Online Appendix A Data appendix

Table A1: Distribution of scenarios per person

Number of scenarios	Number of individuals	Percent of sample
12	558	26.4
16	1,552	73.6
Total	2,110	100.0

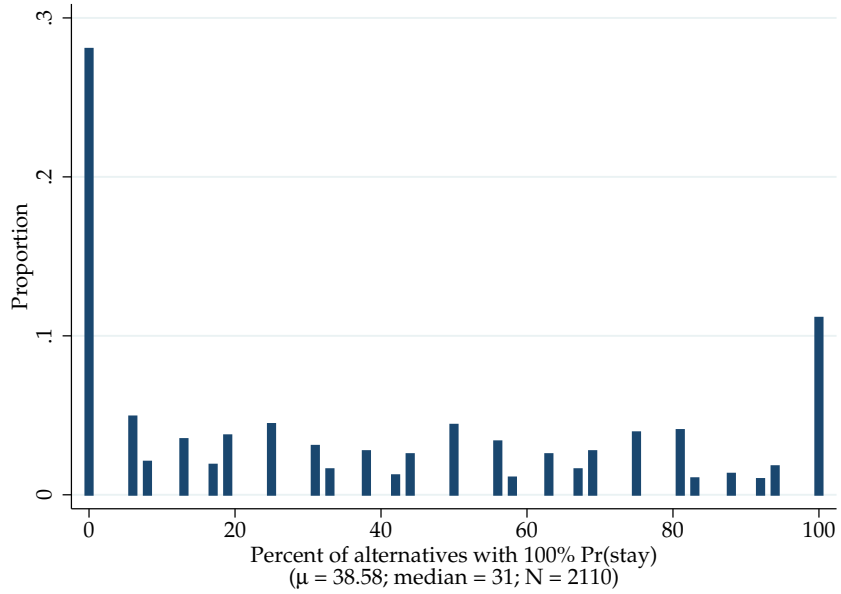
Note: This table lists the distribution of scenarios per person. Individuals in the September 2018 and December 2019 waves answer up to 16 scenarios.

Table A2: Distribution of scenarios per person, removing never-movers

Number of scenarios	Number of individuals	Percent of sample
12	493	26.5
16	1,368	73.5
Total	1,861	100.0

Note: This table lists the distribution of scenarios per person. Individuals in the September 2018 and December 2019 waves answer up to 16 scenarios.

Figure A1: Percent of scenarios in which Pr(move) = 0



Source: Survey of Consumer Expectations collected in September 2018 and December 2019.

Table A3: Characteristics of Ever- and Never-Movers

Variable	Ever-Mover	Never-Mover	Total
Female	0.48	0.51*	0.48
White	0.77	0.80*	0.77
Age	50.96	58.19*	51.93
Married	0.63	0.58*	0.62
Lives with children	0.43	0.39	0.42
College graduate	0.36	0.25*	0.35
Owns home	0.70	0.74	0.70
Income ($1000)	78.51	67.46*	77.02
Pr(move) in next two years	0.30	0.11*	0.27
Moved during previous year	0.16	0.07*	0.15
Years lived in current residence	11.77	15.26*	12.24
Mobile	0.40	0.10*	0.36
Stuck	0.13	0.09*	0.12
Rooted	0.47	0.80*	0.52
Sample size	1,861	249	2,110

Source: Survey of Consumer Expectations collected in September 2018 and December 2019.

Notes: Never-mover refers to an individual who reported the same exact choice probability in every single scenario. * indicates significantly different from ever-movers at the 5% level. Family proximity was only collected for the September and December waves. For further details, see Section 3 and notes to Table 1.

Table A4: Characteristics associated with never movers

Characteristic	(1) Full Sample
Time spent on survey	-0.000
	(0.000)
Took more than 90 minutes on survey	-0.047**
	(0.024)
Took fewer than 15 minutes on survey	0.199***
	(0.050)
Stuck	0.071***
	(0.021)
Rooted	0.146***
	(0.013)
Age	0.003***
	(0.001)
Female	0.016
	(0.014)
White	-0.024
	(0.017)
College graduate	-0.012
	(0.015)
Married	-0.026*
	(0.016)
Lives with children	0.006
	(0.015)
Healthy	0.008
	(0.015)
Lives in Suburb	-0.018
	(0.018)
Lives in Rural	0.007
	(0.020)
Employed full-time	0.005
	(0.016)
Homeowner	-0.021
	(0.017)
Willing to take risks in financial matters	0.013
	(0.024)
Willing to take risks in everyday activities	0.009
	(0.021)
Questionable numeracy	0.031
	(0.023)
Questionable financial literacy	0.008
	(0.029)
Constant	-0.107**
	(0.043)
Observations	2,101
R-squared	0.091

Notes: Dependent variable is a dummy indicating that the individual always report the same choice probabilities in every single scenario. Cognitive check and risk assessment not available for all respondents. *** p<0.01, ** p<0.05, * p<0.1.

Table A5: Characteristics of Never-Movers with Small, Negative, or Undefined Income Elasticity

Variable	$\beta_{i,inc} \geq 0.1$	$\beta_{i,inc} < 0.1$ or undefined	Total
Female	0.47	0.49	0.48
White	0.78	0.74*	0.77
Age	49.65	53.94*	50.96
Married	0.66	0.55*	0.63
Lives with children	0.44	0.39*	0.43
College graduate	0.40	0.29*	0.36
Owns home	0.71	0.67	0.70
Healthy	0.52	0.47*	0.51
Income ($1000)	83.35	67.50*	78.51
Pr(move) in next two years	0.31	0.27*	0.30
Years lived in current residence	11.13	13.22*	11.77
Mobile	0.44	0.31*	0.40
Stuck	0.13	0.13	0.13
Rooted	0.43	0.56*	0.47
Sample size	1,346	515	1,861

Source: Survey of Consumer Expectations collected in September 2018 and December 2019.

Notes: Never-mover refers to an individual who reported the same exact choice probability in every single scenario. * indicates significantly different at the 5% level.

Table A6: Characteristics associated with $\beta_{i,income} < 0.1$ or undefined (Linear Probability Model)

Characteristic	(1) Full Sample	(2) Full Sample	(3) Remove Never Movers
Never mover		0.637***	
		(0.029)	
log(time spent on survey)		-0.019	-0.020
		(0.016)	(0.018)
Took more than 90 minutes on survey		-0.032	-0.036
		(0.057)	(0.063)
Took fewer than 15 minutes on survey		0.216***	0.274***
		(0.051)	(0.062)
Questionable numeracy		0.095***	0.105***
		(0.028)	(0.032)
Questionable financial literacy		0.082**	0.098**
		(0.035)	(0.040)
Willing to take risks in financial matters		0.046	0.052
		(0.033)	(0.037)
Willing to take risks in everyday activities		0.011	0.015
		(0.031)	(0.034)
Stuck	0.073**	0.030	0.028
	(0.035)	(0.031)	(0.035)
Rooted	0.185***	0.096***	0.099***
	(0.022)	(0.020)	(0.022)
Age	0.004***	0.003***	0.003***
	(0.001)	(0.001)	(0.001)
Female	0.013	-0.004	-0.005
	(0.021)	(0.019)	(0.021)
White	-0.049*	-0.026	-0.030
	(0.026)	(0.023)	(0.026)
College graduate	-0.071***	-0.051***	-0.054**
	(0.022)	(0.020)	(0.022)
Married	-0.059***	-0.036*	-0.042*
	(0.023)	(0.020)	(0.023)
Lives with children	-0.002	-0.008	-0.010
	(0.023)	(0.020)	(0.023)
Healthy	0.011	0.009	0.008
	(0.022)	(0.019)	(0.022)
Lives in Suburb	-0.017	-0.005	-0.003
	(0.027)	(0.024)	(0.027)
Lives in Rural	-0.030	-0.038	-0.043
	(0.029)	(0.026)	(0.029)
Employed full-time	-0.043*	-0.046**	-0.050**
	(0.025)	(0.022)	(0.025)
Homeowner	-0.040	-0.017	-0.019
	(0.026)	(0.023)	(0.026)
Constant	0.232***	0.245***	0.239***
	(0.063)	(0.077)	(0.085)
Observations	2,110	2,101	1,853
R-squared	0.077	0.282	0.068

