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
```

```
#View(Boston)
#Tidy the data
#?Boston
Boston$chas <- as.factor(Boston$chas)
Boston$rad <- as.integer(Boston$rad)
```

#The Boston dataset has information about the per capita crime rate by town, proportion of residential land zoned for lots over 25,000 sq ft, proportion of non-retail business acres per town. #Charles River dummy variable (which is 1 if tract bounds river and 0 otherwise),nitrogen oxide concentration, avg rooms per dwelling, proportion of owner occupied unites built prior to 1940, weighted mean of distances to employment centers in Boston, index of accessibility to radial highways, full-value property tax rate/10,000, ration of students to teachers by town, proportion of blacks by town, percent of lower status population, median value of owner occupied homes in $1000s.

#2) Consider this data in context, what is the response variable of interest? #Here the response variable of interest is the median value of owner occupied homes. Based on the data and norm of factors affecting housing I think number of rooms, distance to the places of employment, accessibility to highways can be associated with this response.

#3) For each predictor, fit a simple linear regression model to predict the response. In which of the models is there a statistically significant association between the predictor and the response? Create some plots to back up your assertions.

```
#Simple Linear Regression Models:
#crime rate by town
m.crime <- lm (medv~crim, data = Boston)
summary(m.crime)
```

```
##
## Call:
## lm(formula = medv ~ crim, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -16.957  -5.449  -2.007   2.512  29.800
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) 24.03311    0.40914   58.74   <2e-16 ***
## crim        -0.41519    0.04389   -9.46   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 8.484 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
```

```
#Residential land zoned for over 25,000sqft:
m.zn<- lm(medv~zn, data= Boston)
summary(m.zn)
```

```
##
## Call:
## lm(formula = medv ~ zn, data = Boston)
```

```
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -15.918  -5.518  -1.006   2.757  29.082
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) 20.91758    0.42474  49.248   <2e-16 ***
## zn           0.14214    0.01638   8.675   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 8.587 on 504 degrees of freedom
## Multiple R-squared:  0.1299, Adjusted R-squared:  0.1282
## F-statistic: 75.26 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#Non-retail business acres/town:
m.indus <- lm(medv~indus, data = Boston)
summary(m.indus)
```

```
##
## Call:
## lm(formula = medv ~ indus, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -13.017  -4.917  -1.457   3.180  32.943
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) 29.75490    0.68345   43.54   <2e-16 ***
## indus       -0.64849    0.05226  -12.41   <2e-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:  0.234,  Adjusted R-squared:  0.2325
## F-statistic:   154 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#Nitrogen oxide concentration
m.nox <- lm(medv~nox, data = Boston)
summary(m.nox)
```

```
##
## Call:
## lm(formula = medv ~ nox, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -13.691  -5.121  -2.161   2.959  31.310
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)   41.346      1.811   22.83   <2e-16 ***
## nox          -33.916      3.196  -10.61   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 8.323 on 504 degrees of freedom
## Multiple R-squared:  0.1826, Adjusted R-squared:  0.181
## F-statistic: 112.6 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#Owner occupied units built before 1940
m.age <- lm(medv~age, data = Boston)
summary(m.age)
```

```
##
## Call:
## lm(formula = medv ~ age, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -15.097  -5.138  -1.958   2.397  31.338
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) 30.97868    0.99911  31.006   <2e-16 ***
## age         -0.12316    0.01348  -9.137   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 8.527 on 504 degrees of freedom
## Multiple R-squared:  0.1421, Adjusted R-squared:  0.1404
## F-statistic: 83.48 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#property tax
m.tax <- lm(medv~tax, data = Boston)
summary(m.tax)
```

```
##
## Call:
## lm(formula = medv ~ tax, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -14.091  -5.173  -2.085   3.158  34.058
##
## Coefficients:
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept) 32.970654   0.948296   34.77   <2e-16 ***
## tax         -0.025568   0.002147  -11.91   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 8.133 on 504 degrees of freedom
## Multiple R-squared:  0.2195, Adjusted R-squared:  0.218
## F-statistic: 141.8 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#pupil - teacher ratio:
m.ptratio <- lm(medv~ptratio, data = Boston)
summary(m.ptratio)
```

```
##
## Call:
## lm(formula = medv ~ ptratio, data = Boston)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -18.8342  -4.8262  -0.6426   3.1571  31.2303
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)   62.345      3.029   20.58   <2e-16 ***
## ptratio       -2.157      0.163  -13.23   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 7.931 on 504 degrees of freedom
## Multiple R-squared:  0.2578, Adjusted R-squared:  0.2564
## F-statistic: 175.1 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#proportion of blacks by town:
m.black <- lm(medv~black, data = Boston)
summary(m.black)
```

```
##
## Call:
## lm(formula = medv ~ black, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -18.884  -4.862  -1.684   2.932  27.763
##
## Coefficients:
##              Estimate Std. Error t value Pr(>|t|)
## (Intercept) 10.551034   1.557463   6.775 3.49e-11 ***
## black        0.033593   0.004231   7.941 1.32e-14 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 8.679 on 504 degrees of freedom
## Multiple R-squared:  0.1112, Adjusted R-squared:  0.1094
## F-statistic: 63.05 on 1 and 504 DF,  p-value: 1.318e-14
```

```
#percent lower status of population:
m.lstat<- lm(medv~lstat, data = Boston)
summary(m.lstat)
```

