# SDS Exercise 2

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# 1. KNN Practice

We evaluate the dataset on over 29,000 Mercedes S Class vehicles during 2014 and focus on three variables: price, mileage and trim level of cars for two specific models: 350 and 65 AMG. Our goal is to use K-nearest neighbors to build a predictive model for price, given mileage, separately for each of two trim levels: 350 and 65 AMG. We first create two datasets containing only the 350 model and the 65 AMG model. With train-test splits and applying different values of K, we report the root mean square error of each k and the relationship between RMSE and K as follows.

### 350 Model

#### RMSE for each value of K

$$k = 3 : RMSE_{out} = 1.4262 \times 10^4$$

$$k = 5 : RMSE_{out} = 1.2442 \times 10^4$$

$$k = 10 : RMSE_{out} = 1.1527 \times 10^4$$

$$k = 20 : RMSE_{out} = 1.2029 \times 10^4$$

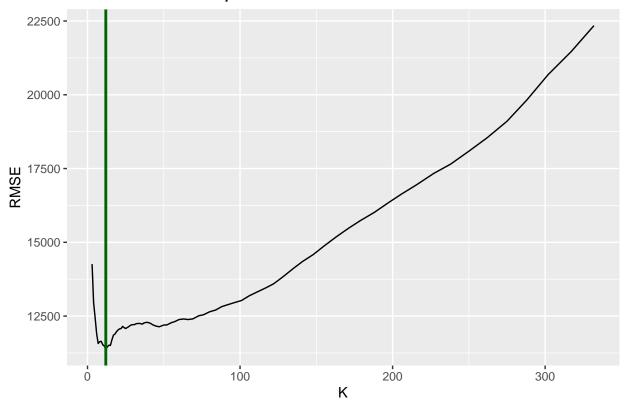
$$k = 50 : RMSE_{out} = 1.2197 \times 10^4$$

$$k = 100 : RMSE_{out} = 1.3016 \times 10^4$$

$$k = 332 : RMSE_{out} = 2.2343 \times 10^4$$

# Plot the relationship between RMSE and $\boldsymbol{K}$

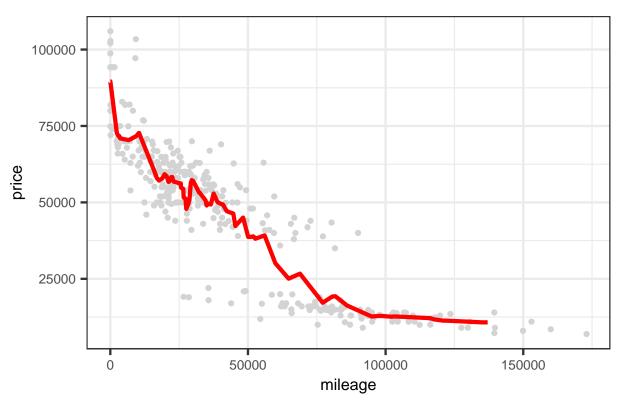
# Relationship between K and RMSE of 350 model



The value of best k is: 12

### Plot the best KNN model

# The best KNN model for 350 model



 $RMSE_{out} = 1.1372 \times 10^4$ 

## 65 AMG Model

### RMSE for each value of K

$$k = 3: RMSE_{out} = 1.9038 \times 10^4$$

$$k = 5 : RMSE_{out} = 1.5699 \times 10^4$$

$$k = 10: RMSE_{out} = 1.3459 \times 10^4$$

$$k = 20 : RMSE_{out} = 1.2556 \times 10^4$$

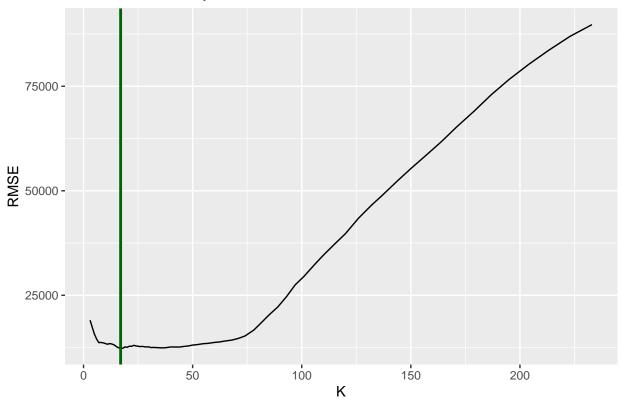
$$k = 50 : RMSE_{out} = 1.3086 \times 10^4$$

$$k = 100 : RMSE_{out} = 2.9015 \times 10^4$$

$$k = 233 : RMSE_{out} = 8.9739 \times 10^4$$

# Plot the relationship between RMSE and $\boldsymbol{K}$

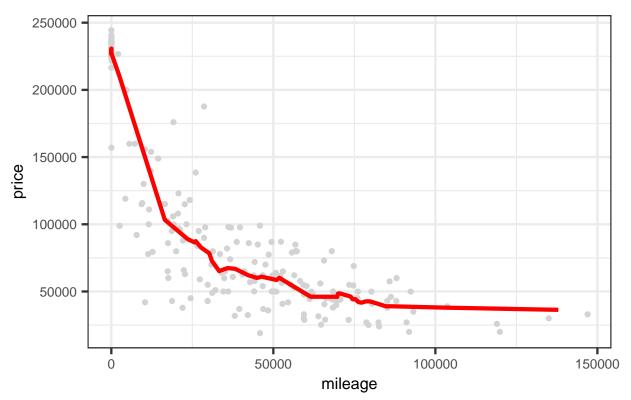
# Relationship between K and RMSE of 65 AMG model



