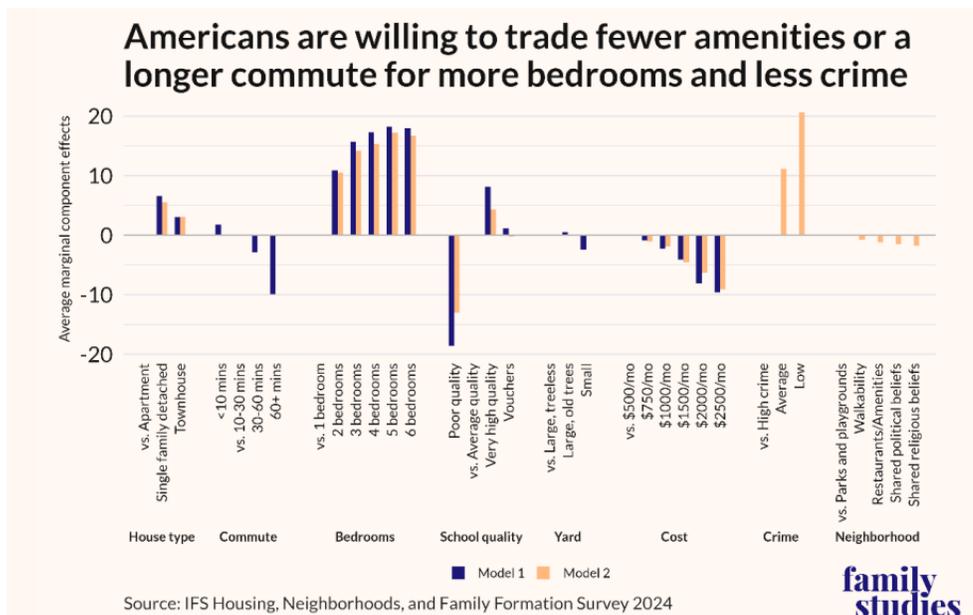


Homes For Young Families: Fact Sheet on Desired Housing Traits

Housing is a core part of the family formation process, yet surprisingly little is known about what kinds of houses Americans *want* for their families. We remedy that gap in our recent report, [Homes for Young Families: A Pro-family Housing Agenda](#), which presents evidence from a survey of nearly 9,000 Americans ages 18-54.

Americans Desire Space

- When Americans envision their family life, the difference between 2 and 3 bedrooms is more important than: an extra 30 minutes of commute time, the difference between a townhouse and detached single-family home, any neighborhood amenity, and any size yard.



- Even the differences between 3 and 4, or 4 and 5, bedrooms are more important than common variances in commute time, monthly housing costs, yard size, or neighborhood amenities.

The Future Is Family

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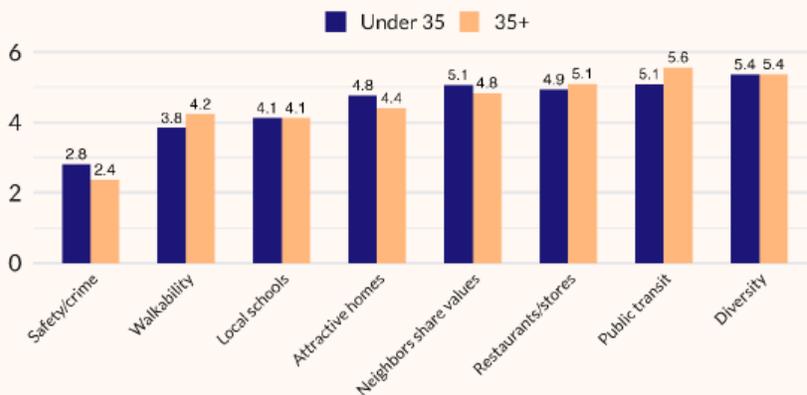
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Safe and Walkable Neighborhoods

After crime, the next most important neighborhood trait is walkability. In this case, *walkability* is separated from *nearby restaurants and stores* and likely means things like sidewalks, pedestrian-friendly roads, and trees for shade.

Americans value neighborhood safety over all other traits

Average importance ranking for ideal neighborhood



Source: IFS Housing, Neighborhoods, and Family Formation Survey 2024

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Family-Friendly Housing Policy

Because American families place low priority on big yards (even as they reject apartment life), and high priority on walkability and bedroom count, certain policy implications emerge.

- Family-friendly housing policy requires more sidewalks with shade.
- Reduce minimum lot sizes and allow accessory dwelling units for long-term residential use.
- Efficient, single-family neighborhoods with bedroom-rich houses on easily-maintained lots are some of the most in-demand and highest-priced neighborhoods in America. Yet, these types of neighborhoods are often illegal to build under local land-use rules in much of the country.

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