



May 4-16, 2026

2000 Respondents

977 Split A Respondents (1000 Weighted), 1023 Split B Respondents (1000 Weighted)

2000 Panel Respondents (2000 Weighted)

Margin of error: ± 2.2 percentage points

National Association of REALTORS®

National Smart Growth

Frequencies (% responding)

Q.2 The first question is about the quality of life in your community. How satisfied would you say you are with the quality of life in your community?

(ROTATE VERY SATISFIED TO VERY DISSATISFIED)

	2026	2023	2020 July	2020 Feb	2017
Very satisfied	32	33	37	36	37
Somewhat satisfied	49	47	43	46	45
Somewhat dissatisfied	13	15	13	12	13
Very dissatisfied	6	5	6	5	6
Don't know	0	-	-	0	-
Total Satisfied	82	80	80	82	82
Total Dissatisfied	18	20	20	18	18

Q.3 Here are a few questions about your neighborhood and home. For each, please indicate whether you (ROTATE) agree or disagree with that statement.

(RANDOMIZE)

(ROTATE STRONGLY AGREE TO STRONGLY DISAGREE)

	Strong agree	Smwt agree	Smwt disagree	Strong disagree	Don't know	Total agree	Total disagree
A. There are lots of places to walk nearby, such as shops, cafes, and restaurants.							
2026	31	33	20	15	-	65	35
2023	33	33	18	15	1	67	33
B. There are parks within walking distance.							
2026	40	30	16	14	0	70	30
2023	41	30	15	13	2	71	28
C. There are sidewalks on most of the streets.							
2026	51	29	10	11	0	79	21
2023	47	31	10	11	1	78	21
D. There are bike lanes and paths nearby.							
2026	30	34	18	18	0	64	36
2023	30	34	18	17	2	64	34
E. There is public transit nearby.							
2026	39	27	15	19	0	66	34
2023	40	29	12	17	3	69	29
F. There are plenty of community gathering places such as playgrounds, dog parks, and community gardens nearby.							
2026	33	40	18	10	0	73	27
2023	32	42	16	9	2	74	24

Q.4 Do you live in:

	2026	2023	2020 July	2020 Feb	2017
A single-family, detached house	59	57	58	60	58
A single-family, attached house such as a townhouse or rowhouse	8	9	9	9	9
A building with two or more apartments or condos	28	29	26	25	29
A mobile home or trailer	2	3	4	3	2
Other	2	2	2	3	2

Q.5 If you were deciding today where to live, please indicate how important each of the following would be to you.

(RANDOMIZE)

	Very important	Somewhat important	Not very important	Not at all important	Don't know	Very/Some what important	Not very/Not all important
A. Being within an easy walk of other places and things in a community, such as shops and parks							
2026	42	40	14	4	0	82	18
2023	41	38	14	6	1	79	20
2020 July	39	35	17	9	0	74	26
2020 Feb	38	38	16	7	0	76	24
2017	42	38	15	5	0	80	20
B. Sidewalks and places to take walks							
2026	57	33	7	3	0	89	10
2023	50	34	9	6	1	85	14
2020 July	52	33	9	6	0	85	15
2020 Feb	48	36	10	6	0	84	16
2017	49	38	10	4	0	86	14
C. Being within a short commute to work							
2026	41	34	11	13	0	75	25
2023	40	32	11	16	2	72	26
2020 July	36	34	13	17	0	70	30
2020 Feb	40	33	12	15	0	73	27
2017	41	33	12	14	0	74	26
D. Easy access to the highway							
2026	34	43	16	6	0	77	23
2023	34	40	17	8	2	74	25
2020 July	30	42	20	8	0	72	28
2020 Feb	35	42	17	6	0	77	23
2017	38	42	14	5	0	80	20
E. Having public transit nearby							
2026	34	30	21	15	0	64	36
2023	36	29	18	15	1	65	34
2020 July	31	25	22	22	0	55	45
2020 Feb	34	29	20	17	0	63	37
2017	34	28	23	14	0	62	38

	Very important	Somewhat important	Not very important	Not at all important	Don't know	Very/Some what important	Not very/Not all important
(1000 respondents)							
F. (SPLIT SAMPLE A) Bike lanes and paths nearby							
2026	26	34	25	15	0	60	40
2023	22	33	27	17	1	55	44
2020 July	22	31	25	22	0	53	47
2020 Feb	21	33	27	20	-	53	47
2017	21	34	28	18	0	54	46
(1000 respondents)							
G. (SPLIT SAMPLE B) Separated bike paths or trails							
2026	24	37	26	12	0	61	38
2023	23	34	24	17	2	57	41
2020 July	-	-	-	-	-	-	-
2020 Feb	22	34	28	16	0	56	44
2017	20	33	30	17	0	53	47
H. Being in a community where children can safely bike or walk to school							
2026	50	28	13	9	0	78	22
I. Having a place to walk or exercise a pet							
2026	41	33	14	12	-	74	26

(1638 respondents)

Q.6 (IF VERY OR SOMEWHAT IMPORTANT ON Q.5A) If you were moving to a new home, would you be willing to spend more to live in a community where you could easily walk to parks, shops, and restaurants?

