

“Well-placed apartments with attractive design and landscaping actually increase the overall value of detached houses nearby.”

Higher-Density Development:

MYTH vs FACT

Property Value

MYTH

Higher-density developments lower property values in surrounding areas.

FACTS

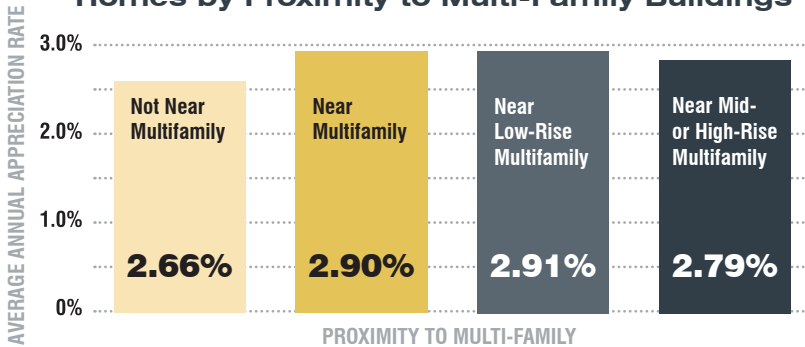
- Research shows that higher-density development can increase property values.
- Key factors affecting property value include: school district, location, physical condition, character and neighborhood livability.

MYTH vs FACT

Property Value

2

Average Annual Appreciation for Single-Family Homes by Proximity to Multi-Family Buildings



“The value of single-family houses within 300 feet of an apartment or condominium building went up 2.9% a year, slightly higher than the 2.7% rate for single-family homes without multifamily properties nearby.”

Source: NAHB computations based on data in the American Housing Survey: 1997 and 1999 (Washington, D.C.: U.S. Bureau of the Census and U.S. Department of Housing and Urban Development, 1997 and 1999).

Higher-Density Development: Myth and Fact examines widespread misconceptions related to higher-density development and seeks to dispel them with relevant facts and information.

ULI Nashville Civic Leadership Forum Mission Statement:

To provide elected officials with valuable information for the decisions they make on complex issues that affect our city's development and growth. Participants will gain a deeper understanding of their role in shaping the built environment and learn tools, strategies and talking points to make the best decisions for their constituents, the city and its future.



High-Density Housing Series

- 1. Public Services & Infrastructure
- 2. Property Value
- 3. Traffic & Parking
- 4. Crime Rate
- 5. Environmental Effects
- 6. Attractive Development
- 7. Suburban Preference
- 8. Income Groups

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