```
##
## Call:
## lm(formula = medv ~ lstat, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -15.168  -3.990  -1.318   2.034  24.500
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) 34.55384    0.56263   61.41   <2e-16 ***
## lstat       -0.95005    0.03873  -24.53   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 6.216 on 504 degrees of freedom
## Multiple R-squared:  0.5441, Adjusted R-squared:  0.5432
## F-statistic: 601.6 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#Charles River dummy variable:
m.chas <- lm(medv~chas, data = Boston)
summary(m.chas)
```

```
##
## Call:
## lm(formula = medv ~ chas, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -17.094  -5.894  -1.417   2.856  27.906
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)  22.0938     0.4176  52.902  < 2e-16 ***
## chas1         6.3462     1.5880   3.996 7.39e-05 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 9.064 on 504 degrees of freedom
## Multiple R-squared:  0.03072,    Adjusted R-squared:  0.02879
## F-statistic: 15.97 on 1 and 504 DF,  p-value: 7.391e-05
```

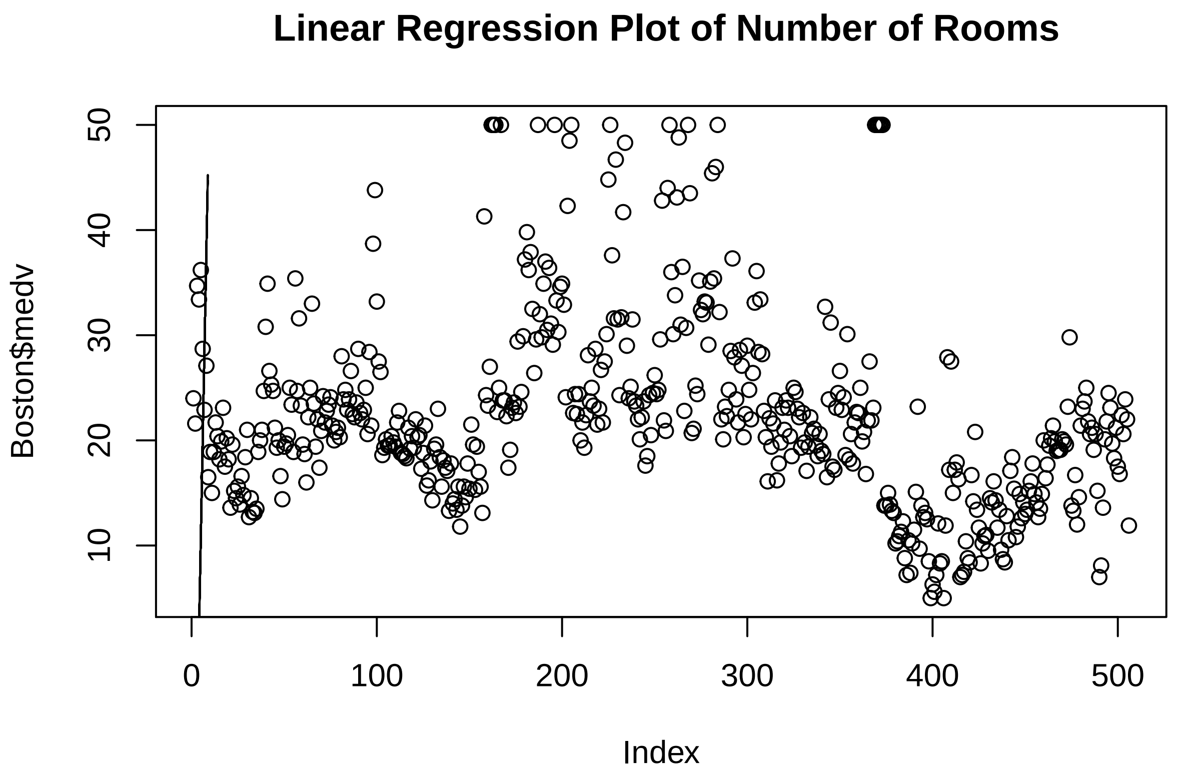
```
#Number of rooms:

m.rm <- lm(medv~rm, data =  Boston)
summary(m.rm)
```

```
##
## Call:
## lm(formula = medv ~ rm, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -23.346  -2.547   0.090   2.986  39.433
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)  -34.671      2.650  -13.08   <2e-16 ***
## rm             9.102      0.419   21.72   <2e-16 ***
## ---
## Signif. codes:  0 ’***’ 0.001 ’**’ 0.01 ’*’ 0.05 ’.’ 0.1 ’ ’ 1
##
## Residual standard error: 6.616 on 504 degrees of freedom
## Multiple R-squared:  0.4835, Adjusted R-squared:  0.4825
## F-statistic: 471.8 on 1 and 504 DF,  p-value: < 2.2e-16
```

```r
#Plot :