The value of best k is: 17

# Plot the best KNN model

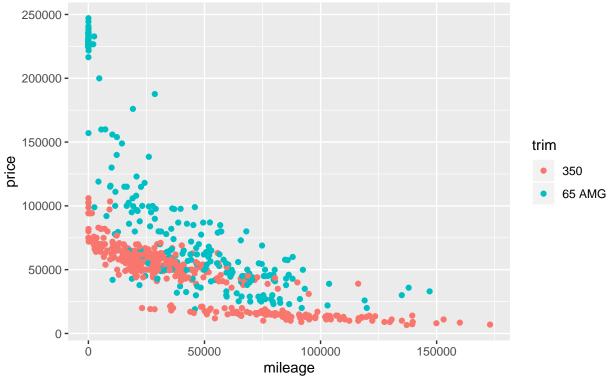
# The best KNN model for 65 AMG model



 $RMSE_{out} = 1.2306 \times 10^4$ 

### Conclusion

# Relationship between price and mileage for 65 AMG & 350 model



The price of 65 AMG models have greater variability than that of 350 model.

With repeated trials, we investigate the relationship between RMSE and K, plot the best KNN model for each of the two trim levels. We also find that the optimal value of K is generally higher for 65 AMG model than it is for 350 model. This seems unusual as the conventional wisdom states that K value is generally correlated with the sample size, and 350 model has more observations than the 65 AMG model.

We try to explain this phenomenon with the scatter plot above, which shows that the price of 65 AMG model has greater variance than that of 350 model. This implies the data of 65 AMG model has more "noise". And when larger values of k are used, the KNN algorithm reduces the noise in the data, which results in better out-of-sample performance. On the contrary, 350 model does not have much "noise". Therefore, a smaller k value returns better out-of-sample predictions.

# 2. Saratoga house prices

From the dataset on house prices in Saratoga, NY, we evaluate the relations between price and different variables like number of rooms or size of parking lots. Our goal is to build a model that outperforms the "medium" model which includes 14 total variables, including the dummy variables to help taxing authorities determine how much to tax on properties by the predicted market values of properties. To investigate the relationship between house prices and key characteristics, we apply two methodologies: a hand-built linear model and a KNN model.

### Hand-built model

In an attempt to create a better performing model, we first look into the relationship between house prices and several continuous variables to determine whether the relationship is linear or not. From real-life intuitions,

we believe age to have a negative impact on the house price yet we expect a diminishing marginal impact of age on house prices as people are more sensitive to the ages of relatively new properties.

## Transformation: Age and Price



The graph shows that age does seem to have a diminishing negative impact on price. Thus, to accommodate the diminishing marginal effect of age, we attempt two common types of transformation: log(age) and square root of age.

#### log(age) vs sqrt(age)

#### ## [1] 54337.92 54361.77 54648.79

The root mean square error of using log transformation is  $5.4338 \times 10^4$ , while for square root transformation is  $5.4362 \times 10^4$  and for no transformation is  $5.4649 \times 10^4$ . With the log transformation possessing the smallest RMSE, we adopt log transformation of age.

### Finding variables & interactions with statistically significant impacts

We further investigate the impact of other discrete/continuous variables on house prices and incorporate statistically significant variables into our hand-built model.

##

## Call:

```
## lm(formula = price ~ . - sqrtage - age, data = saratoga_train)
##
##
  Residuals:
                                3Q
##
      Min
                1Q
                    Median
                                       Max
##
   -236068
           -35311
                     -5354
                             27813
                                    459822
##
## Coefficients:
##
                            Estimate Std. Error t value Pr(>|t|)
## (Intercept)
                           1.194e+05
                                      2.170e+04
                                                  5.502 4.48e-08 ***
## lotSize
                           8.216e+03
                                      2.913e+03
                                                  2.820 0.00487 **
## landValue
                           9.293e-01
                                      5.344e-02
                                                 17.390
                                                         < 2e-16 ***
                                                         < 2e-16 ***
                                                 12.999
## livingArea
                           6.851e+01
                                      5.271e+00
                          -1.082e+02
                                      1.730e+02
                                                 -0.625
                                                         0.53196
## pctCollege
                                      2.971e+03
## bedrooms
                          -6.577e+03
                                                 -2.214
                                                         0.02702 *
                                                  1.076
## fireplaces
                           3.641e+03
                                      3.385e+03
                                                         0.28220
## bathrooms
                           2.004e+04
                                      3.801e+03
                                                  5.271 1.58e-07 ***
## rooms
                           2.986e+03
                                      1.096e+03
                                                  2.725 0.00651 **
## heatinghot water/steam -8.840e+03
                                      4.750e+03
                                                 -1.861
                                                         0.06296
                                                  0.600
## heatingelectric
                           8.063e+03
                                     1.343e+04
                                                         0.54839
## fuelelectric
                          -1.531e+04
                                      1.316e+04
                                                 -1.164
                                                         0.24468
## fueloil
                          -3.864e+03 5.740e+03
                                                 -0.673
                                                         0.50102
## sewerpublic/commercial 1.822e+03 4.168e+03
                                                  0.437
                                                         0.66199
## sewernone
                          -1.402e+04 1.924e+04
                                                 -0.728
                                                         0.46649
## waterfrontNo
                          -1.254e+05
                                      1.638e+04
                                                 -7.654 3.66e-14 ***
                                                  6.349 2.95e-10 ***
## newConstructionNo
                           5.887e+04 9.272e+03
## centralAirNo
                          -1.121e+04 3.974e+03
                                                 -2.822
                                                         0.00484 **
                          -6.737e+03
                                      2.059e+03
                                                 -3.271
                                                         0.00110 **
## lgage
##
## Signif. codes: 0 '***' 0.001 '**' 0.05 '.' 0.1 ' ' 1
## Residual standard error: 59030 on 1363 degrees of freedom
## Multiple R-squared: 0.6576, Adjusted R-squared: 0.653
## F-statistic: 145.4 on 18 and 1363 DF, p-value: < 2.2e-16
```

