1. Introduction
Three subdivisions have been chosen to try to see different influence between park and lake on the price of property.

2. Significance
• A most important purpose of parks could be improving urban environments and providing communication opportunities. Park could be a significant influence on price of property.
• A lake could be another influence on price of property as an important landscape element.
• Many research are on the relationship between lake and price of property from both anecdote and actual market data. However, few research compares different between the two elements.

3. Literature
• Hedonic price method was used to value influence of parks on house prices in Tokyo, Japan and was also used to value impact of greenways on property from Austin, Texas. Results showed greenway had a significant, positive impact on property price.²
• Having a lake view increases home value.³

4. Findings
• The age of the properties does not influence the price of the properties.
• The average price for houses near Lake Conroe and park from left chart is $85.53/sf. The average price for houses only near Lake Conroe is $123.24/sf. The average price of houses only near a park of city of Conroe is $58.85/sf.

5. Conclusion
• Price of Property only near Lake Conroe is the highest in the three subdivisions.
• For design, value of a lake is more than a park.
• When a subdivision is near both lake and park, price of properties falls down, but still higher than those only adjacent to park.