plot(Boston$medv, main = " Linear Regression Plot of Number of Rooms")
lines(Boston$rm, predict (m.rm))
```



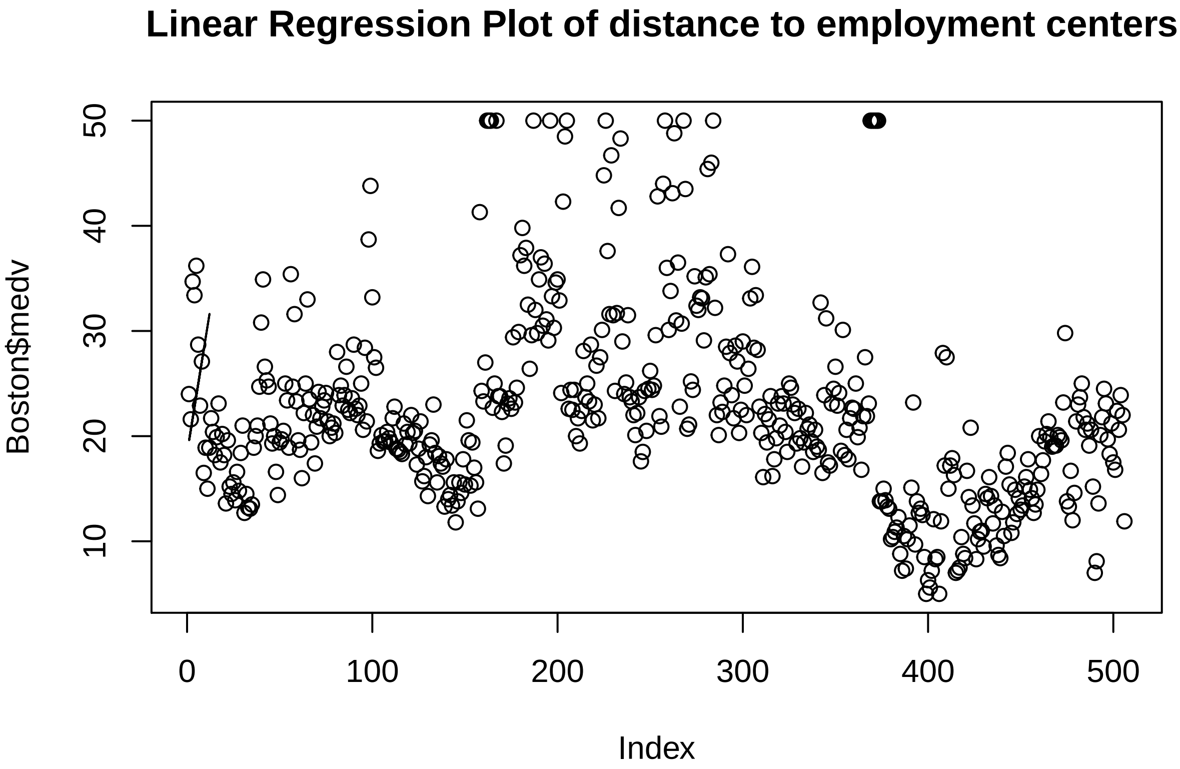
```r
#Distance to employment centers in Boston :

m.dis <- lm(medv~dis, data = Boston)
summary(m.dis)
```

```
##
## Call:
## lm(formula = medv ~ dis, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -15.016  -5.556  -1.865   2.288  30.377
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept)  18.3901     0.8174  22.499  < 2e-16 ***
## dis           1.0916     0.1884   5.795 1.21e-08 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 8.914 on 504 degrees of freedom
## Multiple R-squared:  0.06246,    Adjusted R-squared:  0.0606
## F-statistic: 33.58 on 1 and 504 DF,  p-value: 1.207e-08
```

```
#Plot:

plot(Boston$medv, main = " Linear Regression Plot of distance to employment centers")
lines(Boston$dis, predict (m.dis))
```

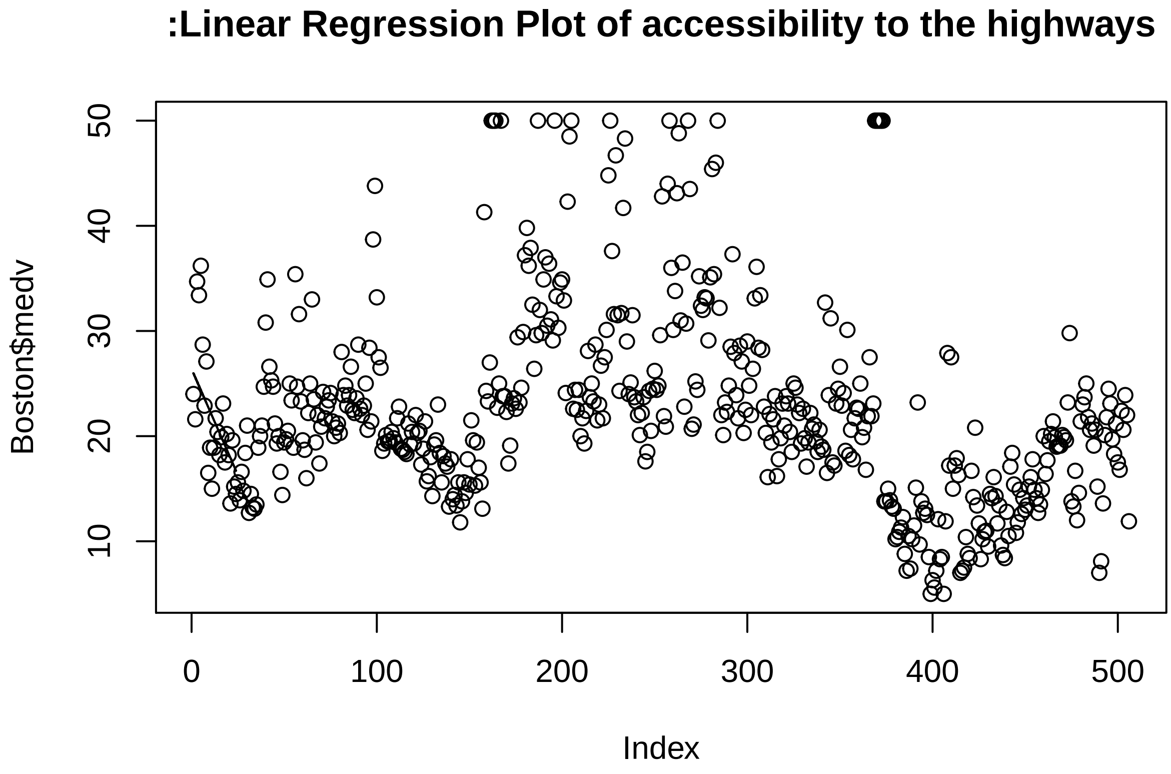


