```
> pmodel <- ols_step_forward_p(model1)
Forward Selection Method
---------------------------

Candidate Terms:

1. Population
2. Crime
3. Average_age
4. Household_income

We are selecting variables based on p value...

Final Model Output
------------------

                            Model Summary
-----------------------------------------------------------------------
R                       0.247       RMSE                   9365.686
R-Squared               0.061       Coef. Var                 4.678
Adj. R-Squared          0.053       MSE                87716066.079
Pred R-Squared          0.039       MAE                    7416.676
-----------------------------------------------------------------------
 RMSE: Root Mean Square Error
 MSE: Mean Square Error
 MAE: Mean Absolute Error


                                 Parameter Estimates
-----------------------------------------------------------------------------------------------
      model          Beta    Std. Error    Std. Beta      t        Sig          lower         upper
-----------------------------------------------------------------------------------------------
(Intercept)    173635.236     12426.603                13.973    0.000    149159.616    198110.857
      Crime      -334.335       114.679       -0.180    -2.915    0.004      -560.208      -108.461
 Population         0.666         0.244        0.168     2.729    0.007         0.185         1.147
-----------------------------------------------------------------------------------------------
```

The model determined by p-value improvement is also the one with the lowest AIC value - but this may not always be the case.

- Visualise the possible models (incl. the one with the largest adjusted R^2 value) using the *leaps* package.

```
> library (leaps)
> leapsmodels <- regsubsets (House_price ~
Population + Crime + Average_age +
Household_income, data = data)
> plot(leapsmodels, scale = "adjr2", main
= “Models")
```