

# VU Research Portal

## Effect of density on house prices in the Randstad region

Tare, Apeksha; Rouwendal, Jan; Buitelaar, Edwin; Schilder, Frans

2019

### **document version**

Publisher's PDF, also known as Version of record

[Link to publication in VU Research Portal](#)

### **citation for published version (APA)**

Tare, A., Rouwendal, J., Buitelaar, E., & Schilder, F. (2019). *Effect of density on house prices in the Randstad region*. 79. Abstract from 3rd International Land Use Symposium, Paris, France.

### **General rights**

Copyright and moral rights for the publications made accessible in the public portal are retained by the authors and/or other copyright owners and it is a condition of accessing publications that users recognise and abide by the legal requirements associated with these rights.

- Users may download and print one copy of any publication from the public portal for the purpose of private study or research.
- You may not further distribute the material or use it for any profit-making activity or commercial gain
- You may freely distribute the URL identifying the publication in the public portal

### **Take down policy**

If you believe that this document breaches copyright please contact us providing details, and we will remove access to the work immediately and investigate your claim.

### **E-mail address:**

[vuresearchportal.ub@vu.nl](mailto:vuresearchportal.ub@vu.nl)

Proceedings of the

# 3<sup>rd</sup> International Land Use Symposium



## Land use changes: Trends and Projections

4-6 December 2019

Université de Paris  
Campus des Grands Moulins  
Amphithéâtre Buffon  
15 rue Hélène Brion  
75013 Paris



Leibniz Institute  
of Ecological and  
Regional Development



Laboratoire Interdisciplinaire  
des Energies de Demain  
Paris Interdisciplinary Energy  
Research Institute



IGN  
INSTITUT NATIONAL  
DE L'INFORMATION  
GÉOGRAPHIQUE  
ET FORESTIÈRE



**Effect of density on house prices in the Randstad Region***Apeksha Tare<sup>1</sup>, Jan Rouwendal<sup>1</sup>, Edwin Buitelaar<sup>2</sup>, Frans Schilder<sup>3</sup>*<sup>1</sup>*Vrije Universiteit Amsterdam, Spatial Economics, Amsterdam, Netherlands*<sup>2</sup>*PBL Planbureau voor de Leefomgeving, Department of Spatial Planning and Quality of the Local Environment, The Hague, Netherlands*<sup>3</sup>*PBL Planbureau voor de Leefomgeving, Department of Urbanisation and Transport, The Hague, Netherlands*

Increasing degree of urbanization has led to a greater pressure of densification in cities across the world. This underlines the pressing need for socially, economically and environmentally efficient spatial planning. It is believed that compact urban living would provide a desirable outcome in this direction. However, the lack of empirical evidence prevents a thorough investigation of the costs and benefits associated with compact urban living. This study contributes to the debate by measuring the impact of localized urban density and characteristics of urban form on house prices in the four largest cities of the Randstad region, namely, Amsterdam, Rotterdam, The Hague and Utrecht. Our results suggest a negative valuation for density, as measured by the floor space index, in Amsterdam and Rotterdam as opposed to a positive valuation in The Hague and especially Utrecht. On the contrary, the valuation for building height and open space appears to follow a reverse trend, and a preference for greater building height generally aligns with a preference for more open space in the neighborhood. Additionally, our results also indicate a preference for mixed land use in the neighborhood. Amongst the case study areas in this study, Amsterdam represents a high-rise and high density urban form while Utrecht represents a relatively low-rise and low density urban form. We believe that it is this difference in the urban character of cities coupled with heterogeneity in household preferences that leads to the contrasting price effects of density between them. Our results also hint at a sorting phenomenon based on differential preferences for urban design characteristics.

*Session: Varia***Contact:** a.tare@vu.nl