```
#Accessibility to radial highways:
m.rad <- lm(medv~rad, data = Boston)
summary(m.rad)
```

```
##
## Call:
## lm(formula = medv ~ rad, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -17.770  -5.199  -1.967   3.321  33.292
##
## Coefficients:
##             Estimate Std. Error t value Pr(>|t|)
## (Intercept) 26.38213    0.56176  46.964   <2e-16 ***
## rad         -0.40310    0.04349  -9.269   <2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
```

```
## Residual standard error: 8.509 on 504 degrees of freedom
## Multiple R-squared:  0.1456, Adjusted R-squared:  0.1439
## F-statistic: 85.91 on 1 and 504 DF,  p-value: < 2.2e-16
```

```
#Plot:
plot(Boston$medv, main = ":Linear Regression Plot of accessibility to the highways")
lines(Boston$rad, predict(m.rad))
```



#All these three models show significant associations between the predictor and response where p-value << 0.05. But the plots show otherwise.

#4) Fit a multiple regression model to predict the response using all of the predictors. Describe your results. For which predictors can we reject the null hypothesis $H_0 : \beta_j = 0$?

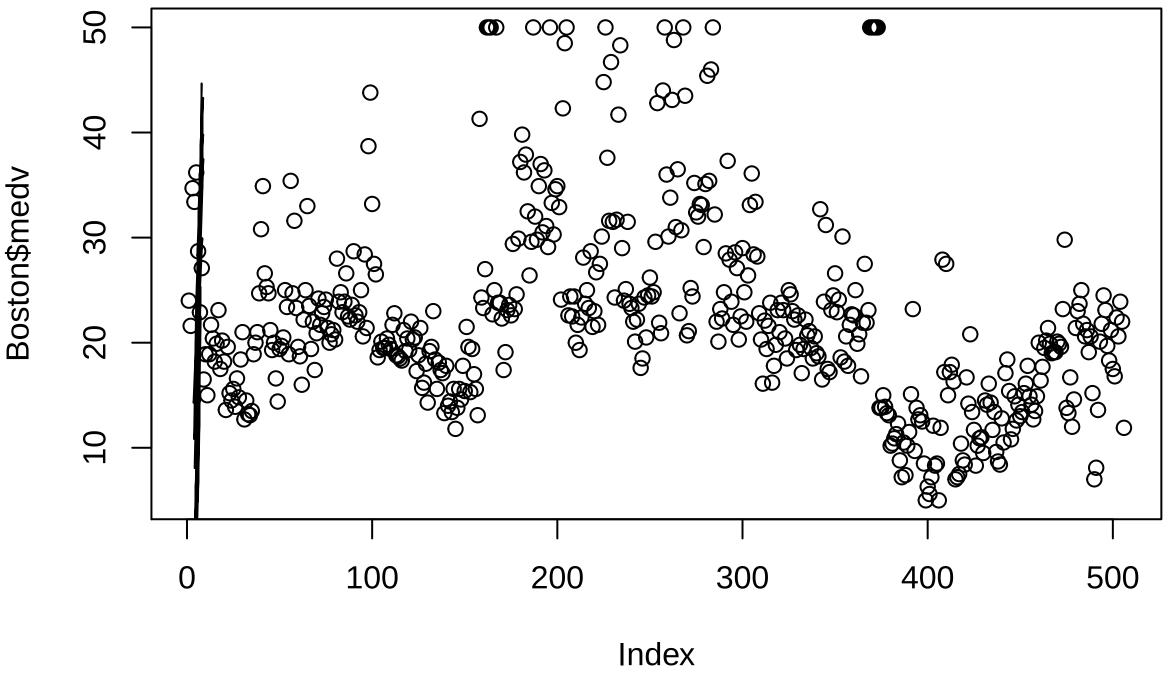
```
#Multiple Regression Model :

m.all <- lm(medv ~ crim + zn +chas +indus + nox +rm +age +dis +rad +tax+ptratio +black +lstat, data = Bo
summary(m.all)
```

```
##
## Call:
## lm(formula = medv ~ crim + zn + chas + indus + nox + rm + age +
##     dis + rad + tax + ptratio + black + lstat, data = Boston)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -15.595  -2.730  -0.518   1.777  26.199
##
## Coefficients:
```

```
##                Estimate Std. Error t value Pr(>|t|)
## (Intercept)  3.646e+01  5.103e+00   7.144 3.28e-12 ***
## crim        -1.080e-01  3.286e-02  -3.287 0.001087 **
## zn           4.642e-02  1.373e-02   3.382 0.000778 ***
## chas1        2.687e+00  8.616e-01   3.118 0.001925 **
## indus        2.056e-02  6.150e-02   0.334 0.738288
## nox         -1.777e+01  3.820e+00  -4.651 4.25e-06 ***
## rm           3.810e+00  4.179e-01   9.116  < 2e-16 ***
## age          6.922e-04  1.321e-02   0.052 0.958229
## dis         -1.476e+00  1.995e-01  -7.398 6.01e-13 ***
## rad          3.060e-01  6.635e-02   4.613 5.07e-06 ***
## tax         -1.233e-02  3.760e-03  -3.280 0.001112 **
## ptratio     -9.527e-01  1.308e-01  -7.283 1.31e-12 ***
## black        9.312e-03  2.686e-03   3.467 0.000573 ***
## lstat       -5.248e-01  5.072e-02 -10.347  < 2e-16 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 4.745 on 492 degrees of freedom
## Multiple R-squared:  0.7406, Adjusted R-squared:  0.7338
## F-statistic: 108.1 on 13 and 492 DF,  p-value: < 2.2e-16
```