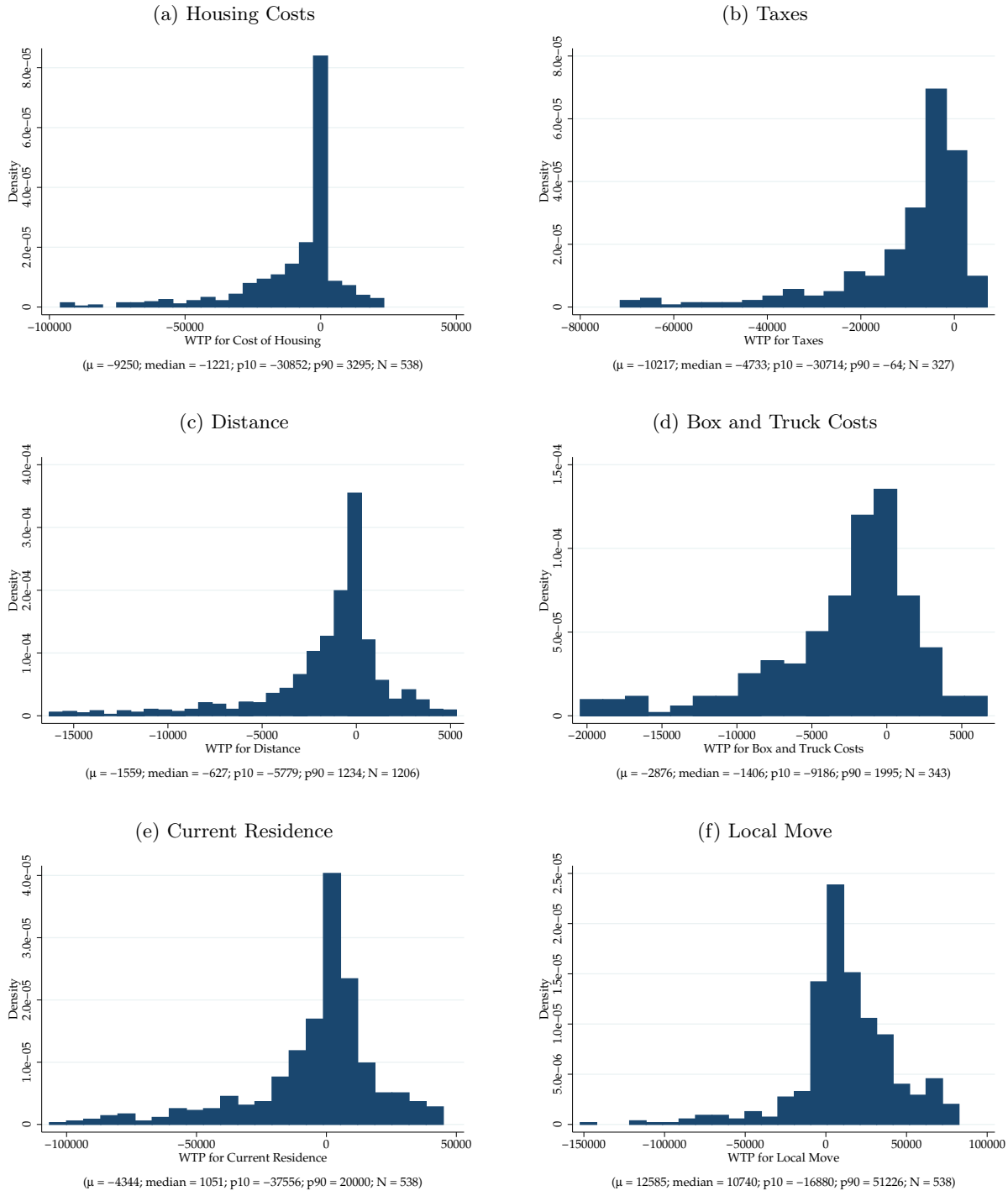
Notes: Dependent variable is a dummy indicating that the individual's income elasticity $\beta_{i,income}$ is smaller than 0.1 or is undefined. Cognitive check and risk assessment not available for all respondents.
*** p<0.01, ** p<0.05, * p<0.1.

Table A7: Neighborhood choice WTP estimates (percentage of income) for three different choice models, excluding never-movers

Characteristic	(1) Baseline	(2) Multinomial Logit	(3) Rank-Ordered Logit
Housing costs	-3.95***	-7.88***	-7.71***
	(0.48)	(1.15)	(0.86)
Crime	-12.54***	-17.85***	-17.78***
	(0.43)	(1.18)	(0.89)
Distance	-1.47***	-1.70***	-2.13***
	(0.16)	(0.17)	(0.14)
Family nearby	43.29***	38.03***	36.21***
	(1.61)	(0.85)	(0.84)
House square footage	15.57***	-1.39	-0.89
	(0.49)	(2.74)	(2.24)
Financial moving costs	-5.42***	-3.46***	-5.10***
	(0.52)	(0.92)	(0.91)
Taxes	-5.51***	-15.53***	-11.47***
	(0.29)	(1.71)	(1.15)
Local cultural norms	4.02***	14.58***	9.75***
	(0.37)	(0.99)	(0.71)
Local school quality	6.16***	13.62***	12.62***
	(0.70)	(1.31)	(1.05)
Move within school district	36.35***	26.09***	27.90***
	(2.18)	(1.54)	(1.33)
Exact copy of current home	2.89	-15.15***	-2.96**
	(2.23)	(2.24)	(1.36)
Nonpecuniary moving costs	-98.64***	-77.52***	-66.55***
	(6.33)	(3.07)	(2.98)
Observations	55,608	83,412	83,412
Individual-Scenarios	27804	27804	27804
Individuals	1861	1861	1861

Notes: The baseline model (1st column) estimates parameters based on stated probabilistic choices. The multinomial logit model (2nd column) estimates parameters based on only the most-preferred choice, i.e. the choice with the highest probability. The rank-ordered logit model (3rd column) estimates parameters based on the ranking of the choices implied by the subjective choice probabilities. The models in the 2nd and 3rd columns report 33% more observations because they pool together individual-scenarios and all three alternatives for each scenario, where as the model in the 1st column counts only the two differenced alternatives. All models use the exact same number of individual-scenarios.
WTP figures respectively correspond to the following units: 20% increase in housing costs, doubling of crime rate, 100 miles distance, 1000 sq ft increase in house size, $5,000 "box and truck" moving costs, 5 percentage point increase in income tax rate, norms being "more agreeable," school quality increasing by one quartile, moving 0.2 miles away, moving into exactly the same home as current residence, and moving at all. Clustered bootstrapped standard errors (1000 replicates) in parentheses for the baseline choice model. Standard errors for the multinomial logit and rank-ordered logit models are clustered at the individual level.
*** p<0.01, ** p<0.05, * p<0.1.

Figure A2: Distribution of WTP_i for other attributes



Notes: Plots show the distributions of individual-level WTP, after removing never-movers, those with very small or negative income elasticities (36% of the full $N = 2,110$ sample), and the top and bottom 5 percent of remaining observations.

