

Literature Review Summary Table – Question #5 Effects of Urban Agriculture on Property Values

Author/citation	Type of study	Sample	Data collection approach	Limitations	Key findings
<p>Voicu, I. & Been, V. (2008) The Effect of Community Gardens on Neighboring Property Values. <i>Journal of Real Estate Economics</i>, 36 (2), 241-283.</p>	<p>Difference-in-difference methodology with a hedonistic regression model</p>	<p>636 community gardens in New York City</p>	<p>-Garden locations and year established from Council on the Environment for the City of New York -85 site assessments of community gardens in the Bronx from NYU -Real estate transactions for 517,791 properties 1974 – 2003, NYC Department of Finance -US Census data -Property tax data NYC</p>	<p>-Findings may only apply to urban areas with high density -focused on community gardens not on impact of livestock specifically</p>	<p>Found that the opening of a community garden has a statistically significant positive impact on the sales prices of properties within 1,000 feet of the garden and that the impact increases over time. Higher-quality gardens have the greatest positive impact. Gardens that have the greatest impact are those in the most disadvantaged neighborhoods. Finally, a simple cost–benefit analysis suggests that the gain in tax revenue generated by community gardens in the 1,000-foot ring may be substantial.</p>
<p>Tranel, M. & Handlin, L. (2006) Metromorphosis; Documenting Change. <i>Journal of Urban Affairs</i>, 28 (2), 151-167.</p>	<p>Difference-in-difference methodology</p>	<p>54 community gardens in St. Louis, Missouri</p>	<p>Census data from 1990 and 2000</p>	<p>-does not control for housing characteristics -analysis is based on only two data points in time, one before and one after garden formation, and thus, it does not control for baseline (preexisting) trends -does not estimate the variation of garden impacts over time -community gardens not livestock specifically</p>	<p>Found that median rent, median housing costs (mortgage payments, maintenance costs and taxes) for owner-occupied housing as well as the homeownership rate increased in the immediate vicinity of gardens relative to the surrounding census tracts, following garden establishment.</p>

