Housing Satisfaction and Housing Choices among Singles

Gert Thielemans - Dimitri Mortelmans

Overview

- Theoretical background

- Methodology

- Descriptives

- Multivariate analysis

- Conclusion

Theoretical background

Theoretical background

- **Definition:** "Single" vs. "Solo"

- Increase in solo living

- Housing market in Belgium is not adapted

- Little known on subjective perception of housing for solo living people

RQ1: How does the ownership status differ and where do solo's live?

RQ2: Is the housing satisfaction and neighbourhood safety different for solo's?

Methodology

Methodology

- The Social Study
  - Solo living
  - Home ownership
  - Housing type
  - Satisfaction with housing
  - Subjective assessment of neighbourhood safety

Methodology

- Descriptive analyses
  - Z-tests for probability of house types

- Multivariate analyses
  - Logistic regressions of homeownership
  - Linear regressions of house satisfaction and neighbourhood safety assessment

Descriptive analyses

Sample

	Home ownership		Child present in the HH	
Men	_Tenant_	_Owner_	_Childless_	_Parent_
Partnered	56.1%	84.9%	68.5%	95.0%
Solo living	43.9%	15.1%	31.5%	5.0%
	_N=1,587_			_N=1,697_
Women				
Partnered	54.7%	79.2%	66.5%	82.9%
Solo living	45.3%	20.8%	33.5%	17.1%
	_N=1,798_			_N=1,922_

House types: Within Partnership status

	Men			Women		
	Partnered	**Solo living**		**Partnered**	**Solo living**	
A single-family house open plan or detached house	42.0%	22.9%	p < 0.001	40.4%	19.6%	p < 0.001
Single-family house semi-detached or terraced house	22.3%	13.7%	p < 0.001	23.8%	17.4%	p < 0.001
A single-family house in a closed building (terraced house)	18.7%	15.8%	p = 0.102	18.2%	17.2%	p = 0,314
A building with 1 or 2 residential units	1.7%	8.0%	p < 0.001	1.6%	5.8%	p < 0.001
A building with 3 to 9 residential units	5.6%	21.5%	p < 0.001	6.4%	17.2%	p < 0.001
A building with 10 or more housing units	4.1%	10.9%	p < 0.001	4.0%	14.8%	p < 0.001
Another type of dwelling (houseboat, mobile home, etc)	0.9%	2.0%	p = 0.053	1.5%	1.6%	p = 0.420

House types: Within Gender

	Partnered			Solo living		
	Men	**Women**		**Men**	**Women**	
A single-family house open plan or detached house	42.0%	40.4%	p = 0.204	22.9%	19.6%	p = 0.119
Single-family house semi-detached or terraced house	22.3%	23.8%	p = 0.162	13.7%	17.4%	p = 0.077
A single-family house in a closed building (terraced house)	18.7%	18.2%	p = 0.353	15.8%	17.2%	p = 0,291
A building with 1 or 2 residential units	1.7%	1.6%	p = 0.427	8%	5.8%	p = 0.101
A building with 3 to 9 residential units	5.6%	6.4%	p = 0.179	21.5%	17.2%	p = 0.058
A building with 10 or more housing units	4.1%	4.0%	p = 0.460	10.9%	14.8%	p = 0.049
Another type of dwelling (houseboat, mobile home, etc)*	0.9%	1.5%	p = 0.110	2.0%	1.6%	p = 0.328

*n < 10 in all cells

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Multivariate analyses

Housing choices

- *Logistic regressions of ownership and housetype on solo living*
  - *Controlled for gender, age (cubed), education, children in the HH*
  - *Robustness check incl. income (reduces N substantially)= similar results*

Marginal effects of solo living on probability of being an owner by housetype (N=3,320)

|				
A single-family house open plan or detached house	-0.099	p < 0.001	-0.15288	-0.04595
Single-family house semi-detached or terraced house	-0.127	p = 0.001	-0.20166	-0.05286
A single-family house in a closed building (terraced house)	-0.060	p = 0.108	-0.13406	0.01324
A building with 1 or 2 residential units	-0.123	p = 0.091	-0.26768	0.019781
A building with 3 to 9 residential units	-0.069	p = 0.189	-0.17162	0.033873
A building with 10 or more housing units	-0.094	p = 0.137	-0.21689	0.02977
Another type of dwelling (for example, houseboat, mobile home, etc)	-0.403	p = 0.006	-0.68801	-0.11714

Housing satisfaction & neighbourhood safety

- *Linear regressions controlled for age (cubed) education and house type*
  - *Robustness check incl. income (reduces N substantially)= similar results*

MEASUREMENT:

- *Satisfaction with the house: 0-10*
- *Subjective neighbourhood safety assessment: 1-5*