```
#Plot
plot(Boston$medv)
lines(Boston$rm, predict(m.all))
```

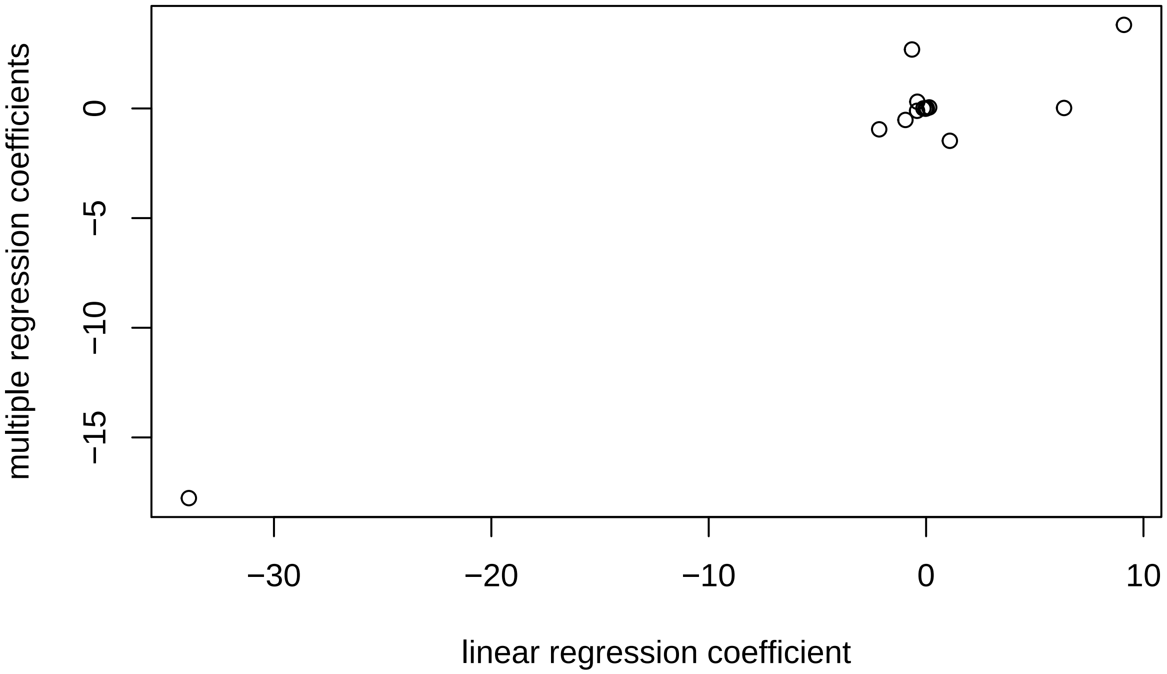


#For the associations of the median value of homes with crime rate, zoned residential land,Charles river dummy variable, nitrogen oxide level, number of rooms, age, distance to employment centers, accessibility to radial highways, property tax rate, pupil to teacher ratio, proportion of blacks by town and percent proportion of lower status by statistical inference their null hypothesis is rejected as the p-values for all of them are less than 0.05

#5) .How do your results from (3) compare to your results from (4)? Create a plot displaying the univariate regression coefficients from (3) on the x-axis and the multiple regression coefficients from part (4) on the y-axis. Use this visualization to support your response.

```
#linear regressions coefficients :
crim <- m.crime$coefficients
comp <-as.data.frame(crim)
comp$zn <- m.zn$coefficients
comp$indus <- m.indus$coefficients
comp$chas <- m.chas$coefficients
comp$nox <- m.nox$coefficients
comp$rm<- m.rm$coefficients
comp$age <- m.age$coefficients
comp$dis <- m.dis$coefficients
comp$rad <- m.rad$coefficients
comp$tax <- m.tax$coefficients
comp$ptratio <- m.ptratio$coefficients
comp$black <- m.black$coefficients
comp$lstat <- m.lstat$coefficients

#muliptle regression :
coeff <- m.all$coefficients[c(-1)]
plot(as.numeric(comp[2,]),as.numeric(coeff), xlab = "linear regression coefficient", ylab = "multiple r
```



#From the plot we can see that the coefficient for all variables from linear regressions is similar to their corresponding coefficient from multiple linear regression, which means (4) and (3).

#6) Is there evidence of a non-linear association between any of the predictors and the response? To answer this question, for each predictor X fit a model of the form:

$$Y = \beta_0 + \beta_1 X + \beta_2 X^2 + \beta_3 X^3 + \epsilon$$

```
#non-linear regressions coefficients :
predictors <- names(Boston[,-ncol(Boston)])
r2 <- NULL
for(i in predictors){
    t <- lm(Boston$medv ~ Boston[,i] + Boston[,i]^2 + Boston[,i]^3)
    r2[i] <- summary(t)$r.squared
}
r2
```

```
##       crim         zn      indus       chas        nox         rm
## 0.15078047 0.12992084 0.23399003 0.03071613 0.18260304 0.48352546
##        age        dis        rad        tax    ptratio      black
## 0.14209474 0.06246437 0.14563858 0.21952592 0.25784732 0.11119612
##      lstat
## 0.54414630
```

#There is a cubic polynomial for number of rooms and percent of lower status proportion which tells us that there is an association due to the large R-squared values. This is not observed for the other factors.

#7) Consider performing a stepwise model selection procedure to determine the bets fit model. Discuss your results. How is this model different from the model in (4)?

