

## New trends in home buying and renting



The lockdown prompted by COVID-19 has given rise to a host of **sociological changes in our society**. They include **social distancing**, new ways of interacting, new product **consumption habits** and changes in how we **define our priorities**.

But have **home search requirements changed** since the lockdown? The answer is yes, there has been a change in clients' consumption habits and needs when **buying or renting their primary residence**.

Home search trends

After 2 months of at-home lockdown, the perception of the **basic qualities our home** should have has shifted.

Some of the most common features requested today are:

- A place to spend time **outdoors**: gardens, terraces and balconies, along with private areas with a garden and swimming pool.
- Better orientation: plenty of **natural light**, good **ventilation** and outer walls **facing the street**.
- The importance of **homes' size and design**: comfortable, versatile spaces.
- Kitchens with more room for **storage**.
- Efficient, **energy-saving** household appliances.

Plus, the **uptick in remote working** has prompted the need to have an **independent space** set up as an office, either an **extra bedroom** that can be used as a study or office, or **a larger living room** where a workspace can be set up yet the entire family can use it as well.



On the other hand, the demand for **homes in outlying areas** has also increased. Right now people are more willing to move outside the urban centers, since the homes there:

- are **larger**;
- are more likely to have **large terraces, gardens and swimming pools**;
- have less pollution and more **green spaces** nearby;
- and **cost less**.

Without a doubt, the lockdown has spotlighted the fact that many homes lack **multipurpose spaces, sufficient light, views and terraces or balconies**, and we are thus witnessing a shift in **home search trends**. What remains to be seen is whether these changes will continue after the confinement is over.