



Summary Statistics

| | Rent | Pool | Wash /Dry | Furnished | Sq. Feet | Baths | Dis from DT |
|--------------------|------------|--------|-----------|-----------|-----------|--------|-------------|
| Mean | 1,187.80 | 0.80 | 0.56 | 0.08 | 1,114.02 | 1.94 | 10.61 |
| Standard Deviation | 585.28 | 0.40 | 0.50 | 0.27 | 197.24 | 0.34 | 6.02 |
| Sample Variance | 342,553.88 | 0.16 | 0.25 | 0.07 | 38,905.35 | 0.11 | 36.25 |
| Minimum | 610.00 | - | - | - | 739.00 | 1.00 | 1.20 |
| Maximum | 4,800.00 | 1.00 | 1.00 | 1.00 | 1,750.00 | 2.50 | 19.20 |
| Count | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |

Apartment Rental Prices In Dallas

There are many questions in a graduating students mind such as “Will I get that job?” and “Where will I live?”

We wanted to predict apartment rental prices in Dallas to give students an idea of what their living expenses could be.

We found that an apartment's distance from downtown Dallas and if the apartment has a pool are two factors that decrease the apartment's overall rental price.

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Apartments in Nacogdoches Predicted Rental Prices.

| Apartment | Wash/Dry | Furnished | Sq. ft | Bath | Pool | Dis. DT (miles) | Predicted Price |
|--------------|----------|-----------|--------|------|------|-----------------|-----------------|
| Grove 2 bed | 1 | 1 | 763 | 1 | 1 | 2.6 | 715.578 |
| Grove 3 bed | 1 | 1 | 1200 | 1 | 1 | 2.6 | 1462.848 |
| Legends 1bed | 0.5 | 1 | 675 | 1 | 1 | 1.2 | 578.276 |
| Legends 2bed | 0.5 | 1 | 1150 | 1 | 1 | 1.2 | 1390.526 |
| Legends 4bed | 0.5 | 1 | 1488 | 1 | 1 | 1.2 | 1968.506 |

Actual Apartment Prices

| Apartment | Price |
|-------------|-------|
| Grove-2bed | \$585 |
| Grove-3bed | \$545 |
| Legend-1bed | \$699 |
| Legend-2bed | \$590 |
| Legend-4bed | \$540 |

Regression Analysis

| Regression Statistics | |
|-----------------------|---------|
| Multiple R | 0.860 |
| R Square | 0.740 |
| Adjusted R Square | 0.723 |
| Standard Error | 307.968 |
| Observations | 100 |

| | Coefficients | Std Error | t Stat | P-value | Lower 95% | Upper 95% |
|----------------------|--------------|-----------|--------|---------|-----------|-----------|
| Intercept | 47.18 | 278.86 | 0.17 | 0.87 | -506.57 | 600.93 |
| Pool | -337.15 | 88.01 | -3.83 | 0.00 | -511.92 | -162.39 |
| Washer /Dryer | 91.44 | 68.31 | 1.34 | 0.18 | -44.20 | 227.08 |
| Furnished | -197.35 | 130.00 | -1.52 | 0.13 | -455.51 | 60.81 |
| Sq. Footage | 1.71 | 0.20 | 8.38 | 0.00 | 1.31 | 2.12 |
| Bathrooms | -43.89 | 106.94 | -0.41 | 0.68 | -256.26 | 168.47 |
| Dis from DT In Miles | -42.07 | 5.79 | -7.27 | 0.00 | -53.57 | -30.57 |