



2024 HOME & COMMUNITY PREFERENCES AMONG ADULTS 18 AND OLDER

December 2024

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EXECUTIVE SUMMARY

Executive Summary

- Home and community are central to our lives. These are the places where we do not simply reside, but where we express ourselves, grow, connect, and thrive. So many people build relationships with friends, community organizations, schools, health care providers, and businesses.
- Therefore, it is no surprise most adults 50-plus have the strongest desire to stay in their home (75%) and community (73%) for as long as possible, as previous surveys have consistently shown.
- However, aging at home and in their community may not be possible for everyone. Although 64% of adults 18-plus believe their community is meeting their needs today, 50% lack confidence that their community will continue to meet their needs as they age. Moreover, among adults 50-plus, 44% anticipate moving in the future with the need for affordable housing as the driving factor.



Executive Summary (continued)

Though some adults will choose to move in their later years, the majority will not. Therefore, many adults 50-plus are already anticipating the types of changes they may need to make to their home.

- Many adults 50-plus (43%) anticipate needing to make modifications to their home to accommodate a future physical limitation, including bathroom modifications (72%) — such as grab bars and no-slip tile — and to create easier access into or around the home (71%) by installing ramps, chairlifts, or wider doorways.
- In addition, adults 50-plus expect they will need to integrate technology into their home to help them live independently longer, most frequently mentioning an emergency alert system (64%).
- For some, the type of change to the home might be an accessory dwelling unit or ADU, as one in four homeowners, age 50-plus (26%), either have or would consider building an ADU on their property. Their main motivation for doing so would be to provide space for a loved one who needed care or a place to live.
- In fact, preparing to care for a loved one is expected to be a reality for almost half of adults 18-plus (47%). Although many (52%) anticipate caring for that person in their loved one's home, one-third (33%) expect to care for them in their own home.

Executive Summary (continued)

While we spend most of our energy and resources creating a home that meets our needs and makes us feel safe, it is the external community that makes us feel “at home.” There are many characteristics that make a community a good place for people of all ages to thrive and grow. People want to live in communities that foster their health and well-being and include amenities like good health care, streets and roads that support all users, healthy food options, and parks and public spaces where all residents can gather and connect with each other.

- Younger and older adults rate the same community features as the most important: having clean water, reliable utilities, access to quality health care, and streets and sidewalks that are well maintained and safe. Adults 50-plus place an even higher importance on community features that directly affect their health.
- Community attributes related to housing options have grown in importance to all adults over the past three years with mentions of affordable housing (62%), housing options to fit needs as one ages (56%), and housing with accessibility features (53%) among the more prominent.
- Among all adults, the importance of various job-related policies and opportunities has remained consistent in recent years, such as a range of flexible job opportunities (55%) and job training for older adults (51%).

Communities must be in sync with the wants and needs of residents, particularly older adults, to support them throughout their lives. Having affordable, accessible, appropriate housing, transportation, and health care as well as safe and accessible public spaces, opportunities for social engagement and appropriate jobs are key components of making any community livable for all.

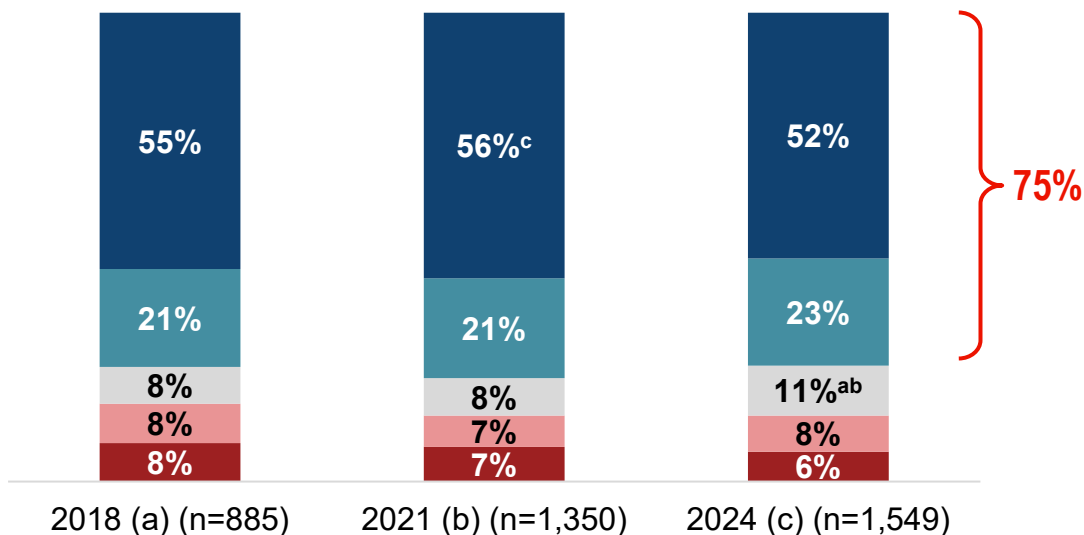
A photograph of four diverse adults walking and talking in a neighborhood. From left to right: a woman with long brown hair wearing a green jacket over a pink sweater, a man in a blue jacket, a man in a tan leather jacket, and a woman with short curly hair wearing a red jacket and a colorful scarf. They are walking on a sidewalk next to a stone wall. In the background, there are brick houses with dormer windows and a church steeple under an overcast sky.

AN UPDATE ON THE DESIRE TO AGE IN ONE'S OWN HOME AND COMMUNITY

Consistent with findings from previous years, it is a common aspiration for adults 50-plus to want to remain in their home and community for as long as possible.

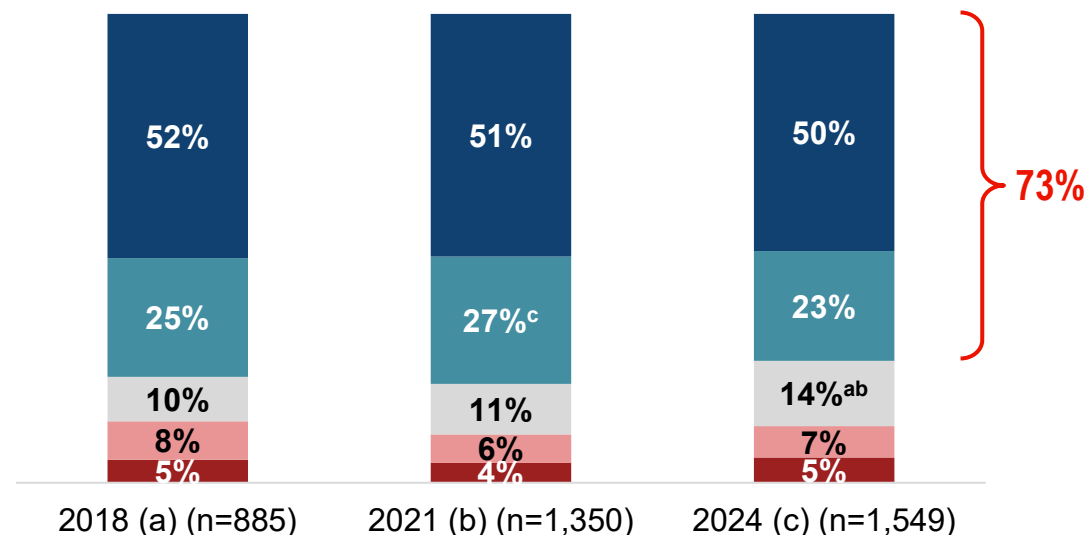
Desire to stay in their current residence

Among adults 50+, by wave



Desire to stay in their community

Among adults 50+, by wave



Letters indicate a significant difference at a 95% confidence level

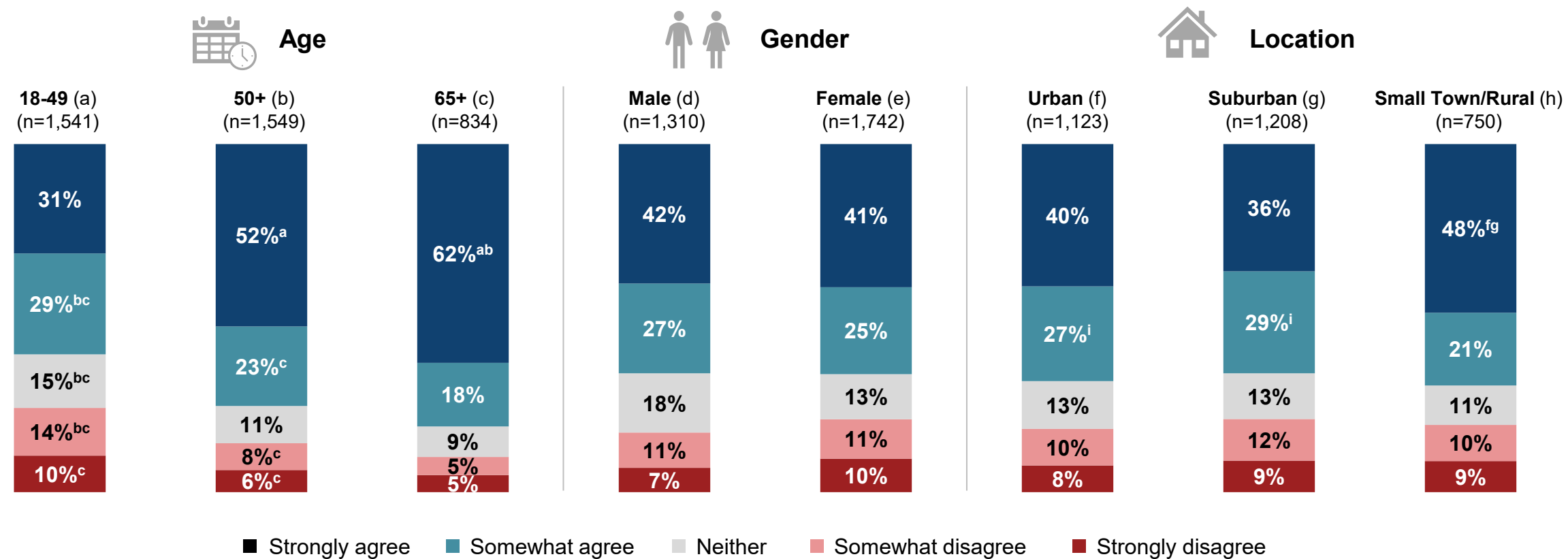
■ Strongly agree ■ Somewhat agree ■ Neither ■ Somewhat disagree ■ Strongly disagree

Base: Total 50+ Respondents 2024 (n=1,549) | Q2. How strongly do you agree or disagree with the statement: 'What I'd really like to do is reside in my **current residence** for as long as possible.'

Base: Total 50+ Respondents 2024 (n=1,549) | Q1. How strongly do you agree or disagree with the statement: 'What I'd really like to do is remain in my **community** for as long as possible.'

Most adults desire to remain in their home for as long as possible. This is especially true for adults 65 and older and those living in rural areas.