Housing satisfaction & neighbourhood safety
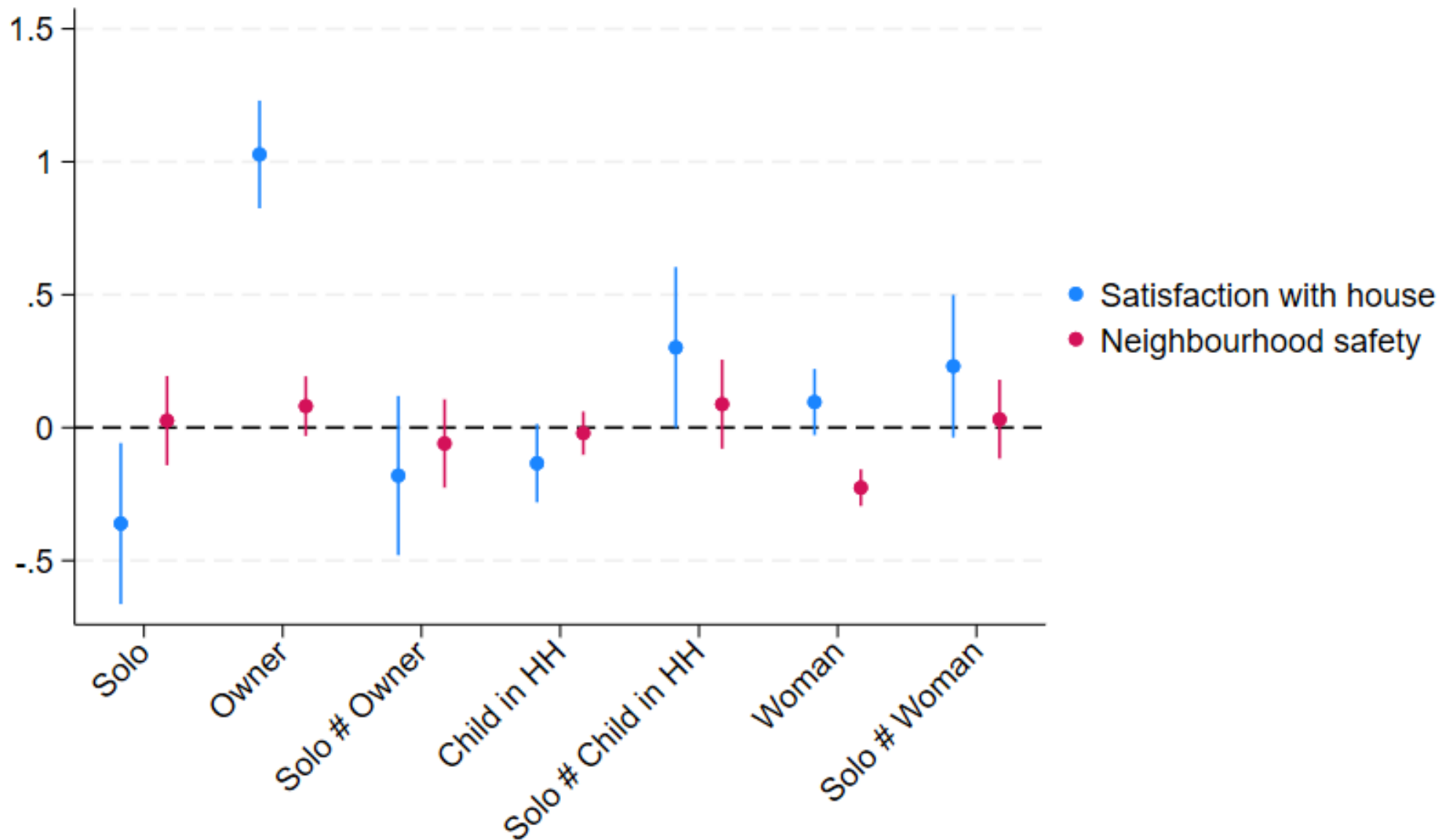
Conclusion

Conclusion

RQ1: Where do solo's live and how does the **ownership status** differ?

- Solo's are less likely to live in (semi-)detached houses and more likely to live in apartment buildings

- When living in (semi-)detached houses, they are less likely to be owners (no difference for apartments

- No substantial differences between male and female solo's

Conclusion

RQ2: Is the housing **satisfaction** and neighbourhood **safety** different for solo's?

- Solo's are slightly less satisfied with their housing overall, but not substantially.

- Might indicate that solo's mostly do find (subjectively) appropriate housing

- However... Might be worth to look at the unsatisfied more deeply:

