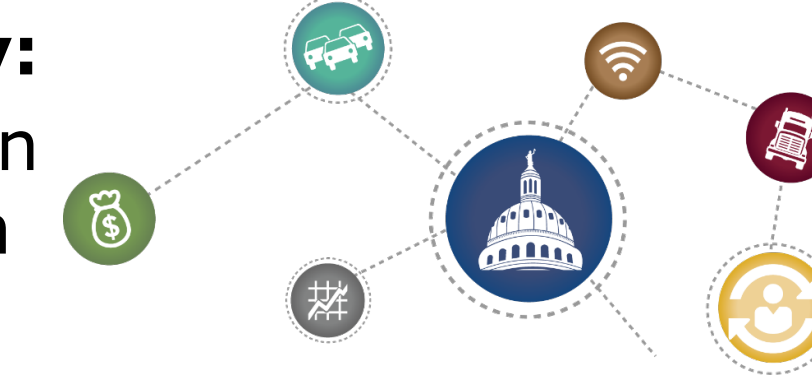


The Influence of Transportation on Housing Location Choice

Phil Lasley, Ph.D., AICP, PMP
Associate Transportation Researcher
Texas A&M Transportation Institute
(p-lasley@tti.tamu.edu)

Research Sponsored by:
Texas A&M Transportation
Institute's Transportation
Policy Research Center



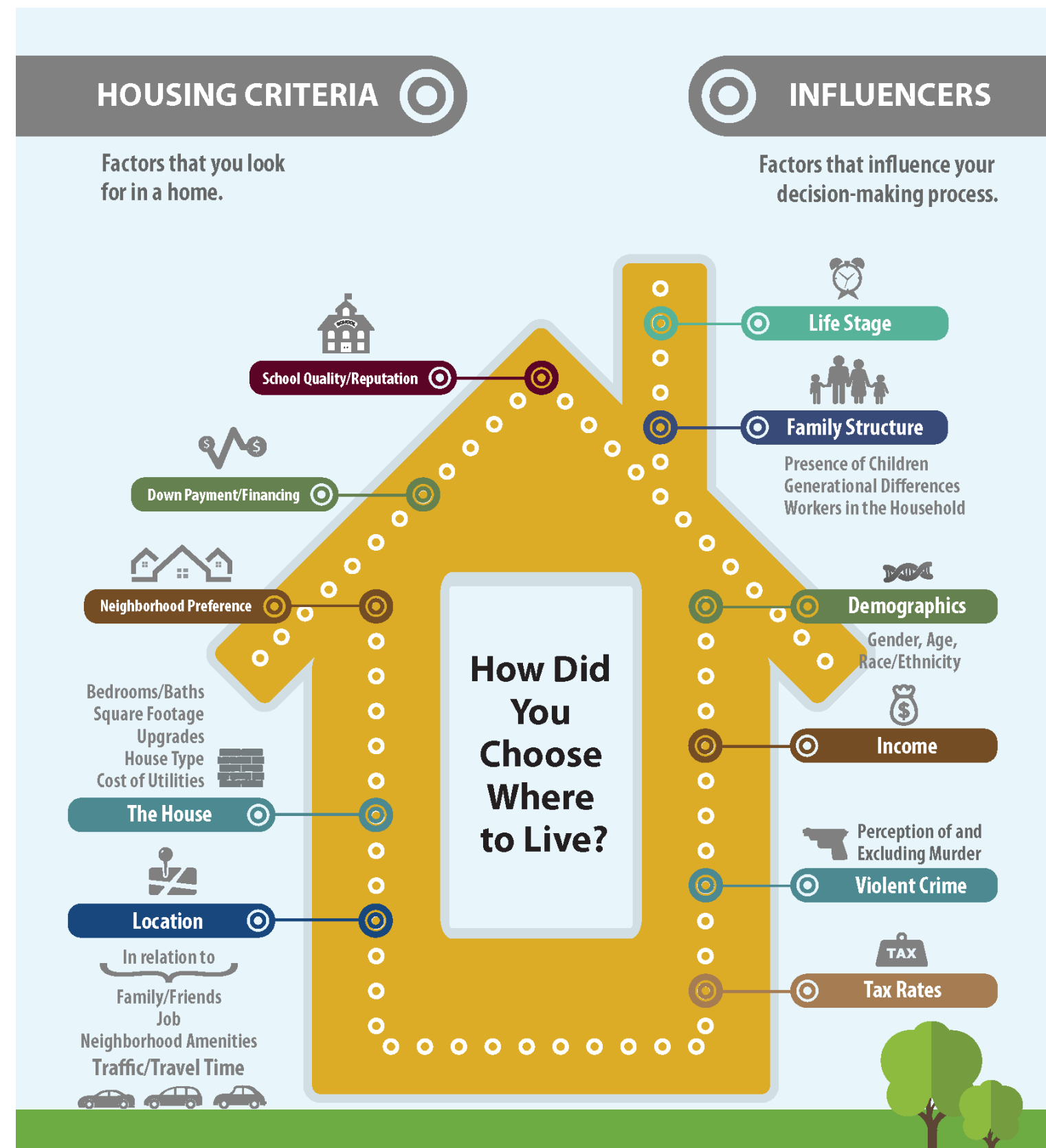
Research Conducted by:
**Texas A&M
Transportation
Institute**

THE
**Texas A&M
UNIVERSITY**
SYSTEM

Why Do You Live Where You Do?

