

Survey results show trend to smaller homes

Spotting new trends in home design preferences is always fun, and several emerged in the freshly tallied results of the Homes from the Heart 2002 survey.

The most notable changes are these: a greater percentage of families are interested in smaller homes, and more families now prefer single level homes as well as wheelchair accessibility.

Last year nearly 40 percent said they wanted a 3000+ square foot home while a mere four percent selected the 1500 sq. ft. or under option; this year only about 20 percent chose the larger living space, and fully 10 percent selected the smallest. It's not too surprising that as the children of the demographically significant baby boomers leave the nest, many of their parents envision smaller, easier to maintain living quarters. Still, midsize homes, falling somewhere in between the largest and smallest, remained the most highly favored.

The popularity of one-story and two-story homes has flip-flopped. Last year both choices hovered around 50 percent, with two-story homes holding a slim lead. This year close to 60 percent said they wanted a one-story home, while the preference for two-story homes plummeted to 43 percent. This change could be linked to the increased interest in wheelchair accessibility, which nearly doubled from 14 percent last year to 26 percent this year.

Many preferences, of course, haven't wavered in popularity. Almost everyone (80 percent or better) still wants a fireplace or woodstove, deck or patio, master suite walk-in closet, kitchen pantry, plenty of storage space in the garage, and a main floor master suite.

HOMES HEART

SURVEY RESULTS

2•0•0•2

TYPE OF HOME

Size of Home:
(in square feet)
10% less than 1500
37% 1500-2000
42% 2000-3000
21% 3000 and up

Number of Floors:
59% 1 story
43% 2 stories
49% Basement
26% Wheelchair Accessible

Budget: **\$279,000**

Exterior Style:
25% Contemporary
32% Country
22% Ranch
2% Mediterranean
5% Colonial
3% Victorian
9% Tudor
9% Craftsman
12% Other

Exterior Material:
22% Wood
57% Brick/Stone
21% Stucco
22% Vinyl/Aluminum
5% Other

MASTER SUITE

Best Location:
74% Isolated from Other Bedrooms
21% Adjacent to Other Bedrooms
82% Main Floor
8% Upper Floor

Suite Features:
51% Outside Access
36% Sitting Room
97% Walk-in Closet
13% Other

LIVING AREAS

In addition to the kitchen I would like the following rooms in my home:

Number of Bedrooms: **3.3**
Number of Baths: **2.7**
51% Formal Entry
47% Formal Living
44% Formal Dining
77% Great Room (Open Living/Dining/Kitchen)
39% Family Room
15% Media Room
31% Recreation Room
25% Guest Suite
49% Office
44% Den/Library
28% Sunroom
8% Other

GARAGE

Number of Cars: **2.4**
37% RV Parking
42% Shop
90% Storage

EXTRAS

Exterior:
59% Front Porch
86% Deck/Patio
44% Screened Porch
27% Courtyard
7% Other

Interior:
88% Fireplace/Woodstove
54% Vaulted Ceilings
42% Skylights
46% Computer Center
27% Wet/Service Bar
18% Swimming Pool
13% Other

KITCHEN

General Features:
51% Adjacent to Garage
58% Open to Family Room
66% Breakfast Nook
4% Other

Special Features:
64% Island
59% Eating Bar
37% Appliance Center
28% Garden Window
42% Desk
91% Pantry
50% Double Oven
43% Vegetable Sink
22% Trash Compactor
11% Other

UTILITY

74% Adjacent to Kitchen/Garage
20% Adjacent to Bedrooms
5% In Garage or Basement

BUILDING PLANS

Do you plan to build a home?
Yes: **76%** No: 24%

Have recent political or economic events caused you to reconsider your building plans?
Yes: 25% No: **75%**

If plans have changed, will you build sooner than planned?: 7% (2% of all respondents)

If plans have changed, will you delay or cancel building plans?: 93% (21% of all respondents)