Conclusion
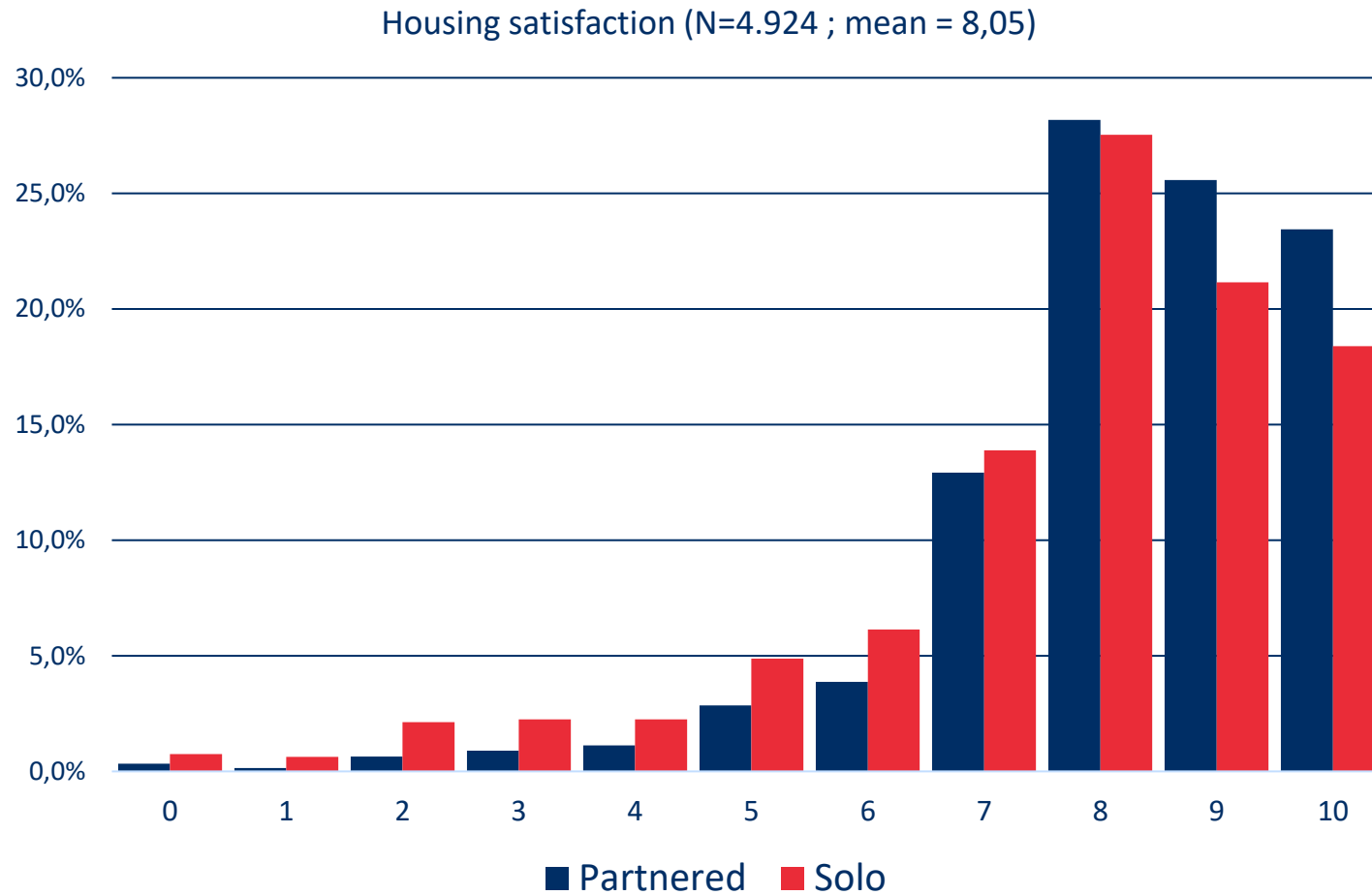
Housing satisfaction (N=4.924 ; mean = 8,05)

Partnered ■ Solo

Conclusion

RQ2: Is the housing **satisfaction** and neighbourhood **safety** different for solo's?

- Solo's are slightly less satisfied with their housing overall, but not substantially.

- Might indicate that solo's mostly do find (subjectively) appropriate housing

- However… Might be worth to look at the unsatisfied more deeply:

