As in the case of many other public goods, the provision of open space has traditionally been the role of government. In the last decades, there is a growing trend of open space acquisition by private environmental organizations, to prevent its development to residential, commercial or industrial areas. What is the effect of these acquisitions on real estate markets? Can private open space conservation end up making part of the population worse off? And if it does, what can be done to prevent this potential damage? To answer these questions we will use insights from the field of urban economics, and an empirical analysis using property and open space data from the San Francisco Bay Area. Following that analysis, we will examine the possibility of using similar tools to ensure the provision of open space in Israel.

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