From the regression results above, we find lotSize, landValue, livingArea, bathrooms, rooms, heatinghot water/steam, waterfront, newConstruction, CentralAir and lgage to be statistically significant at 5% significance level. Next, we go on to add the effects of interactions into our model by incorporating preceding variables and their interactions:

```
##
## Call:
## lm(formula = price ~ (lotSize + landValue + livingArea + bathrooms +
##
       rooms + waterfrontNo + heatingHotwater + newConstruction +
##
       centralAir + lgage)^2, data = saratoga_train)
##
##
  Residuals:
                1Q
                                3Q
##
                    Median
                                        Max
  -236403
            -32748
                     -3745
                              27838
                                    419741
##
## Coefficients: (1 not defined because of singularities)
                                        Estimate Std. Error t value Pr(>|t|)
## (Intercept)
                                       2.115e+04 1.228e+05
                                                              0.172 0.86325
## lotSize
                                       4.931e+04 7.312e+04
                                                              0.674
                                                                     0.50018
## landValue
                                       2.702e-01 4.300e-01
                                                              0.628
                                                                     0.52993
```

```
## livingArea
                                      -5.084e+01 7.999e+01 -0.636
                                                                      0.52515
## bathrooms
                                       9.099e+04
                                                  6.115e+04
                                                               1.488
                                                                      0.13702
## rooms
                                       1.619e+04
                                                  1.598e+04
                                                               1.013
                                                                      0.31108
## waterfrontNo
                                      -3.387e+04
                                                  1.120e+05
                                                             -0.303
                                                                      0.76231
## heatingHotwater
                                      -8.281e+03
                                                  9.546e+04
                                                             -0.087
                                                                      0.93088
## newConstructionNo
                                                  4.718e+04
                                      6.019e+04
                                                              1.276
                                                                      0.20228
## centralAirNo
                                                  6.373e+04
                                                                      0.03009 *
                                      1.384e+05
                                                              2.171
                                                              0.219
## lgage
                                      7.126e+03
                                                  3.260e+04
                                                                      0.82698
## lotSize:landValue
                                      -3.984e-01
                                                  1.020e-01
                                                             -3.904 9.92e-05 ***
## lotSize:livingArea
                                      -1.789e+01
                                                  6.496e+00
                                                            -2.754
                                                                      0.00597 **
## lotSize:bathrooms
                                      -2.258e+03
                                                  4.854e+03
                                                             -0.465
                                                                      0.64187
## lotSize:rooms
                                                              0.409
                                                                      0.68271
                                       6.810e+02
                                                  1.665e+03
## lotSize:waterfrontNo
                                       8.489e+04
                                                  6.073e+04
                                                               1.398
                                                                      0.16241
## lotSize:heatingHotwater
                                       1.073e+04
                                                  6.350e+03
                                                               1.689
                                                                      0.09142 .
## lotSize:newConstructionNo
                                                  3.755e+04
                                                             -1.854
                                                                      0.06395 .
                                      -6.962e+04
## lotSize:centralAirNo
                                      -2.192e+04
                                                  8.047e+03
                                                              -2.724
                                                                      0.00654 **
## lotSize:lgage
                                       7.425e+02
                                                  3.337e+03
                                                               0.223
                                                                      0.82394
## landValue:livingArea
                                      -7.417e-05
                                                  1.399e-04
                                                             -0.530
                                                                      0.59600
## landValue:bathrooms
                                       6.117e-02
                                                              0.486
                                                                      0.62706
                                                  1.259e-01
## landValue:rooms
                                       9.488e-03
                                                  3.432e-02
                                                              0.276
                                                                      0.78226
## landValue:waterfrontNo
                                       1.277e-01
                                                  2.556e-01
                                                              0.499
                                                                      0.61753
## landValue:heatingHotwater
                                      -1.151e-01
                                                  1.618e-01
                                                             -0.711
                                                                      0.47694
## landValue:newConstructionNo
                                                  2.261e-01
                                                               1.189
                                                                      0.23469
                                       2.689e-01
## landValue:centralAirNo
                                      -3.441e-03
                                                  1.442e-01
                                                             -0.024
                                                                      0.98096
## landValue:lgage
                                       1.672e-01
                                                  6.351e-02
                                                              2.632
                                                                      0.00858 **
## livingArea:bathrooms
                                       3.577e+00
                                                  6.134e+00
                                                               0.583
                                                                      0.55988
## livingArea:rooms
                                       2.329e+00
                                                  1.714e+00
                                                               1.359
                                                                      0.17436
## livingArea:waterfrontNo
                                       1.191e+02
                                                  6.987e+01
                                                               1.705
                                                                      0.08851
## livingArea:heatingHotwater
                                                              0.925
                                       1.252e+01
                                                  1.353e+01
                                                                      0.35490
## livingArea:newConstructionNo
                                       2.874e+01
                                                  3.489e+01
                                                              0.824
                                                                      0.41021
## livingArea:centralAirNo
                                      -1.741e+01
                                                  1.180e+01
                                                             -1.475
                                                                      0.14049
## livingArea:lgage
                                      -1.167e+01
                                                  5.579e+00
                                                             -2.091
                                                                      0.03674 *
## bathrooms:rooms
                                      -3.118e+02
                                                  1.917e+03
                                                             -0.163
                                                                      0.87083
                                                             -1.932
                                                                      0.05356
## bathrooms:waterfrontNo
                                      -1.015e+05
                                                  5.252e+04
## bathrooms:heatingHotwater
                                      -1.932e+04
                                                  1.026e+04
                                                              -1.883
                                                                      0.05987
## bathrooms:newConstructionNo
                                                              0.732
                                       2.026e+04
                                                  2.767e+04
                                                                      0.46423
## bathrooms:centralAirNo
                                      -2.739e+03
                                                  8.416e+03
                                                             -0.325
                                                                      0.74489
## bathrooms:lgage
                                       3.585e+03
                                                  4.177e+03
                                                              0.858
                                                                      0.39091
## rooms:waterfrontNo
                                      -1.376e+04
                                                  1.343e+04
                                                             -1.024
                                                                      0.30593
## rooms:heatingHotwater
                                      -5.077e+03
                                                  2.839e+03
                                                             -1.788
                                                                      0.07394 .
## rooms:newConstructionNo
                                      -9.875e+03
                                                  6.685e+03
                                                             -1.477
                                                                      0.13984
## rooms:centralAirNo
                                       1.039e+02
                                                  2.348e+03
                                                              0.044
                                                                      0.96470
## rooms:lgage
                                       1.946e+03
                                                  1.262e+03
                                                               1.542
                                                                      0.12328
                                                  6.470e+04
                                                               0.203
## waterfrontNo:heatingHotwater
                                       1.315e+04
                                                                      0.83896
## waterfrontNo:newConstructionNo
                                              NA
                                                         NA
                                                                  NA
                                                                           NA
## waterfrontNo:centralAirNo
                                      -8.850e+04
                                                  5.695e+04
                                                             -1.554
                                                                      0.12042
## waterfrontNo:lgage
                                      -6.621e+03
                                                  1.994e+04
                                                             -0.332
                                                                      0.73996
## heatingHotwater:newConstructionNo
                                      3.375e+04
                                                  6.669e+04
                                                               0.506
                                                                     0.61290
## heatingHotwater:centralAirNo
                                       1.134e+03
                                                  1.397e+04
                                                               0.081
                                                                      0.93531
## heatingHotwater:lgage
                                       3.071e+02
                                                  6.318e+03
                                                              0.049
                                                                      0.96124
## newConstructionNo:centralAirNo
                                                                      0.03544 *
                                      -4.209e+04
                                                  1.999e+04
                                                             -2.105
## newConstructionNo:lgage
                                      -1.817e+04 2.385e+04 -0.762
                                                                      0.44639
## centralAirNo:lgage
                                       8.176e+03 4.593e+03
                                                               1.780
                                                                      0.07529 .
## ---
```

```
## Signif. codes: 0 '***' 0.001 '**' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 56810 on 1327 degrees of freedom
## Multiple R-squared: 0.6912, Adjusted R-squared: 0.6787
## F-statistic: 55.01 on 54 and 1327 DF, p-value: < 2.2e-16</pre>
```