  - Solo's are overrepresented in below average (=8) satisfaction

Housing Satisfaction and Housing Choices among Singles
(And the curious case of homeowners)
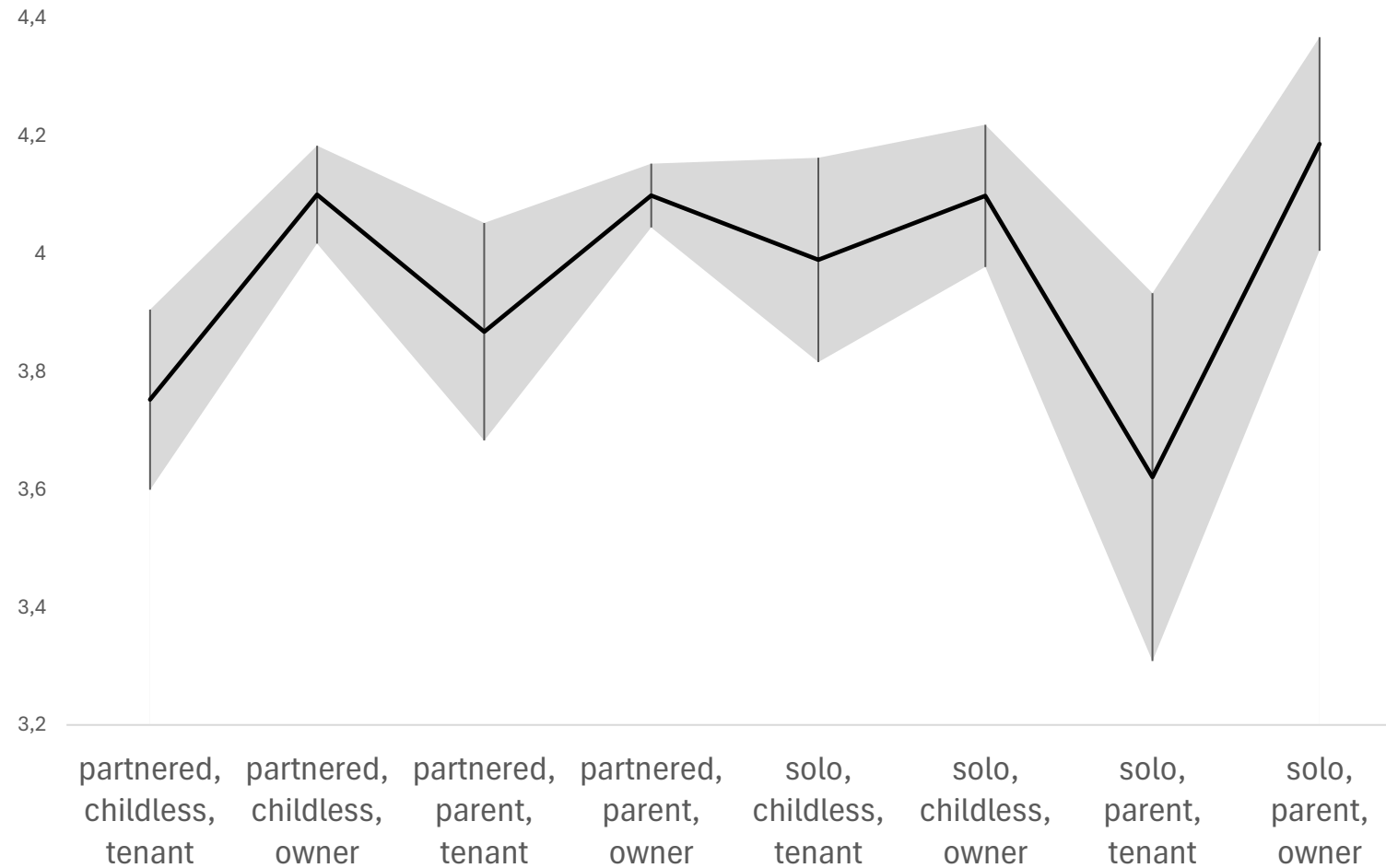
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Addendum:

"The curious case of homeownership"

Multivariate analysis – Housing satisfaction
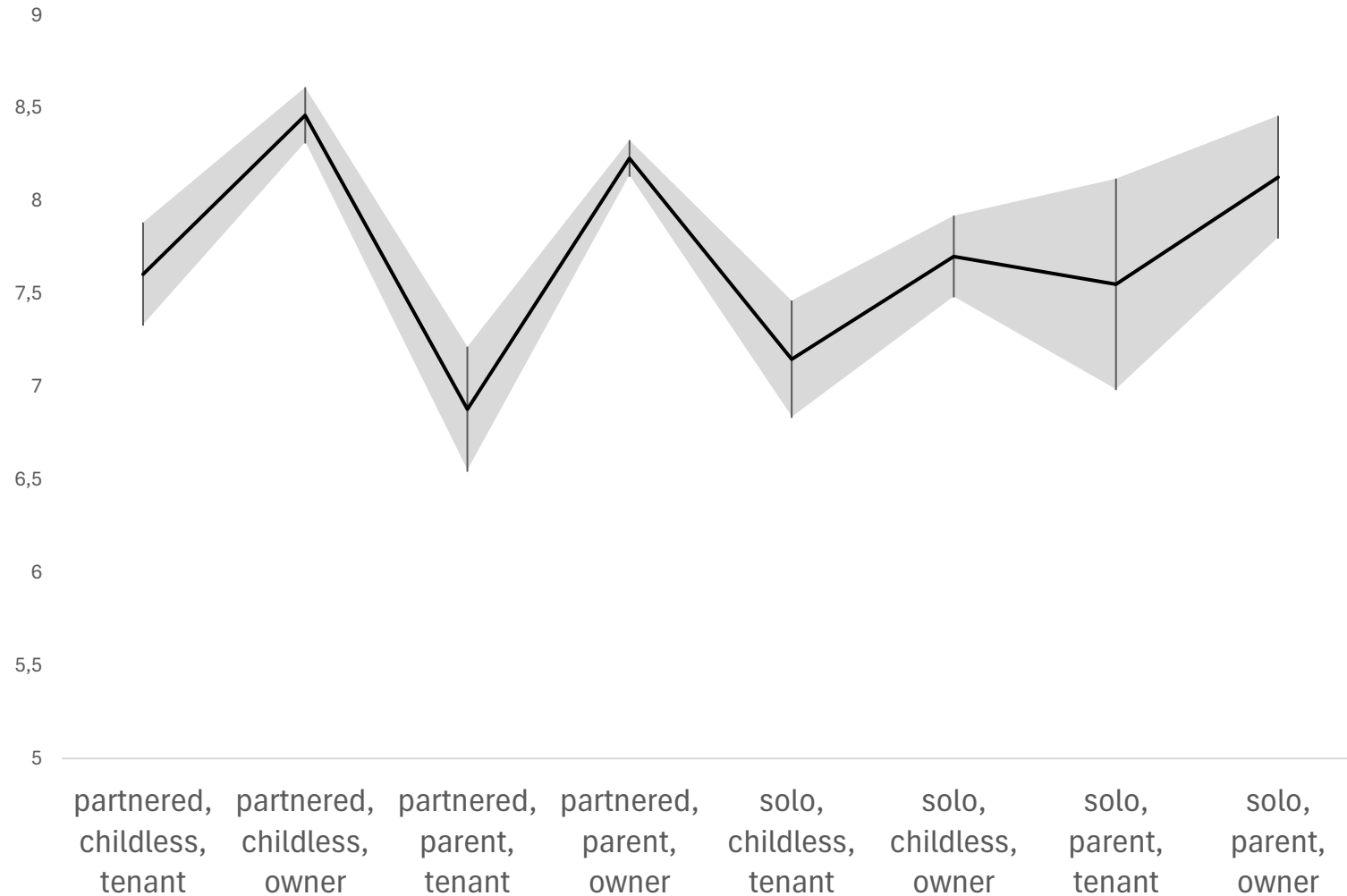
Multivariate analysis – Neighbourhood safety

