

ARTICLES OF INTEREST

Is it better to live on a lower or higher floor in a condo?

Unless you have a tremendous fear of heights, choosing which floor to live on in a condo can be a challenge. Lower, middle, and upper floors all have advantages and disadvantages. Ultimately, the choice comes down to budget and personal preference.

Lower Floors

There are several ways in which living on lower floors can prove less expensive. When purchased, your unit is likely to cost less than a comparable unit on a higher floor, as buyers are usually willing to pay a premium for great views and reduced street noise. During the summer, electrical bills may be reduced on lower floors given that heat rises – so lower units may require less air-conditioning. Elevator wait times can be shorter on lower floors during peak hours. Taking the stairs is a nice option, especially when the elevators are out-of-service, or during an emergency.

Higher Floors

While not every unit located on a higher floor is guaranteed a majestic view, they're more likely to have better sight lines, and more natural light. Street noise will be reduced, and there's an increased sense of security the higher up you are. That said, wind also increases the higher up you are which can make enjoying your balcony a challenge.

The Verdict

Accepted wisdom suggests that higher floors tend to generate higher prices, so higher is better from an investment perspective. However, as previously mentioned, it's a completely personal decision. It's important to select a unit that you're going to enjoy living in for the foreseeable future, unless you're intending to use the unit as rental property. Even then, a higher floor may garner a higher rent.

Gay MacLeod

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