

- Swampscott – At an open forum the NIMBY lawyer said housing values go down by 10% as soon as the trail is opened.

Topsfield home sales for houses abutting the Rail Trail vs. Non-abutters from April 2012 to April 2017.

Location	Average days to sale	Average list price	Average Sale price	\$ Discount	% Discount
Trail Abutters (18 homes)	37	\$ 565,994	\$ 557,739	\$ 8,255	1.5%
Non-abutters (296 homes)	58	\$ 590,957	\$ 572,514	\$ 18,443	3.2%

The above indicates abutter homes sell a lot faster and there is less than half the discount from offering price. Attached is a pretty poor map of the homes sold on the Rail Trail (in red) vs. off (green). The map scale is too small to see all the sold homes.

*This data is similar to that from Craig Della Penna. From 2005 to 2009.

NIMBY Stories

1. An abutter ~200 ft. from trail worried about peeping tom's looking in a bathroom window on the 2nd floor.
2. Same abutter loves trails on the Cape and Islands. They go with grandchildren. AT a public forum they said the trail would be OK in Topsfield if people from town didn't use it.
3. Same abutters seen on the TLC trail – “too bad it is so short”. See picture.
4. Another abutter - until their kid's chickens were on the trail and people started buying eggs! They build steps to access the trail as did several other abutters both NIMBY and supporters.
5. My husband and I were vocally against the trail. Now that it is built we walk it everyday and it is "not so bad".
6. Would not let my girls walk to the school. Trail too dark and overgrown. Not safe. Trail built – “it is the safest way for them to get to school. Safer than the sidewalks and a more direct route”.
7. House for sale - sold from sign in back yard.
8. Many new houses sold because people wanted close trail access and better resale values. NIMBYs sold their houses faster and closer to their asking price.