

DISCUSSION PAPERS IN ECONOMICS

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Untangling the Value of Open Space: Adjacent vs.

Untangling the Value of Open Space: Adjacent vs. Neighborhood Area

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Job Market Paper

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Abstract

This paper examines the effect of proximity to different types of open space on a home'

Introduction

represents a home's open space properties in relation to protected lands with access
represents a home's open space properties in relation to protected lands with no access
represents a home's open space properties in relation to unprotected lands with no access

through which value is added to the home's price.

a home's value. Homes adjacent to protected lands should have a higher premium

Metro Denver Study Area

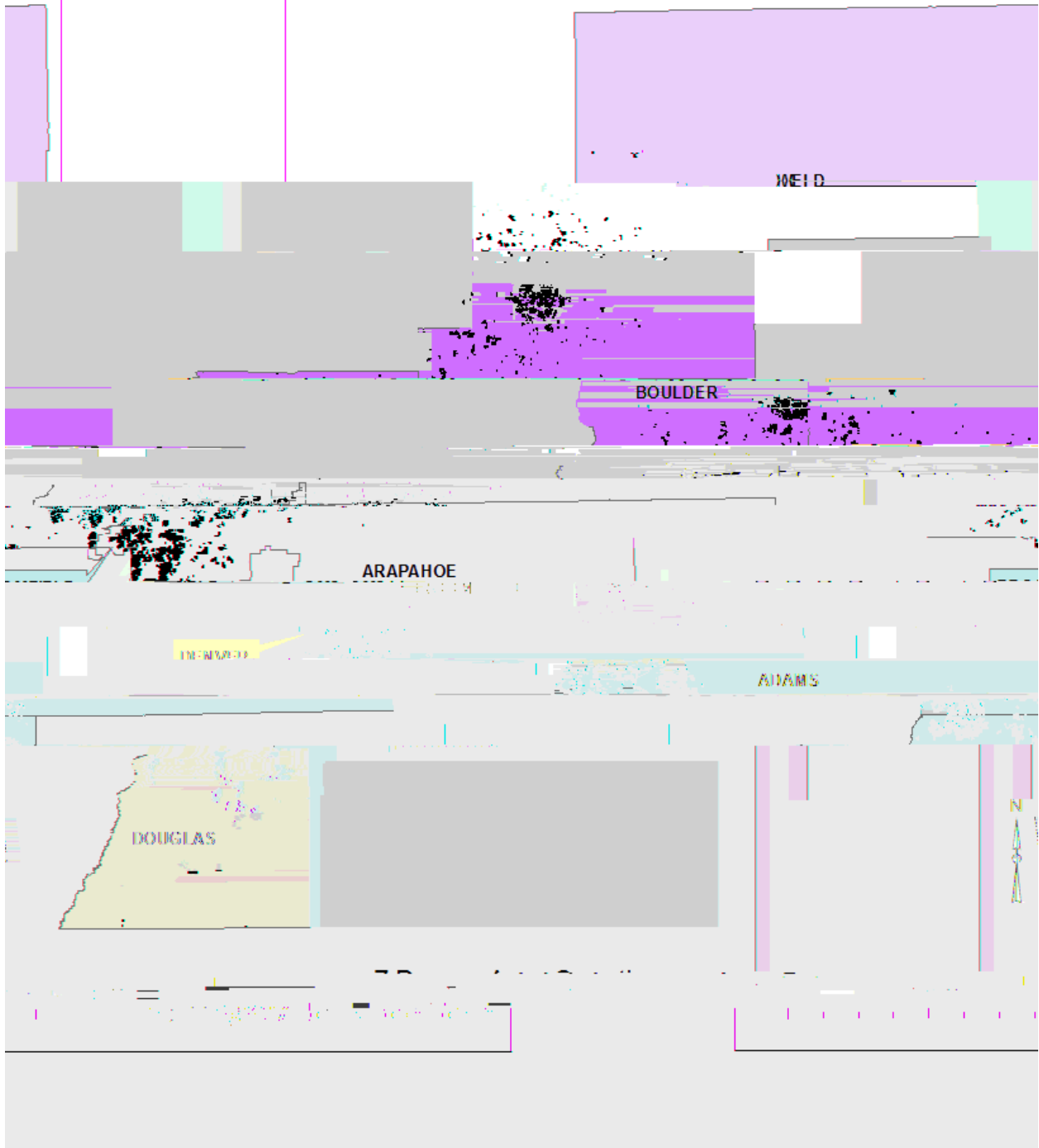


Figure 1: Location of 115,627 homes in the study area. Bolded names are counties.