From the regression results above, we find landValue, heatingHotwater lotSize:landValue, lotSize:livingArea, lotSize:rooms, lotSize:centralAirNo, landValue:waterfrontNo, landValue:heatingHotwater, landValue:lgage, livingArea:bathrooms, livingArea:waterfrontNo, bathrooms:newConstructionNo, centralAirNo:lgage to be statistically significant at 10% confidence level. Therefore, we build a new model using the all the independent variables & preceding interactions.

```
##
## Call:
  lm(formula = price ~ landValue + lotSize + landValue + livingArea +
##
       rooms + centralAir + waterfrontNo + heatingHotwater + lgage +
       bathrooms + newConstruction + lotSize:landValue + lotSize:livingArea +
##
##
       lotSize:rooms + lotSize:centralAir + landValue:waterfrontNo +
       landValue:heatingHotwater + landValue:lgage + livingArea:bathrooms +
##
       livingArea:waterfrontNo + bathrooms:newConstruction + centralAir:lgage,
##
##
       data = saratoga_train)
##
## Residuals:
##
      Min
                1Q
                   Median
                                3Q
                                       Max
##
  -237861
           -33433
                     -3252
                             29177
                                    431236
##
## Coefficients:
##
                                 Estimate Std. Error t value Pr(>|t|)
## (Intercept)
                                2.389e+05
                                           6.031e+04
                                                       3.961 7.84e-05 ***
## landValue
                                5.712e-01
                                           1.891e-01
                                                       3.021 0.002566 **
## lotSize
                                5.834e+04
                                           1.125e+04
                                                       5.186 2.48e-07 ***
## livingArea
                                1.860e+01
                                           2.826e+01
                                                       0.658 0.510603
## rooms
                                1.707e+03
                                           1.272e+03
                                                       1.342 0.179879
## centralAirNo
                                          1.000e+04
                                                      -3.106 0.001936 **
                               -3.106e+04
## waterfrontNo
                               -1.984e+05
                                           4.439e+04
                                                      -4.468 8.54e-06 ***
## heatingHotwater
                               -4.158e+03
                                           6.250e+03
                                                      -0.665 0.505971
## lgage
                               -2.080e+04 3.389e+03 -6.138 1.09e-09 ***
## bathrooms
                               -2.010e+03 1.651e+04
                                                      -0.122 0.903159
## newConstructionNo
                                5.196e+04 3.949e+04
                                                       1.316 0.188431
## landValue:lotSize
                               -3.702e-01 8.320e-02
                                                      -4.449 9.32e-06 ***
## lotSize:livingArea
                               -1.411e+01 5.510e+00 -2.562 0.010521 *
## lotSize:rooms
                                3.735e+02 1.619e+03
                                                       0.231 0.817534
## lotSize:centralAirNo
                               -1.879e+04
                                           6.203e+03
                                                      -3.029 0.002503 **
## landValue:waterfrontNo
                                                       0.426 0.670084
                                8.078e-02 1.896e-01
## landValue:heatingHotwater
                               -1.990e-01
                                           1.389e-01
                                                      -1.433 0.152088
## landValue:lgage
                                1.982e-01
                                           4.011e-02
                                                       4.941 8.73e-07 ***
## livingArea:bathrooms
                                1.140e+01
                                           3.127e+00
                                                       3.644 0.000278 ***
## livingArea:waterfrontNo
                                                       1.205 0.228332
                                3.272e+01
                                           2.715e+01
## bathrooms:newConstructionNo
                                                       0.038 0.970072
                                5.568e+02
                                           1.484e+04
## centralAirNo:lgage
                                9.112e+03 3.236e+03
                                                       2.816 0.004932 **
## ---
## Signif. codes: 0 '***' 0.001 '**' 0.05 '.' 0.1 ' ' 1
## Residual standard error: 57450 on 1360 degrees of freedom
```

```
## Multiple R-squared: 0.6764, Adjusted R-squared: 0.6714
## F-statistic: 135.4 on 21 and 1360 DF, p-value: < 2.2e-16</pre>
```