```
step <- stepAIC(m.all, direction="both")
```

```
## Start:  AIC=1589.64
## medv ~ crim + zn + chas + indus + nox + rm + age + dis + rad + 
##     tax + ptratio + black + lstat
## 
##           Df Sum of Sq   RSS    AIC
## - age      1      0.06 11079 1587.7
## - indus    1      2.52 11081 1587.8
## <none>                 11079 1589.6
## - chas     1    218.97 11298 1597.5
## - tax      1    242.26 11321 1598.6
## - crim     1    243.22 11322 1598.6
## - zn       1    257.49 11336 1599.3
## - black    1    270.63 11349 1599.8
## - rad      1    479.15 11558 1609.1
## - nox      1    487.16 11566 1609.4
## - ptratio  1   1194.23 12273 1639.4
## - dis      1   1232.41 12311 1641.0
## - rm       1   1871.32 12950 1666.6
## - lstat    1   2410.84 13490 1687.3
## 
## Step:  AIC=1587.65
## medv ~ crim + zn + chas + indus + nox + rm + dis + rad + tax + 
##     ptratio + black + lstat
## 
##           Df Sum of Sq   RSS    AIC
## - indus    1      2.52 11081 1585.8
## <none>                 11079 1587.7
## + age      1      0.06 11079 1589.6
## - chas     1    219.91 11299 1595.6
## - tax      1    242.24 11321 1596.6
## - crim     1    243.20 11322 1596.6
## - zn       1    260.32 11339 1597.4
## - black    1    272.26 11351 1597.9
## - rad      1    481.09 11560 1607.2
## - nox      1    520.87 11600 1608.9
## - ptratio  1   1200.23 12279 1637.7
## - dis      1   