



Property Values and Trails

- 70% of adjacent landowners felt that overall the *Bruce Trail* was a good neighbor when taking all aspects into account. Positive impacts included: getting in touch with nature (64%), recreational opportunity (53%) and health benefits (24%) (Schutt 1997).
- Nearly 70% of the real estate agents contacted used the *Bruce Trail* as a selling feature when advertising property near the trail (Schutt 1997).
- The results of surveying real estate agents that sell properties in the *Bruce Trail* area revealed that 80.5% felt that the *Bruce Trail* would either make a home easier to sell or that the presence of the trail would have no effect at all (Schutt 1997).
- In Minnesota, 87% of home-owners believed that the trails either increased the value of their properties or had not affected them at all (Moore & Barthlow 1998).
- The increase in adjacent property value upon completion of a Provincial Trail System for New Brunswick equates to an increase in property taxes collected by the Provincial Government of approximately \$100,000 per year, based on the purchase price and land improvements to develop the network (Drisdelle 1993).
- The Alberta Government indicates that the value of public lands adjacent to the *Icefields Parkway* increased an average of 32% upon the designation of the Parkway (IMC Consulting 1996).
- A survey of homeowners with properties adjacent to the *Burke-Gilman Trail* in Seattle found that 75% of owners who had bought property adjacent to the trail after it opened felt that their home would be easier to sell, and 48% expected a value premium (PKF Consulting 1994).
- For the *Burke-Gilman Trail*, property near, but not adjacent to the trail, sold for an average of 6% more than comparable property elsewhere (and property immediately adjacent to the Trail sold for up to 0.5-1% more) (Moore & Barthlow 1998).
- The real estate agents surveyed along the Boulder Greenbelt, in Colorado, estimate a \$4.20-\$10.20 decrease in property values per foot away from the greenway. The largest value increases were for houses with views of or immediate access to the greenbelt (PKF Consulting 1994).
- Increases in property value range from 5 to 32%, according to a report by the U.S. National Parks Service that cites examples from across the country. Increases are particularly noted near greenways that highlight open space rather than highly developed facilities. (Royal Commission on the Future of the Toronto Waterfront 1992).

Name of Trail	Location	Length
Bruce Trail	Niagara Escarpment to Tobermory, Canada	725km
Burke-Gilman	Seattle, WA, USA	19.5km
Confederation Trail	Prince Edward Island, Canada	270km
Galloping Goose Trail	Victoria, British Columbia, Canada	100km
Heritage Trail	Dubuque, Iowa, USA	41.8km
Icefields Parkway	Alberta, Canada	n/a
Northern Central Rail-Trail	Maryland, USA	21mi
Overmountain Victory	Virginia, Tennessee, North Carolina and	
National Historic Trail	South Carolina	482.7km
Route Verte	Quebec, Canada	3,400km
St. Mark's Trail	Northern Florida, USA	256.7km
Welland Canal Parkway	Ontario, Canada	56km
Waterfront Trail	Ontario, Canada	325km