From the regression results above, we further eliminate interactions that are not statistically significant, namely, living Area: waterfront No, bathrooms: new Construction No, land Value: waterfront No, lot Size: rooms.

```
##
## Call:
## lm(formula = price ~ lotSize + landValue + livingArea + rooms +
      centralAir + waterfrontNo + heatingHotwater + lgage + bathrooms +
##
##
      newConstruction + lotSize:landValue + lotSize:livingArea +
##
      lotSize:centralAir + landValue:heatingHotwater + landValue:lgage +
##
      livingArea:bathrooms + centralAir:lgage, data = saratoga_train)
##
## Residuals:
##
      Min
               10 Median
                               30
                                      Max
  -237785 -33508
##
                    -3615
                            29494
                                  431297
##
## Coefficients:
##
                              Estimate Std. Error t value Pr(>|t|)
## (Intercept)
                             1.785e+05 2.516e+04
                                                   7.094 2.09e-12 ***
## lotSize
                             5.942e+04 1.047e+04 5.675 1.70e-08 ***
## landValue
                             5.923e-01 1.089e-01
                                                  5.437 6.41e-08 ***
                             5.096e+01 8.530e+00
## livingArea
                                                   5.974 2.95e-09 ***
## rooms
                             1.826e+03 9.940e+02
                                                   1.837 0.066445 .
## centralAirNo
                            -3.166e+04 9.889e+03 -3.201 0.001401 **
## waterfrontNo
                            -1.351e+05 1.579e+04 -8.553 < 2e-16 ***
## heatingHotwater
                            -4.337e+03 6.215e+03
                                                  -0.698 0.485372
## lgage
                            -2.122e+04 3.337e+03
                                                  -6.359 2.77e-10 ***
## bathrooms
                            -1.788e+03 6.733e+03 -0.266 0.790594
## newConstructionNo
                             5.120e+04 9.035e+03
                                                   5.666 1.78e-08 ***
## lotSize:landValue
                            -3.624e-01 8.052e-02 -4.501 7.33e-06 ***
## lotSize:livingArea
                            -1.346e+01 4.073e+00
                                                   -3.305 0.000976 ***
                            -1.871e+04 6.164e+03 -3.035 0.002447 **
## lotSize:centralAirNo
## landValue:heatingHotwater -1.959e-01 1.379e-01 -1.420 0.155820
## landValue:lgage
                             2.119e-01 3.906e-02
                                                   5.427 6.78e-08 ***
## livingArea:bathrooms
                             1.152e+01 3.097e+00
                                                    3.719 0.000208 ***
## centralAirNo:lgage
                             9.223e+03 3.215e+03
                                                   2.869 0.004182 **
## ---
## Signif. codes: 0 '***' 0.001 '**' 0.05 '.' 0.1 ' ' 1
## Residual standard error: 57430 on 1364 degrees of freedom
## Multiple R-squared: 0.6757, Adjusted R-squared: 0.6716
## F-statistic: 167.2 on 17 and 1364 DF, p-value: < 2.2e-16
```