(ROTATE TOP TO BOTTOM, BOTTOM TO TOP)

	2026	2023	2020 July	2020 Feb	2017
Yes, a lot more	22	24	22	25	21
Yes, a little more	56	53	54	51	53
No, no more	23	22	23	24	25
Total Yes	77	78	76	76	74

Q.7A Continue to imagine that you are moving to another home. These next two questions are about the kind of community where you would like to live. Please select the community that you prefer.

(Community A) Houses with large yards and you have to drive to the places where you need to go.

OR

(Community B) Houses with small yards, and it is easy to walk to the places you need to go.

	2026	2023	2020 July	2020 Feb	2017
Community A: Large yard	41	44	48	47	47
Community B: Small yard	59	56	52	53	53
Don't know	0	0	0	0	0

Q. 7B Continue to imagine that you are moving to another home. These next two questions are about the kind of community where you would like to live. Please select the community that you prefer.

(Community A) Own or rent an apartment or townhouse, and you have an easy walk to shops and restaurants and have a shorter commute to work.

OR

(Community B) Own or rent a detached, single-family house, and you have to drive to shops and restaurants and have a longer commute to work.

	2026	2023	2020 July	2020 Feb	2017
Community A: Easy walk	52	53	48	50	51
Community B: Drive	48	47	52	50	49
Don't know	0	0	0	0	0

Q.8 Still imagine that you are moving to another home. Please rank the following home and community qualities from most important to least important.

	1	2	3	4	5	6	1-2	1-3
A. Walkable to shops and restaurants								
2026	14	18	18	18	16	16	32	50
2023	17	18	17	15	17	16	35	52
B. High quality public schools								
2026	9	14	13	16	14	32	23	36
2023	11	14	13	17	15	31	25	38
C. A large house								
2026	15	13	15	20	23	13	28	43
2023	16	15	16	20	21	14	31	47
D. A large yard								
2026	8	16	15	16	23	22	24	39
2023	9	18	17	17	20	19	27	44
E. Low levels of crime								
2026	47	23	16	7	4	2	70	86
2023	41	22	18	9	6	4	63	81
F. A short commute								
2026	7	16	22	22	18	14	23	45
2023	7	13	20	23	22	16	20	40

Q.9 How high of a priority should it be for local government in your area to make it easier to develop communities where people do not have to drive long distances to work or shop?

	2026
An extremely high priority	17
A high priority	29
A middle priority	39
A low priority	10
An extremely low priority	5
Don't know	-
Total high priority	46
Total low priority	15

Q.10 Do you think homes or apartments in walkable neighborhoods-where you can walk to shops, restaurants, offices, and parks-are generally more or less expensive than homes in neighborhoods where you have to drive for those things?

	2026
Much more expensive	31
A little more expensive	36
Cost about the same	25
A little less expensive	7
Much less expensive	1
Don't know	0
Total more expensive	67
Total less expensive	8

Q.11 Do you have any children?

	2026
Yes, I have a child or children aged 19 or above	26
Yes, I have a child or children aged 18 or below	22
Yes, I have children aged 19 or above AND children aged 18 or below	4
No, I do not have children	46
Prefer not to say	2
(Don't know/refused)	0
Total 18 or below	27
Total have kids	53

(531 2026 respondents, 540 2023 respondents, 540 July 2020 respondents, 820 Feb 2020 respondents, 903 2017 respondents))

Q.12 (IF HAS CHILD AGE 18 OR BELOW IN Q.11) And are one or more of your children in grades K through 12?

	2026	2023	2020 July	2020 Feb	2017
One or more in grades K through 12	76	80	79	83	75
No children in grades K through 12	24	21	21	17	24

Q. 13 Which of the following best describes where your adult child or children live? Check all that apply.

	2026
I have at least one adult child who lives with me	11
I have at least one adult child who lives an hour or less from me	14
I have at least one adult child who lives more than an hour from me, but in the same state	6
I have at least one adult child who lives more than an hour from me and in another state (country)	9
Prefer not to say	1
N/A	69

(261 respondents)

Q.14 [IF MORE THAN AN HOUR OR OTHER STATE IN Q.13]

When it comes to your adult child or children who live further away from you, please tell me if you agree or disagree with the following statement :

My adult child/children would like to live closer to me, but they cannot afford to buy or rent a home in the community where I live.