Table A8: Distribution of Individual Preference Parameters

Attribute	10th percentile	Median	90th percentile	N
Income	1.32	6.46	14.76	1,346
Cost of Housing	-13.52	-0.70	4.49	601
Crime	-4.82	-1.31	-0.02	1,010
Distance	-0.56	-0.07	0.17	1,346
Family	-0.08	2.88	8.22	1,081
Square Footage	-2.77	0.23	2.88	382
Box and Truck Costs	-0.20	-0.03	0.08	382
Taxes	-0.52	-0.09	0.02	363
Norms	-0.04	0.40	2.79	601
School Quality	-0.84	0.32	2.93	601
Local Move	-1.97	1.36	6.27	601
Current Residence	-2.97	0.12	2.18	601
Nonpecuniary Moving Costs	-7.18	-2.74	1.14	1,346

Note: Estimates exclude those with very small, negative, or undefined income elasticity (36% of the full $N = 2,110$ sample).

Table A9: Choice model estimates, including never-movers

Characteristic	(1) all	(2) mobile	(3) stuck	(4) rooted
Income	3.135***	3.701***	3.329***	1.563***
	(0.337)	(0.273)	(0.503)	(0.497)
Housing costs	-0.575***	-0.828***	-0.723*	-0.230***
	(0.085)	(0.210)	(0.408)	(0.071)
Crime	-0.467***	-0.640***	-0.542***	-0.153***
	(0.054)	(0.059)	(0.087)	(0.051)
Distance	-0.040***	-0.056***	-0.049***	-0.022***
	(0.005)	(0.008)	(0.010)	(0.007)
Family nearby	2.148***	1.371***	1.573***	1.717***
	(0.237)	(0.115)	(0.223)	(0.373)
House square footage	0.496***	0.477**	0.563***	0.171***
	(0.054)	(0.207)	(0.111)	(0.066)
Financial moving costs	-0.034***	-0.042***	-0.040***	-0.005
	(0.004)	(0.008)	(0.008)	(0.005)
Taxes	-0.027***	-0.038***	-0.032	-0.013***
	(0.003)	(0.010)	(0.020)	(0.005)
Local cultural norms	0.082***	0.146***	0.119	0.038***
	(0.017)	(0.045)	(0.101)	(0.012)
Local school quality	0.143***	0.237***	0.199***	0.066***
	(0.025)	(0.045)	(0.060)	(0.021)
Move within school district	1.658***	0.768***	1.384***	1.200**
	(0.248)	(0.117)	(0.296)	(0.472)
Exact copy of current home	0.317**	0.044	0.015	0.317***
	(0.149)	(0.083)	(0.252)	(0.103)
Nonpecuniary moving costs	-3.346***	-1.215***	-2.120***	-6.818***
	(0.367)	(0.112)	(0.334)	(0.062)
Constant	0.034**	-0.012	0.006	0.032**
	(0.016)	(0.032)	(0.027)	(0.013)
Observations	63,056	24,360	6,800	31,896
Individual-Scenarios	31528	12180	3400	15948
Individuals	2110	808	231	1071

Notes: Distance is measured in 100s of miles. Income, housing costs, and crime are measured in percentage terms. Financial moving costs are measured in 1000s of dollars. House size is in 1000s of square feet. Family, moving within school district, living in an exact copy of the current home, and non-pecuniary moving costs are dummy variables. Cultural norms measure movement from "same" to "more agreeable" or from "less agreeable" to "same." School quality measures movement up one quartile of the distribution. Clustered bootstrapped standard errors (1000 replicates) in parentheses.
*** p<0.01, ** p<0.05, * p<0.1.

Table A10: Neighborhood choice WTP estimates (dollars), including never-movers

Characteristic	(1) all	(2) mobile	(3) stuck	(4) rooted
Housing costs	-1,870***	-2,810***	-1,819*	-1,837***
	(192)	(696)	(937)	(241)
Crime	-5,977***	-8,599***	-5,376***	-4,742***
	(354)	(627)	(669)	(159)
Distance	-699***	-1,025***	-666***	-946***
	(59)	(132)	(99)	(31)
Family nearby	27,279***	20,897***	16,945***	44,998***
	(461)	(1,318)	(1,757)	(2,928)
House square footage	8,042***	8,162**	7,006***	7,002***
	(268)	(3,488)	(957)	(959)
Financial moving costs	-3,099***	-3,918***	-2,766***	-1,051
	(145)	(780)	(360)	(714)
Taxes	-2,427***	-3,523***	-2,222	-2,874***
	(149)	(939)	(1,515)	(141)
Local cultural norms	1,417***	2,602***	1,582	1,627***
	(256)	(757)	(1,165)	(26)
Local school quality	2,445***	4,189***	2,606***	2,800***
	(355)	(708)	(683)	(88)
Move within school district	22,594***	12,641***	15,306***	36,183***
	(1,405)	(1,638)	(2,357)	(6,052)
Exact copy of current home	5,286***	793	207	12,407***
	(1,934)	(1,511)	(3,518)	(269)
Nonpecuniary moving costs	-104,953***	-26,234***	-40,078***	-5,230,220
	(9,183)	(3,535)	(8,932)	(494,656,888)
Observations	63,056	24,360	6,800	31,896
Individual-Scenarios	31528	12180	3400	15948
Individuals	2110	808	231	1071

Notes: WTP figures respectively correspond to the following units: 20% increase in housing costs, doubling of crime rate, 100 miles distance, 1000 sq ft increase in house size, $5,000 "box and truck" moving costs, 5 percentage point increase in income tax rate, norms being "more agreeable," school quality increasing by one quartile, moving 0.2 miles away, moving into exactly the same home as current residence, and moving at all. Clustered bootstrapped standard errors (1000 replicates) in parentheses. *** p<0.01, ** p<0.05, * p<0.1.

Table A11: Neighborhood choice WTP estimates (percentage of income), including never-movers

Characteristic	(1) all	(2) mobile	(3) stuck	(4) rooted
Housing costs	-3.40***	-4.16***	-4.04*	-2.72***
	(0.35)	(1.03)	(2.08)	(0.36)
Crime	-10.87***	-12.74***	-11.95***	-7.03***
	(0.64)	(0.93)	(1.49)	(0.24)
Distance	-1.27***	-1.52***	-1.48***	-1.40***
	(0.11)	(0.20)	(0.22)	(0.05)
Family nearby	49.60***	30.96***	37.66***	66.66***
	(0.84)	(1.95)	(3.90)	(4.34)
House square footage	14.62***	12.09**	15.57***	10.37***
	(0.49)	(5.17)	(2.13)	(1.42)
Financial moving costs	-5.63***	-5.80***	-6.15***	-1.56
	(0.26)	(1.16)	(0.80)	(1.06)
Taxes	-4.41***	-5.22***	-4.94	-4.26***
	(0.27)	(1.39)	(3.37)	(0.21)
Local cultural norms	2.58***	3.86***	3.52	2.41***
	(0.46)	(1.12)	(2.59)	(0.04)
Local school quality	4.44***	6.21***	5.79***	4.15***
	(0.65)	(1.05)	(1.52)	(0.13)
Move within school district	41.08***	18.73***	34.01***	53.60***
	(2.56)	(2.43)	(5.24)	(8.97)
Exact copy of current home	9.61***	1.18	0.46	18.38***
	(3.52)	(2.24)	(7.82)	(0.40)
Nonpecuniary moving costs	-190.82***	-38.87***	-89.06***	-7,748.47
	(16.70)	(5.24)	(19.85)	(732,825.03)
Observations	63,056	24,360	6,800	31,896
Individual-Scenarios	31528	12180	3400	15948
Individuals	2110	808	231	1071

Notes: WTP figures respectively correspond to the following units: 20% increase in housing costs, doubling of crime rate, 100 miles distance, 1000 sq ft increase in house size, $5,000 "box and truck" moving costs, 5 percentage point increase in income tax rate, norms being "more agreeable," school quality increasing by one quartile, moving 0.2 miles away, moving into exactly the same home as current residence, and moving at all. Clustered bootstrapped standard errors (1000 replicates) in parentheses.