Desire to stay in their current residence
Among total respondents by age, gender, and location



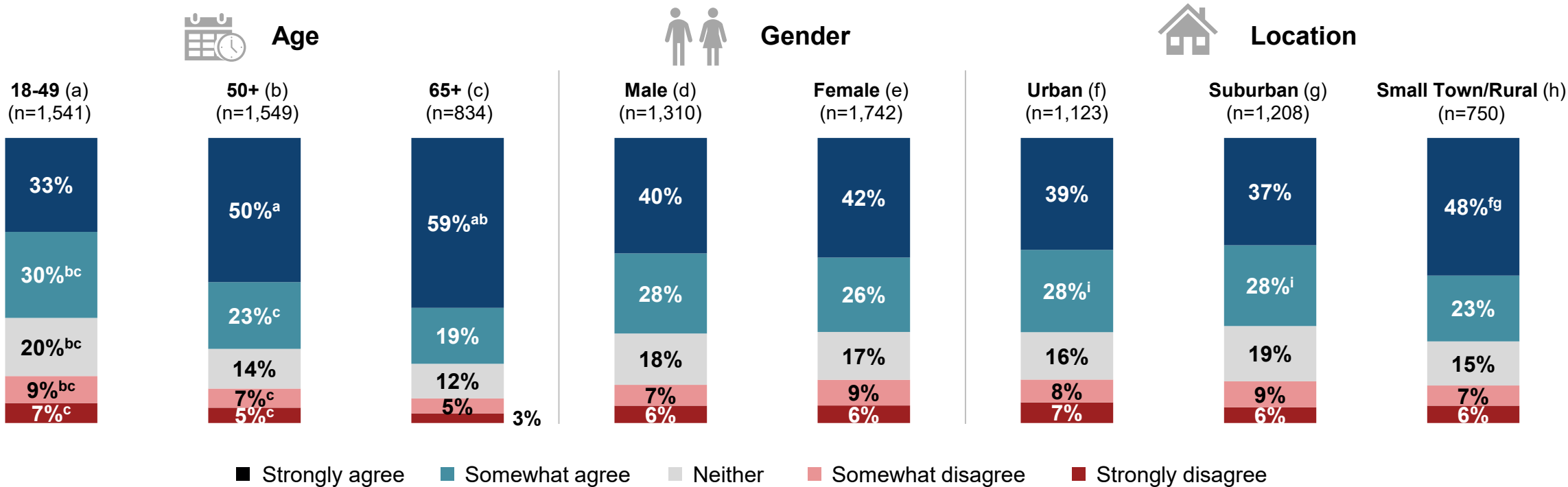
Letters indicate a significant difference at a 95% confidence level
Base: Total 18+ Respondents 2024 (n=3,090) | Q2. How strongly do you agree or disagree with the statement: 'What I'd really like to do is reside in my current residence for as long as possible.'

Adults of various ages, genders, and location feel just as strongly about staying in their community as they do in their homes.

As one ages, the more attached they become to their community, with adults 65 and older and rural residents expressing the strongest desire to age in their communities.

Desire to stay in their community

Among total respondents by age, gender, and location



Letters indicate a significant difference at a 95% confidence level

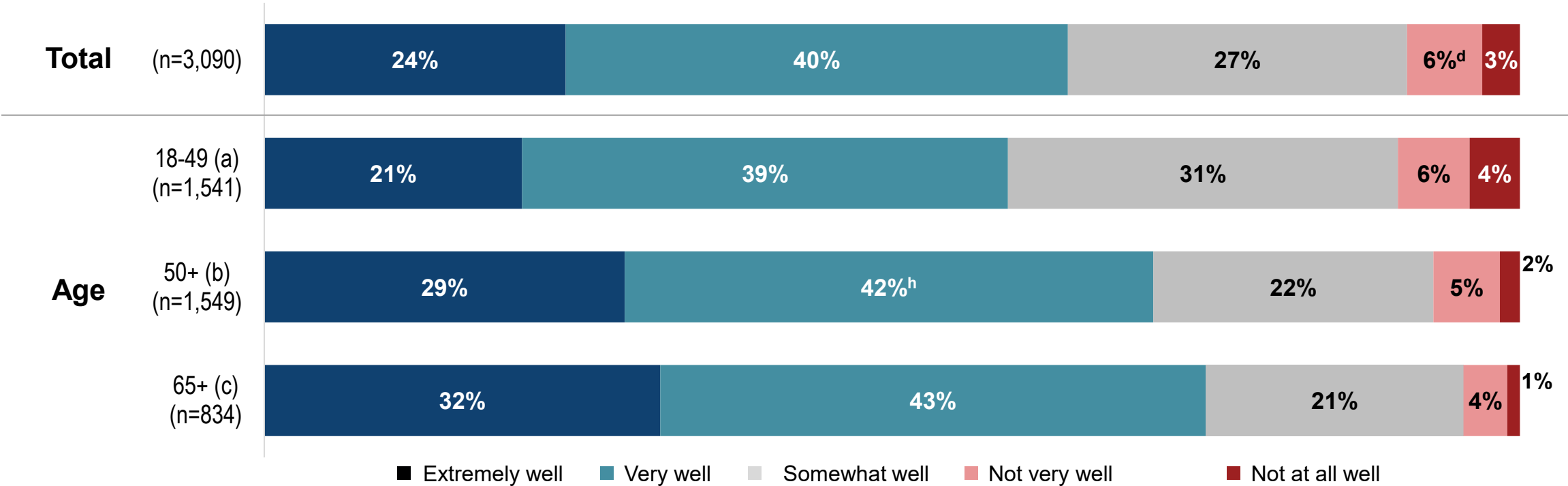
Base: Total 18+ Respondents 2024 (n=3,090) | Q1. How strongly do you agree or disagree with the statement: 'What I'd really like to do is remain in my community for as long as possible.'

Most adults say their community is currently meeting their needs extremely or very well.

This belief is strongest among those 50-plus and 65-plus, who have likely rooted themselves in their current community.

How well their community currently meets their needs

Among total respondents and by age



Letters indicate a significant difference at a 95% confidence level
Base: Total 18+ Respondents 2024 (n=3,090) | Q4. How well does your community meet your needs right now?



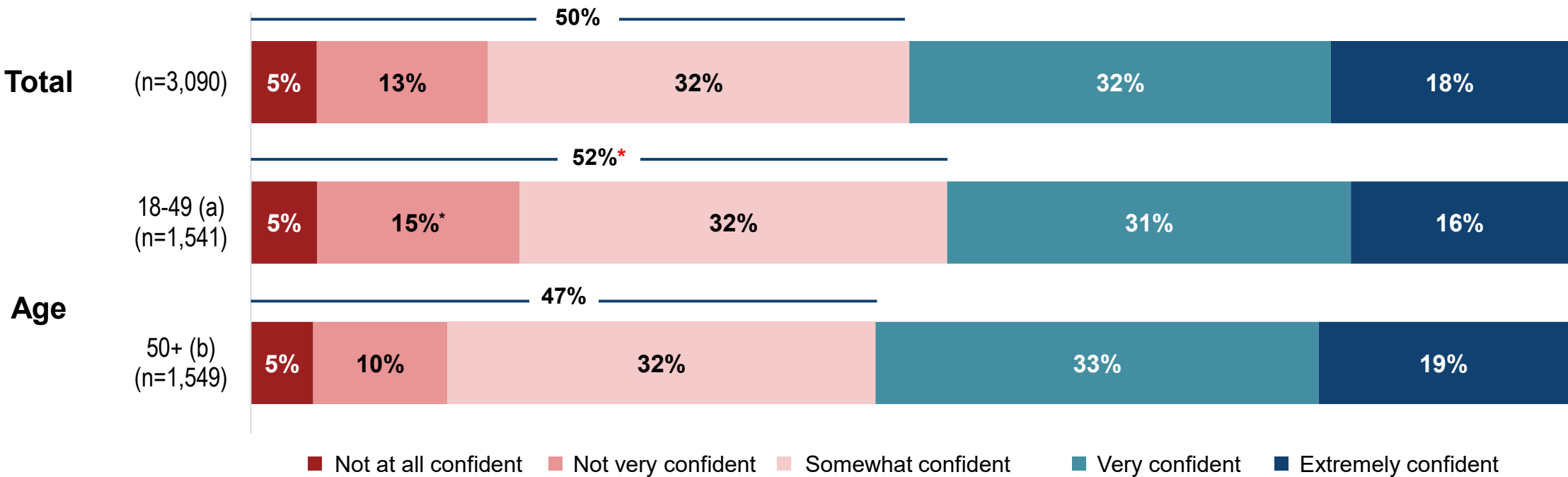
THE CHALLENGES TO AGING IN ONE'S OWN HOME AND COMMUNITY

Aging in their current home and community may not be a reality for everyone, as half of adults lack confidence their community will continue to meet their needs as they age.

This concern is slightly more prominent among those 18-49 than those 50-plus.

Confidence their community will meet their needs as they age

Among adults ages 18-49 and 50+



* Indicates a significant difference between ages within a wave

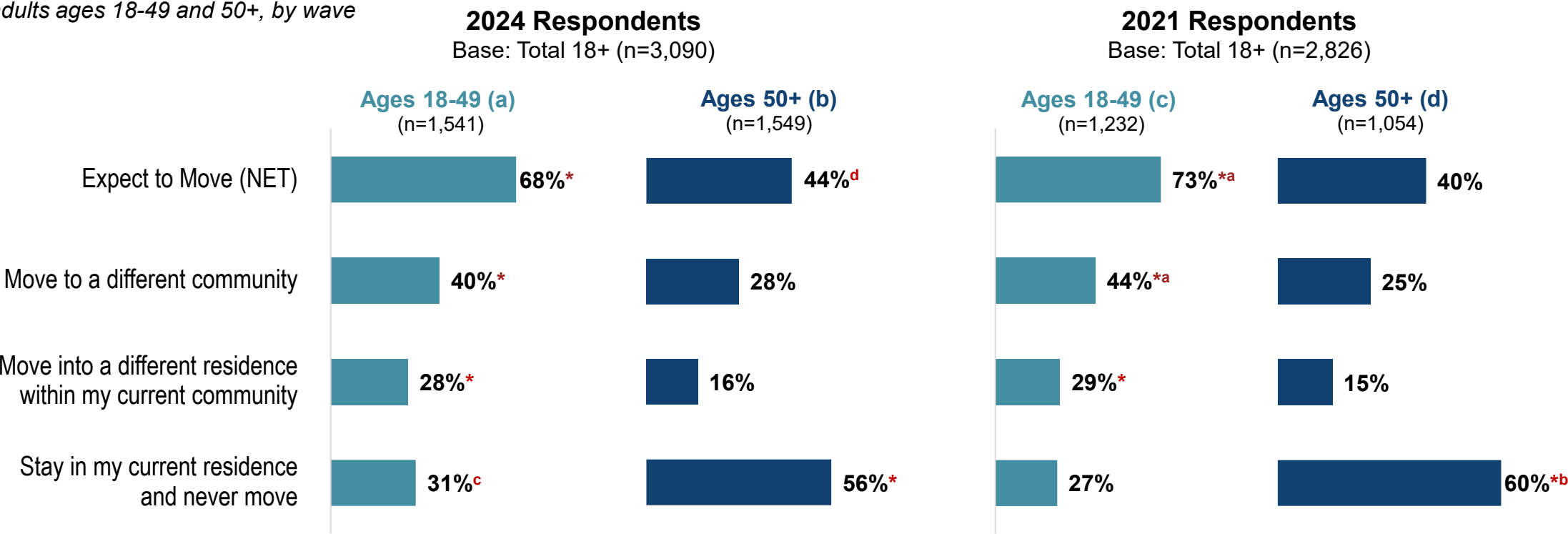
Base: Total 18+ Respondents 2024 (n=3,090) | Q5. How confident are you that your current community will meet your needs as you grow older?

Consistent with 2021, many adults anticipate a move in their future years.

Though this continues to decrease with age, there is a slight increase in an anticipated move among adults 50-plus when comparing 2024 to 2021. Some of this could be attributed to the increase in 50-plus renters over the past three years.

