



## Frequently asked questions

The Pines Wind Farm team have developed wind farms for more than 20 years across all Australian States. We have worked with communities through the development, construction and operational phases.

In this time, people tell us both “wind farms push up property prices” and “wind farms push down property prices”. Research shows that in the long-term, **the impact is close to zero.**

### Reasons to think wind farms push up property prices

Real estate is the dominant investment class in Australia. Farming landowners are often looking to expand their properties. Farmers who host wind farm infrastructure or receive neighbour payments often look to buy property with this additional revenue, increasing demand and therefore prices.

Properties with agreements to host infrastructure or receive neighbour benefits also often see increases in value thanks to the additional revenue that is linked to the property.

Additionally, the workers required to operate a wind farm need housing and other amenities, and the owners of existing businesses such as hotels, service stations, quarries, transport, pubs, cafes, and plant hire will have additional money to invest because of increased business with the wind farm.

### Reasons to think wind farms push down property prices

On the other side of the debate, some people simply do not want to live in a home with any view of a wind farm, which can logically remove a buyer from the market. This is why we are maximising neighbour payments to those closest to our projects.

At all our projects, we have encountered neighbours who want turbines as close to their residence as possible so that their neighbour payment is as high as they can be. Of course, the opposite is also sometimes true, in which case we work with the neighbours to increase setbacks where it is possible.

## What the research says

In Australia, there is no research that definitively links wind farms with property price changes, either up or down. The three main studies (linked below) quoted in the space are by Urbis (2016), the NSW Valuer General (2009), and Preston Rowe Patterson (2013) and all of them conclude there is no definitive link either way.

Globally, the most comprehensive study was completed in the USA and released in 2024 in the Proceedings of the National Academy of Sciences and includes analysis of **300 million home sales affected by 60,000 wind turbines**.

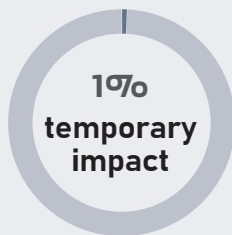
## Key findings

2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016

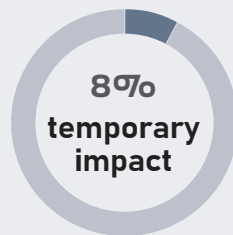
**2017**

2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025

### PRE 2017



on home prices within **10km** radius during development



on home prices within **1.5km** radius during development

### BUT



**Prices bounced back to normal in the years after the project became operational.**

### AFTER 2017



The study found **no effect** on home prices for wind farms constructed after 2017.

The study authors suggest this is caused by wind turbines becoming normalised.



### SOURCES

National Academy of Sciences:  
[shorturl.at/kgC9s](https://shorturl.at/kgC9s)



Urbis:  
[shorturl.at/fNLgq](https://shorturl.at/fNLgq)



NSW Valuer General:  
[shorturl.at/xlGkH](https://shorturl.at/xlGkH)



Preston Rowe Patterson:  
[shorturl.at/Ch8EG](https://shorturl.at/Ch8EG)