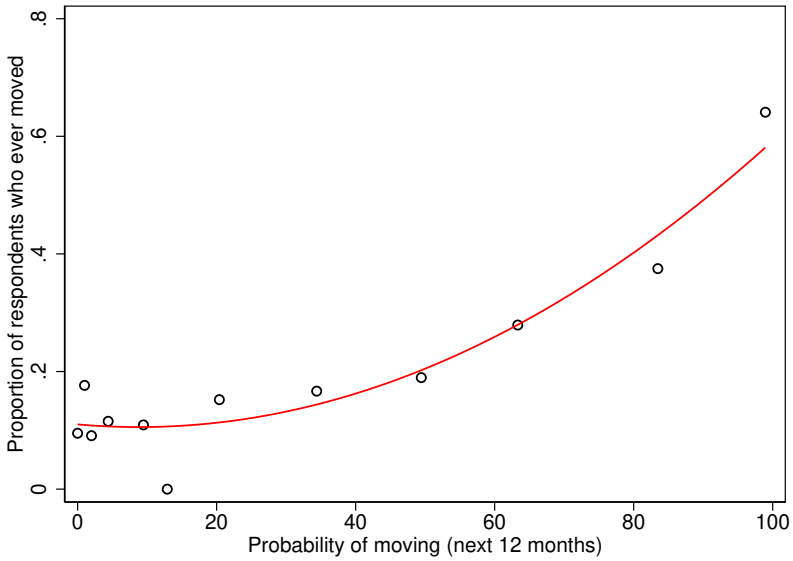
*** p<0.01, ** p<0.05, * p<0.1.

Table A12: Median Willingness to Pay (% of Income) by Attribute and Demographic Group

Attribute	Men	Women	White	Non-white	Renter	Owner	Non-college	College	Young	Old	Single	Married	No Kids	Kids
Housing Costs	-1.87	-3.42	-0.40	-3.28	-3.62	-2.23	-2.60	-2.14	-1.98	-2.60	-10.68	-1.06*	-2.30	-1.99
Crime	-13.75	-14.12	-14.76	-13.45	-11.38	-14.68	-13.04	-14.19	-12.53	-18.93*	-13.04	-14.14	-14.12	-13.72
Distance	-1.08	-1.36	-1.13	-1.21	-1.12	-1.22	-1.46	-1.03*	-1.09	-1.29	-1.23	-1.14	-1.18	-1.17
Family Nearby	32.85	38.42*	34.88	35.49	34.70	35.96	35.86	35.06	32.91	39.12*	34.84	35.70	36.50	34.29
Square footage	3.83	9.27	9.25	5.11	9.72	5.11	10.46	3.83	8.28	2.49	2.43	6.99	1.98	10.04*
Financial moving costs	-1.72	-4.49*	-2.47	-3.47	-3.62	-3.05	-4.01	-2.15*	-2.32	-3.62	-4.17	-2.18*	-3.51	-1.55
Taxes	-7.12	-7.01	-9.38	-6.40	-7.03	-7.06	-9.57	-5.44*	-6.95	-7.77	-8.37	-6.80	-7.06	-7.01
Norms	6.47	8.25	6.18	7.47	6.70	7.34	10.54	5.63*	6.73	7.45	7.58	7.05	7.54	6.70
School quality	4.35	6.04	4.35	4.73	3.85	4.74	4.35	4.74	5.75	4.35	4.35	4.73	3.53	10.80*
Local move	26.21	18.79	20.20	23.59	22.45	23.45	17.55	27.65*	28.42	14.90*	18.79	24.11	19.70	28.41*
Same Residence	3.85	2.30	4.45	2.30	1.96	3.76	4.44	2.70	1.96	4.27	2.30	3.29	4.01	2.15
Psychic moving cost	-58.79	-46.13	-46.49	-55.39	-37.68	-59.59*	-49.51	-55.99	-47.79	-59.76*	-44.12	-57.71*	-52.04	-55.50

Note: Sample size differs across columns but removes never-movers and those with very small or negative income elasticities (36% of the full $N = 2,110$ sample). * indicates that the difference in the medians is significant at the 5 percent level. Significance is based on bootstrapped standard errors (1000 replications).

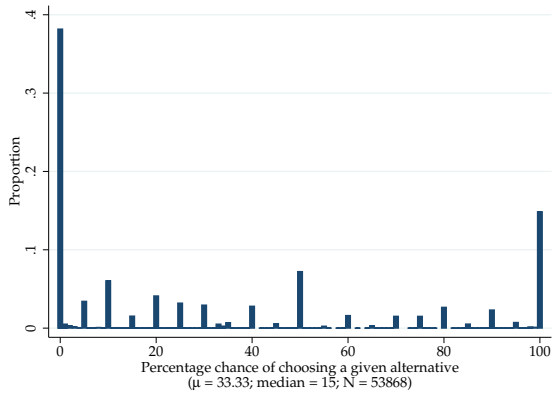
Figure A3: Mobility Expectations and Realized Mobility Decisions, September 2018 wave



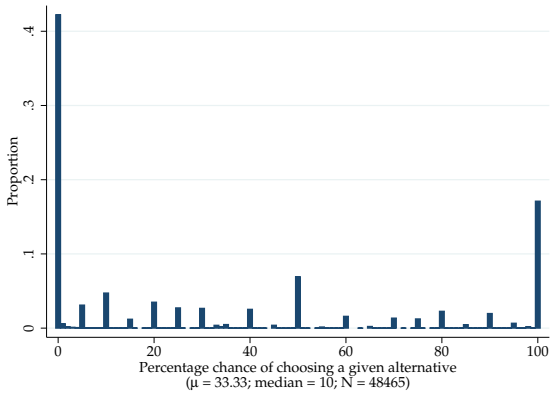
Notes: This plot shows the relation between actual mobility decisions (on the y-axis) and the year-ahead moving expectations of the respondents included in the September 2018 wave.

Figure A4: Distribution of subjective choice probabilities, by SCE wave

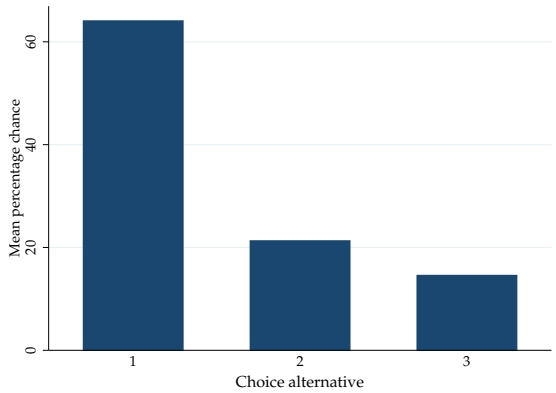
(a) September, pooled across alternatives



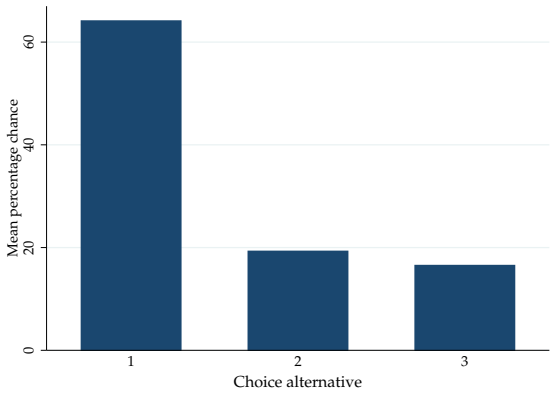
(b) December, pooled across alternatives



(c) September, average by alternative



(d) December, average by alternative



Source: Survey of Consumer Expectations collected in September 2018 and December 2019.
Note: Figures are pooled across all choice scenarios.

