**Stated Choice Experiment on Neighborhood Choice**

In the stated choice experiment (SCE) we asked the respondents to assume that they are moving to another city and search for a flat/house. They were further asked to assume that they have found three offers which are similar regarding size of the flat, facilities, and price. Yet the residential neighborhoods, in which the flats are located, differ in several attributes. These attributes include distance to grocery stores, public transport, and the city centre in walking minutes; as well as noise exposure, share of green areas, and share of foreigners in percent (see Table 1). All attributes were described by four levels. Each choice set contained three alternatives which varied in the attribute levels (see Figure 2 for an example). In order to force trade-offs between the choice attributes, we employed an optimal orthogonal in the differences design taking all main and two-way interaction effects into account. This resulted in 32 choice sets (a design d-optimality of 100%). Each of the 2,430 respondents answered four randomly chosen choice sets, resulting in 9,720 choice observations.

***Table 1: Attributes and Levels in the Choice Experiment***

|  |  |  |
| --- | --- | --- |
| **Attribute** | **Levels** | **Variable** |
| Distance to grocery stores in walking minutes | 2 Min., 5 Min., 10 Min., 15 Min. | Stores |
| Distance to public transportation in walking minutes | 2 Min., 5 Min., 10 Min., 15 Min. | Transport |
| Distance to city centre in km | Below 1 km, 1 to 2 km, 3 to 4 km, over 4 km | City |
| Street traffic noise | None, little, medium, high | Noise |
| Green areas in residential area | None, (very) few, some, many | Green |
| Share of foreigners in residential areas | 10%; 20%, 30%, 40% | Foreigner |

***Figure 2: Example of a Choice-Set in the Choice-Experiment***

|  |  |  |  |
| --- | --- | --- | --- |
|  | Offer A | Offer B | Offer C |
| Distance to grocery stores in walking minutes | 5 Min. | 10 Min. | 15 Min. |
| Distance to public transportation in walking minutes | 15 Min. | 2 Min. | 5 Min. |
| Distance to city centre in km | Below 1 km | 1 to 3 km | 3 to 4 km |
| Street traffic noise | High | Not at all | Little |
| Green areas in residential area | Many | None | Few |
| Share of foreigners in residential areas | 20 % | 30 % | 40 % |
| I choose … | ⃝ | ⃝ | ⃝ |

**Data and variables**

The SCE was part of an online survey that was conducted from November 2017 to January 2018 in the cities of Hannover (Germany), Mainz (Germany), Bern (Switzerland), and Zurich (Switzerland). This online survey was implemented as a follow-up survey to a study carried out one year earlier. The original survey was designed as a German-language mail survey. Both the original and the follow-up survey were announced as surveys on “Housing and Living in [City X]”. The questionnaires and invitation letters were only slightly adjusted to the respective study area in terms of sender, date, picture on the cover, city name and language use. The latter was necessary to accommodate slight language differences between Germany and Switzerland.

For the original mail survey, random samples of 4,000 residents per city were drawn from the cities’ population registers. The samples included foreigners and were restricted to those aged between 18 and 70 years who are neither homeless nor living in collective households such as residential homes or prisons. The resulting response rates were 34.9% for Hannover (*n* = 1,604), 45.2% for Mainz (*n* = 1,800), 55.2% for Bern (*n* = 2,196) and 48.4% for Zurich (*n* = 1,931), respectively.

While the study was not promoted as a panel, the mail questionnaire explained that a follow-up study was planned and that respondents could indicate if they did not want to participate any further. A year later, those who had not opted out were sent a postal invitation to the follow-up online survey (*n* = 1,106 in Hannover; *n* = 1,329 in Mainz; *n* = 1,628 in Bern; *n* = 1,359 in Zurich). When needed, up to two reminders were used. This resulted in response rates of 58.2% for Hannover (n = 641), 45.6% for Mainz (*n* = 605), 51.3% for Bern (*n* = 830) and 49.3% for Zurich (*n* = 668). For the purposes of this analysis, the sample was further narrowed down to those without missing values regarding the choice experiment. Furthermore, all those who indicated they had moved since the first survey were removed. The resulting total sample size for the choice experiment across cities amounts to 2,430 (*n* = 431 for Hanover; *n* = 573 for Mainz; *n* = 790 for Bern; *n* = 636 for Zurich).