Likelihood to move

Among adults ages 18-49 and 50+, by wave



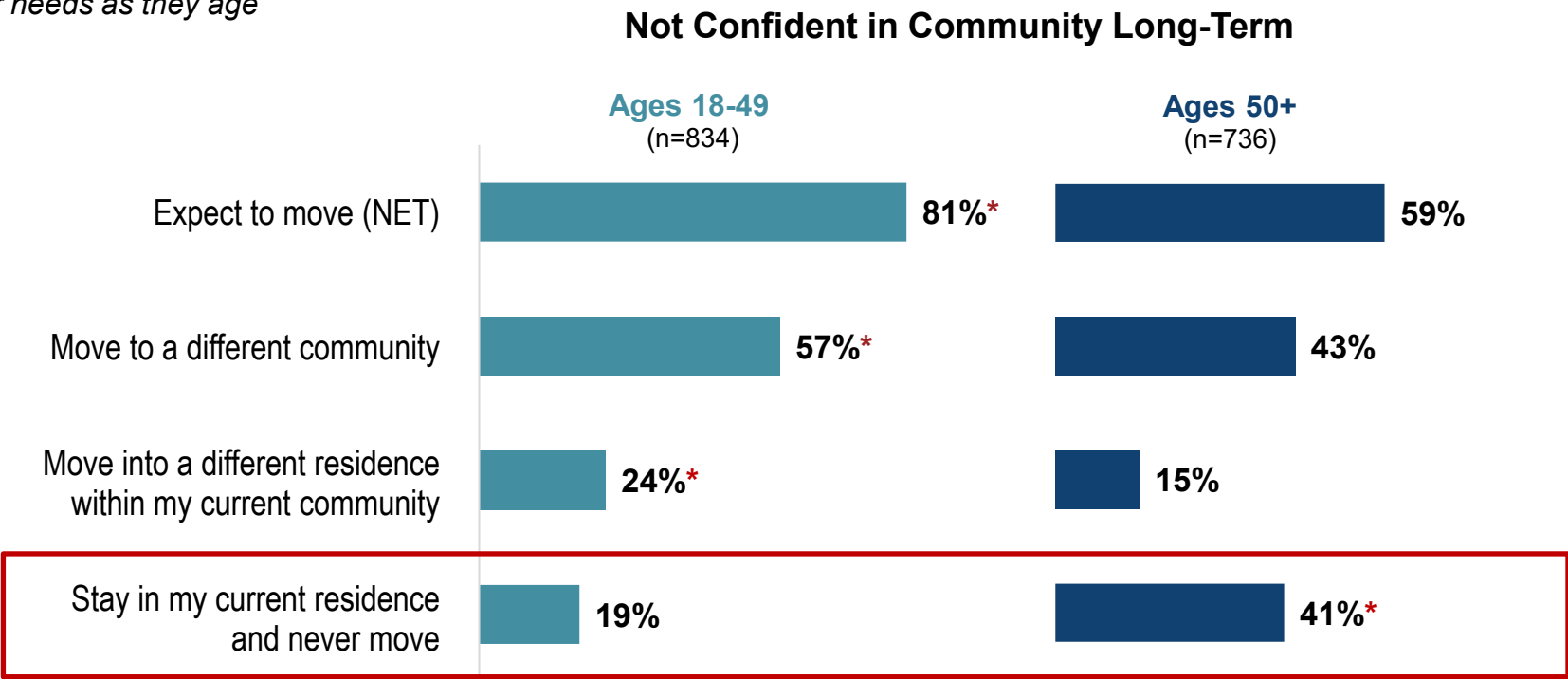
Letters indicate a significant difference across waves at a 95% confidence level * Indicates a significant difference between ages within a wave
Q3. Thinking about your future years, are you more likely to...?

Many adults 50-plus who are not confident that their community will meet their future needs expect to move; however, a significant portion will stay regardless.

Younger adults who are not confident in their community are significantly more likely to anticipate a future move.

Likelihood to move

Among adults ages 18-49 and 50+ not confident their community will meet their needs as they age



* Indicates a significant difference between ages at a 95% confidence level

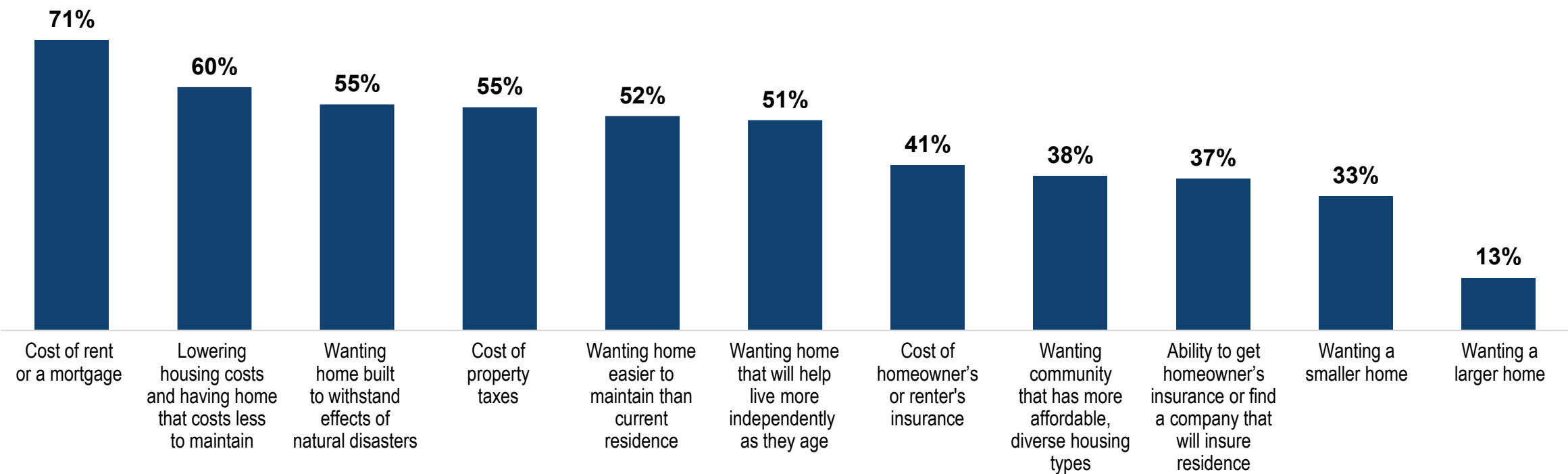
Base: Total 18+ Respondents not confident their community will meet their needs as they age 2024 (n=1,570) | Q3. Thinking about your future years, are you more likely to...?

Among adults 50-plus who anticipate needing to make a move, the need for more affordable housing is a driving factor.

They rate **the cost of their current rent or mortgage**, a desire to lower their **housing costs/having a home that costs less to maintain**, and the cost of **property taxes** as their top decision factors.

Major factor in moving out of current residence

Among adults 50+ who expect to move

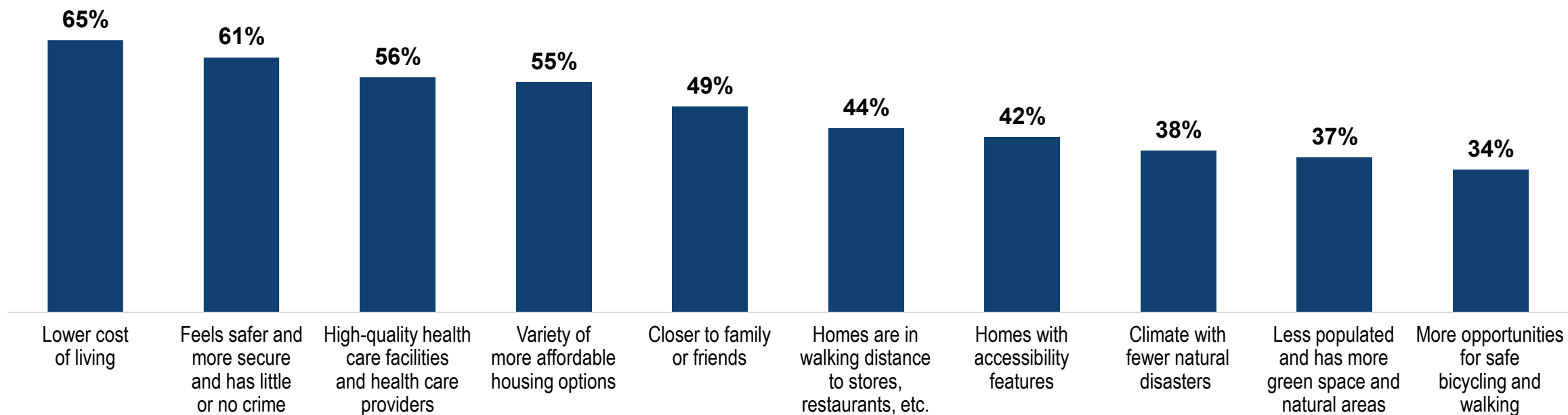


*Base: Total Respondents ages 50+ who expect to move 2024 (n=657)
Q10. If you were to consider moving out of your current residence, how much of a factor would the following be in your decision to move?*

When it comes to finding a better community, adults 50-plus are most influenced by cost of living, neighborhood safety, access to high-quality health care, and a variety of affordable housing options.

Major factor in moving out of current community (Top 10)

Among adults 50+ who expect to move

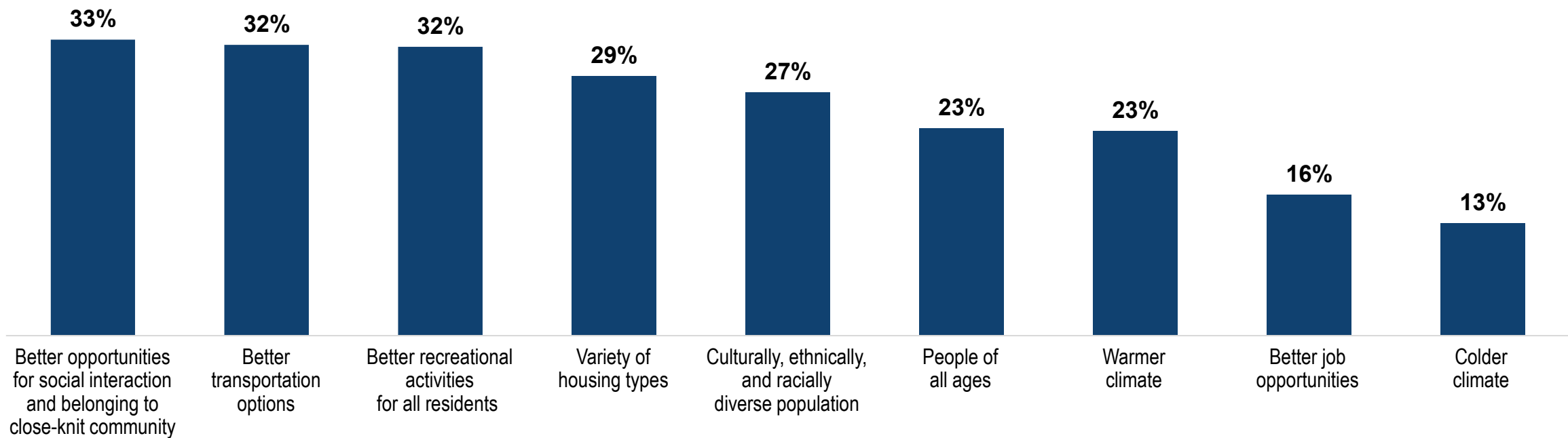


Base: Total 50+ Respondents who expect to move 2024 (n=657)
Q13. If you were to consider moving out of your current community, how much of a factor would the following be in your decision to move?

Climate, job opportunities, and the cultural or age mix of the community is less of a factor in adults 50-plus' decision to move than is cost.

Major factor in moving out of current community (Bottom 9)

Among adults ages 50+ who expect to move



Base: Total 50+ Respondents who expect to move 2024 (n=657)
Q13. If you were to consider moving out of your current community, how much of a factor would the following be in your decision to move?