Finally, from the regression results above, we eliminate variables heatingHotwater and bathrooms that are not statistically significant, and obtain our dominate model shown below.

#### Dominate model

```
Price_{estimate} = \beta_0 + \beta_1 lot Size + \beta_2 land Value + \beta_3 living Area + \beta_4 rooms + \beta_5 central Air + \beta_6 water front No + \beta_7 lgage + \beta_8 new Constuction + \beta_9 lot Size : land Value +
```

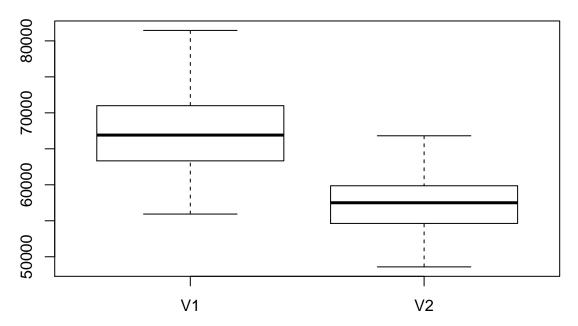
 $\beta_{10}lotSize: livingArea + \beta_{11}lotSize: centralAir + \beta_{12}landValue: heatingHotwater + \beta_{13}landValue: lgage + \beta_{14}livingArea: bathrooms + \beta_{15}centralAir: lgage$ 

##	(Intercept)	lotSize	landValue
	•		
##	1.766871e+05	5.912884e+04	5.890578e-01
##	livingArea	rooms	centralAirNo
##	5.209899e+01	1.807386e+03	-3.193295e+04
##	${\tt waterfrontNo}$	lgage	${\tt newConstructionNo}$
##	-1.350826e+05	-2.162476e+04	5.092245e+04
##	lotSize:landValue	lotSize:livingArea	lotSize:centralAirNo
##	-3.628189e-01	-1.337302e+01	-1.879277e+04
##	landValue:heatingHotwater	landValue:lgage	livingArea:bathrooms
##	-2.640895e-01	2.197210e-01	1.073438e+01
##	centralAirNo:lgage		
##	9.291778e+03		

### Comparison with the medium model

## V1 V2 ## 66981.90 57403.34

# RMSE of medium model vs hand-built model

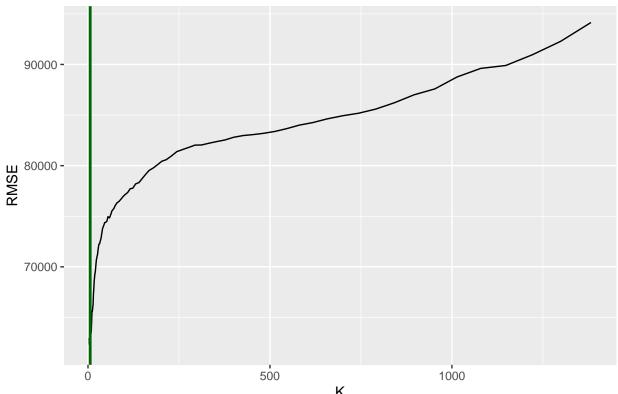


The boxplot above shows that our hand built model outperforms the medium model by 9578.56 in terms of the root mean square error.

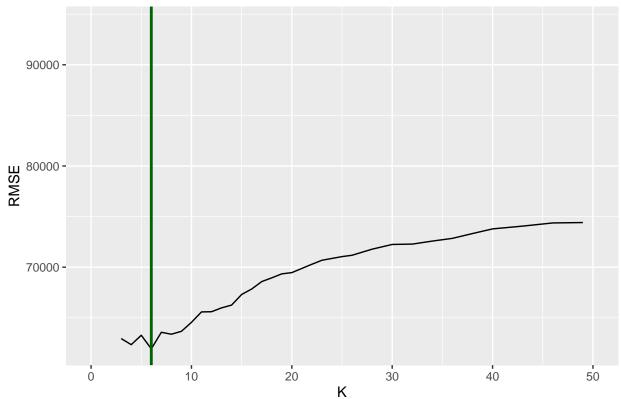
## KNN model

In order to construct the best KNN model, we engage in multiple train-test splits and try to find the optimum  ${\bf k}$  value.