Figure 2: Open space by category in study area

Table 6				
Summary Statistics for % Open Space 1 Mile Radius from Home				
% Open Space Category	Mean	Standard Deviation	Min	Max
% Protected/Access	7.0%	7.8%	0.0%	99.1%
% Protected/No Access	5.2%	8.4%	0.0%	83.2%
% Unprotected/No Access	16.1%	18.6%	0.0%	99.7%

Table 7					
Summary Statistics for Distance from Home to Nearest Category of Open Space					
Distance to Nearest Open Space Category	Number of Homes Nearest	Mean (1000ft)	Standard Deviation (1000ft)	Min (1000ft)	Max (1000ft)
Distance to Protected/Access	32,355	0.45	0.39	0.00	2.39
Distance to Protected/No Access	10,867	0.32	0.35	0.00	2.40
Distance to Unprotected/No Access	72,405	0.39	0.38	0.00	2.98

home's value for open space is from the nearest land as opposed to lands further away, then breaking up

Figure 3: Median census tract, 2ai0xcensmi265 (2ai0xcens)2(m)2(i)6(.0-0241 0 0 1 117.65m)2(i)6(265 (2ai0xc.

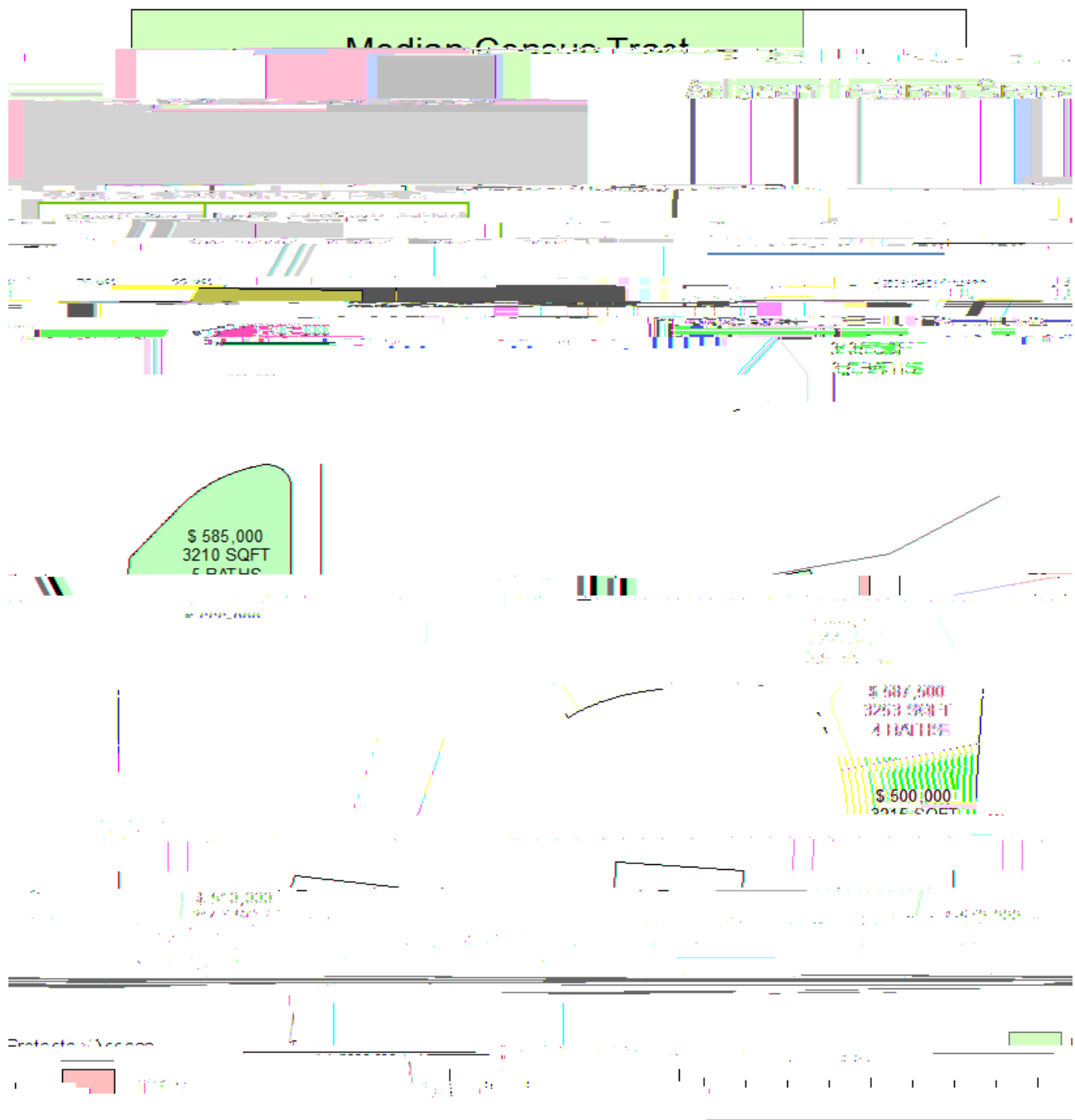


Figure 4: Zoom in of Median census tract, showing difference in prices for similar homes based on adjacency to open space.