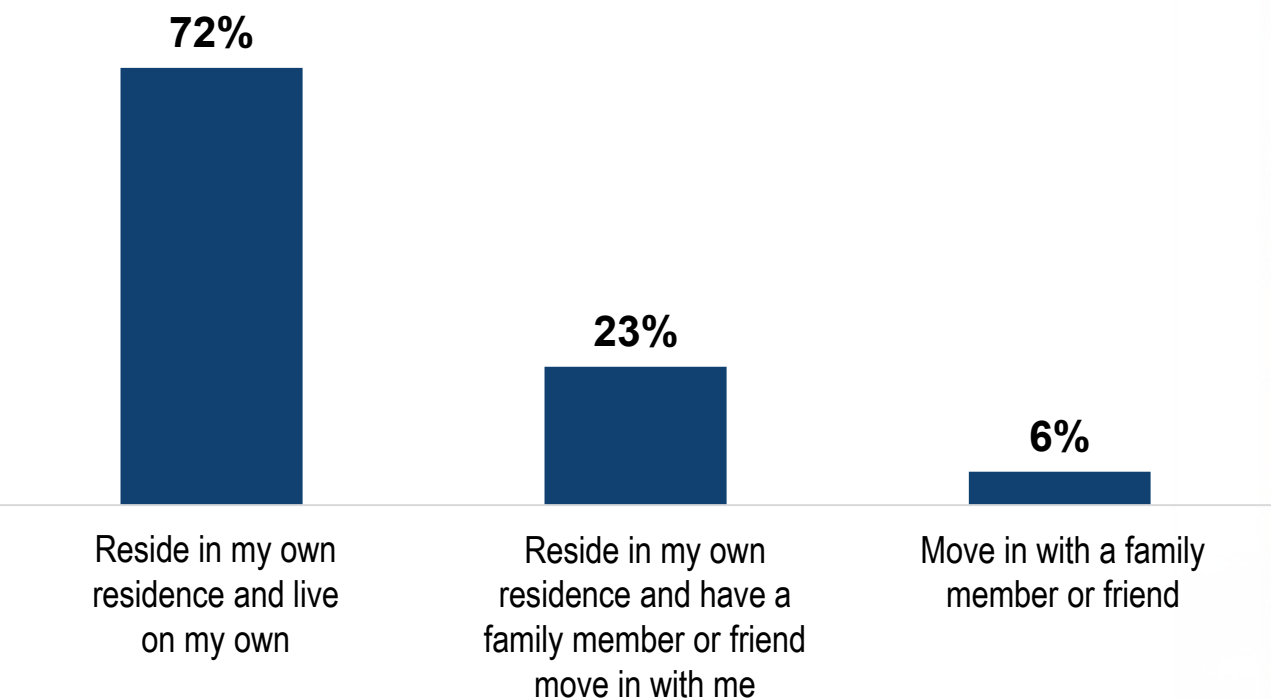


ACCEPTABLE HOUSING OPTIONS

The vast majority of adults 50-plus would prefer to live in their own home forever.

Future living preference

Among adults 50+



Base: Total 50+ Respondents 2024 (n=1,549)

Q9. If you had a choice [in your future years as an older adult], what type of living arrangement would you MOST prefer to live in?

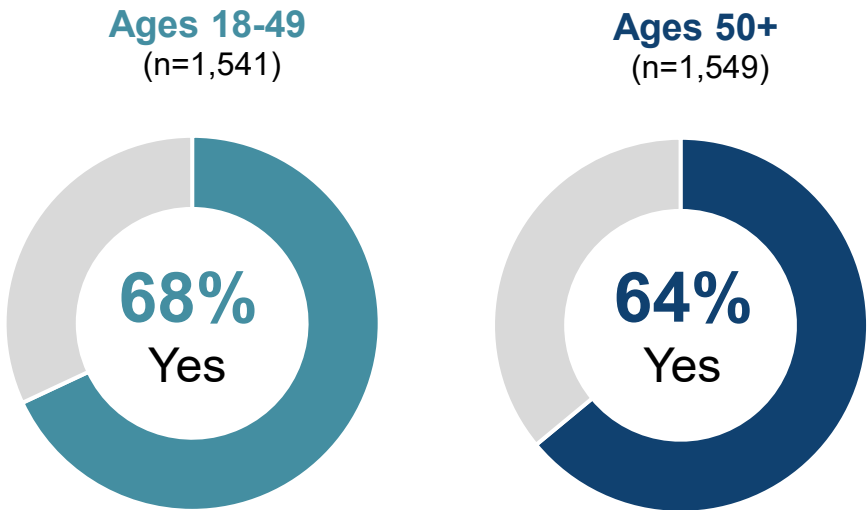


Most adults, regardless of age, would consider downsizing to a smaller residence if their needs were to change.

The vast majority have their hopes set on a single-family home, even if it is small.

Would consider downsizing in the future (%Yes)

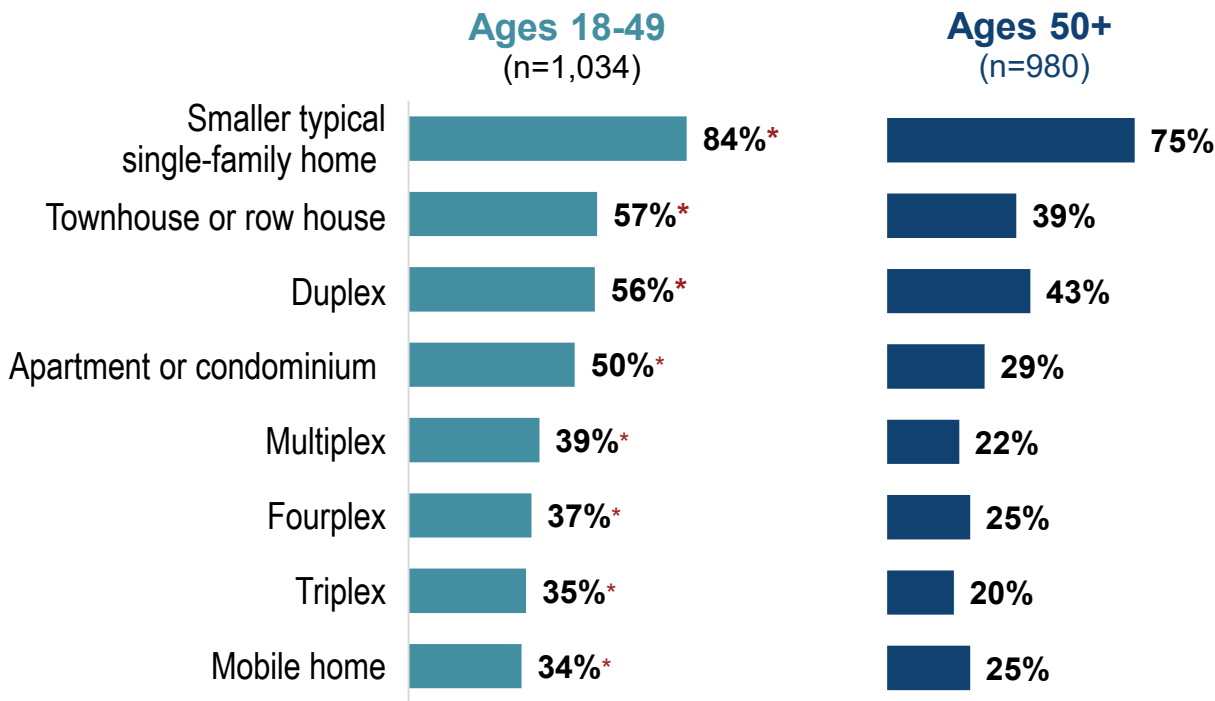
Among adults 18-49 and 50+



Base: Total 18+ Respondents 2024 (n=3,090)
Q11. Thinking about your future years [as an older adult], would you consider downsizing and moving to a smaller residence if your needs were to change?

Housing considerations (Very/Somewhat likely)

Among adults 18-49 and 50+, who would consider downsizing



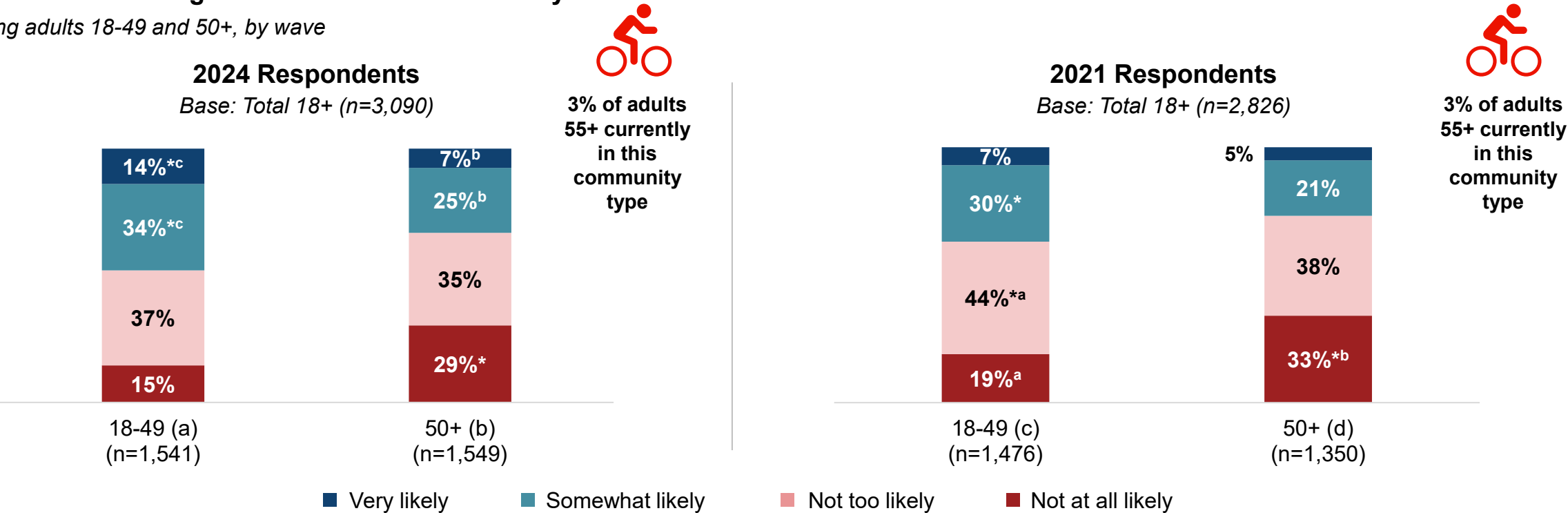
* Indicates a significant difference between ages within a wave
Base: Total 18+ Respondents who would consider downsizing 2024 (n=2,014)
Q12. How likely would you be to consider moving into the following types of housing?

Consistent with 2021, an active adult community is a possibility, with some adults 50-plus saying they are likely to move into one in the future.

There is an even greater level of possibility of younger adults (18-49) than older adults (50-plus) moving into this type of community in the future.

