

What Location, Location, Location Means In Real Estate

Why Location Needs to be Repeated Three Times



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It is the real estate agents' mantra: Location, location, location. You've certainly heard the phrase enough and may wonder what inspires agents to say the word three times. In a nutshell, location, location, location means identical homes can increase or decrease in value due to location. The saying is repeated three times for emphasis, and it is the number one rule in real estate, though it is often the most overlooked.

The Epitome of Location, Location, Location

You can buy the right home in the wrong location. You can change the structure, remodel it or alter the home's layout but, ordinarily, you cannot move it. It's attached to the land. The best locations are those in prime spots.

- **Top-rated school districts affect location**
Homebuyers with children are concerned about their children's education and often will pay more for a home that is located in a highly desirable school district.
- **Recreation and nature affect location**
Homes abutting the ocean, rivers, lakes or parks hold their value because of the location, providing they are not in the path of a possible natural hazard. People want to be near water or visually appealing settings.

- **Scenic views affect location**
Some HOMES SELL QUICKLY and for top dollar because they provide sweeping panoramic views of the cityscapes, but even a glimpse of the ocean from one window is enough to substantiate a good location. Other sought-after views include mountains, greenbelts or golf courses.
- **Entertainment and shopping affect location**
In many cities, you will find homes that are located within walking distance of movie theaters, restaurants and boutiques are more expensive than those located further outside of town. Many people would rather not drive if they can walk to nightlife.
- **Conforming areas affect location**
People tend to gravitate toward others who share similar values and their homes reflect it. Homebuyers mostly prefer to be surrounded by similar types of properties in age and construction, where people just like them reside.
- **Economically stable neighborhoods affect location**
Neighborhoods that stood the test of time and weathered economic downturns are more likely to attract buyers who want to maintain value in their homes. These are people who expect pride of ownership to be evident.
- **Public transportation, health care and jobs affect location**
Most people do not want to endure long commutes to work, the doctor's office nor the airport. They prefer to be located close to emergency services and conveniences, so naturally homes in locations that shorten travel time are more desirable.
- **In the center of the street affect location**
Some buyers prefer corner locations, but most homebuyers want to be in the middle of the street, which makes them feel less vulnerable.

Undesirable Locations

It's almost easier to talk about what constitutes a bad location than to discuss good locations. That's because the qualities that make a good location desirable can vary, depending on whether you're looking in the city, the country or the mountains. Bad locations, by their general nature, are easier to pinpoint.

- **Commercial/industrial areas are bad locations**
Unless you live downtown, commercial buildings on your block diminish residential real estate values. Part of the reason is because homeowners cannot control loitering. Homes next to gas stations or shopping centers are undesirable because of the noise factor, and nobody really wants to listen to truck engines idling at night or during early morning hours.
- **Railroad tracks, freeways or under flight paths are bad locations**
Some city dwellers have homes close to railroad tracks and endure rumbling and other noise 24-hours a day. Excessive noise often makes buyers sell quickly, even when such homes are located in otherwise desirable areas.
- **High crime areas are bad locations**
People want to feel safe. When cars come and go throughout the night, and the police often

visit a neighborhood, the assumption is that the area may have a crime problem. This makes buyers trepidatious about buying homes in that location.

- **Economically depressed areas are bad locations**

If owners show no pride of ownership in maintaining their homes, evidenced by lack of maintenance, poor landscaping and junk in the yard, you might think twice about moving into such an area. On the other hand, some areas like this are at the center of proposed rehabilitation projects. But, rehabilitation is never a guarantee.

- **Close to hazards are bad locations**

The bottom line: People don't want to live next door to nuclear power plants. Few homebuyers want a transformer in their yard, either. If the neighborhood was built on a landfill or was recently swampland, nix it. Always order a natural hazard report when buying a home.

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OUR COMMUNITY

Tampa Bay Golf and Country Club is a 55+ gated community north of downtown Tampa, in sunny San Antonio, Florida. Just 25 miles away from the striking Gulf of Mexico. This gated community includes nearly 1,600 single-family homes situated around 27 holes of golf and other fine amenities. This HOA community sits on 730 acres and includes many amenities conducive to an active adult lifestyle, including a recently remodeled multi-million dollar 18,000 square foot Clubhouse, Community Center, two Activities Centers, two pools, tennis, bocce, pickleball, shuffleboard, doggie parks, and more. The Clubhouse boasts the beautiful Grill Room restaurant, separate bar and grill, patio, large ballroom, library, card room and fitness center.

There are many social groups active year-round, such as cards, mah-jongg, bingo, quilting, arts and crafts, jazzercise, water aerobics, and yoga. And, of course, there is golf. Tampa Bay Golf and Country Club offers several golf memberships for our challenging and beautiful 18-hole Championship Course and our 9-hole Executive Course.

Residents have easy access to hospitals and other medical facilities nearby. Tampa Bay Golf and Country Club is about 15 minutes away from the quaint town of Dade City, which is full of unique restaurants and charming shops. Residents are only 25 miles from the beautiful Gulf of Mexico and merely 30 minutes north of downtown Tampa, which is undergoing major renovations and improvements. You are sure to find everything you want in a retirement community here at Tampa Bay Golf and Country Club.