Multivariate analysis – Financial satisfaction
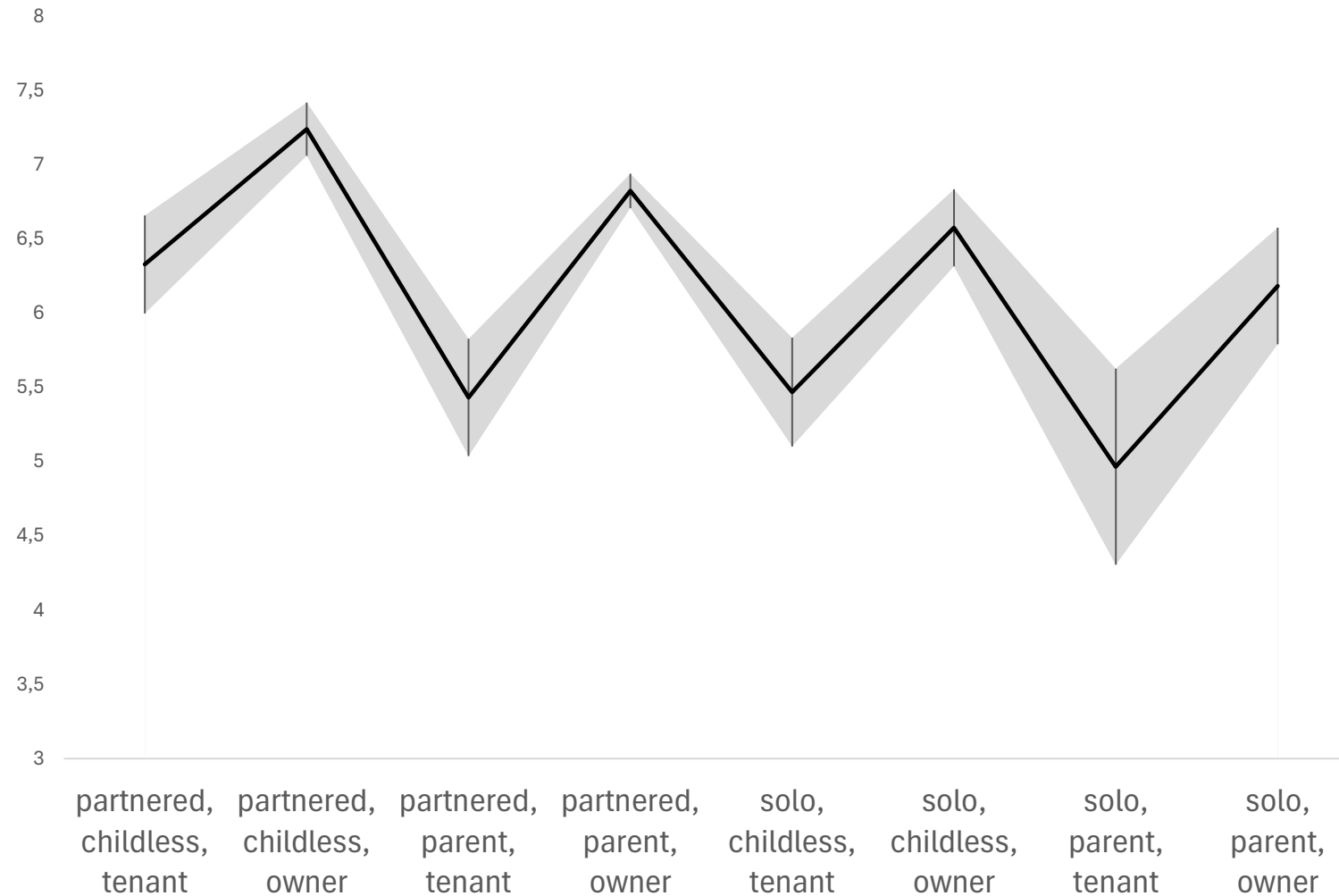