Likelihood of moving to an active adult community

Among adults 18-49 and 50+, by wave



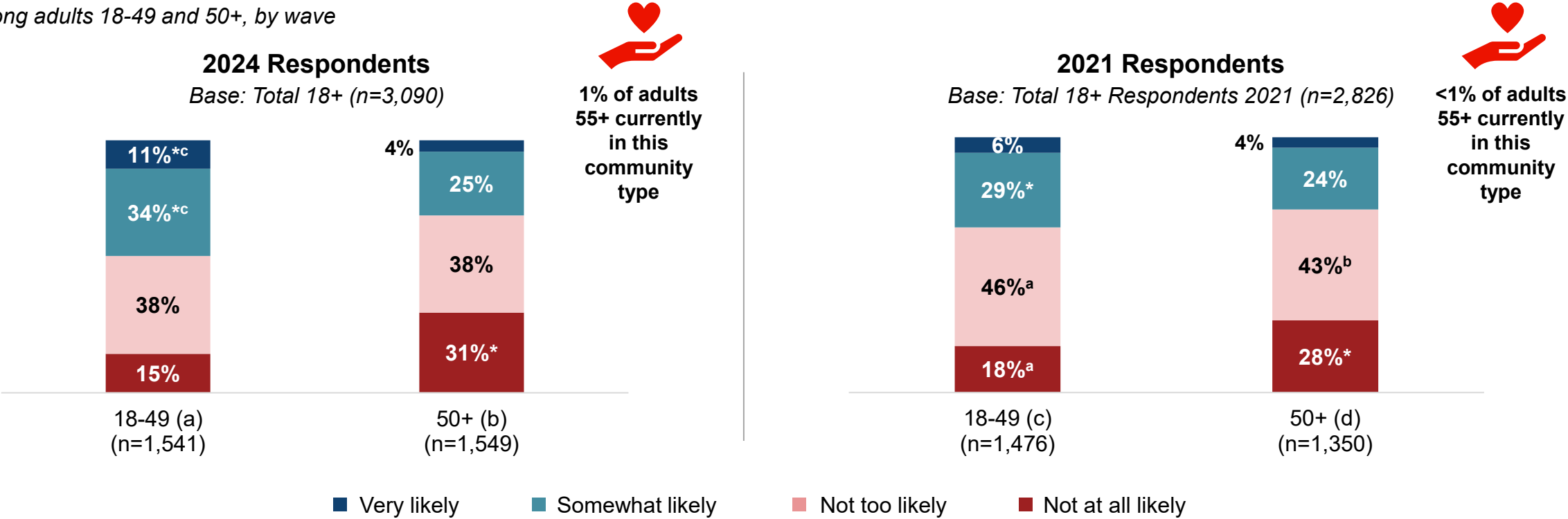
Letters indicate a significant difference across waves at a 95% confidence level * Indicates a significant difference between ages within a wave
Q7. How likely are you to move to an active adult community or neighborhood for people age 55 and older that is comprised of single-family homes, two-family homes, townhomes, apartments, and/or mobile homes?

Consistent with 2021, only a small portion of adults 50-plus see themselves moving to a continuing care community at some point in their lives.

A larger portion of younger adults (18-49) than older adults (50-plus) see a continuing care community as a future possibility.

Likelihood of moving to a continuing care community

Among adults 18-49 and 50+, by wave



Letters indicate a significant difference across waves at a 95% confidence level * Indicates a significant difference between ages within a wave
Q8. [At some point as an older adult,/In your future years,] how likely are you to move into a continuing Care Community..?



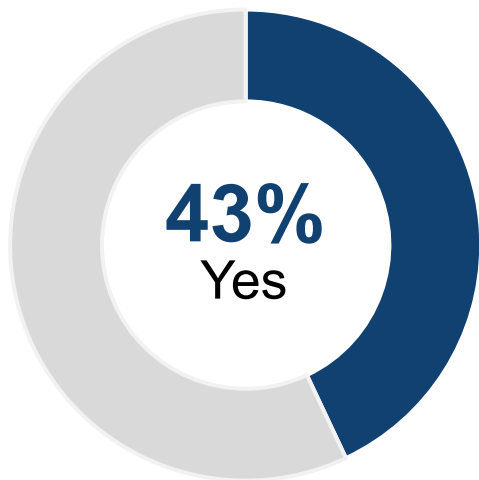
CHANGING WHAT “HOME” LOOKS LIKE

Many adults 50-plus expect they will need to make modifications to their home to accommodate future physical limitations.

The most common types of changes anticipated are **bathroom modifications** such as grab bars and no-slip tile and creating an **easier access into or within the home** through use of ramps, chairlifts, or wider doorways.

Home modification necessary to accommodate physical limitations (% Yes)

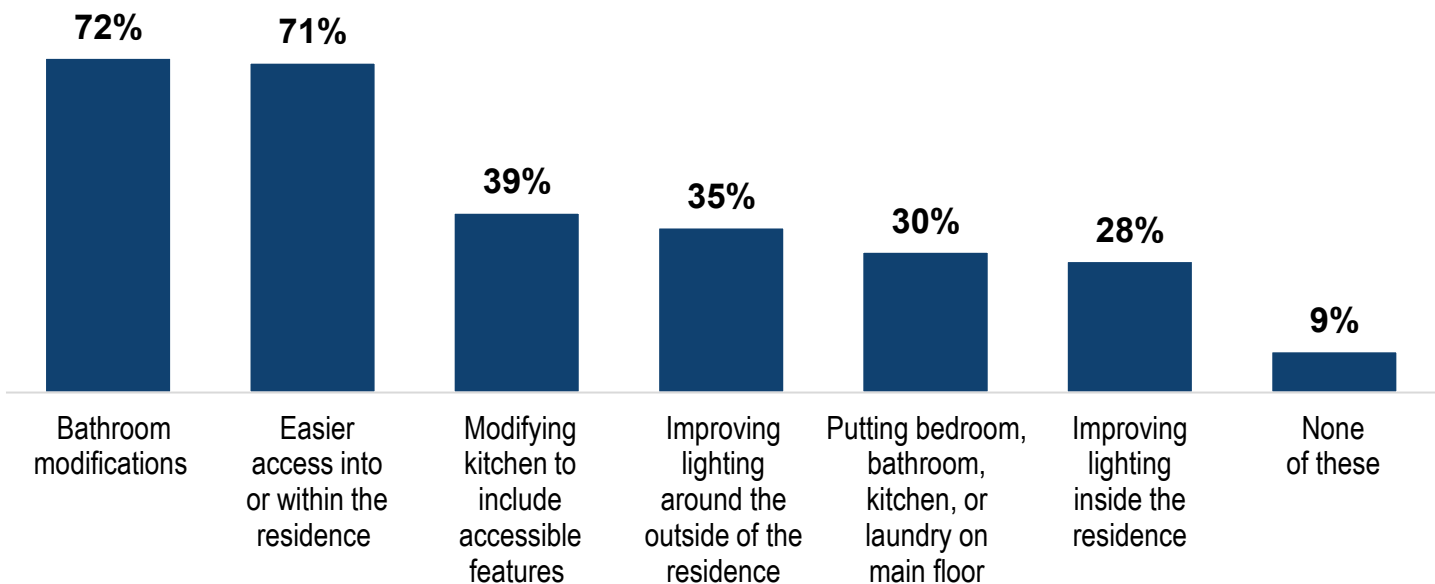
Among adults 50+



Base: Total 50+ Respondents 2024 (n=1,549)
Q32. Do you think you will need to make changes or modifications to your residence to enable you, a family member, or a visitor to stay there if you or someone else had a condition where some physical assistance may be needed?

Types of home changes needed to move around easily

Among adults 50+ who will need to make modifications



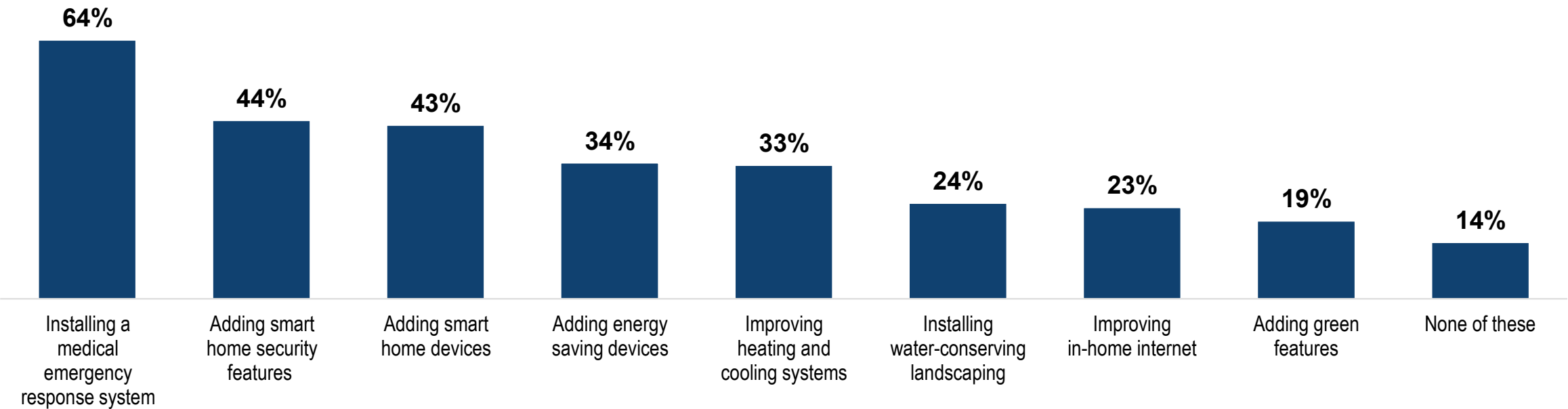
Base: Total 50+ Respondents who will need to make modifications to residence 2024 (n=665)
Q33. Do you think you will need to make the following types of modifications to your residence to enable you, a family member, or a visitor to easily move around?

Adults 50-plus expect to integrate home safety technology into their homes in the future, with the need to install a medical emergency response system mentioned most.

There are also many who anticipate the need for **smart home safety features** such as doorbell and surveillance cameras and/or adding a **smart home device** such as a voice-activated assistant or smart appliances.

Home modifications needed to make it safer, more efficient (% Yes)

Among adults 50+ who will need to make modifications



Base: Total 50+ Respondents who will need to make modifications to residence 2024 (n=665)

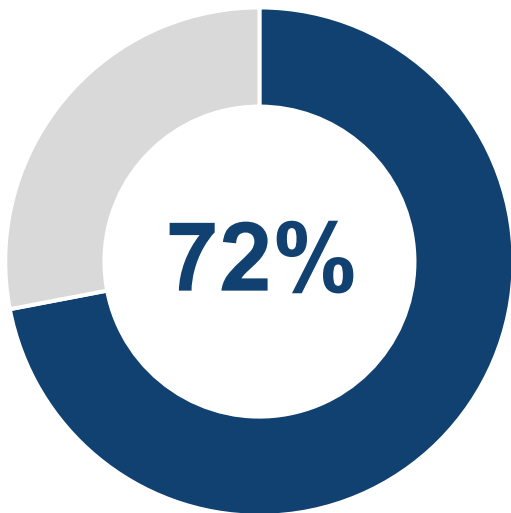
Q34. Do you think you will need to make...modifications...to your residence

Adults 50-plus say it is important to have high-quality contractors available in their community.

And as one ages, taking care of the home gets harder, which is why many adults 50-plus say it is important to have services available to help with basic home repairs and yard maintenance as well.

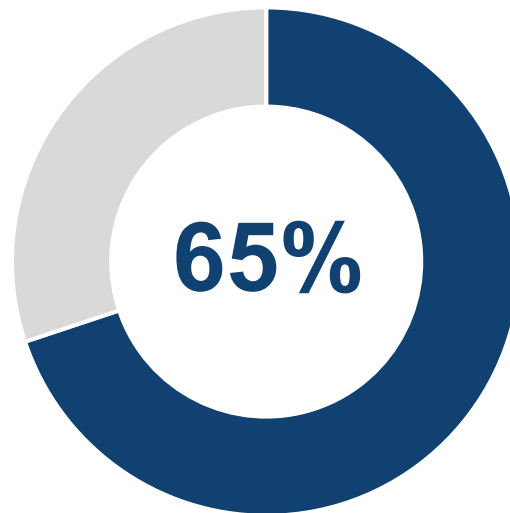
Importance of having contractors who are trustworthy, affordable and do high-quality work (Extremely/Very important)

Among adults 50+



Importance of having services to help with home repair and yard maintenance (Extremely/Very important)

Among adults 50+



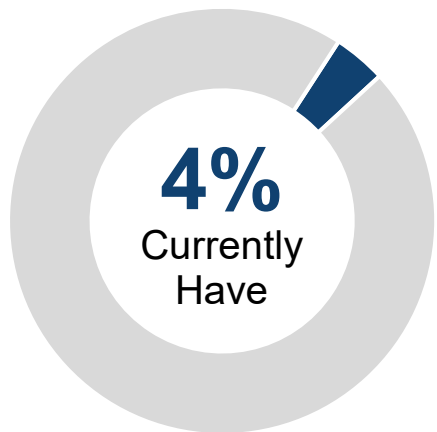
Base: Total 50+ Respondents 2024 (n=1,549)
Q37. How important is it for you personally to have the following in your community right now?

