

	<i>CRIME_RATE</i>	<i>AGE</i>	<i>INDUSTRY</i>	<i>NOX</i>	<i>DISTANCE</i>	<i>TAX</i>	<i>PTRATIO</i>	<i>AVG_ROOM</i>	<i>LSTAT</i>
CRIME_RATE	8.516								
AGE	0.563	790.792							
INDUSTRY	-0.001	1.243	0.005						
NOX	0.001	2.381	0.006	0.013					
DISTANCE	-0.230	111.550	0.355	0.616	75.667				
TAX	-8.229	2397.942	8.317	13.021	1333.117	28348.624			
PTRATIO	0.068	15.905	0.057	0.047	8.743	167.821	4.678		
AVG_ROOM	0.056	-4.743	-0.019	-0.025	-1.281	-34.515	-0.540	0.493	
LSTAT	-0.883	120.838	0.295	0.488	30.325	653.421	5.771	-3.074	50.894
AVG_PRICE	1162.012	-97396.153	-304.605	-454.512	-30500.830	-724820.428	-10090.676	4484.566	-48351.792

Observation:

The above table depicts the Covariance matrix of the data. For the ease of understanding, the numbers less zero, are highlighted in Red. And the zero, are highlighted in Green.

It can be noticed that crime rate is inversely propotional to the distance of the house from the highway. And the Tax rate is negatively effecting of the houses. Similarly, age of the house, presence of non-retail business area, Distance of the house from the highway, tax rate, Pupil_teacher Lower status of the population is negatively effecting the Average price of the house in Boston. It can be observed that price of the house increa: increase in the number of rooms per house. It seems like higher average prices of the houses area is attracting more crimes.

AVG_PRICE

84419556.156

values above

the Average price
ratio and %
ses with the