Table A13: Choice model estimates by employment status

Characteristic	(1) all	(2) employed	(3) non-employed
Income	3.758***	4.323***	3.477***
	(0.182)	(0.242)	(0.299)
Housing costs	-0.799***	-0.583***	-0.787***
	(0.100)	(0.121)	(0.120)
Crime	-0.641***	-0.659***	-0.587***
	(0.036)	(0.049)	(0.052)
Distance	-0.055***	-0.040***	-0.054***
	(0.006)	(0.007)	(0.007)
Family nearby	2.132***	1.931***	2.352***
	(0.115)	(0.130)	(0.191)
House square footage	0.636***	0.614***	0.605***
	(0.037)	(0.172)	(0.078)
Financial moving costs	-0.040***	-0.032***	-0.043***
	(0.004)	(0.008)	(0.004)
Taxes	-0.040***	-0.046***	-0.035***
	(0.003)	(0.003)	(0.004)
Local cultural norms	0.154***	0.123***	0.139***
	(0.016)	(0.022)	(0.014)
Local school quality	0.239***	0.184***	0.222***
	(0.029)	(0.043)	(0.035)
Local move	1.697***	1.926***	1.247***
	(0.121)	(0.155)	(0.214)
Exact copy of current home	0.110	0.105	0.132
	(0.087)	(0.098)	(0.114)
Nonpecuniary moving costs	-2.579***	-2.510***	-2.877***
	(0.122)	(0.142)	(0.211)
Constant	-0.034	-0.045***	-0.007
	(0.021)	(0.017)	(0.014)
Observations	55,608	31,192	24,416
Individual-Scenarios	27804	15596	12208
Individuals	1861	1043	818

Notes: Clustered bootstrapped standard errors (1000 replicates) in parentheses.
*** p<0.01, ** p<0.05, * p<0.1.

Table A14: WTP estimates by employment status

Characteristic	(1) all	(2) employed	(3) non-employed
Housing costs	-2,667***	-1,120***	-3,686***
	(323)	(238)	(495)
Crime	-8,465***	-5,017***	-10,857***
	(291)	(316)	(269)
Distance	-995***	-419***	-1,374***
	(107)	(74)	(106)
Family nearby	29,223***	16,213***	43,014***
	(1,085)	(649)	(1,742)
House square footage	10,510***	5,959***	13,973***
	(328)	(1,607)	(1,287)
Financial moving costs	-3,661***	-1,696***	-5,570***
	(354)	(465)	(127)
Taxes	-3,720***	-2,449***	-4,516***
	(199)	(140)	(349)
Local cultural norms	2,716***	1,260***	3,422***
	(251)	(224)	(189)
Local school quality	4,155***	1,878***	5,409***
	(473)	(424)	(746)
Local move	24,533***	16,176***	26,368***
	(1,473)	(934)	(3,597)
Exact copy of current home	1,951	1,080	3,255
	(1,503)	(997)	(2,650)
Nonpecuniary moving costs	-66,582***	-35,414***	-112,621***
	(4,273)	(1,942)	(13,343)
Observations	55,608	31,192	24,416
Individual-Scenarios	27804	15596	12208
Individuals	1861	1043	818

Notes: Clustered bootstrapped standard errors (1000 replicates) in parentheses.
*** p<0.01, ** p<0.05, * p<0.1.

Table A15: WTP estimates (percent of income) by employment status

Characteristic	(1) all	(2) employed	(3) non-employed
Housing costs	-3.95***	-2.49***	-4.21***
	(0.48)	(0.53)	(0.57)
Crime	-12.54***	-11.15***	-12.41***
	(0.43)	(0.70)	(0.31)
Distance	-1.47***	-0.93***	-1.57***
	(0.16)	(0.17)	(0.12)
Family nearby	43.29***	36.03***	49.16***
	(1.61)	(1.44)	(1.99)
House square footage	15.57***	13.24***	15.97***
	(0.49)	(3.57)	(1.47)
Financial moving costs	-5.42***	-3.77***	-6.37***
	(0.52)	(1.03)	(0.15)
Taxes	-5.51***	-5.44***	-5.16***
	(0.29)	(0.31)	(0.40)
Local cultural norms	4.02***	2.80***	3.91***
	(0.37)	(0.50)	(0.22)
Local school quality	6.16***	4.17***	6.18***
	(0.70)	(0.94)	(0.85)
Local move	36.35***	35.95***	30.13***
	(2.18)	(2.08)	(4.11)
Exact copy of current home	2.89	2.40	3.72
	(2.23)	(2.22)	(3.03)
Nonpecuniary moving costs	-98.64***	-78.70***	-128.71***
	(6.33)	(4.32)	(15.25)
Observations	55,608	31,192	24,416
Individual-Scenarios	27804	15596	12208
Individuals	1861	1043	818

Notes: Clustered bootstrapped standard errors (1000 replicates) in parentheses.
*** p<0.01, ** p<0.05, * p<0.1.

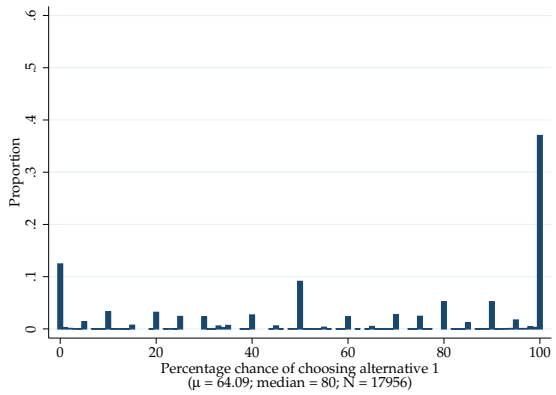
Table A16: Time spent on questions as a function of cumulative number of scenarios (Quantile Regression Model)

	(1)
Characteristic	December
2nd block	-9.0***
	(0.6)
3rd block	-11.0***
	(0.6)
4th block	-12.0***
	(0.6)
2nd scenario	-29.0***
	(0.6)
3rd scenario	-31.0***
	(0.6)
4th scenario	-32.0***
	(0.6)
Constant	60.0***
	(0.6)
Observations	14,112

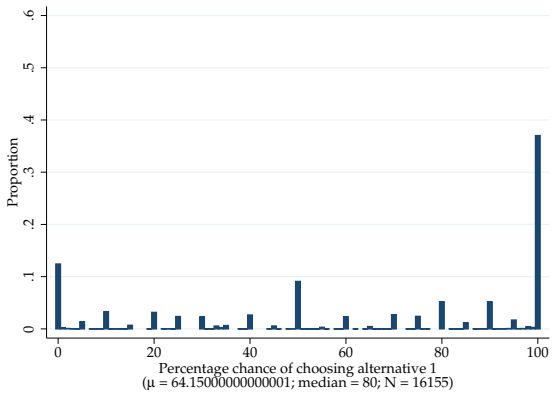
Notes: Dependent variable is the time (in seconds) that a respondent spent on the given scenario. Time stamp data for each scenario is available only in the December 2019 wave.
*** p<0.01, ** p<0.05, * p<0.1.