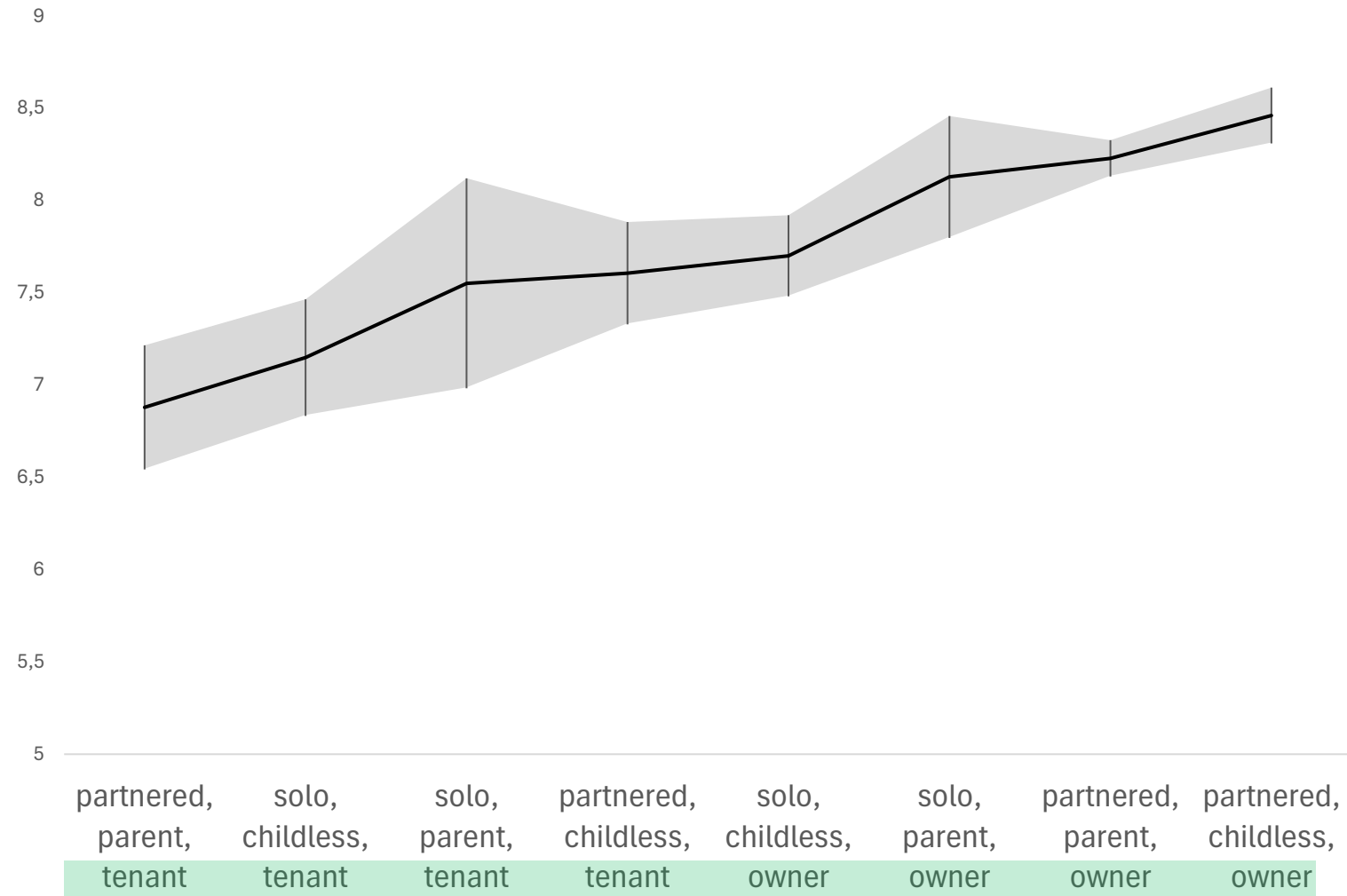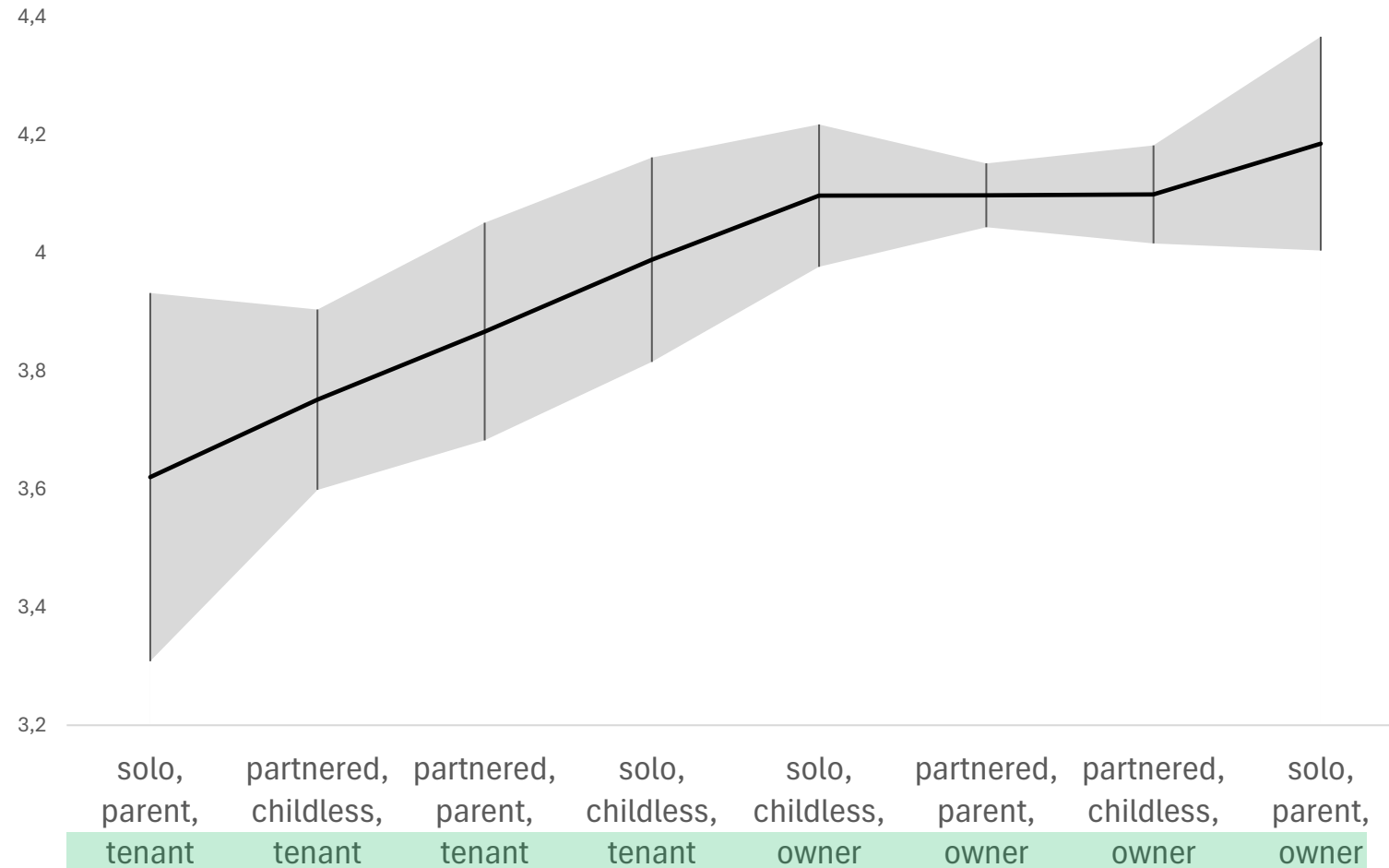