Base: Total 50+ Respondents 2024 (n=1,549)
Q37. How important is it for you personally to have the following in your community right now?

One in four homeowners age 50-plus either have or would consider building an ADU on their property. Their main motivation for doing so would be to provide space for a loved one who needed care or a place to live.

ADUs (% Yes)

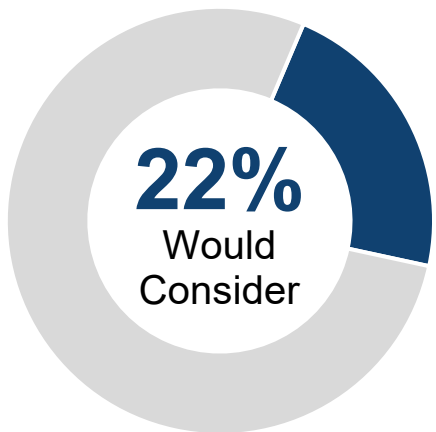
Among homeowners age 50+



Base: Total 50+ Homeowners 2024 (n=1,061) Q39. Do you currently have an ADU on your property?

Would Consider an ADU (% Yes)

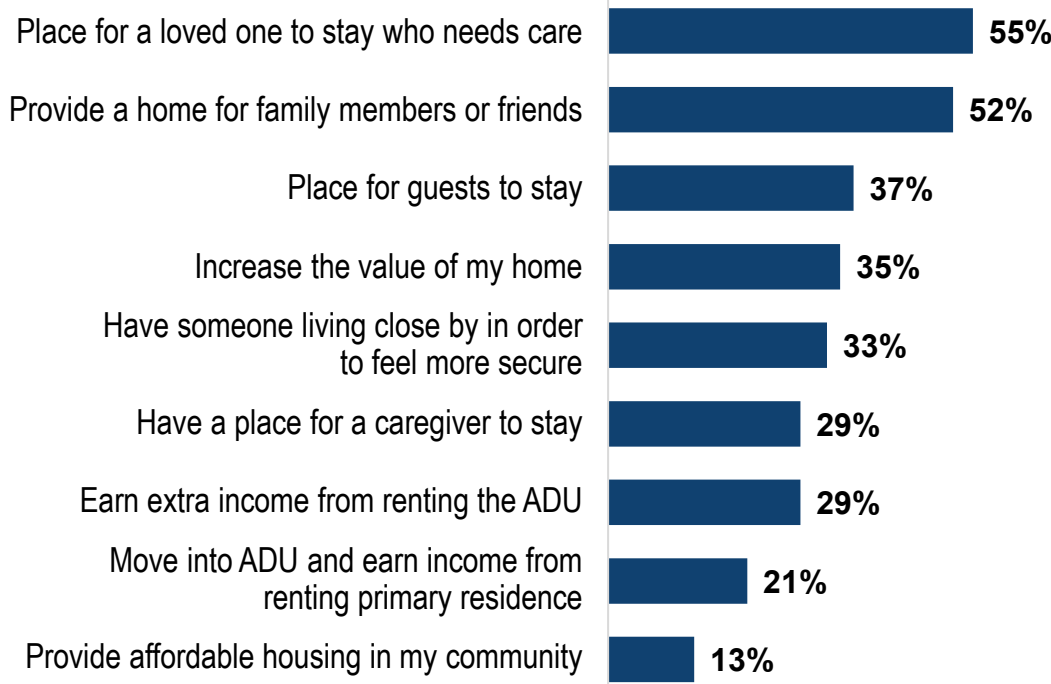
Among homeowners age 50+ who do not currently have an ADU on their property



Base: Total 50+ Homeowners who do not have an ADU 2024 (n=1,025) Q40. If you had the space to create an ADU within your home or on your property, would you consider doing so?

Major reasons for having or building an ADU

Among homeowners age 50+ who have or would consider an ADU

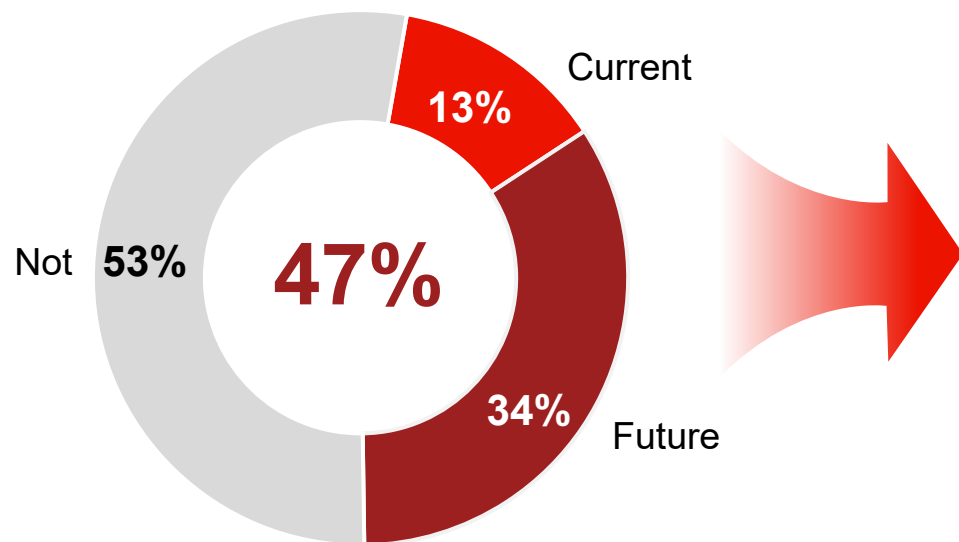


Base: Total 50+ Homeowners who have/would consider an ADU 2024 (n=247) Q41. For each of the following reasons choose whether it is a major reason, a minor reason, or not a reason for having or building an ADU on your property...

Almost half of all adults are, or expect to be, a caregiver at some point in their life, with one in three likely to care for that person in their home.

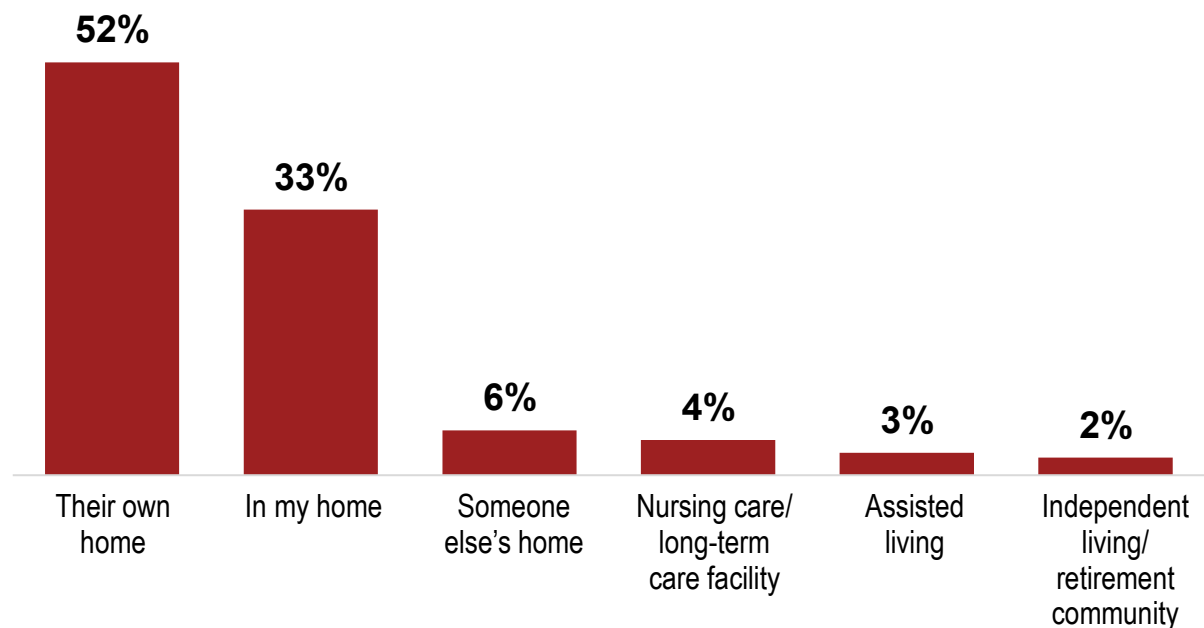
Caregiver status

Among total respondents



Where care is/has been given

Among total respondents who are current or former caregivers



Base: Total 18+ Respondents 2024 (n=3,090)
Q22. Are you currently or have you previously been a family caregiver providing this kind of help for free to an adult loved one to help them take care of themselves?
Q25. How likely is it that you will provide unpaid care to an adult loved one in the future?

Base: Total 18+ Respondents who are current or former caregivers 2024 (n=1,212)
Q23. Thinking about the person you are currently caring for, where does that person you care for live/Where does or did the person you care or cared for live?



THE IMPORTANCE OF COMMUNITY

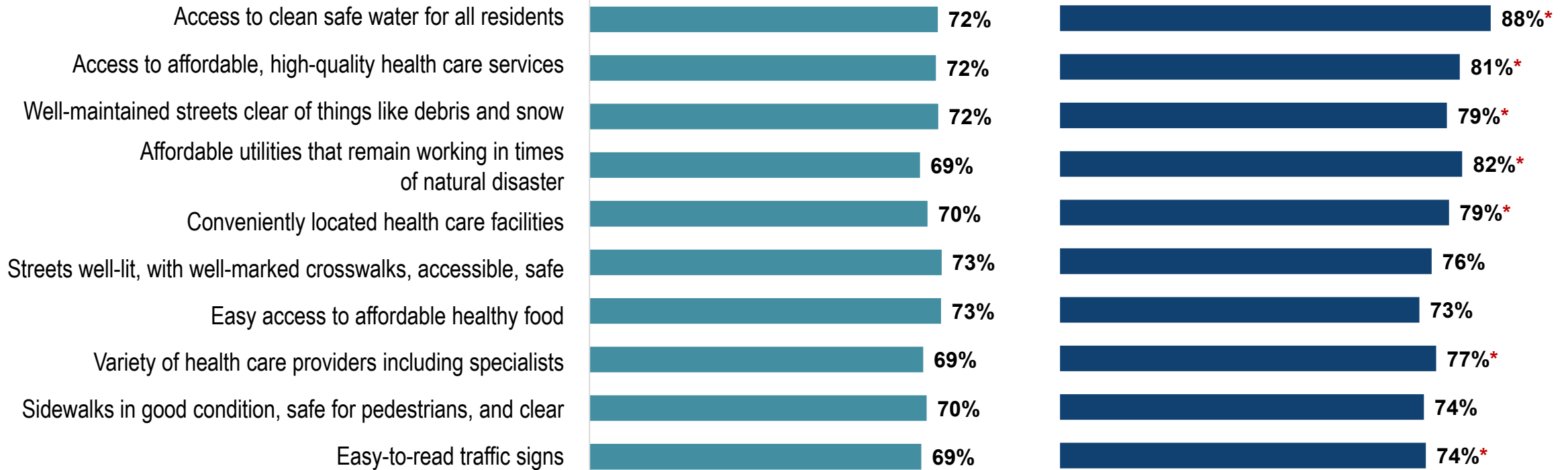
What is most important to have in a community is universal to all adults. That said, adults 50-plus place greater importance on health care-related attributes than do younger adults.