Figure A5: Distribution of subjective choice probabilities, by SCE wave and choice alternative

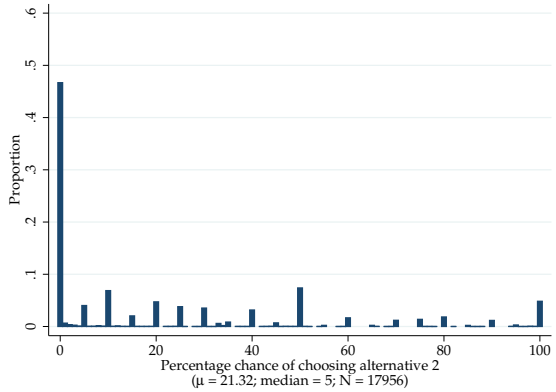
(a) September, Alternative 1



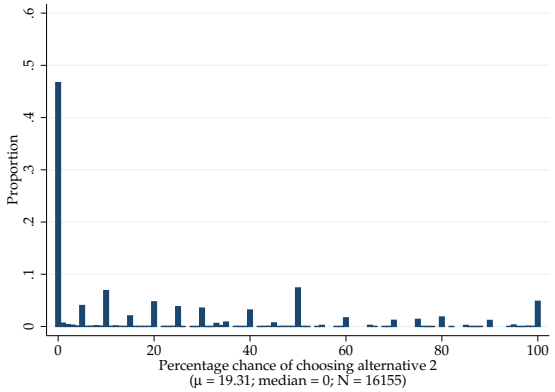
(b) December, Alternative 1



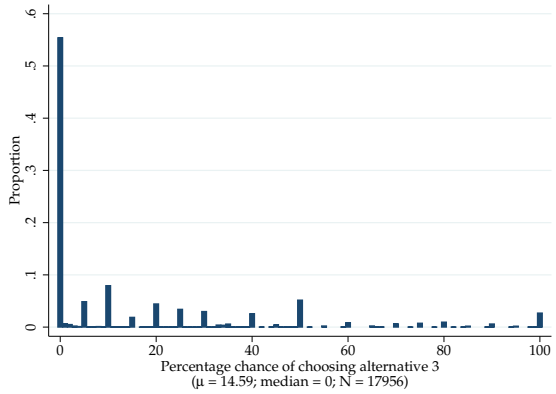
(c) September, Alternative 2



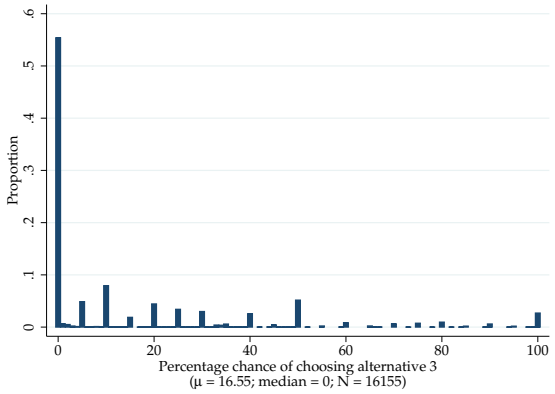
(d) December, Alternative 2



(e) September, Alternative 3



(f) December, Alternative 3



Source: Survey of Consumer Expectations collected in September 2018 and December 2019.

Online Appendix B Survey instrument

Our data were collected in January 2018, September 2018, and December 2019 using supplemental questions to the Survey of Consumer Expectations. The SCE core questionnaire can be found here. Some supplemental questions were asked in all three waves, while others were specific to each.

Supplemental questions asked in all three waves

Qmv1. How many years have you lived at your current primary residence (that is, the place where you usually live)?

_____ year(s)

Qmv1a. What is the approximate size of your current primary residence?

_____ square feet

Qmv2. Which of the following best describes where you live? *Please select only one.*

1. City center/urban area
2. Suburb less than 20 miles from a city center
3. Suburb 20 miles or more from a city center
4. In a small town
5. In a rural area
6. Other

[If *Age>4+Qmv1*] Qmv3. Where did you live before moving to your current residence? *Please select only one.*

I lived in:

1. The same state and county where I currently reside
2. The same state but a different county than were I currently reside
3. A different state than where I currently reside
4. Another country

[If *Qmv3=3*] Qmv4. In which state was your previous primary residence?

Qmv7. We would now like you to think about your future moving plans. What is the percent chance that over the next 2 years (January 2018 to January 2020) you will move to a different primary residence?

Please enter your answer by clicking on the scale below or entering your response in the box to the right of the scale.

_____Percent

[If *(Qmv7 >= 1)*] Qmv14. If you were to move to a different primary residence over the next 2 years, what is the percent chance that this home would be in: *[answers need to add to 100]*

Within 10 miles of where you currently reside _____, percent
Between 10 and 100 miles of where you currently reside _____, percent
Between 100 and 500 miles of where you currently reside _____, percent
More than 500 miles of where you currently reside _____, percent

[If *(Qmv7 >= 1)*] Qmv15. And if you were to move to a different primary residence over the next 2 years, what is the percent chance that you or your spouse/partner would buy (as opposed to rent) your new home?

Please enter your answer by clicking on the scale below or entering your response in the box to the right of the scale.

_____Percent

Asked at the very end of the survey: Qmv11. To what extent do you agree or disagree with the following statements?

In order to avoid unemployment I would be willing to move within America.

1. Strongly disagree	2. Somewhat disagree	3. Neither agree nor disagree	4. Somewhat agree	5. Strongly agree

[on same screen] Even more so than a few decades ago, moving is the best way for many people to improve their lives

1. Strongly disagree	2. Somewhat disagree	3. Neither agree nor disagree	4. Somewhat agree	5. Strongly agree

[on same screen] Even more so than a few decades ago, to pursue better job opportunities one needs to move

1. Strongly disagree	2. Somewhat disagree	3. Neither agree nor disagree	4. Somewhat agree	5. Strongly agree

Qmv12. In terms of your ability and willingness to move, which of the following best describes your situation? *Please select only one.*

- *Mobile* - am open to, and able to move if an opportunity comes along
- *Stuck* - would like to move but am trapped in place and unable to move
- *Rooted* - am strongly embedded in my community and don't want to move

January-only questions

Qmv10. Here are some reasons for why people may **not** want to move. Please indicate the importance to you of each of these **reasons for not moving** to a different primary residence over the next 2 years?

If a factor does not apply to you, rate the factor as not important at all.

	Not at all important	A little important	Somewhat important	Very important	Extremely important
I like my current home / no reason to move					
Can't afford the high costs of moving					
Can't afford to buy a home in the places I would like to move to					
Difficult to find a new place to move into					
I cannot get the price I want for my current home or sell for enough to pay off my whole mortgage balance					
Have locked in a very low mortgage interest rate and don't want to lose it					
Difficult to qualify for a new mortgage					
I like my current job					
Hard to find a job elsewhere					
[if married/have partner] Hard for spouse to find a job elsewhere					
Am not licensed to work in other states					
My work experience would be less valuable / count for less elsewhere					
May lose Medicaid coverage if I move to another state					
May lose unemployment or other welfare benefits or receive less when moving out of state					
Depend financially on local network or local friends, family and church groups					
Have too much student debt					
Have too much other debts or have not saved enough					
Health reasons					
Have children in school					
Good quality of local school					
Closeness to family and children					
I like the neighborhood and climate where I currently live					
Am very involved in local community/church or share local cultural values					
Worry about higher crime rates in other locations					

Qmv11. And here are some reasons for why people may want to move. Please indicate the importance to you of each of these **reasons for moving** to a different primary residence over the next 2 years?

If a factor does not apply to you, rate the factor as not important at all.

	Not at all important	A little important	Somewhat important	Very important	Extremely important
Expect to be forced out current home by landlord, bank other financial institution, or government					
I do not like my current home					
To upgrade to a larger or a better quality home					
To reduce housing costs					
To change from owning to renting OR renting to owning					
A new job or job transfer					
[if married/have partner] A new job or job transfer of spouse/partner					
To attend an educational institution					
To reduce commuting time to work/school					
To look for a job					
My work experience would be more valuable / count for more elsewhere					
May gain Medicaid coverage if I move to another state					
May gain unemployment or other welfare benefits or receive more when moving out of state					
Change in household or family size, including marriage, divorce, separation, death, or child birth or adoption					
Crowding, conflict, or violence in the household					
Health reasons					
Have too much student debt					
Have too much other debts					
To be closer to family and friends (including for health reasons, economic reasons, or for any other reasons)					
To be in a more desirable neighborhood or climate					
To be in a safer neighborhood					
To be in a better school district/have access to better schools					
To have better access to public transportation, such as bus, subway, or commuter train service.					
Access to public services like libraries, playgrounds, and community centers					
Better access to amenities like restaurants, theaters, shopping, and doctors' offices					
Cultural values in other places are too different					

September-only questions

Qmv0. Do you or your spouse/partner own your primary residence? By primary residence, we mean the place where you usually live. Please select only one.

