

## The factors that could influence residential home prices across the United States over the next 10 years.

Study says that millennials are the new wave of residential home buyers in the next 10 years. I guess their main focus would be suburban areas or walkable neighbourhoods and easy access to community resources. The future of residential homes could be having features like roof access, designed workspaces, green building practices as well as eco friendly homes could be the future. Not to forget luxury homes might be also be on the rise according to study.

Residential house prices might increase in cities and around cities which have scope to be the new IT cities or cities where industries are on the rise.

Economy also has a major effect on the prices of houses. Economy factors may be GDP, policy reforms, employment data, outsourcing of employees etc. So, basically if the economy is down or sluggish so will the house prices be affected.

**Location-** whether the house is located in city or outskirts, busy area, water fronts etc. In location there are a few main things that people mainly look into apart from what I mentioned earlier those are-

- Employment opportunities
- Quality of educational institutes near by
- Close proximity to shopping, entertainment and other recreational amenities
- Public transport connectivity and highways connectivity

**Economic Growth-** Demand for housing depends on income of people. Increase in higher economy results in increased incomes sources which impacts on people spending for houses.

**Outsourcing policy reforms-** Remote work has gained popularity over the time and will be in peak in the next ten years. So, people can migrate from cities to affordable and spacious houses with increased amenities in the suburbs. Also, for example, visa policy reforms can have an effect on the prices of houses as if more people migrate from different parts of the world the need for housing will increase automatically and surely have an effect on the prices.

**Government and taxation policies** – Tax policies, deductions and subsidies are another way to create a boom on the real estate market and housing prices. Tax incentives can lead to people investing in more houses.

**Technological advancements**- New technologies in the field of housing will directly result in the impact of housing prices. Smart home technology is the new trend which is both inexpensive as well as easy to install. These tech ready houses might show an impact on housing prices as well.

**Interest rates**- Increased interest rates will result in increased mortgage price which in turn will result in the fall of housing prices. An increase in interest rates increase makes it difficult for homeowners to sustain these increased prices.

**Neighbourhood**- while buying a house we tend to compare its prices and features with other houses in the neighbourhood. The kind of community around the house play a role on the price of the house as well.

**Demographics**- this factor is usually overlooked but has a major impact on housing prices and what kind of properties are in demand right now. These mainly include the kind of population that reside in a particular area based on age, race, gender, income, migration patterns as well as growth in population.

**Size**- the size of the house would have a considerable impact on the price of the house. Based on whether the house basements, garages, attics, swimming pool or an apartment so on. Price per square foot varies based on all these factors. Bathrooms and Bedrooms are given at most priority and then comes their common rooms and relaxing areas.