Results

increase a home's

affects a home's value. This is not a good choice of interpretation for comparison purposes between the

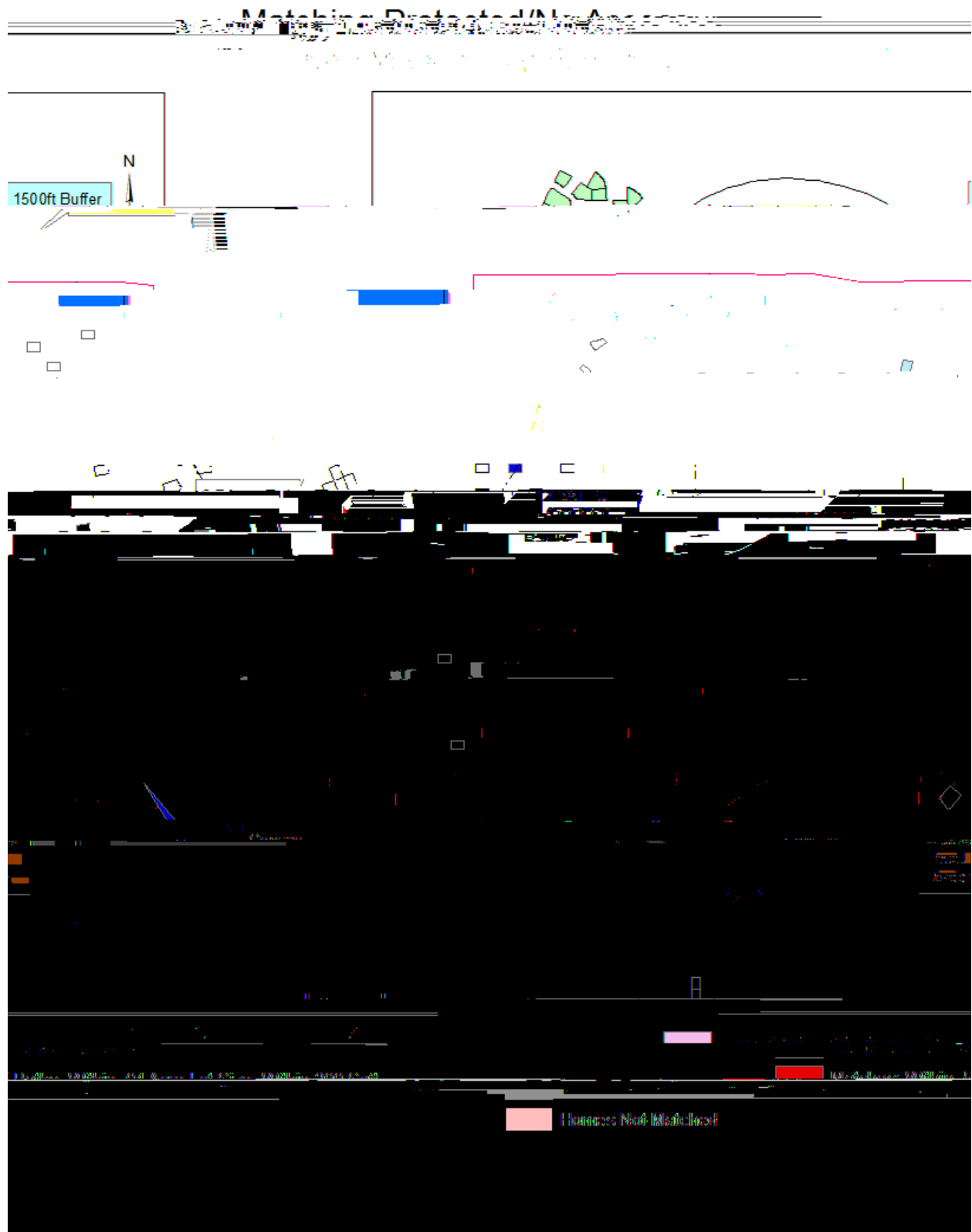


Figure 5: Median census tract, a representative home is selected showing all possible matches within the acceptable bandwidth.

Table 14				
Matching Homes Adjacent to Protected Yes Access on Baths, Sqft, and Lot Size				
VARIABLES	log_saleprice	standard error	log_saleprice	standard error
ATT, Using Control Homes within 1500ft of Treated	0.0417	0.0033		
ATT, Using Control Homes within 300ft of Treated			0.0353	0.0047
ATT, Using Control Homes 300ft-1500ft of Treated			0.0329	0.0054
Treated Observations	2625		729	
# of Matches	1		1	
Treated Obs. Excluded with Matches Outside Bandwidth (Bath Diff > .5, Sqft Diff > 300sqft, and Lot Size Diff > .04 Acres)				

Table 15				
Matching Homes Adjacent to Unprotected No Access on Baths, Sqft, and Lot Size				
VARIABLES	log_saleprice	standard error	log_saleprice	standard error
ATT, Using Control Homes within 1500ft of Treated	0.0071	0.0036		
ATT, Using Control Homes within 300ft of Treated			0.0036	0.0049
ATT, Using Control Homes 300ft-1500ft of Treated			-0.0056	0.0071
Treated Observations	6799		1582	
# of Matches	1		1	
Treated Obs. Excluded with Matches Outside Bandwidth (Bath Diff > .5, Sqft Diff > 300sqft, and Lot Size Diff > .04 Acres)				

— “ n spaces on a home's sale price”
—
“ purchase” —
— “ erentiation in pure competition”
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