



## The Home of the Future: Looking at New Homes in 2015

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Over the past five decades, throughout the Dayton area, new homes have changed dramatically. Small one-story bungalows measuring less than 1,000 square feet with two bedrooms and a single bathroom have given way to two-story homes topping 2,400 square feet and boasting at least three bedrooms and two bathrooms. Along the way, new homes have evolved to levels of comfort and sophistication that were virtually unimaginable even a generation ago.

Given the rapid evolution of design, configuration and products in new homes, even a professional futurist might be hard-pressed to determine what the next five decades hold for housing. But a new study by the National Association of Home Builders (NAHB) provides a telling look at what homes buyers can expect to purchase in the nearer future — 2015.

“The Home of the Future” study, introduced at the International Builders’ Show® in Orlando, was conducted in 2006 by NAHB’s Economics Group. Based on polls of architects, designers, marketers and manufacturers, it provides a detailed view of what buyers can expect to find in both “average” and “upscale” homes eight years in the future.

### Trends in All Houses

According to the experts, the pace of change in new homes will be much faster over the next 10 years than in recent years, and buyers can expect that all homes will be significantly “greener” and more resource-efficient than they are today. Universal design/handicap access will be emphasized as the Baby Boomer generation retires.

Perhaps most surprising, the consensus was that although average home size has increased significantly in the past decade, it is not likely to increase over the next 10 years. In fact, average home size in 2015 is likely to stay in the range of today’s 2,400 square feet, and homes are increasingly likely to be two-story rather than one-story.

Like today, kitchens and bathrooms will continue to be among the most important factors affecting homebuyer’s choices and will continue to feature upgraded materials and appliances. The focus on garages will increase, with more consumers preferring three-car garages. Another growing trend is recessed lighting, which buyers can expect to find in homes in all price ranges, along with wood floors.

Communities are likely to reflect homeowner preferences for open space, recreational opportunities, amenities such as walking and jogging trails and proximity to public transportation.

### Some Home Features in 2015:

#### Average Home:

- 2,330 square feet over two stories
- Four bedrooms and 2.5 to 3.5 bathrooms
- No formal living room, as this room vanishes entirely or is transformed into a parlor/retreat/library
- Exterior walls of vinyl or fiber-cement siding or brick
- Technology like a fiber-optic network, programmable thermostat, structured wiring system
- Both a shower stall and a tub in the master bathroom
- A separate enclosure for the toilet in the master bath

#### Upscale Home:

- More than 4,000 square feet
- Two stories with four or more bedrooms and 3.5 to 4.5 bathrooms
- Two master bedroom suites
- A formal living room is likely, but it may be replaced by a parlor/retreat/library
- An exterior of stone, brick, stucco or fiber-cement siding
- An outdoor kitchen with a grill, sinks, refrigerator and cooking island
- An outdoor fireplace featuring a pool/spa, audio/TV equipment and lighting
- Technology like programmable thermostats, structured wiring,, multi-zone HVAC, remote-control fireplaces, instant hot water in bathrooms and kitchens, a lighting control system and a monitored burglar/fire/toxic gas alarm system.

So as you are planning your new dream home, plan on incorporating some of these new features for a home that will last generations into the future.