



HOMECONNECTICUT

For Our Economy, Our Families, Our Future

a campaign of the Partnership for Strong Communities

Housing Diversity Good for Home Values

CT Economy, UConn's Quarterly Economics Journal, reports that:

"Towns with housing units of assorted sizes, from one-room efficiencies to cozy bungalows to sprawling McMansions and everything in between, tend to have and to maintain higher home values than towns that lack residential diversity."

According to a CT Economy study (<http://goo.gl/cSCfbs>), **"Home values tended to be higher in towns that offered a wider assortment of home sizes** and growing diversity seemed to enhance these values over time."

The study said towns may want to:

- Enhance property values by "cultivating the residential down-market as intensively as they traditionally do the high end."
- Reassess minimum lot-size zoning policies, which tend to artificially increase the size of homes built on a given parcel.
- Consider participating in Connecticut's Housing for Economic Growth (HOMEConnecticut) program.



CT Economy says home values – "by far the largest component of towns' tax bases" – aren't just a function of proximity to New York City or public school quality:

"Home values also depend on having a healthy mix of housing of various sizes in a community, which can appeal to residents in all life stages, perhaps provide some insurance against a contagious price slide, and even afford more convenient options for work and shopping. Connecticut residents appear willing to pay significantly more for homes in communities that offer such diversity."