Importance Rating – Top 10 (Extremely/Very important)[^]

Among adults 18-49 and 50+

Ages 18-49
(n=1,541)

Ages 50+
(n=1,549)



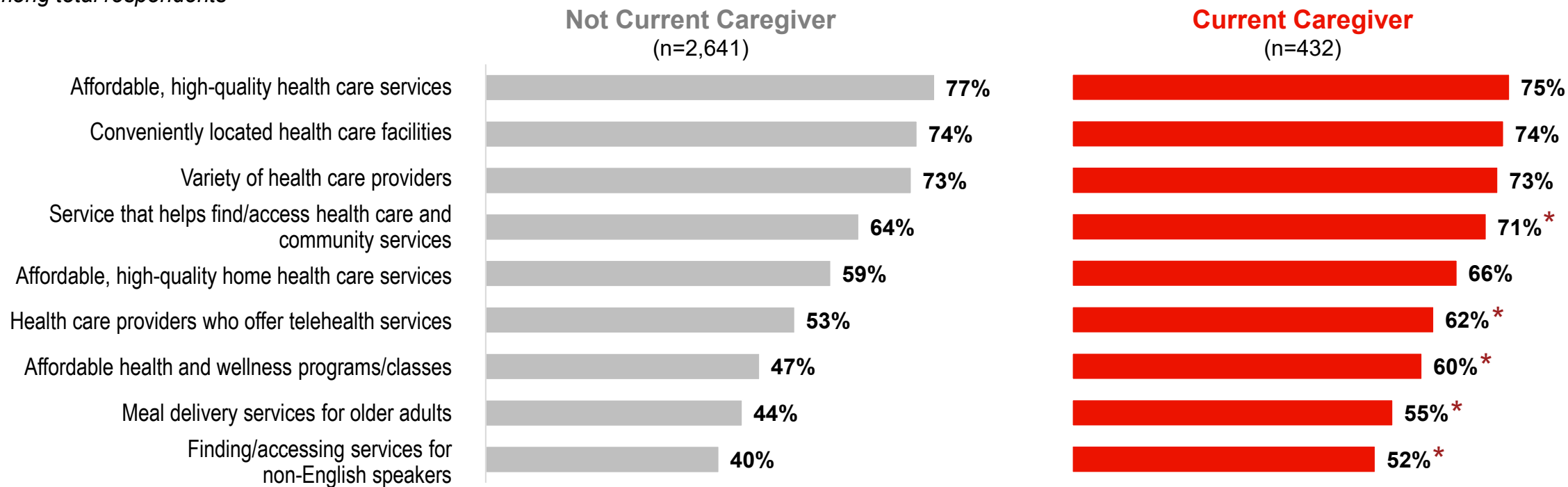
* Indicates a significant difference between ages at a 95% confidence level ^Top 20 among Total Respondents can be found in the Appendix

Base: Total 18+ Respondents 2024 (n=3,090) | Q15-Q20, Q26, Q35-36, Q38, Q46, Q49. How important is it for you personally to have the following in your community right now?

Caregivers place greater importance on their community having a service to help find and access health care and community services—including telehealth, wellness programs, as well as meal delivery services—than do those who do not have such responsibilities.

Importance of health care services in the community

Among total respondents



* Indicates a significant difference between caregivers and noncaregivers at a 95% confidence level

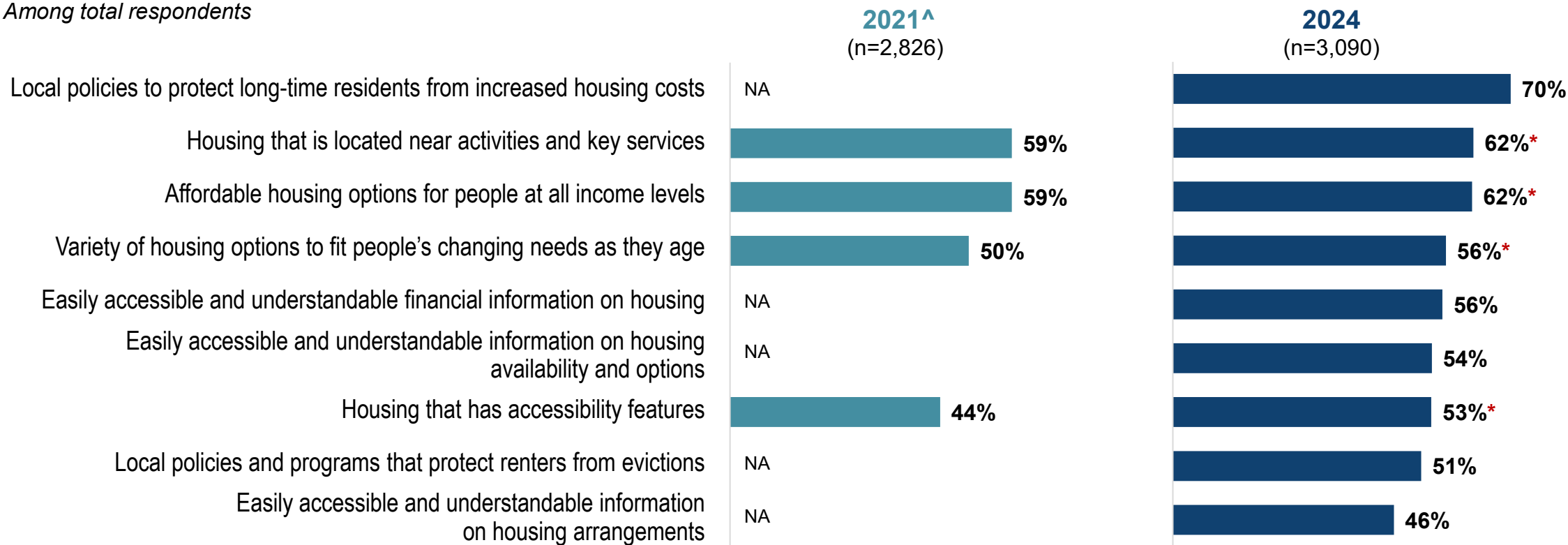
Base: Total 18+ Respondents by current caregiver status 2024 (n=3,073) | Q26. How important is it for you personally to have the following in your community right now?

Community attributes related to housing have grown in importance over the past three years among all adults.

Examples include affordable housing for all incomes and housing that has accessibility features.

Importance Rating – Housing (Extremely/Very important)

Among total respondents



* Indicates a significant difference at a 95% confidence level between waves

[^] Those attributes not asked in 2021 are noted by 'NA' or not applicable

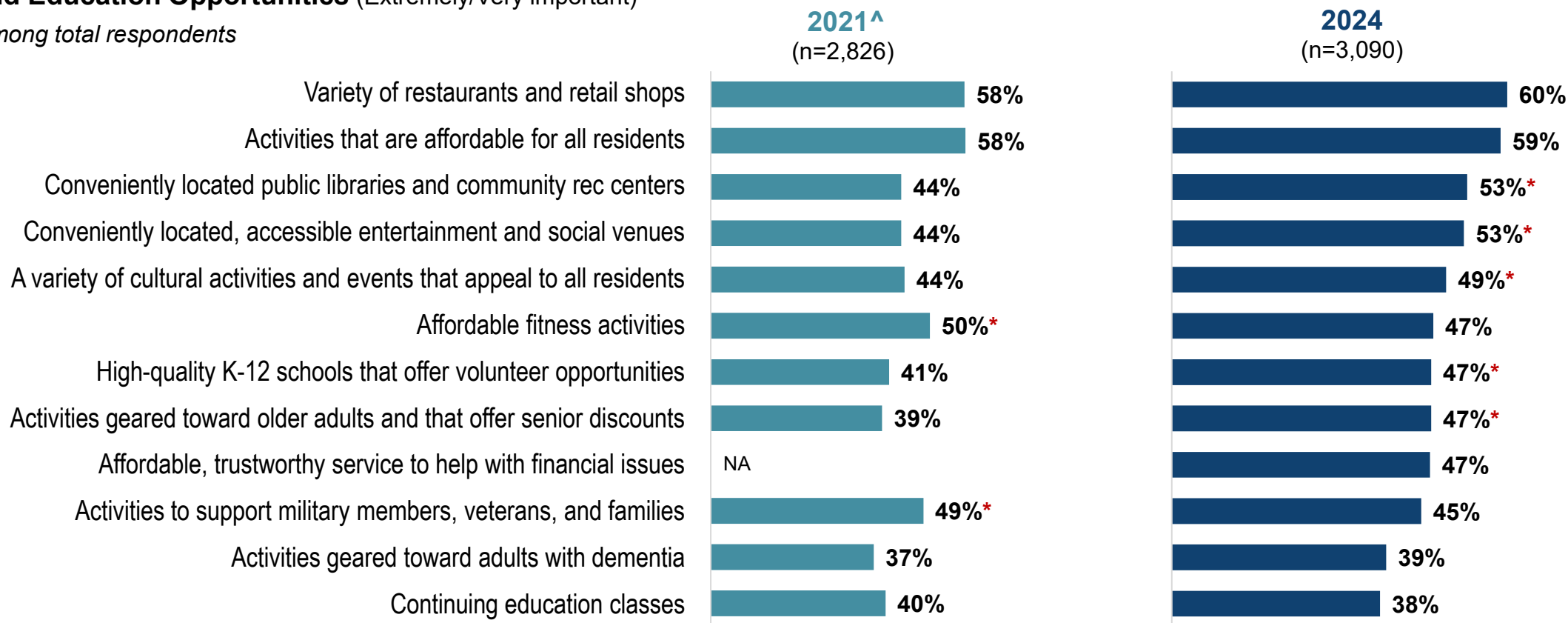
Base: Total 18+ Respondents
2021 (n=2,826)

Base: Total 18+ Respondents 2024 (n=3,090)
Q35-36, Q38. How important is it for you personally
to have the following in your community right now?

The importance of opportunities for social connection and entertainment within the community are on the rise among all adults since 2021.

Importance Rating – Social Participation, Inclusion and Education Opportunities (Extremely/Very important)

Among total respondents



* Indicates a significant difference at a 95% confidence level between waves

[^] Those attributes not asked in 2021 are noted by 'NA' or not applicable

Base: Total 18+ Respondents 2021 (n=2,826)

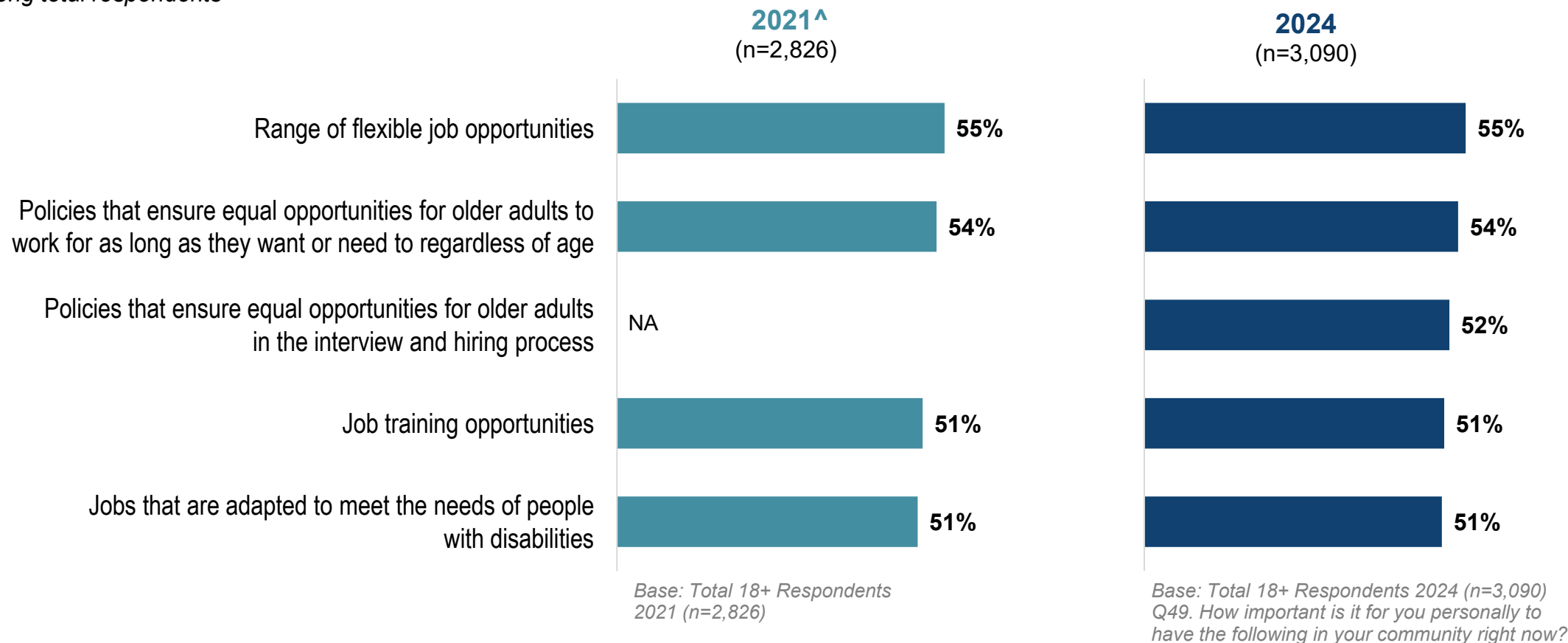
Base: Total 18+ Respondents 2024 (n=3,090)

Q46. How important is it for you personally to have the following in your community right now?