	2026
Strongly agree	9
Somewhat agree	9
Neither agree nor disagree	29
Somewhat disagree	15
Strongly disagree	38
Total Agree	18
Total Disagree	53

(48 respondents)

Q. 15 Which ONE of the following is the biggest barrier to your child/children being able to afford a home or apartment closer to where you live?

	2026
Housing costs are too high	75
Not enough suitable housing available	9
Something else	4
Their income is too low	12

(261 respondents)

Q.16 [IF MORE THAN AN HOUR OR OTHER STATE IN HAVEKIDS2]

When it comes to your adult child or children who live further away from you, please tell me if you agree or disagree with the following statement: *I would like to live closer to my adult child/children, but I can't afford to buy or rent a home in the community where they live.*

	2026
Strongly agree	14
Somewhat agree	11
Neither agree nor disagree	31
Somewhat disagree	12
Strongly disagree	31
Don't know	0
Total Agree	26
Total Disagree	43

(65 respondents)

Q.17 [IF AGREE IN Q.16]

Which ONE of the following is the biggest barrier to your being able to afford a home or apartment closer to where your children live?

(RANDOMIZE)

	2026
Housing costs are too high	56
Income is too low	27
Not enough suitable housing available	7
Something else	10

Q.18 Now, we'd like to ask about your preferences regarding your current daily travel. For each statement, please indicate if you (ROTATE) agree or disagree.

(RANDOMIZE)

(ROTATE STRONGLY AGREE TO STRONGLY DISAGREE)

	Strongly agree	Smwht agree	Smwht disagree	Strongly disagree	Don't know	Total agree	Total disagree
A. I like riding a bike.							
2026	17	36	22	25	0	52	47
2023	16	32	23	26	3	48	49
2020 July	17	34	25	24	-	51	49
2020 Feb	16	33	25	27	0	49	51
2017	16	37	23	24	0	53	47
B. I like taking transit, like trains or buses.							
2026	13	28	23	36	0	41	59
2023	14	30	24	31	2	44	54
2020 July	11	27	24	38	-	38	62
2020 Feb	14	28	26	33	0	41	59
2017	11	27	27	35	-	38	62
C. I like driving.							
2026	30	35	19	0	15	66	34
2023	34	36	16	10	3	70	27
2020 July	34	38	16	12	-	73	28
2020 Feb	36	37	16	11	0	73	27
2017	35	39	17	10	-	73	27
D. I like walking.							
2026	40	45	10	4	0	85	14
2023	36	43	14	7	1	79	20
2020 July	36	44	13	6	-	81	19
2020 Feb	35	45	14	6	0	80	20
2017	35	45	14	6	-	80	20
E. I drive because I don't have a lot of other options.							
2026	32	29	18	21	0	62	38
2023	29	30	18	20	3	59	29
2020 July	29	30	20	20	-	60	29
2020 Feb	30	31	19	20	0	61	30
2017	28	30	22	20	-	59	28

Q.19 Now think about things that may keep you from doing more walking. Please indicate if each of the following keeps you from doing more walking.

(RANDOMIZE)

(ROTATE YES AND NO)

	Yes	No	Don't know
A. The places I need to go are too far to walk.			
2026	71	29	0
2023	72	25	3
B. There are too few sidewalks or trails.			
2026	33	66	0
2023	33	63	4
C. The weather is poor or unpredictable.			
2026	41	58	1
2023	50	46	4
D. My health prevents me.			
2026	28	72	0
2023	33	64	3
E. I do not feel safe because of traffic.			
2026	39	60	0
2023	39	57	5
F. I do not feel safe because of crime.			
2026	26	74	0
2023	38	58	4

Q.20 Thinking about the issue of housing availability. In your opinion, how (ROTATE) good or bad of an idea is it to build more of the following types of housing in your community?

(RANDOMIZE)

	Very good idea	Good idea	Not sure	Bad idea	Very bad idea	Don't know	Total Good	Total Bad
A. Rental apartments								
2026	14	30	25	17	14	0	44	31
2023	17	33	22	14	12	3	50	26
B. Condominiums								
2026	10	30	31	16	14	0	40	29
2023	13	31	28	14	10	5	43	24
C. Townhomes, duplexes, or other attached housing								
2026	14	38	25	13	10	0	51	23
2023	16	38	25	11	8	3	54	19
D. Small lot single-family homes								
2026	20	43	23	8	6	0	63	14
2023	22	44	20	7	5	3	66	12
E. Large lot single-family homes								
2026	17	31	27	16	8	0	48	25
2023	19	32	25	14	7	3	51	21

Q.21 Now, just a few questions for statistical purposes.