1352.26 12431 1643.9
## - rm       1   1959.55 13038 1668.0
## - lstat    1   2718.88 13798 1696.7
## 
## Step:  AIC=1585.76
## medv ~ crim + zn + chas + nox + rm + dis + rad + tax + ptratio + 
##     black + lstat
## 
##           Df Sum of Sq   RSS    AIC
## <none>                 11081 1585.8
## + indus    1      2.52 11079 1587.7
## + age      1      0.06 11081 1587.8
## - chas     1    227.21 11309 1594.0
## - crim     1    245.37 11327 1594.8
## - zn       1    257.82 11339 1595.4
## - black    1    270.82 11352 1596.0
## - tax      1    273.62 11355 1596.1
## - rad      1    500.92 11582 1606.1
## - nox      1    541.91 11623 1607.9
## - ptratio  1   1206.45 12288 1636.0
## - dis      1   1448.94 12530 1645.9
## - rm       1   1963.66 13045 1666.3
## - lstat    1   2723.48 13805 1695.0
```

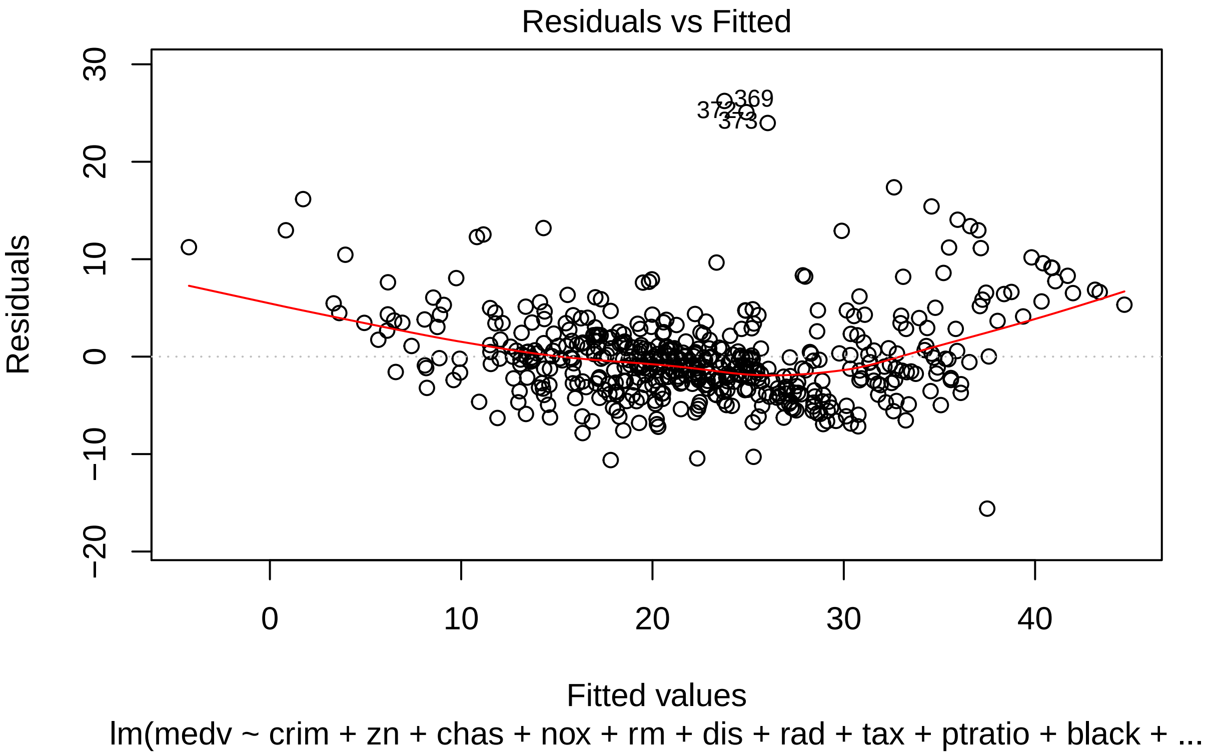
```
step$anova # display results
```

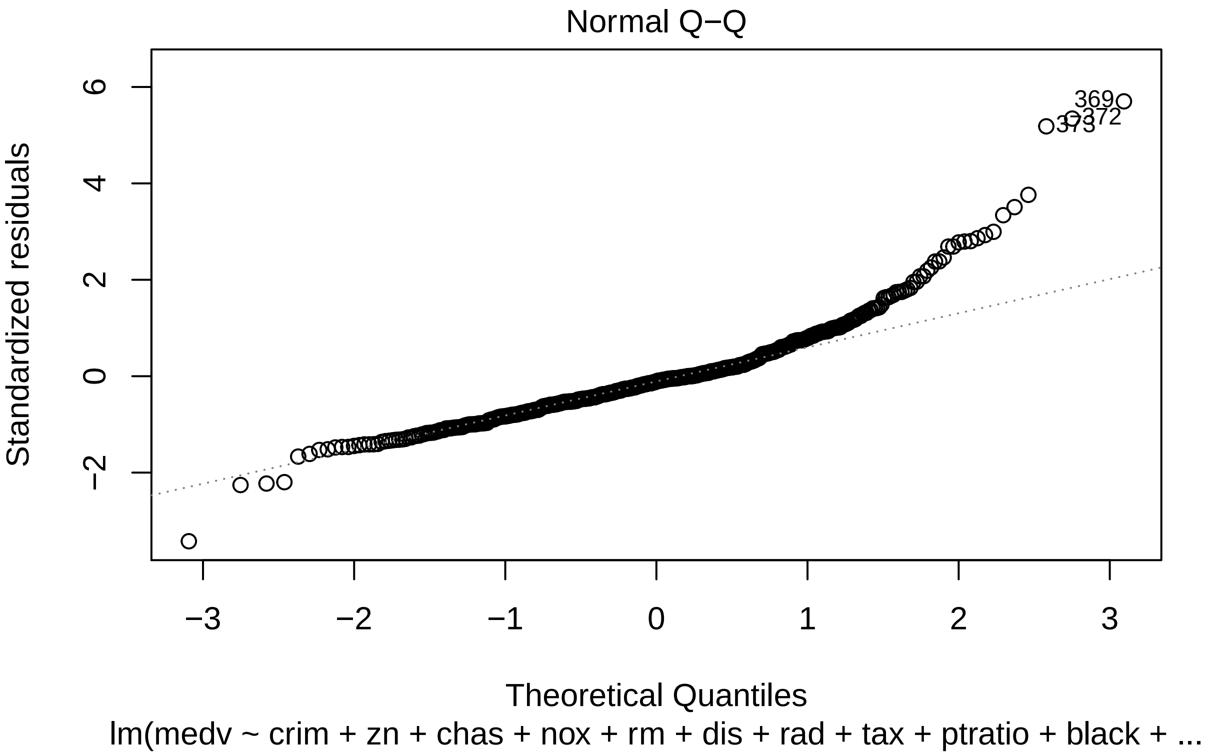
```
## Stepwise Model Path 
## Analysis of Deviance Table
## 
## Initial Model:
## medv ~ crim + zn + chas + indus + nox + rm + age + dis + rad + 
##     tax + ptratio + black + lstat
## 
## Final Model:
## medv ~ crim + zn + chas + nox + rm + dis + rad + tax + ptratio + 
##     black + lstat
## 
## 
##      Step Df   Deviance Resid. Df Resid. Dev      AIC
## 1                             492   11078.78 1589.643
## 2   - age  1 0.06183435       493   11078.85 1587.646
## 3 - indus  1 2.51754013       494   11081.36 1585.761
```

