



CELL TOWERS DROP PROPERTY VALUES

Realtor Evidence and Published Research on Market Impacts

WOULD YOU BUY A HOME NEAR A CELL TOWER?

- 1 Realtors say visible towers can cut home values by up to 20%, with surveys showing 94% of buyers say they would pay less or avoid such properties.
- 2 Regulatory filings to the FCC by counties and coalitions representing over 1,800 communities warn of cell towers' significant negative impacts on aesthetics and property values.
- 3 Peer-reviewed studies across the U.S., Australia, and South Africa find statistically significant price declines near towers.



“While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers...”

-Report and Declaration for the Smart Communities Siting Coalition

by David E. Burgoyne, ASA,
SR/WA Certified General Real Estate Appraiser

Realtors on Cell Towers Near Homes

“Buyers are extremely hesitant to purchase homes located near cell towers, and in many cases, homes next to towers take longer to sell and ultimately sell for less.”

“In my professional experience, a visible cell tower in close proximity to a property can reduce its value by as much as 20%.”

“As realtors working in this market, we consistently see that towers negatively impact demand, creating stigma that directly translates into lower property values.”

[Oakland, MI Realtor Letters](#)
[Wappinger, NY Realtor Letters](#)

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REALTORS ON CELL TOWERS

“Cellphone towers bring extra tax revenue and better reception to a section of the city, but many are skeptical because of the potential health risks and the impact on property values. Increasing numbers of people don’t want to live near cell towers. In some areas with new towers, property values have decreased by up to 20%.”

- *National Business Post*, “Your new neighbor, a cell tower, may impact the value of your home”

"An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna."

"Of the 1,000 survey respondents, 79% said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90% said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood."

- *REALTOR Magazine*, "Cell Towers, Antennas Problematic for Buyers"

“Wireless companies are installing boxes in front of homes as part of their 5G network rollout. But homeowners aren’t pleased, calling the chest freezer-sized boxes a big eyesore in their front yards.”

“Wireless companies do not need to get permission from homeowners before installing the boxes. They don’t even need to notify them beforehand because the boxes are installed on a public right-of-way. This land is owned by the county, even if it does appear in a person’s front yard.”

- *National Association of Realtors Magazine*, “Homeowners Complain About ‘Ugly’ 5G Boxes in Their Yards”



REGULATORY FILINGS BY CITIES AND MUNICIPALITIES

In 2017, a coalition of over 1800 local governments known as the Smart Communities Siting Coalition sued to oppose the FCC's decision to fast track the installation of small cell infrastructure, stripping local authorities of much of their decision-making power. In their filings, the Coalition highlighted the detrimental impacts of cell towers and small cells on nearby property values.

"Smart Communities provided an expert analysis to highlight for the Commission the potential impacts of wireless facilities on adjoining property values. Burgoyne concludes many deployments of small cells could affect property values, with significant potential effects."

- Reply Comments of Smart Communities Siting Coalition (representing local governments and associations from 1,854 communities), WT Docket No. 16-421

"Considering that the Smart Communities' prior filings show that the addition of facilities of this size diminish property values, it is strange for the Commission to assume that approval can be granted in the regulatory blink of an eye..."

"...allowing poles to go up in areas where poles have been taken down has significant impacts on aesthetics (not to mention property values)."

- Ex Parte Submission of Smart Communities Siting Coalition Letter to Ms. Marlene H. Dortch, Secretary, FCC, WT Docket No. 16-421

"There has been significant research regarding the question of the impact on residential property values from construction of cell phone towers in neighborhoods. The results of these studies vary but they commonly indicate that there is a significant impact. While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers. Not surprisingly, the studies that show little or no impact are universally commissioned by and paid for by the telecommunications industry."

- Report and Declaration of David E. Burgoyne, ASA, SR/WA, "Impact of Communication Towers and Equipment on Nearby Property Values," in WT Docket No. 16-421



CELL TOWERS DROP PROPERTY VALUE Published Analysis

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The impact of cell phone towers on house prices: evidence from Brisbane, Australia by Rajapaksa, D. et al. *Environmental Economics and Policy Studies* (2018).

“Property transaction data collected from two suburbs within the Brisbane City Council were analysed adopting the spatial hedonic property valuation model. The estimated models were statistically significant and were largely in line with theoretical expectations. The results revealed that proximity to cell phone towers negatively affects house values, decreasing as the distance from the tower increases. A suitable compensation programme for nearby property owners is, therefore, suggested as being an appropriate policy response.”

Impact of proximity to cell phone tower base stations on residential property prices in the City of Johannesburg, South Africa by Cheruiyot, K. et al. *International Journal of Housing Markets and Analysis* (2024).

“Findings: The results show a significant impact that proximity of [cell phone tower base stations (CTPBS)] has on residential property sale prices. However, the impact of CTPBSs’ proximity on residential property prices depends on their distance from the residential properties. The closer a residential property is to the CTPBS, the greater the impact that the CTPBS will have on the selling price of the residential property.”

Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis by Affuso, E. et al. *Journal of Real Estate Finance and Economics* (2018).

“For properties located within 0.72 kilometers of the closest tower, results reveal significant social welfare costs with values declining 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range; in aggregate, properties within the 0.72-kilometer band lose over \$24 million dollars.”

The Cost of Convenience: Estimating the Impact of Communication Antennas on Residential Property Values by Locke, S. & Blomquist, G. *Land Economics* (2016).

“We take advantage of a rich dataset of residential housing sales from central Kentucky that contains an extensive set of structural housing characteristics and precise location information. This allows us to overcome endogeneity issues caused by unobservable characteristics correlated with antenna location. The best estimate of the impact is that a property with a visible antenna located 1,000 feet away sells for 1.82% (\$3,342) less than a similar property located 4,500 feet away. The aggregate impact is \$10.0 million for properties located within 1,000 feet. (JEL Q51, R21)”

The effect of distance to cell phone towers on house prices (Florida case study) by Bond, S. *The Appraisal Journal* (2007).

“The research on the possible effect of cell towers on property values is extensive. In general, proximity to a cell tower appears to have a negative effect on property values. A study from the University of South Alabama analyzed over 23,000 home sales in Mobile County, Alabama relative to their proximity to cell towers. The researchers found that homes within 0.72 km of a cell tower decreased in value an average of 2.65%. In addition, if the cell tower was visible from the property, then the properties decreased an average of 9.78%. A similar study in Kentucky found that properties within 1,000 feet of a cell tower sold for 1.82% less than a similar property located 4,500 feet away.”