Are you:

(ROTATE)

	2026	2023	2020 July	2020 Feb	2017
Male	49	48	48	48	48
Female	51	52	52	52	52

Q.22 In what year were you born?

	2026	2023	2020 July	2020 Feb	2017
18 - 29	20	21	24	22	21
30 - 39	18	19	19	19	18
40 - 49	16	15	17	17	20
50 - 64	24	26	25	25	25
65+	21	19	16	18	17

Q.23 How many vehicles does your household own or lease for regular use?

	2026	2023
Zero	12	14
1	39	42
2	34	32
3 or more	14	12

Q.24 Which of the following best describes the place where you live:

(ROTATE TOP TO BOTTOM, BOTTOM TO TOP)

	2026	2023	2020 July	2020 Feb	2017
City - downtown with a mix of offices, apartments, and shops	10	11	10	11	10
City - more residential neighborhood	24	25	23	25	23
Suburban neighborhood with a mix of houses, shops, and businesses	32	31	30	30	30
Suburban neighborhood with houses only	23	18	23	20	22
Small town	6	7	7	6	6
Rural area	6	8	8	8	8

Q.25 Do you currently own your home, rent your home, or are you living with friends or family?

	2026	2023	2020 July	2020 Feb	2017
Own	50	53	49	51	57
Rent	36	36	35	36	43
Living with friends or family	15	11	15	13	-

Q.26 What is your marital status? (READ LIST, RANDOMIZE)

	2026	2023	2020 July	2020 Feb	2017
Married	42	43	45	46	45
Unmarried, living with partner	7	7	5	9	15
Single	35	33	34	30	24
Separated	1	2	2	2	2
Widowed	5	7	4	4	5
Divorced	9	8	10	10	10
Total Not Married	58	57	54	54	55

Q.27 What is the last year of schooling that you have completed? (DO NOT READ LIST)

	2026	2023	2020 July	2020 Feb	2017
1st - 11th grade	6	6	7	6	8
High school graduate	30	29	28	30	31
Non-college post H.S.	5	6	10	10	11
Some college	22	22	20	19	20
College graduate	22	22	22	22	19
Post-graduate school	14	13	13	13	11
H.S. or less	36	36	35	36	40
Post H.S.	28	29	30	30	31
Total College Graduate	36	36	36	35	30
Not College	64	64	65	65	70

Q.28 Last year, that is in 2022, what was your total family income from all sources, before taxes?

	2026	2023	2020 July	2020 Feb	2017
Less than \$15,000	9	9	13	15	12
\$15,000 to under \$50,000	24	24	32	31	30
\$50,001 to under \$75,000	16	18	18	18	16
\$75,001 to under \$100,000	14	13	14	14	11
\$100,001 to under \$150,000	12	12	12	12	10
\$150,001 to under \$200,000	8	6	6	5	3
More than \$200,000	6	5	4	4	2
Prefer not to say	11	13	1	1	16
\$75K or less	49	51	63	64	58
More than \$75K	40	37	36	35	26

Survey Methodology

Statara designed this Internet survey of the top 50 metropolitan statistical areas in the United States. The survey reached 2,000 adults, 18 years or older. The survey was conducted by YouGov on May 4-May 16, 2026.

YouGov interviewed 2000 respondents who were then matched down to a sample of 2000 to produce the final dataset. The respondents were matched to a sampling frame on gender, age, race, and education. The frame was constructed by stratified sampling from the 2024 American Community Survey (ACS) 1-year sample with selection within strata by weighted sampling with replacements (using the person weights on the public use file). The demographic characteristics of the top 50 MSAs were calculated by mapping PUMAs on the ACS to MSAs correspondence files from the Geocorr 2026: Geographic Correspondence Engine (Missouri Census Data Center) The matched cases were weighted to the sampling frame using propensity scores.

The matched cases and the frame were combined and a logistic regression was estimated for inclusion in the frame. The propensity score function included age, gender, race/ethnicity, years of education, and Statara regions. The propensity scores were grouped into deciles of the estimated propensity score in the frame and post-stratified according to these deciles.

The weights were then post-stratified on a four-way stratification of gender, age (4-categories), race (4-categories), and education (4-categories), and a post-stratification on parents with children under 19, to produce the final weight.