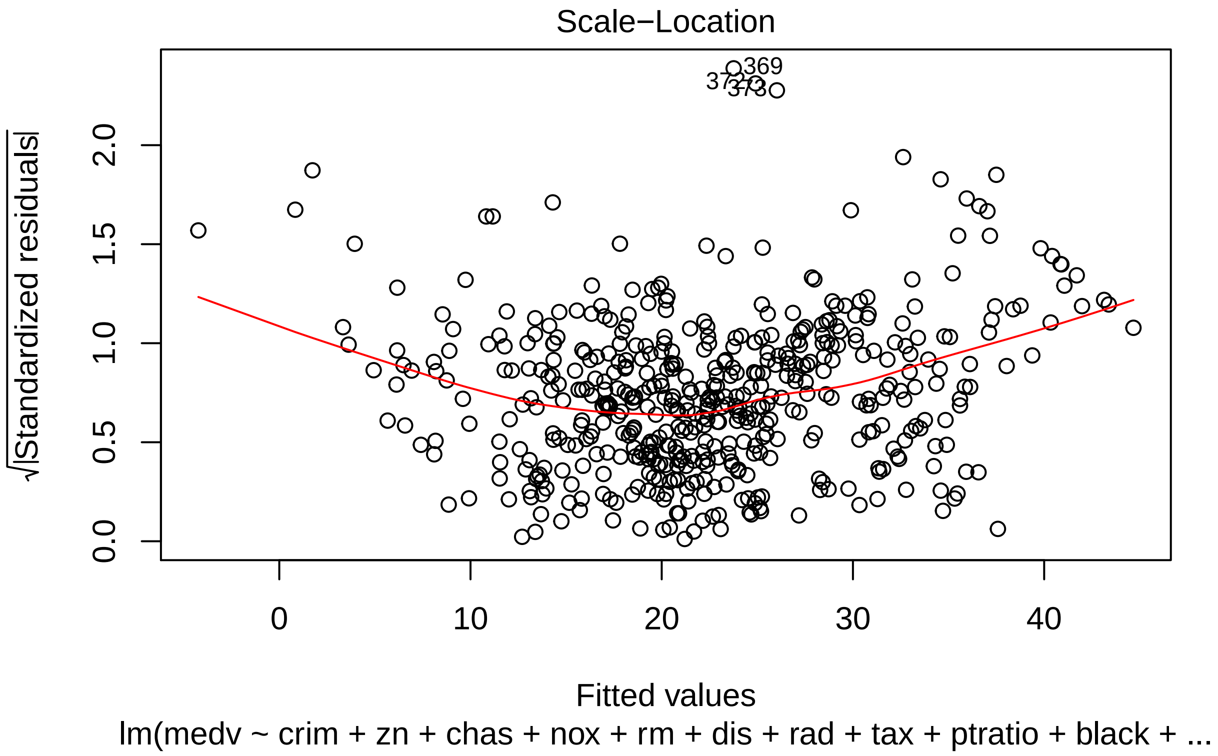
##The predictors suggested by stepwise model selection are completely different from the ones suggested by multiple linear regression. The Stepwise model selection suggests: age, indus.

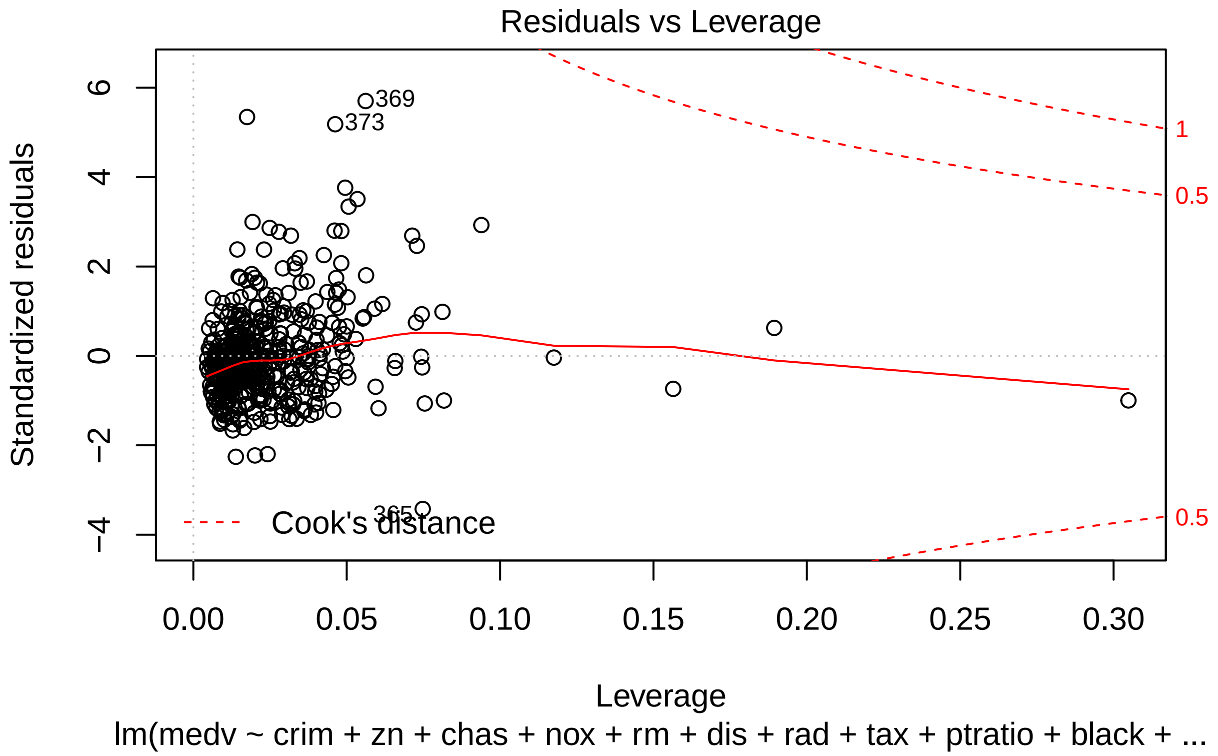
#8) Evaluate the statistical assumptions in your regression analysis from (7) by performing a basic analysis of model residuals and any unusual observations. Discuss any concerns you have about your model.

```
plot(step)
```


Residuals vs Fitted
Residuals
30
20
10
0
−10
−20
0
10
20
30
40
Fitted values
369
372
373
lm(medv ~ crim + zn + chas + nox + rm + dis + rad + tax + ptratio + black + ...


Normal Q−Q
Standardized residuals
6
4
2
0
−2
369
372
373
−3
−2
−1
0
1
2
3
Theoretical Quantiles
lm(medv ~ crim + zn + chas + nox + rm + dis + rad + tax + ptratio + black + ...


Scale−Location
369
372
373
√|Standardized residuals|
0.0
0.5
1.0
1.5
2.0
0
10
20
30
40
Fitted values
lm(medv ~ crim + zn + chas + nox + rm + dis + rad + tax + ptratio + black + ...



##Assumption: #We assume there is a linear relationship and no auto-correlation. But when we observe the plot of residuals vs the fitted we see a non-linear relationship. We can infer from this that our model has some non-linear relationships and erros perhaps due to outliers.