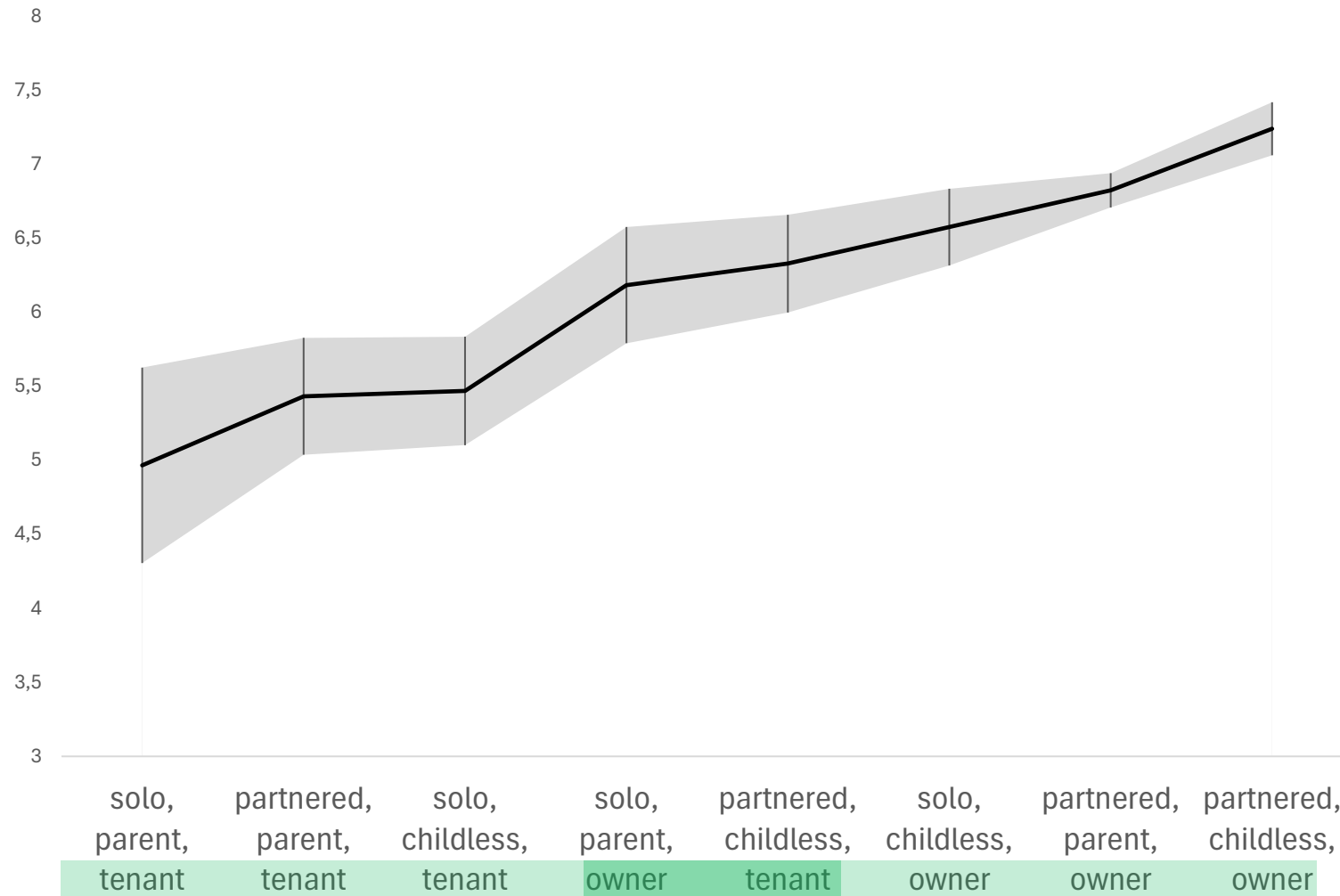
Multivariate analysis – Housing satisfaction

