

Walkability is the Ultimate Luxury Amenity for Homebuyers

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While developers race to offer the biggest and most spectacular amenities to their residents, one luxury amenity that can never be overlooked is a building's walkability factor. The ability to walk to great schools, amazing shopping or to the office can greatly enhance a resident's quality of life and even increase a home's value. A recent study by [RedFin](#) highlighted that a property's Walk Score led to a direct increase in home price, with an increase from 19 to 20 resulting in home price increases of about \$181. For an increase of 79 to 80, that price increased over \$7,000, implying that "high demand is relative to supply for homes in high scoring city areas."

The factor of walkability has become even more important since the pandemic began. Walkability can enable residents to avoid high volume areas during surges, such as public transportation, and allows them to spend more time outside, which has been shown to reduce viral spread. As a result, the demand for homes with high walkability factors is even higher than ever.

These developments emphasize walkability as a high priority for buyers:

Residence: [Springline](#)

Location: Menlo Park, CA

Description: When fully open summer 2022, [Springline](#) will be a connected community filled with creative offices, modern hospitality-driven residences, destination dining and outdoor experiences all centered on a culture of innovation, exploration and new encounters. Situated in the heart of the Peninsula, Springline was designed to be a walkable city within a city to live, work, think, play, conveniently located adjacent to downtown Menlo Park and steps from the Caltrain Station. As a testament to this vision, the 6.4-acre mixed-use development will feature a robust line-up of San Francisco restaurant staples with new outposts and concepts at Springline including award-winning Italian taverna Che Fico and the first ever Che Fico market, Andytown Coffee Rosters, Barebottle, Burma Love, and two new concepts from Menlo Park favorite Camper. The Residences at Springline, pre-leasing this spring, will further integrate the theme of placemaking infused with hospitality and tech and are expected to draw residents seeking a walkable, interactive, indoor-outdoor community that is fast becoming the Peninsula's most desired destination.