



# 5 Trends That Are Shaping New Homes

July 2012



Managing Broker  
**AB, ABR, ASR, CLHMS,  
CRS, CNE, GRI, EcoBroker,  
e-PRO, TRC**

Business: 360-692-6102  
Seattle: 206-282-5340  
Cell: 360-620-2690  
[mollyells@windermere.com](mailto:mollyells@windermere.com)  
[www.mollyells.com](http://www.mollyells.com)



Windermere Real Estate/West Sound, Inc.  
9939 Mickelberry Rd NW - Silverdale, WA 98383

*If you are already working with an agent, this is not meant as a solicitation for that business.*

**A**s part of my work as a real estate agent I like to follow trends in the industry. I believe that homeowners (and renters too!) are interested in hearing what home builders are trending toward.

Here's a look at some of the design trends which are shaping the future of new construction. My data comes from the NAHB (the National Association of Home Builders) – one of the most respected organizations in the industry. Their annual "Best in American Living Awards" identified eight trends that will influence new construction in 2012 and beyond.

**Trend #1: The "family triangle.**  
I'm sure you've heard of the "work triangle" – a long-held design concept used in kitchens to maximize utilization of workspace and improve workflow. The family triangle is a natural outgrowth of the desire for more open space floor plans ... a request that has steadily risen in recent years. The family triangle includes a lounge area for gathering, an eating area, and the kitchen.

**Trend #2: Floor plans and details which support multi-generational living.**  
Today's baby boomer homeowners are often squeezed from both ends of the generational spectrum. Increasingly, they are becoming responsible for caring for aging parents who can't live on their but aren't quite ready for assisted living. And a tight economy is also responsible for a large number of children returning to the homestead to live with their parents until they are

able to find employment that allows them to manage their own household. Builders are creating more homes with a second master suite, and are including details such as elevators and wider hallways.

**Trend #3: Innovative kitchen designs.**  
Kitchens continue to be "command central" in most homes ... and the emotional heart of the house. As the overall size of homes are decreasing and buyers are requesting more windows to bring in the sunlight, builders are forced to find flexible and innovate solutions for kitchen designs. The resulting loss of wall cabinetry often forces the creation of ever-larger walk-in pantries.

**Trend #4: Classic, with a contemporary twist.**  
Homes selling strongly are those which blend traditional elements with a more modern outlook. The result is exteriors with simpler elevations and interiors that are more streamlined. The ornate detailing and heavy ornamentation of the recent past is gone.

**Trend #5: Outdoor areas which extend your living space.**  
Buyers today are searching for private outdoor spaces that create a seamless transition with their indoor living spaces. While you might think this trend applies only to warm-weather climates, that's not true!

Whether you're thinking of making a move, or interested in remodeling your current home, you may want to keep these trends in mind! For more information on trends in the marketplace give me a buzz at 360-620-2690 or send me an email at [mollyells@windermere.com](mailto:mollyells@windermere.com). I'd love to share more information with you!

