

2026 NAR Community and Transportation Preference Survey

Americans Value Walkability, Housing Choices and Communities That Connect Us



A new survey by the National Association of REALTORS® shows that Americans value walkability, mixed-use neighborhoods and a broad range of housing choices. Demand for smart-growth features such as access to parks, shops, restaurants, schools and workplaces is real—and many Americans are willing to pay more for them.



Walkability Remains a Top Priority

89% say **sidewalks and places to walk are important** when deciding where to live.

82% say being **within an easy walk of shops and parks** is important.

74% say having a **place to walk or exercise a pet** is important.

71% say the **places they need to go are too far to walk**.

Other Barriers to Walking:



41%
Weather



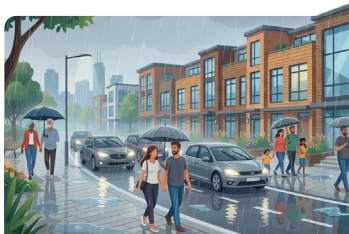
39%
Traffic safety



Walkability Has Real Market Value

63% say they would be **willing to pay more to live in a community where they could easily walk** to parks, shops and restaurants.

59% when presented with a choice between a larger home site requiring more driving and a smaller lot in a walkable neighborhood, **preferred the walkable option**.



*Celebrating
25 years*

of Building Better Communities



Part of NAR's Community Development Advocacy Program, the Community and Transportation Preferences Survey helps inform advocacy for stronger, more livable communities.

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There is Meaningful Support for Reducing Driving Trips Through Community Design

46% say it should be a **high priority** for local governments to **make it easier to develop communities where people do not have to drive long distances** to work or shop.

39% say it should be a **middle priority**.

15% say it should be a **low priority**.

Support is Strongest for Practical Housing Solutions That Expand Choice



63%

say **small-lot single-family homes are a good idea** for their communities.



51%

support **townhomes, duplexes and other attached housing options**.



NAR's Community and Transportation Preference Survey is a triennial survey of **2,000 residents in America's 50 largest metropolitan areas** to assess their preferences related to NAR's Smart Growth principles.

To view the complete results from the survey, visit <https://bit.ly/4f11YeZ>

