Spatial Impact of Mountain Trails on House Prices

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ABSTRACT
Convenient and local access to open green space is highly valued in communities comprised largely of individuals who participate in natural resource outdoor recreation. Understanding the value outdoor recreation communities place on access to open space is critical for informing policy decisions on land use including zoning and other restrictions, government open space purchases, and open space access points such as trailheads. In this article, the authors analyze the impact of trail access on property values in Ogden, Utah using a hedonic pricing model. The authors find for properties located one minute closer in driving time to trailhead have prices 1.5-1.6% higher. Additionally, results from a locally weighted regression indicate spatially heterogeneous effects for each trailhead’s valuation in different neighborhoods.

Keywords: Hedonic analysis, Non-market amenity valuation, Geographically Weighted Regression, open space, outdoor recreation

JEL codes: Q51, R21, R11, Z30