# Abstract

We examine heterogeneity in housing preferences among older adults in Sweden using discrete choice experiment data from the Prospective RELOC-AGE study (n = 957; mean age = 71.9; 55.3 percent women). Respondents assessed trade-offs between key residential attributes, including proximity to services, access to public transportation, green space, and dedicated parking, and planned monthly expenses. We estimate mixed logit models to recover marginal willingness to pay estimates for each attribute and include interactions with age, gender, and income to capture systematic variation in preferences. Our results show that individuals in the oldest age groups express significantly higher willingness to pay for several attributes, up to three times that of younger respondents. We also identify meaningful differences by gender and tenure status, reflecting underlying patterns of social inequality in later life. These findings contribute policy-relevant evidence to support the development of age-inclusive housing strategies that address both diverse preferences and structural disparities in residential choice.

# Introduction

# Ageing in place

# Methodology

The DCE we report is part of a larger longitudinal survey from the RELOC-AGE project on relocation preferences. The survey has provided us with large samples of responses and a rich source of socio-demographic variables that can be used as controls enabling us to account for a variety of factors contributing to differences in locational preferences among our sample.

Rational in choosing the DCE as a methodology

Utility theory

## Experiment design sample and data



The stated choice experiment was conducted as part of the larger Prospective RELOC-AGE project, which is a longitudinal two-tiered mixed-method cohort investigation conducted in Sweden. The project was registered under the identifier NCT04765696 on ClinicalTrials.gov (U.S. National Library of Medicine, 2021). The initial data collection took place from March to December 2021, with one-year follow-up surveys conducted in 2022, and 2024, with the DCE experiment conducted in conjunction with the 2024 follow-up. A geographical diverse sample of individuals aged 55 and above was recruited for this study across Sweden (see Figure 1)

The primary objective of the prospective RELOC-AGE study was to explore the long-term dynamics associated with housing choices, relocation, and active and healthy ageing, focusing on individuals in the early stages of the ageing process. In Sweden, approximately 4-5\% of individuals aged 60-84 years relocate each year (Statistics Sweden, 2020). Accordingly, the study aimed to recruit a diverse and information-rich sample, including individuals who might have a higher likelihood of relocating.

Eligible participants were individuals aged 55 or older, residing in Sweden, and actively registered for relocation with one of three housing companies. The finalized experiment was conducted in conjunction with the Prospective RELOC-AGE follow up survey. Two reminder mails were sent out to the respondents, where 957 out of the active 1295 respondents participated in the experiment representing a response rate of 73.8%.

### Experimental design

Development of the experiment was conducted in three steps. First, A prototype DCE was developed which incorporated key attributes from the Prospective RELOC-AGE survey. This initial prototype was trialed among 50 researchers and aids asking for specific feedback on the number of attributes, the complexity of the design, and the relevancy of attributes when choosing a home. After reviewing the feedback, two attributes were removed and the number of choice sets was increased from six to nine. Second, the revised experiment was piloted among participants of Lund University’s Intresspoolen (present what the intresspoolen is. After taking the experiment, individuals where asked to answer a series of questions relating to the experiment and their experience.

Discuss changes made. Fatigue bias – answering too many questions.

Respondednts were first asked to report their household income, current housing costs, and planed housing costs in a monthly basis.

Respondents were presented with descriptions of the attributes and levels to minimize any misinterpretation of the attributes. For example, distance to transportation was described as “Transportation refers to the nearest bus stop, metro station, railway station. The distance is expressed in meters and estimated time to walk there.”