1. Yes
2. No

Qmv5. Do you currently live within 50 miles of an immediate or extended family member? Please select only one.

1. Yes
2. No

Qmv6. How would you rate the cultural values and norms of people in your neighborhood/town (relative to your own values and norms)

1. Highly disagreeable	2. Somewhat disagreeable	3. Neither agreeable nor disagreeable	4. Somewhat agreeable	5. Highly agreeable

Qmv6a. Approximately what percentage of their income do households on average spend on combined state and local income, sales and property taxes where you currently reside?
_____%

We will next describe a set of different events or circumstances and would like you to think of how these may change your moving plans over the next two years. [Randomize into 2 groups with group 1 answering Cases 1,3,4,6, group 2 answering Cases 1,2,3,5]

Case 1. Suppose that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income and the crime rate) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)]. Neighborhood A represents your current location.

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance between this location and your current location
The crime rate in the area compared to the current crime rate in the area you live today
Your household's income prospects compared to your current income

Suppose that the locations are otherwise identical in all other aspects to your current location, including the cost of housing.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	Distance (miles) from current location	Crime rate compared to current crime rate	Household income compared to current income
A (not move)	0	same	same
B	500	double	20% higher
C	1000	half	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	Distance (miles) from current location	Crime rate compared to current crime rate	Household income compared to current income
A (not move)	0	same	same
B	500	same	5% higher
C	500	half	same

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Crime rate compared to current crime rate	Household income compared to current income
A (not move)	0	same	15% lower
B	500	half	10% lower
C	1000	double	5% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance

B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Crime rate compared to current crime rate	Household income compared to current income
A (not move)	0	same	20% lower
B	500	half	same
C	1000	half	5% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 2. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)]. Neighborhood A represents your current location.
In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance from your current location
A subsidy to cover your costs of moving to new location
Your household's income prospects

Suppose that the locations are otherwise identical in all other aspects to your current location, including the cost of housing.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	Distance (miles) from current location	"Box and Truck" moving costs	Household income compared to current income
A (not move)	0	$0	same
B	500	$10,000	20% higher
C	1000	$15,000	20% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	Distance (miles) from current location	"Box and Truck" moving costs	Household income compared to current income
A (not move)	0	$0	same
B	500	$15,000	same
C	1000	$15,000	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	"Box and Truck" moving costs	Household income compared to current income
A (not move)	0	$0	same
B	500	$15,000	15% higher
C	300	$10,000	5% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	"Box and Truck" moving costs	Household income compared to current income
A (not move)	0	$0	same
B	500	$30,000	30% higher
C	1000	$10,000	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 3. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income and whether your family and friends live nearby) may change as well (for example because you or your family and friends move to a different location). [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)]. Neighborhood A represents your current location.
In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance from your current location
Family and friends live nearby this location
Your household's income prospects

Suppose that the locations are otherwise identical in all other aspects to your current location, including the cost of housing.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	No	10% lower
B	1000	Yes	same
C	1000	No	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers

need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	Yes	10% lower
B	500	Yes	50% higher
C	100	No	20% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	No	5% lower
B	250	Yes	10% higher
C	10	Yes	20% lower

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	Yes	15% lower
B	350	Yes	same
C	500	No	100% higher (i.e. double)

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance

C ___ percent chance

Case 4. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income or cultural values and norms in your neighborhood/town) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)]. Neighborhood A represents your current location.

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:
Distance from your current location
Cultural values and norms
Cost of housing

Suppose that the locations are otherwise identical in all other aspects to your current location, except that in addition to the differences shown below both neighborhood B and C your household income will be 10% higher than your current income.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.
What is the percent chance that you choose to live in each neighborhood?
The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	**Distance (miles) from current location**	**Cultural values and norms compared to current neighborhood/town**	**Housing costs compared to current location**
A (not move)	0	same	same
B	500	more agreeable to my values	10% lower
C	500	same	20% lower

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]
A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	Distance (miles) from current location	Cultural values and norms compared to current neighborhood/town	Housing costs compared to current location
A (not move)	0	same	same
B	500	more agreeable to my values	10% lower
C	1000	same	30% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Cultural values and norms compared to current neighborhood/town	Housing costs compared to current location
A (not move)	0	same	same
B	600	more agreeable to my values	50% lower
C	500	less agreeable to my values	same

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Cultural values and norms compared to current neighborhood/town	Housing costs compared to current location
A (not move)	0	same	same
B	500	less agreeable to my values	20% lower
C	300	more agreeable to my values	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 5. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)]. Neighborhood A represents your current location.

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:
Your household's income prospects
Home size
Your costs of moving to new location

Suppose that the locations are otherwise identical in all other aspects to your current location, and assume that neighborhoods B and C are both about 250 miles away your current location.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.
What is the percent chance that you choose to live in each neighborhood?
The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	**Houshold income compared to current income**	**Home size (sq ft) compared to current dwelling**	**"Box and truck" moving costs**
A (not move)	same	same	$0
B	8% higher	500 smaller	$2,000
C	8% lower	1000 larger	$10,000

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]
A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	Houshold income compared to current income	Home size (sq ft) compared to current dwelling	"Box and truck" moving costs
A (not move)	same	same	$0
B	2% higher	500 smaller	$2,000
C	12% higher	500 smaller	$10,000

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Houshold income compared to current income	Home size (sq ft) compared to current dwelling	"Box and truck" moving costs
A (not move)	same	same	$0
B	10% higher	1000 larger	$15,000
C	10% higher	500 larger	$4,000

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Houshold income compared to current income	Home size (sq ft) compared to current dwelling	"Box and truck" moving costs
A (not move)	same	same	$0
B	8% higher	200 smaller	$6,000
C	8% lower	100 larger	$6,000

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 6. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to

continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income and state and local tax rates) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)]. Neighborhood A represents your current location.

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance from current location

State & local income, sales, and property taxes (as a percentage of income) compared to current location

Your household's income prospects

Suppose that the locations are otherwise identical in all other aspects to your current location.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	**Distance (miles) from current location**	**State & local tax rate compared to current rate**	**Before-tax household income compared to current income**
A (not move)	0	5 percent higher	same
B	150	same	10% higher
C	250	same	10% lower

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance

B ___ percent chance

C ___ percent chance

Scenario 2

Neighborhood	**Distance (miles) from current location**	**State & local tax rate compared to current rate**	**Before-tax household income compared to current income**
A (not move)	0	same	same
B	150	5 percent lower	same
C	550	5 percent lower	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	State & local tax rate compared to current rate	Before-tax household income compared to current income
A (not move)	0	same	same
B	250	10 percent higher	15% higher
C	300	same	5% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	State & local tax rate compared to current rate	Before-tax household income compared to current income
A (not move)	0	same	same
B	550	5 percent lower	10% higher
C	100	5 percent higher	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

December-only questions

Qmv0. Do you or your spouse/partner own your primary residence? By primary residence, we mean the place where you usually live. Please select only one.

1. Yes
2. No

Qmv5. Do you currently live within 50 miles of an immediate or extended family member? Please select only one.

1. Yes
2. No

Qmv6. How would you rate the cultural values and norms of people in your neighborhood/town (relative to your own values and norms)

1. Highly disagreeable	2. Somewhat disagreeable	3. Neither agreeable nor disagreeable	4. Somewhat agreeable	5. Highly agreeable

Qmv6a. What is the approximate state and local income tax rate where you currently reside?
_____%

Qmv6b. How would you assess the overall quality of public schols in your school district, in terms of their overall ranking nationwide?

- Low (bottom 25%)
- Middle low (25-49%)
- Middle high (50-74%)
- High (top 25%)

We will next describe a set of different events or circumstances and would like you to think of how these may change your moving plans over the next two years. [Randomize into 2 groups with group 1 answering Cases 1,2,4,6, group 2 answering Cases 3,4,5,6]

Case 1. Suppose that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income and the crime rate) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)].

