

Toxic Facilities Lower Property Values for Homeowners

Near any Facility



2-4%
lower
home
value

Homes within two kilometers of a single facility that uses extremely hazardous substances, irrespective of any accidents, tend to be 2% to 4% lower in value.

[Learn more](#)

Near an Accident with Offsite Impacts



5-8%
decrease
in home
value

*average loss
of \$12,000 to
\$20,000 per
home*

At facilities that use extremely hazardous substances, accidents that resulted in offsite injuries, property damage, evacuations, or shelter-in-place orders lead to a 5% to 8% decrease in the value of homes within five kilometers, which means to an average loss of \$12,000 to \$20,000 per home.

[Learn more](#)

Opening of a Toxic Plant



11%
decrease
in home
value

Plant openings lead to 11 percent declines in housing values within 0.5 mile or a loss of about \$4.25 million for these households.

[Learn more](#)

Near Multiple Facilities



13%
lower
home
value

Being located within one kilometer of three facilities that use extremely hazardous substances is associated with 13% lower home values.

[Learn more](#)

Citations:

- Guignet et al. 2022. NCEE Working Paper. "The Property Value Impacts of Industrial Chemical Accidents." https://www.epa.gov/system/files/documents/2022-09/2022-04_0.pdf
- Currie et al. 2015. American Economic Review. "Environmental Health Risks and Housing Values: Evidence from 1,600 Toxic Plant Openings and Closings." <https://pmc.ncbi.nlm.nih.gov/articles/PMC4847734/>
- Guignet et al. 2023. Journal of Environmental Economics and Management. "The property value impacts of industrial chemical accidents." <https://www.sciencedirect.com/science/article/abs/pii/S0095069623000578>