# Relationship between K and RMSE of saratogaHouses







From the graphs above, we find that when k = 6, the KNN model have the lowest root mean square error.

The calculation shows that on average, the lowest root mean square error for KNN model is  $6.8557 \times 10^4$ , which is higher than the RMSEs of both the dominate model and the medium model.

#### Conclusions

We have evaluated the available data regarding homes in the Saratoga area with a view to devising a model to value those homes for tax purposes. In doing so, we have focused explicitly on statistical evidence of relationships between home features and home price that appear in the available data set. Certain of those relationships are not intuitive, but if the available data is sufficiently robust, the model taken as a whole should provide a reasonable prediction of home value.

The data that we considered included 15 characteristics of homes, which we evaluated to assess predictive value with regard to the price of the home. Certain of those characteristics did not appear to be meaningfully predictive, and were therefore not included in the model. We also considered interactions between factors, and identified several that had predictive value, including an interaction involving one of the features that was not independently predictive. Predictive value was assessed based on the statistical significance of the predictive relationship at a 95% confidence interval. We identified eight characteristics that were individually predictive, and seven characteristic interactions that were predictive.

100 randomly sampled training/test splits were performed utilizing that model and compared to a similar number of training/test splits utilizing the medium model against which we bench-marked our analysis. We found that the mean squared error of the predictions utilizing the new model was materially lower than the benchmark error, as reflected in the boxplot. The root mean square error in our new model is  $6.7133 \times 10^4$  while in the medium model, the root mean square error is  $6.1212 \times 10^4$ . That analysis suggests that the new model will be more effective in predicting the value of homes for tax purposes.

We also build KNN models that predicts house prices with documented features. By plotting the relationship between the out-of-sample root mean square errors and k values, we find that the best k value is 8 and the corresponding root mean square error is  $6.8557 \times 10^4$ , which is higher than the root mean square error of our hand-built linear model. The best-performing KNN model also, surprisingly, has a higher out-of-sample root mean square error than the medium model.

1. There are six such characteristics: the percentage of college graduates, the number of bedrooms, fireplaces and bathrooms, type of heating fuel and the presence of a sewer connection. This may appear surprising since he number of bedrooms and bathrooms are ordinarily thought of as value predictors, but two features that are included in the model, the living area and number of rooms, are surrogates for those qualities that, based on our analysis, appear to be a more reliable predictor of value.

2. The eight individual features are lot size, land value, living area, number of rooms, central air conditioning, whether the property is waterfront, the age of the building (considered on a logarithmic scale) and whether it is new construction. Seven interactions, five of which were interactions with either lot size or land value, were also included in the model on that basis. Another feature, the type of heating, was not predictive standing alone, but was predictive in combination with the land value of a property and included in the model on that basis.

# 3. Predicting when articles go viral

We evaluate the data on 39,797 online articles published by Mashable between 2013 and 2014 and attempt to build models that successfully predict whether an article goes viral or not. More specifically, we focus on a few characteristics of online articles such as number of videos/images and stipulate that an article needs to be shared over 1400 times to be classified as 'viral'. In order to offer accurate predictions, we attempt two approaches: the classification approach and the regression approach. In classification approach, we classify

the training sets into two categories by the 1400 threshold. Then, we establish a probability model for further predictions. In regression approach, we first estimate the number of shares for each article, and based on the predicted shares, classify the articles. Both methodologies are expected to outperform the null model yet we seek to find the best model for each approach and determine which approaches are more accurate in solving classification problems.

### Classification Approach

We first build a new dataset from online\_news but taking away the "url" variables and adding a new variable, "viral", which defines whether the news is viral or not depending on the variable "shares" (1 is viral with shares over 1400, 0 is not viral with shares less than or equal to 1400). The new dataset is called "online news1".

After performing train-test splits on the new dataset, we build baseline linear/logistic probability model with "viral" as dependent variable and all the remaining variables except "shares" as explanatory variables. Next, we apply the backward algorithm to select the variables that are better at predicting whether an article goes viral in both models and compare their in-sample performances.

### Logistic Probability Model

```
## yhat
## y 0 1
## 0 14523 1648
## 1 11101 4443
## [1] 0.5980136
```

### Linear Probability Model

```
## yhat
## y 0 1
## 0 10260 5911
## 1 5823 9721
## [1] 0.6300173
```

The in-sample performance of the best linear probability model is clearly better than the performance of the logistic probability model. The accuracy of the linear probability model is 0.63 while the accuracy of the logistic probability model is 0.598. Therefore, despite we might obtain false probabilities (>1 or <0) returned by linear probability models, for the sake of accurate classifications, we choose the linear probability model for further calculations.

#### Out-of-sample performance for linear probability model

```
## y 0 1
## 0 2533 1481
## 1 1472 2443
```

The above is the confusion matrix (where 0 represents non-viral articles while 1 represents viral ones; yhat stands for the model projections while y is the actual tabulations) obtained from the average of 100 out-of-sample performances of linear probability model. From which we can report that: The true positive rate is 0.624. The false positive rate is 0.369. The false discovery rate is 0.377. The overall accuracy rate is 0.628. The overall error rate is 0.372.

