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**Record: 1**

**Title:** Planes, Trains, and Automobiles: The Impact of Traffic Noise on House Prices.

**Authors:** Theebe, Marcel A. J.<sup>1</sup> *Marcel.Theebe@ingrealestate.com*

**Source:** Journal of Real Estate Finance & Economics; Mar-May2004, Vol. 28 Issue 2/3, p209, 26p

**Document Type:** Article

**Subject Terms:** \*EUROPEAN Union  
\*PROPERTY  
\*REGRESSION analysis  
\*VALUATION  
AUTOCORRELATION (Statistics)  
TRAFFIC noise

**Geographic Terms:** NETHERLANDS

**Abstract:** Because of large planned infrastructural projects like expansion of the main airport and construction of high-speed railways, noise nuisance has become a national social topic in the Netherlands. Moreover, according to European Union guidelines, determination and enforcement of differentiated noise limits will be delegated from national to local governments in the near future. The value of noise has never been this important. In this paper, the author estimates the non-linear impact of traffic noise on property prices. The used data set is very extensive; over 100,000 sales transactions are studied, with many individual property characteristics, combined with noise levels for 2 million small 100 by 100 meter areas.

**Author Affiliations:** <sup>1</sup>University of Amsterdam and ING Real Estate Investment Management, Netherlands.

**ISSN:** 0895-5638

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**Record: 1**

**Title:** The Impact of Traffic Noise on the Values of Single-family Houses.

**Authors:** Wilhelmsson, Mats<sup>1</sup>

**Source:** Journal of Environmental Planning & Management; Nov2000, Vol. 43 Issue 6, p799, 17p, 11 charts, 2 graphs

**Document Type:** Article

**Subject Terms:** HOUSING -- Prices  
TRAFFIC noise

**Geographic Terms:** STOCKHOLM (Sweden)  
SWEDEN

**Abstract:** The objective of this paper is to provide an empirical analysis of the impact traffic noise has on the values of single-family houses. Under the assumption that negative externalities are capitalized into house values, the hedonic price method is used. Issues of asymmetric information and disequilibrium are discussed and tested. Furthermore, the cost-benefit valuation has been corrected for the existence of property tax. Noise pollution was found to have a substantial negative effect on housing values. A single-family house of SEK975 000 would sell for SEK650 000 if located near a road where noise is loud, equivalent to a total discount of 30%.  
[ABSTRACT FROM AUTHOR]

**Author Affiliations:** <sup>1</sup>Section of Building and Real Estate Economics, Royal Institute of Technology, Stockholm, Sweden

**Full Text Word Count:** 7396

**ISSN:** 0964-0568

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**Record: 1**

**Title:** The Impact of Airport Noise and Proximity on Residential Property Values.

**Authors:** Espey, Molly  
Lopez, Hilary

**Source:** Growth & Change; Summer2000, Vol. 31 Issue 3, p408, 12p, 1 map

**Document Type:** Article

**Subject Terms:** \*RESIDENTIAL real estate  
AIRPORT noise

**Geographic Terms:** NEVADA  
NAICS/Industry Codes531 Real Estate

**Abstract:** ABSTRACT The hedonic price method is used to estimate the relationship between residential property values and airport noise and proximity to the airport in the Reno-Sparks area. Empirical results suggest there is a statistically significant negative relationship between airport noise and residential property values, with the average home in areas where noise levels are 65 decibels or high selling for about \$2400 less than equivalent homes in quieter areas. However, in direct contrast to the study by Tomkins et al.(1998) who found proximity to the Manchester airport to be an amenity, this study finds proximity to the Reno-Sparks airport to have a significant negative value. [ABSTRACT FROM AUTHOR]

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