Multivariate analysis – Neighbourhood safety

Multivariate analysis – Financial satisfaction

Regressions on different outcomes

All controlled for age education income and house type

Manifest outcome measures

- *Satisfaction with the house (0-10)*

- *Subjective neighbourhood safety assessment (1-5)*

- *Satisfaction with household finances (0-10)*

- *Subjective assessment of comfort (1-7)*

- *General life satisfaction (1-7)*

- *Satisfaction with democracy (1-5)*

- *Satisfaction with a romantic relationship (0-10)* *"solo" ≠ "single"*

Regressions on different outcomes

Latent outcome measures

- *Satisfaction with institutions*
  - *(Healthcare, Education, Social services, The judiciary, The police, Public transportation, The federal government) 1-5*
    - *PCA*

- *General "satisfaction"*
  - *PCA on all previously mentioned variables*

Regressions on different outcomes

Analyses of typologies, split and ranked outcome for:

- *Solo*

- *Partnered*

- *Childless*

- *Parent*

- *Tenant*

- *Owner*

Outcomes heatmap

	Worst	2	3	4	5	6	7	Best
Owner	0%	0%	0%	13%	15%	25%	23%	25%
Childless	3%	18%	10%	15%	18%	13%	10%	15%
Partner	5%	10%	13%	13%	13%	8%	23%	18%
Solo	20%	15%	13%	13%	13%	18%	3%	8%
Parent	23%	8%	15%	10%	8%	13%	15%	10%
Tenant	25%	25%	25%	13%	10%	0%	3%	0%

Median rank by outcome

	Partnered	Solo	Childless	Parent	Tenant	Owner
Living comfotably	6	3.5	5.5	3.5	2.5	6.5
Satisfaction with democracy	5.5	3	4.5	4.5	2.5	6.5
Satisfaction with HH finances	6	3.5	5.5	3	2.5	6.5
Latent health measure	5.5	4	4	5	2.5	6.5
Satisfaction with house	5.5	4	4.5	4.5	2.5	6.5
Latent satisfaction with institutions	5	3.5	4.5	5	2.5	6.5
General life satisfaction	6	3	3.5	5.5	2.5	6.5
Relationship satisfaction	5.5	3.5	6	3.5	2.5	5.5
Neighbourhood satisfaction	4	5.5	5	4	2.5	6.5
Latent "satisfaction"	5.5	4	5	3.5	2.5	6.5

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