



Study: Transfer facilities do not negatively impact property values

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Proposed facility rendering

Home values near other Maricopa County facilities continue to appreciate at market rates

SUN CITY, Ariz. (Apr. 29, 2021) – There is no evidence to suggest that the WestWing Recycling and Transfer Facility will decrease home values in neighborhoods near the site, according to a new study by real estate firm CBRE.

The firm reached its conclusion by analyzing home prices near two of Republic Services' existing transfer stations.

Two certified real estate appraisers at CBRE, the world's largest commercial real estate services and investment company, looked at home sales and conducted five study comparisons surrounding transfer stations in north Phoenix and Chandler.

The study concludes, "Home prices were found to be higher on a per square foot basis within the designated radius (one-half or three-quarter mile) on three of the five study comparisons and then were found to be lower on the other two study comparisons. Based on the sales data, there does not appear to be a correlation between home prices and distance to the existing transfer stations."

The study also shows property values around the existing transfer stations remain robust.

CBRE compared home sales prices near the Cave Creek Transfer Station (located near Cave Creek Road and Deer Valley Road in north Phoenix) and the Chandler Germann Transfer Facility (located near Germann Road and Arizona Avenue in Chandler.) [To review the study in its entirety, click here.](#)

Cave Creek Transfer Station comparison

From January 2020 through February 2021, the sales price of a home within a half-mile of the Cave Creek stations averaged \$199.79 per square foot, compared to \$184.72 just outside that radius. In 2019, the average price per square foot was \$163.53 within a half mile of the Cave Creek Transfer Station, compared to \$167.09 outside that radius.

“Based on the sales data . . . there does not appear to be any definitive evidence suggesting the presence of the Cave Creek transfer station has impacted home prices within the immediate area,” the report states.

Chandler Germann Transfer Station comparison

The findings are similar when looking at home prices surrounding the Chandler Germann Transfer Station near Germann Road and Arizona Avenue. Because of a lack of sufficient sales data within a half-mile radius, the comparison study was expanded to three-quarters of a mile during a period spanning 2019 to February 2021.

To the west of the transfer station, the average sales price of a home within three-quarters of a mile was \$168.90 per square foot. Just outside that area, the average price was \$155.08 per square foot.

To the north of the Chandler Germann facility, the average selling price of a home within three-quarters of a mile was \$170.67. Just outside that area, the price was \$169.12 per square foot.

The only exception the CBRE appraisers found were home sales northeast of the transfer facility, where the average price per square foot was \$230.26. Homes outside the radius were priced higher, at \$268.23 per square foot.

However, the appraisers noted, homes inside the three-quarter of a square mile zone were much smaller overall.

“Much of the difference (in square foot sales price) can be attributed to the difference in average home size,” the report stated.

WestWing area home prices

Home prices within a half-mile of the proposed WestWing Recycling & Transfer Facility averaged \$113.87 per square foot during 2019. That figure jumped to \$122.95 for the period between January 2020 and February 2021. Just outside the half-mile radius the figures are \$117.76 and \$138.18 respectively.

CBRE notes the valuation differences are typical, given homes closest to the proposed transfer facility are also much closer to the Loop 303.

Keeping trash rates low, while preserving recycling

While there is no evidence to suggest the WestWing Recycling & Transfer Facility would negatively impact property values, it WILL help keep trash rates low and help preserve area recycling by making it more affordable.

According to a recent traffic analysis by Kimley-Horn, the WestWing facility will generate significantly less traffic than many other uses already allowed in the WestWing Business Park, such as manufacturing facilities and warehousing.

Learn more at www.WestWingTransfer.com. You can also email your questions to westwing@republicservices.com.