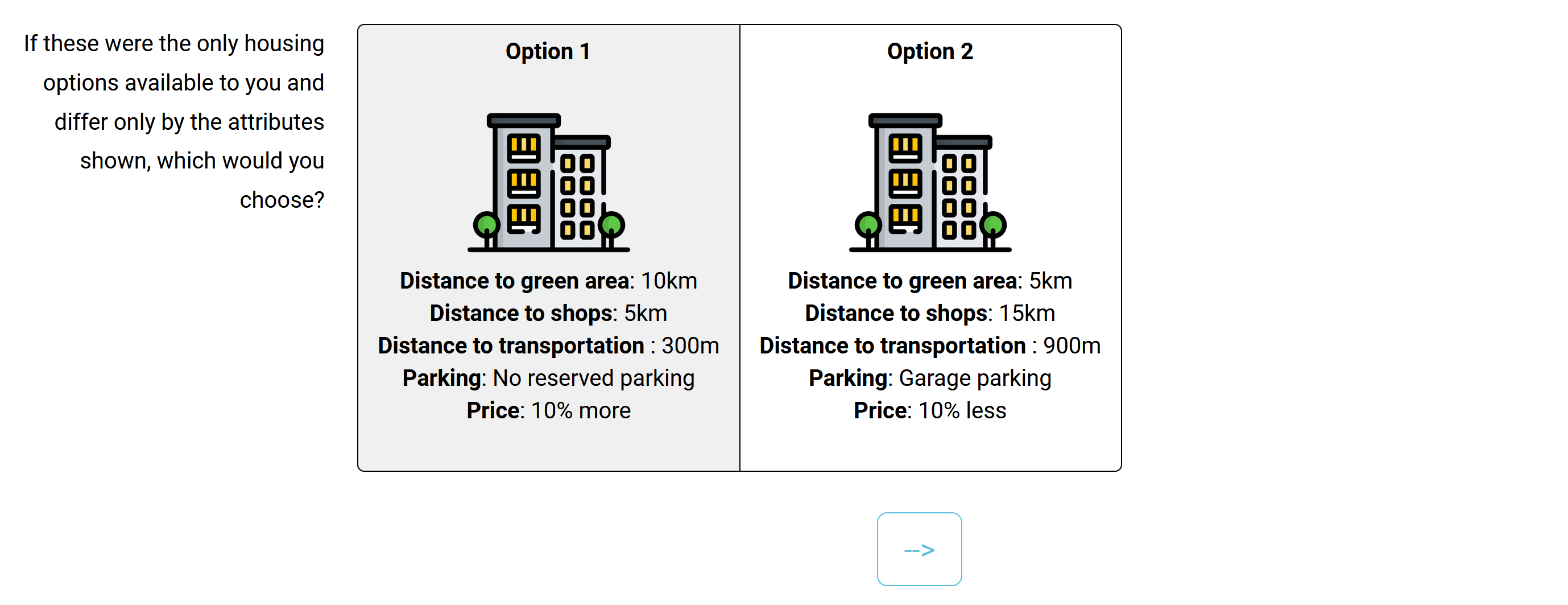


Figure 1 - Example choice set

# Results

Our discussion begins with results from our baseline model where no interaction are included in the tests. This baseline model provides estimates which are refined in subsequent test to account for heterogeneity among various household types.

Table X presents the results from the baseline model. Here a positive (negative) sign for a particular attribute indicates an increase (decrease) in the average utility level for that attribute compared to its reference level. We present coefficient estimates for the multinomial model in column one and estimates from the mixed logit model in column two. Results from both models are presented for comparison purposes

## Sample

## [Insert Descriptive Data Table]

Willingness to pay

Discussion

This study investigated preferences of older individuals wishing to relocate in Sweden. To our knowledge, it is the first study to explore locational housing preferences using a discrete choice experiment in Sweden. T

The study makes a number of contributions. First, the results highlight the importance of locataional attributes among

Our experiment was designed to elictit residential preferences for housing characteristics, in particular for: distance to green areas, distance to shops and ammenitieas, distance to transportation, and parking availability. Characterisics were chosen based on answers from the larger Perspective RELOC\_AGE and fine tuned after feedback from two pilot studies. Monthly cost was incorporated into the experiment by first asking resondents to state their planned monthly expenditure, then incorporating percenagtage changes based on this amount into the experimetn.