Trees in The Residential Landscape: A Hedonic Study Of Property Valuation

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Abstract. A hedonic price model for determining the implicit effect of trees on the value of residential property was estimated for Clarke County in Georgia. A linear, semi-log hedonic price model was utilized to estimate the implicit marginal prices of absolute percentage changes in leaf cover on a property from the selling price of residential property. Significant independent variables included the size of the property, total heated area of the house, year of sale, market price of parcel, and leaf cover on property. Results show that the presence of trees, as measured by leaf cover, and a neighborhood effect provide significant positive premium to the overall value of the property.

Keywords: hedonic, tree value, residential property, implicit value.