Among all adults, the importance of various job-related policies and opportunities within one’s community has remained consistent since 2021.

Importance Rating – Job Opportunities (Extremely/Very important)

Among total respondents



* Indicates a significant difference at a 95% confidence level between waves

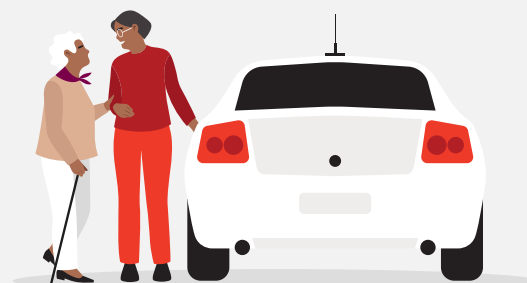
[^] Those attributes not asked in 2021 are noted by 'NA' or not applicable



COMMUNITY CONSIDERATIONS

Community Considerations

A livable community supports all residents and helps them thrive by:*



Enhancing personal independence



Allowing residents to remain in their homes and communities as they age



Providing opportunities for residents of all ages, ability levels, and backgrounds to engage in civic, economic, and social life

While communities are currently meeting the needs of many residents, to ensure long-term sustainability and confidence, communities must provide essential features and services that allow people of all ages, physical abilities, backgrounds, and incomes to thrive and live in their homes and communities for as long as they want. These features and services should include things like affordable and appropriate housing, good health care, accessible and affordable transportation options, parks and other public spaces, social engagement opportunities and jobs.

Without communities that are livable for everyone, some people can face pronounced risks to their health, well-being, and quality of life, particularly older adults. Community features like unaffordable housing, inappropriate housing that does not meet residents' changing needs, or neighborhoods that are difficult to get around and lack crucial health and food services pose serious risks to older adults.

** Source: AARP Policy Book, Chapter 13*

Community Considerations (continued)

As communities strive to become more livable for all residents they must focus on the following areas:



Housing: Communities must expand housing opportunities by increasing the overall housing supply, creating new housing options, and ensuring availability of affordable housing for lower-income households and older adults on fixed incomes. These opportunities should feature accessible homes, accessory dwelling units (ADUs), multigenerational housing, and home sharing programs to support residents who want to stay in their homes and/or communities throughout their life.



Transportation: Communities need to ensure that residents can get around safely by providing safe sidewalks, streets, and roads. Additionally, communities should prepare to meet the emerging mobility needs of residents as they age by providing safe, accessible, and affordable alternatives to driving.



Community and Health Services: Communities should have access to high-quality affordable health care that can foster aging in place. Having good health care options means that residents can stay healthy, allowing them to participate in their community in myriad ways including attending social events, volunteering, exercising, and working.



Public Spaces and Buildings: Communities must have safe public areas, such as public parks and trails, which accommodate all residents regardless of their physical abilities. Key decision-makers must consider the needs and preferences of a diverse community of older adults and those with disabilities when planning public buildings and spaces.



Social Connections/Respect and Inclusion: Communities should offer meaningful, accessible, and affordable social participation opportunities and venues for all its residents, especially older adults who face increased risks for loneliness and social isolation. These opportunities should include volunteer activities as well as social activities.



Employment: Communities must take actions to support older adult workers through outreach and education to local businesses on the benefits of older workers and having an age-diverse workforce. Furthermore, communities should adopt age-friendly workplace policies, which increase older adults' chances of finding employment and help employers benefit from their skills and expertise.



Community Information: Livable communities need to have easily accessible information for all residents as successful community living is linked to residents knowing information about related local resources and services.



APPENDIX

Methodology Overview: Quantitative Survey, n=3,090

Objective: A national survey of adults 18+ conducted approximately every 3 years to explore what people need and want from their communities as they age. The survey specifically focuses on housing, transportation, outdoor spaces, social engagement, volunteering, employment, and the environment.

Methodology: Online survey using NORC’s AmeriSpeak® Panel and Cint Panel

Qualifications: U.S. adults 18+

Sample Size: 3,090

Questionnaire Length: Approximately 28 minutes online, 60 minutes on phone

Language of Interview: English and Spanish

Field Dates: June 17 – July 1, 2024

Weighting: Weighted according to demographics for U.S. adults 18 and older using the Current Population Survey and National Center for Health Statistics Survey, and by AARP membership using the AARP membership database

Data Limitations: Data comparisons are made to previous years when the same survey question was asked across years. Other comparisons are made across subgroups where there are statistically significant differences or where there are significant trends.

Methodology Summary: Quantitative Survey, n=3,090

Population	United States general population age 18-plus
Total Sample Size	n=3,090
Oversamples	Black/African Americans n=464; Hispanic/Latinos n=502; Asian American Pacific Islanders (AAPI) n=478; LGBTQ n=407
Sample Source and Field Partner	NORC, NORC Amerispeak Panel and Cint Panel
Margin of Error	+/- 2.48 pct pts
Field Dates	The study was fielded from June 17 to July 1, 2024
Data Collection Method	Online, self-administered survey n=3,048; Telephone n=42
Survey Instrument	Designed by AARP. Median time to complete online survey was 28 minutes. Median time to complete telephone survey was 60 minutes.
Weighting Procedures	Weighted according to demographics for U.S. adults 18 and older using the Current Population Survey and National Center for Health Statistics Survey, and by AARP membership using the AARP membership database
Full Methodology Report	For more details on sampling, weighting, and other components of the methodology see the full methodology report: www.aarp.org/livablesurvey2024
Contact for More Information	Joanne Binette, Jbinette@aarp.org For media inquiries, contact media@aarp.org

Respondent Profile

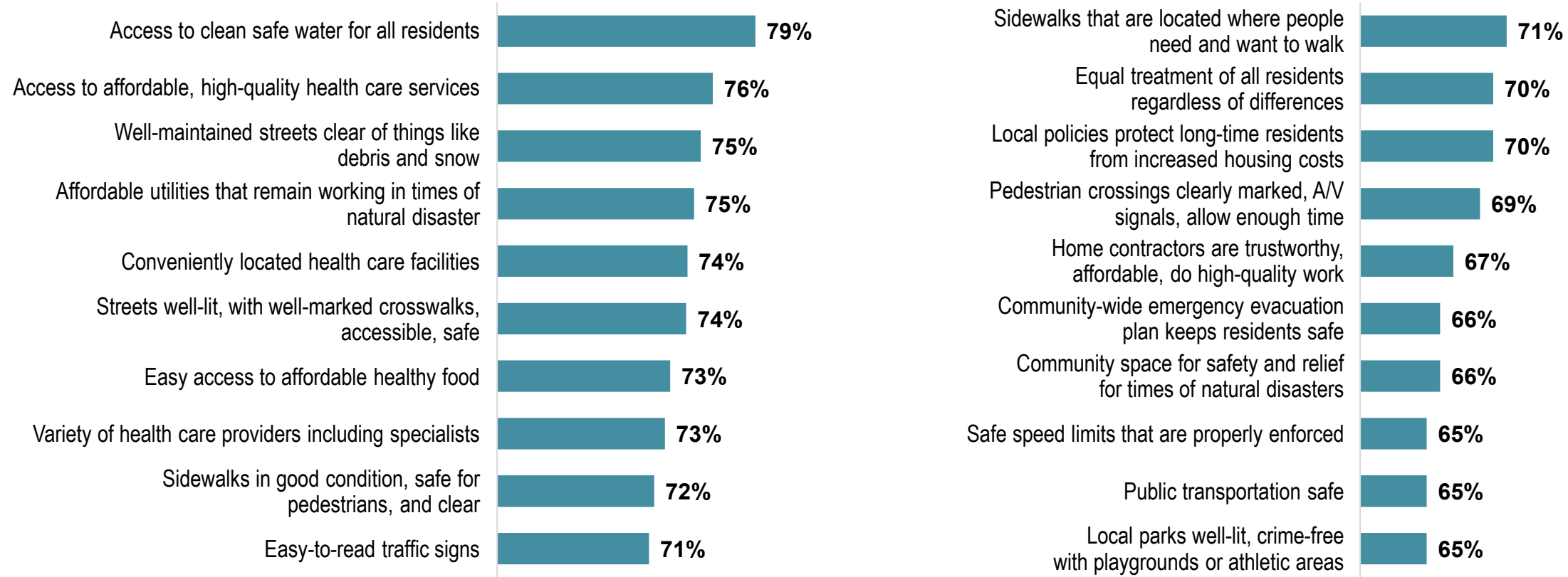
	Total	Age 18–49	Age 50+	Age 65+
Base:	3,090	1,541	1,549	834
Gender				
Male	48%	49%	47%	45%
Female	51%	50%	52%	55%
Education				
Less than HS	7%	10%*	5%*	3%
HS graduate	30%	32%	29%	29%
Some college/associate's degree	27%	24%	30%*	33%*
Bachelor's degree	21%	21%	21%	21%
Post-grad study/professional degree	15%	14%	16%	14%
Ethnicity				
White, non-Hispanic	59%	52%	67%*	73%*
Hispanic	18%	22%*	13%*	10%
Black, non-Hispanic	12%	13%*	11%	10%
Asian, non-Hispanic	7%	8%	6%	5%
2+, non-Hispanic	3%	4%*	2%	1%
Other, non-Hispanic	2%	1%	2%	2%
Income				
Less than \$40K	37%	36%	37%	38%
\$40K-\$75K	27%	25%	29%*	32%*
\$75K+	37%	39%*	34%*	30%

* Indicates a significant difference at a 95% confidence level

Adults believe it is important for their community to have reliable utilities, access to quality health care, and streets and sidewalks that are well maintained and safe.

Importance Rating – Top 20 (Extremely/Very important)

Among total respondents



Base: Total Respondents – 2024 Q15-Q20, Q26, Q35-36, Q38, Q46, Q49. How important is it for you personally to have the following in your community right now?

About AARP

AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering Americans 50 and older to choose how they live as they age. With nearly 38 million members and offices in every state, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands, AARP works to strengthen communities and advocate for what matters most to families with a focus on health security, financial stability, and personal fulfillment. AARP also works for individuals in the marketplace by sparking new solutions and allowing carefully chosen, high-quality products and services to carry the AARP name. As a trusted source for news and information, AARP produces the nation's largest circulation publications, AARP The Magazine and AARP Bulletin. To learn more, visit www.aarp.org or follow @AARP and @AARPadvocates on social media.

About Interloq, LLC

Interloq provides innovative market research solutions to help brands, marketers and business leaders collect and harness the power of data to drive fast insights and decisions about their business. Nimble and efficient, we do things quickly without the drag of sizeable unneeded bureaucracy. Our primary consultants have been conducting market research for over two decades while always remaining on the pulse of modern technology to inform our research methods.

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This research was designed and executed by AARP Research