

Section III

Impact on Property Salability and Value

➤ TRAIL'S IMPACT ON PROPERTY PURCHASING DECISIONS

Three out of four (75%) respondents occupied/bought their home during/after the MKT Trail development. Of those residents, a large majority (77%) indicated that the trail had a positive influence on their purchasing decisions (Figure 11). Seventeen percent (17%) reported that the trail had no influence on their decisions, although they were aware of the trail. A small portion of respondents (5%) indicated the trail had no influence as they were not aware of the trail.



Only one person reported a negative influence. However, that person also indicated that, compared to that individual's initial reaction, living next to the trail is much better than was expected and indicated that the respondent is now satisfied with having the trail as a neighbor.

Figure 11

What influence did the MKT Trail have on your purchasing decision?

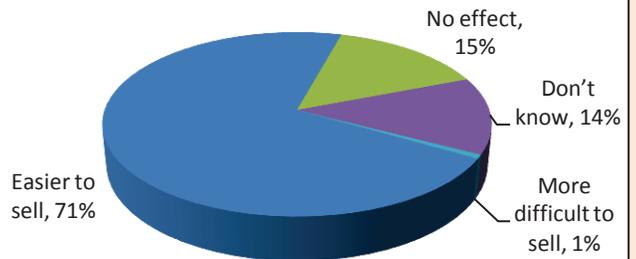


➤ IMPACT ON PROPERTY SALABILITY

When asked about what effect the MKT Trail will have on the ease of selling their homes, 71% respondents reported that the trail will make their homes easier to sell, 15% indicated no effect and 10% reported don't know (Figure 12). One respondent thought the trail will make it more difficult to sell that individual's home.

Figure 12

What effect the MKT Trail will have on the ease of selling your home?



➤ **IMPACT ON PROPERTY VALUE**

Respondents were asked to report the approximate current value of their homes. The reported property value ranged from \$100,000 to \$750,000, with a median of \$275,000.

When asked about the MKT Trail's effect on the resale price of their homes, 56% of the respondents indicated that the trail will increase the resale value of their houses (Figure 13). About one quarter (26%) of the respondents indicated no effect and 18% reported don't know. No property owner indicated the MKT Trail will make their house decrease in value.

