1. Title: Boston Housing Data

2. Sources:
   (a) Origin: This dataset was taken from the StatLib library which is
                maintained at Carnegie Mellon University.
   (b) Creator: Harrison, D. and Rubinfeld, D.L. 'Hedonic prices and the
                 demand for clean air', J. Environ. Economics & Management,
                 vol.5, 81-102, 1978.
   (c) Date: July 7, 1993

3. Past Usage:
   -   Used in Belsley, Kuh & Welsch, 'Regression diagnostics ...', Wiley,
       1980.   N.B. Various transformations are used in the table on
       pages 244-261.
   - Quinlan,R. (1993). Combining Instance-Based and Model-Based Learning.
      In Proceedings on the Tenth International Conference of Machine
      Learning, 236-243, University of Massachusetts, Amherst. Morgan
      Kaufmann.

4. Relevant Information:

   Concerns housing values in suburbs of Boston.

5. Number of Instances: 506

6. Number of Attributes: 13 continuous attributes (including "class"
                         attribute "MEDV"), 1 binary-valued attribute.

7. Attribute Information:

     1. CRIM   per capita crime rate by town
     2. ZN   proportion of residential land zoned for lots over
                  25,000 sq.ft.
     3. INDUS   proportion of non-retail business acres per town
     4. CHAS   Charles River dummy variable (= 1 if tract bounds
                  river; 0 otherwise)
     5. NOX   nitric oxides concentration (parts per 10 million)
     6. RM   average number of rooms per dwelling
     7. AGE   proportion of owner-occupied units built prior to 1940
     8. DIS   weighted distances to five Boston employment centres
     9. RAD   index of accessibility to radial highways
     10. TAX   full-value property-tax rate per $10,000
     11. PTRATIO pupil-teacher ratio by town
     12. B   1000(Bk - 0.63)^2 where Bk is the proportion of blacks
                  by town
     13. LSTAT   % lower status of the population
     14. MEDV   Median value of owner-occupied homes in $1000's

8. Missing Attribute Values: None.