

Homes For Young Families: Fact Sheet on Single-Family Homes

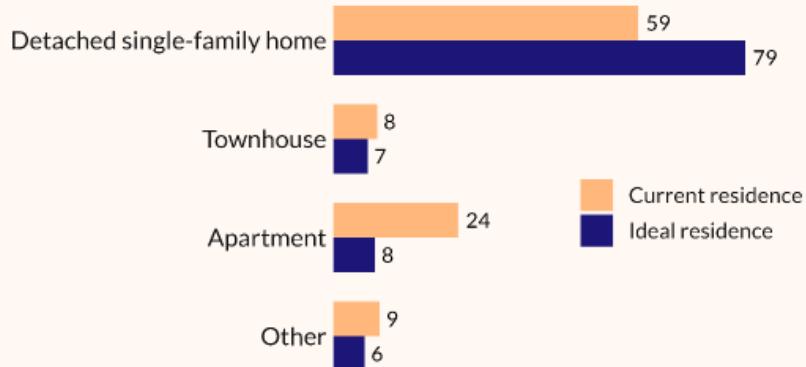
Today, apartments as a share of home construction are at their highest level in decades. This is concerning since, as we show in [*Homes for Young Families: A Pro-family Housing Agenda*](#), almost nobody in America wants to raise a family in an apartment. Our survey of almost 9,000 Americans finds a broad-spectrum rejection of apartment living across every single demographic group surveyed.

Americans Want Single-Family Homes

- When asked to visualize their ideal home: 79% of respondents say detached SFH, even though only 59% are currently living in that kind of housing.
- Detached SFH are the only housing type where the proportion of respondents identifying this as ideal exceeds the proportion living in these types of homes.

High demand for detached homes alongside many people stuck in apartments

Percent of adults under 55



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

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Family Aspirations Shape Housing Desires

- Respondents under age 35 in apartments average just 0.3 children, compared to about 0.6 children for those in other housing. Meanwhile, for respondents ages 35 to 54, apartment-dwellers average 1.3 children, vs. 1.6 for others.

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513 E Main St #1502, Charlottesville, Virginia, 22902

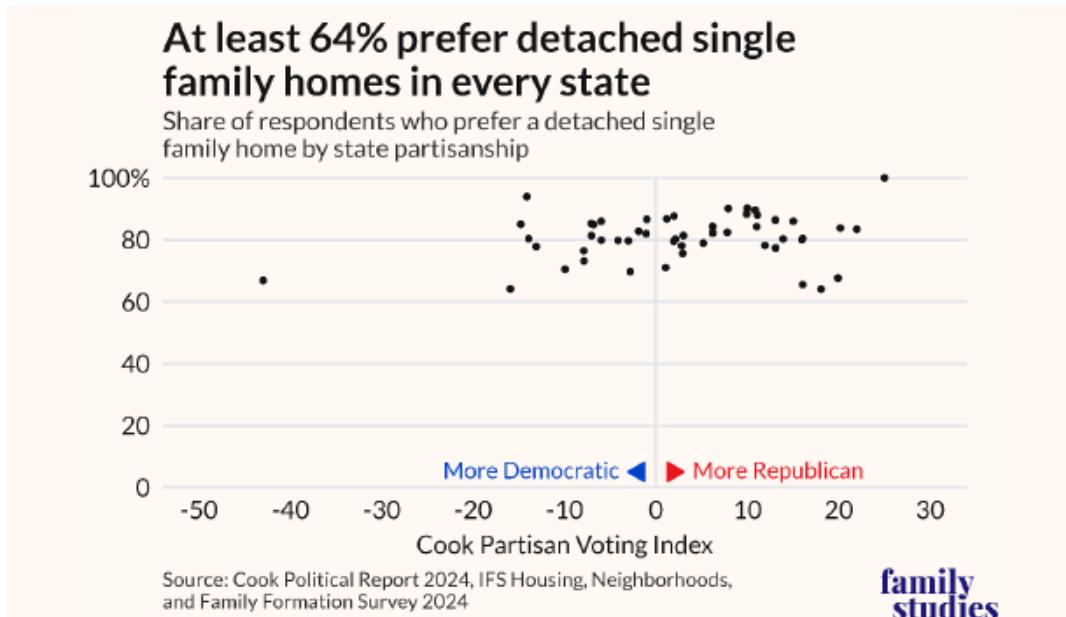
434-326-7583 | michael@ifstudies.org

www.ifstudies.org

- Homeownership is strongly tied to family ambitions. Among respondents who are not homeowners, over 90% of those who want more children desire to own homes, compared to lower rates among people who are finished having children, and much lower rates among those who are childless by choice (70%).

A Non-partisan Policy Issue: Single-Family Housing

- Americans on both sides of the aisle desire single-family housing.



- Public housing projects pouring massive amounts of money into apartment construction should be reconsidered.
- Tax Increment Financing, for apartment development, may be a policy mistake.
- “YIMBY” proposals that only deregulate building “up” with apartments rather than “out” for new neighborhoods are unlikely to support family formation.

Even as policymakers can and should remove unreasonable regulatory burdens on apartment construction where applicable, the main focus of any family-friendly housing policy should be on expanding the supply of single-family homes.

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