People choose to live where they do for several reasons, transportation and traffic being two of them. But there are several **other reasons why** different people choose different locations, and transportation may not be the most critical factor.

Understanding what these reasons are and how important they are to the decision can offer planners and policy makers insight into **providing proactive transportation solutions** combined with other societal solutions.



The REALTOR® Survey

To better understand how those factors influence the housing location decision, TTI researchers developed and administered a survey to REALTORS® in Texas asking about their last transaction:

- Why their client chose the metro region?
- Why their client chose a particular neighborhood?
- Why their client chose a particular house?

REALTORS® rated each variable based on their client's interaction and provided other classification information.

How the Survey Turned Out
About 5% of Texas REALTORS® completed the survey between July 22 and September 28, 2015.

After the data were cleaned, coded, and analyzed using simple t-tests and ANOVAs, researchers paired the results alongside U.S. Census data to ensure the results statistically represented each major metropolitan region in Texas.

The Results...

The left column of the chart at right shows the overall factor rankings. For any factor, the importance changes for each demographic group. Compare factors within or between demographics.

TEXAS: Why Choose that Neighborhood?

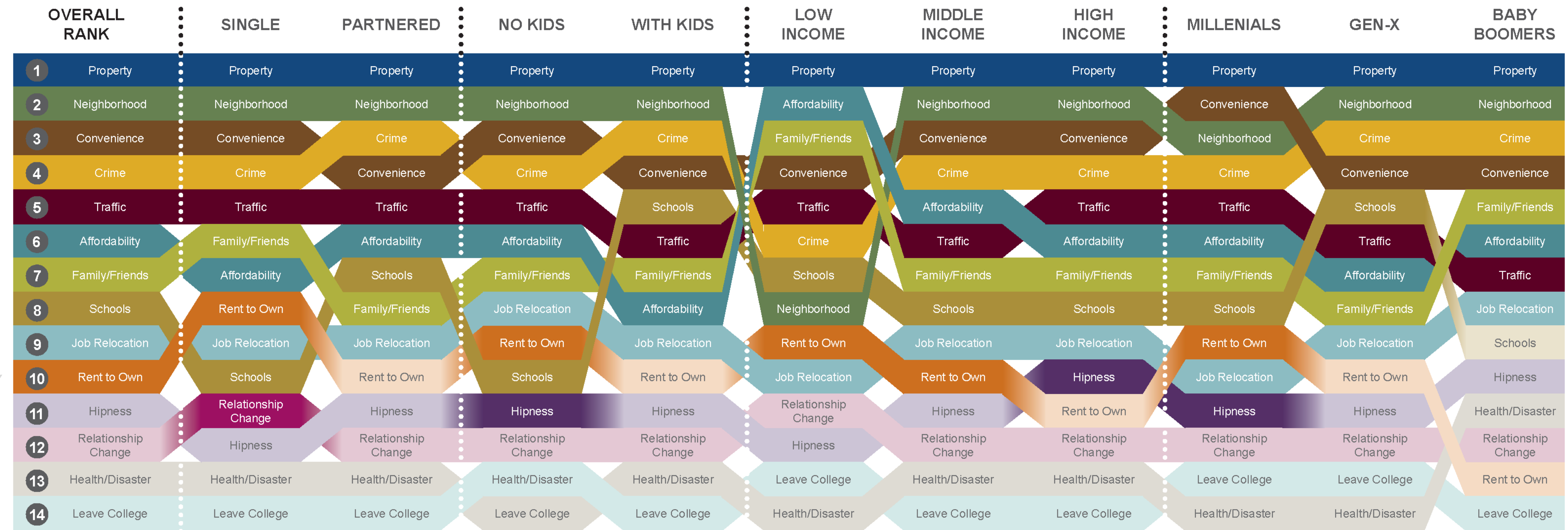


Chart Key — The following represents how each factor is defined in the survey:

Property	Anything about the purchased property that may have contributed to the buyer's decision.	Schools	The quality and proximity of the local school.	Job Relocation	Factors related to a new job, career change, or retirement.
Neighborhood	The aesthetics and charm, reputation, or any amenities such as walking trails, street lights, water features, or parks.	Crime	The local crime rate or perception of safety.	Rent to Own	Transitioning from renting to owning but also transitioning from owning to renting.
Convenience	Convenient access to services or amenities including groceries, extracurricular activities, banks, entertainment, etc.	Affordability	The home price, local taxes, utilities, and general cost of living.	Relationship Change	Change in relationship status or to establish one's own household.
Traffic	Any regard to transportation including traffic congestion and commute distance or time.	Family/Friends	The closeness of the property to family and friends.	Health/Disaster	Health concerns or relocation by a disaster.
		"Hipness"	The cool factor or how desirable the neighborhood is perceived to be by buyers.	Leave College	Leaving or attending college.

Policy Application

Viable transportation solutions may lie in redeveloping underutilized corridors to reflect why people choose to live in a certain location. Planners may find that improving a non-transportation factor may improve traffic in another area at a lower cost.

More information and detail on this study, including individual metropolitan area results can be found at policy.tti.tamu.edu/congestion.

Scan Me!

