

AWARD WINNING SCHOOLS INFLUENCE ON REAL ESTATE PROPERTY VALUES



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REAL ESTATE STUDY



- Study provided by Dawn Griffith, an undergraduate degree in Education and Master's in Urban Planning and Real Estate Development, consistently voted a 5-Star Agent by clients and featured as one of St. Louis' Best Agents in *Saint Louis Magazine* - provided a blog describing St. Louis' "Shaw" Community.
- She started noticing a trend in the Shaw Community, after a FREE School, CITY GARDEN MONTESSORI moved into that district and began winning awards.

“CITY GARDEN” AWARD WINNING SCHOOL



- **CITY GARDEN School is the recipient of:**
 - the Innovative Practice Award
 - the US Documentary Special Jury Award.
 - In 2013 it is one of only two school districts to score 100 percent in the St. Louis region, on the Annual Performance Report (APR) .

“SHAW” Suburb Community of CITY GARDEN



- **Sales Price per Square Footage of residence:**

2009 \$94.51/sq ft

2010 \$97.05/sq ft

2011 \$97.51/sq ft

2012 \$105.31/sq ft

2013 \$102.74/sq ft

TAKE A LOOK AT HOW THE REAL ESTATE IN the SHAW Community has improved!!!!



- There has been an increase in rehabbing in the area of Shaw, within the last few years, due to interest in the school district.
- The number of days on the market for homes sold in 2009 was 106 days on the market, compared to in 2013 a home on average, was sold in 67 days!
- The average sold price of a Shaw home in 2009 was \$221,157. The average sold price of a Shaw home in 2013, was \$282,613.
- When comparing what a home is "listed" for, compared to what price a home is "sold" for is above 90% consistently since 2009.
- In 2013, 2,000 square foot home in the Shaw community priced \$30K higher than neighboring 2,000 square foot homes in neighboring communities.

LOCAL WESTERN PA SCHOOL DISTRICT REAPING BENEFITS OF EDUCATION AWARDS!!!



- **SOUTH FAYETTE SCHOOL DISTRICT**
- **PRESIDENTIAL BLUE RIBBON SCHOOL!**
 - ranked 8th out of 498 Pennsylvania school districts by the [Pittsburgh Business Times](#) in 2013.
- **Ranking based on PSSAs**
 - 2013 - 8th
 - 2012 - 10th
 - 2011 - 12th [\[17\]](#)
 - 2008 - 15th [\[18\]](#)
 - 2007 - 15th out of 501 school districts. [\[19\]](#)
- **South Fayette Township School District achieved AYP status each year from 2003 to 2010**

SOUTH FAYETTE SCHOOL DISTRICT REAL ESTATE DATA
West Penn Multi Listing System
SOLD AVERAGE THREE BEDROOM HOUSE



Average Sold 3 Bedroom Residence, South Fayette School District, \$200-350 List

Date Range	List Price	Sold Price	Days on Market
3/2013-3/2014	\$282K	\$273K	66
3/2012-3/2013	\$265K	\$256K	64
3/2011-3/2012	\$263K	\$254K	111
3/2010-3/2011	\$285K	\$275K	102
3/2009-3/2010	\$271K	\$263K	84
3/2008-3/2009	\$270K	\$259K	119
3/2007-3/2008	\$262K	\$252K	127
3/2006-3/2007	\$258K	\$248K	89

WPMLS Criteria South Fayette School District; Existing Residence under 20 yrs old;
List Price range \$200-350K; Sold Residences March 2006-March 2014

IF KISKI AREA WANTS TO INCREASE THE NUMBER OF CHILDREN IN ATTENDENCE



- **Laurel Point's award winning draw will increase PARENTS MOVING INTO KISKI AREA SCHOOL DISTRICT AREA!**
- **If Laurel Point's Award Winning School is closed, the students/teachers statistically be absorbed by the larger student body decreasing the chances of receiving additional awards.**
- **WE MUST KEEP LAUREL POINT open to recreate an award winning trend for years to come!**
- **IF NOT, Kiski Area School Board will lose the draw of parents wanting to move into an "Award Winning" Community.**