#### Comparison with the null model

```
## 0 1
## 16074 15641
```

From the table that tabulates viral/nonviral articles within the training set (where 0 represents the number of articles not viral and 1 represents the number of articles that are viral), it's reasonable to assume that "not viral" is the more likely outcome. So a reasonable null model is the one that guesses "not viral" for every test-set instance. Then, we investigate the out-of-sample performance for the null model.

```
## ## 0 1
## 4008 3921
## [1] 0.5054862
```

As demonstrated by the table above (where 0 represents the number of articles not viral and 1 represents the number of articles that are viral), in this particular train-test split, the accuracy of the null model is 0.505. With 100 train-test splits, our classification model returns an average accuracy rate of 0.628. Its absolute improvement over the null model is approximately 12.212 percent. Its relative improvement, or lift over the null model is 1.242. Clearly, our classification model demonstrates significant improvements of accuracy compared to the baseline model.

### Regression Approach

#### log(shares) vs shares

We continue to use online\_news1 as our dataset. However, instead of investigating variable "viral", when constructing baseline model, we use "shares"/"log(shares)" as our dependent variable and all the other variables except "viral" as explanatory variables. Next, we use backward algorithm to find the best linear model that predicts the shares/log transformation of shares with given features and compare the in-sample performance of the two models.

#### shares model

By conducting one train-test split, we obtain the in-sample performance of the model:

The accuracy of the linear model for log(shares) is 0.499

#### log(shares) model

By conducting one train-test split, we obtain the in-sample performance of the model:

The accuracy of the linear model for log(shares) is 0.586

Clearly, log(shares) model performs better at predicting whether an articles goes viral. Therefore, we employ log(shares) model in the following calculations and analysis.

#### Out-of-sample performance for the final regression model

```
## yhat
## y 0 1
## 0 1307 2712
## 1 560 3350
```

The above is the confusion matrix (where 0 represents non-viral articles while 1 represents viral ones; yhat stands for the model projections while y is the actual tabulations) obtained from the average of 100 out-of-sample performances of regression model. From which we can report that: The true positive rate is 0.857. The false positive rate is 0.675. The false discovery rate is 0.447. The overall accuracy rate is 0.587. The overall error rate is 0.413.

### Comparison with the null model

```
## 0 1
## 4009 3920
## [1] 0.5056123
```

We continue to assume the null model classifies all articles as "not viral". Then, In this particular train-test split. The accuracy of the null model is, as shown in the table above (where 0 represents the number of articles not viral and 1 represents the number of articles that are viral), 0.506. With 100 train-test splits, our regression model returns an average accuracy rate of 0.628. Its absolute improvement over the null model is approximately 12.199 percent. Its relative improvement, or lift over the null model is 1.241. The regression model shows a decent amount of improvements in accuracy over the null model.

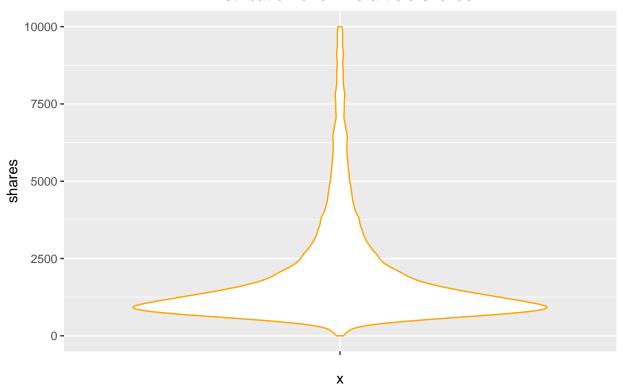
#### Conclusions

In order to classify articles as "viral" and "non-viral", we approach with two distinct methodologies - classification and regression. We stipulate the threshold of a 'viral' article to be 1400. By comparing the accuracies of models with different transformations, we determine that linear probability model outperforms the logistic probability model. With the same methodology, we discover that log transformation of shares in the regression model improves the model's out-of-sample accuracy.

Next, we compare the two best-performing models with the null model. 100 times of train/test splits are conducted. The average accuracy for the classification approach is 0.628 and for the regression approach is 0.587. While both of the final regression and classification models demonstrate decent amount of improvements over the null model accuracy of 0.506, classification models do seem to outperform the regression model by around 4%.

The statistical intuition behind the disparity, as we suspect, is connected to the fundamental difference between the two models. Classification directly predicts a discrete class label whereas regression only predicts a continuous quantity. In classification, it doesn't matter if an article is shared over 1 million times or it's only shared 1401 times. Under both circumstances, the article would be classified as "viral". The classification method discards the information that isn't useful in mere classification. In regression models, however, the information of how many shares each article has is retained, which disrupts the goal of classifying. With large outliers in our dataset, the slope coefficients of explanatory variables are magnified. Consequently, the model tends to overestimate the exact number of shares. This leads to the high false positive rate as shown in previous discussions (0.675 for regression and 0.369 for classification) and undermines the accuracy of the regression model predictions.

# Distribution of online article shares



Many articles have online shares way above 1400, yet the exact numbers are not useful in classification.