

R Squand => 87% => 0.87

Even though this(Location) feature are not at correlated with price. Still R^2 increases.

To prevent this, use

To prevent this, use adjusted R^2.

Adjusted R square penalizes(deal with) with respect to every feature that are not correlated with the output feature.

Adjusted R Equared =
$$1 - (1-R^2)(N-1)$$

$$N-P-1$$

$$P=2$$

$$R^2 = 90 \times R^2 = 91 \times R^2 = 86 \times R^2 = 92 \times R^2 = 82 \times$$