

# Transit Increases Property Values

Sacramento Regional Transit District

# Proximity Matters

- Transit Impact Studies – 1980's and 1990's
  - BART
  - Washington Metro
  - Portland Tri-Met
  - St. Louis, MO Metrolink
  - San Diego Trolley
  - Transportation Research Board TCRP Report 102

# What Dollar Values?

- Dallas 24.7% vs. 11.5% for non-transit
- San Diego – 72% premium for parcels
- San Diego – 17% & 10% multi-family near East & South Lines
- Santa Clara – 23% for properties < ¼ -mile
- Los Angeles – 1-3.5% for home ¼ - ½ mile
- Portland - \$75 per 100 feet closer to station
- Portland – 10.6% for homes < ¼ mile

# What It Means in Sacramento

- Northgate - \$6,675 higher value
- Brighton/Ramona - \$8,400 higher value
  
- Downtown - \$31,600
- Mid-town - \$34,700
  
- Overall, properties with light rail service had higher median values than those without

# Why This Effect?

The further the individual drives, the less they can afford in housing