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance between this location and your current location
The crime rate in the area compared to the current crime rate in the area you live today
Your household's income prospects compared to your current income

Suppose that the locations are otherwise identical in all other aspects to your current location, including the cost of housing.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.
What is the percent chance that you choose to live in each neighborhood?

Scenario 1

Neighborhood	**Distance (miles) from current location**	**Crime rate compared to current crime rate**	**Household income compared to current income**
A (not move)	0	same	same
B	500	double	40% higher
C	1000	half	20% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]
A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	**Distance (miles) from current location**	**Crime rate compared to current crime rate**	**Household income compared to current income**
A (not move)	0	same	same
B	500	same	10% higher
C	500	half	same

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]
A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Crime rate compared to current crime rate	Household income compared to current income
A (not move)	0	same	30% lower
B	500	half	20% lower
C	1000	double	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Crime rate compared to current crime rate	Household income compared to current income
A (not move)	0	same	40% lower
B	500	half	same
C	1000	half	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 2. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)].

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance from your current location
Quality of local schools [rated low (bottom 25%), middle low (next 25%), middle high (next 25%) and high (top 25%)]
Your household's income prospects

Suppose that the locations are otherwise identical in all other aspects to your current location, including the cost of housing.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	**Distance (miles) from current location**	**Quality of local schools**	**Household income compared to current income**
A (not move)	0	Y	same
B	500	Y+Z	15% X
C	1000	Y+2*Z	15% X

where Y is the answer to Qmv6b, $Z = -1$ if $Y \geq$high middle and 1 otherwise, and $X =$higher if $Z = -1$ and lower otherwise.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	**Distance (miles) from current location**	**Quality of local schools**	**Household income compared to current income**
A (not move)	0	Y	same
B	500	Y+2*Z	5% X
C	1000	Y+2*Z	15% X

where Y is the answer to Qmv6b, $Z = -1$ if $Y \geq$high middle and 1 otherwise, and $X =$higher if $Z = -1$ and lower otherwise.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Quality of local schools	Household income compared to current income
A (not move)	0	Y	same
B	500	Y+2*Z	15% X
C	300	Y+Z	5% X

where Y is the answer to Qmv6b, $Z = -1$ if $Y \geq$high middle and 1 otherwise, and X =higher if $Z = -1$ and lower otherwise.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Quality of local schools	Household income compared to current income
A (not move)	0	Y	same
B	500	Y+2*Z	30% X
C	1000	Y	20% X

where Y is the answer to Qmv6b, $Z = -1$ if $Y \geq$high middle and 1 otherwise, and X =higher if $Z = -1$ and lower otherwise.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 3. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income and whether your family and friends live nearby) may change as well (for example because you or your family and friends move to a different location). [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)].
In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance from your current location
Family and friends live nearby this location

Your household's income prospects

Suppose that the locations are otherwise identical in all other aspects to your current location, including the cost of housing.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	No	30% lower
B	1000	Yes	same
C	1000	No	30% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	Yes	30% lower
B	500	Yes	150% higher (i.e. 2.5x current)
C	100	No	60% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	No	15% lower
B	250	Yes	30% higher
C	50	Yes	30% lower

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Family and friends live in this location	Household income compared to current income
A (not move)	0	Yes	45% lower
B	350	Yes	same
C	500	No	200% higher (i.e. triple)

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 4. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income or cultural values and norms in your neighborhood/town) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)]. Neighborhood A represents your current location.

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance from your current location
Cultural values and norms
Cost of housing

Suppose that the locations are otherwise identical in all other aspects to your current location, except that in addition to the differences shown below both neighborhood

B and C your household income will be 10% higher than your current income.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	Distance (miles) from current location	Cultural values and norms compared to current neighborhood/town	Housing costs compared to current location
A (not move)	0	same	same
B	500	more agreeable to my values	20% higher
C	500	same	10% lower

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 2

Neighborhood	Distance (miles) from current location	Cultural values and norms compared to current neighborhood/town	Housing costs compared to current location
A (not move)	0	same	same
B	500	less agreeable to my values	10% higher
C	1000	more agreeable to my values	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Cultural values and norms compared to current neighborhood/town	Housing costs compared to current location
A (not move)	0	same	same
B	600	more agreeable to my values	20% lower
C	500	less agreeable to my values	same

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Cultural values and norms compared to current neighborhood/town	Housing costs compared to current location
A (not move)	0	same	same
B	500	less agreeable to my values	20% lower
C	300	more agreeable to my values	10% higher

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 5. Suppose again that you [and your household] were offered a few different opportunities to move over the next two years, and you had to decide whether to take any of the offers or to continue living at your current location. The offers to move are contingent on you staying there for at least 3 years. Note that in some scenarios the conditions in your current location (such as household income) may change as well. [if own; Assume that, if you were to move, you would be able to sell your current primary residence today and pay off your outstanding mortgage (if you have one)].

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance from your current location

Quality of local schools [rated low (bottom 25%), middle low (next 25%), middle high (next 25%) and high (top 25%)]

Cost of housing

Suppose that the locations are otherwise identical in all other aspects to your current location, except that in addition to the differences shown below both neighborhood B and C your household income will be 10% higher than your current income.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	**Distance (miles) from current location**	**Quality of local schools**	**Housing costs compared to current location**
A (not move)	0	Y	same
B	500	Y+W	10% V
C	500	Y	5% lower

where Y is the answer to Qmv6b, $W = -1$ if $Y >$high middle and 1 otherwise, and $V =$lower if $W = -1$ and higher otherwise.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance

B ___ percent chance

C ___ percent chance

Scenario 2

Neighborhood	**Distance (miles) from current location**	**Quality of local schools**	**Housing costs compared to current location**
A (not move)	0	Y	same
B	500	$\begin{cases} Y+1 & \text{if } Y = \text{L} \\ Y-1 & else \end{cases}$	$\begin{cases} \uparrow 15\% & \text{if } Y = \text{L} \\ \downarrow 15\% & \text{if } Y \in \text{ML,MH} \\ \downarrow 5\% & \text{if } Y = \text{H} \end{cases}$
C	1000	$\begin{cases} Y-1 & \text{if } Y = \text{H} \\ Y+1 & else \end{cases}$	$\begin{cases} \uparrow 5\% & \text{if } Y \leq \text{MH} \\ \downarrow 15\% & \text{if } Y = \text{H} \end{cases}$

where Y is the answer to Qmv6b.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance

B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Quality of local schools	Housing costs compared to current location
A (not move)	0	Y	same
B	600	Y+W	20% X
C	500	Y+Z	10% V

where Y is the answer to Qmv6b, $W = -1$ if $Y >$high middle and 1 otherwise, and $X =$lower if $W = -1$ and higher otherwise. $Z = 1$ if $Y \geq$low middle and $V =$lower if $Z = 1$ and higher otherwise.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]
A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Quality of local schools	Housing costs compared to current location
A (not move)	0	Y	same
B	500	Y+Z	40% V
C	300	Y+W	20% X

where Y is the answer to Qmv6b, $W = -1$ if $Y >$high middle and 1 otherwise, and $X =$lower if $W = -1$ and higher otherwise. $Z = 1$ if $Y \geq$low middle and $V =$lower if $Z = -1$ and higher otherwise.

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]
A ___ percent chance
B ___ percent chance
C ___ percent chance

Case 6. Suppose that you [and your household] were approached by someone who wanted to buy your home and offered a few different opportunities for you to move over the next two years. In addition to paying the fair price for your house, the buyer would pay for all moving expenses as well as a subsidy described below. [if own; Assume that, if you were to move, you would be able to pay off your outstanding mortgage (if you have one)].

In each of the 4 scenarios below, you will be shown three locations to live in where each is characterized by:

Distance between this location and the current location (exact same location; different neighborhood within 10 minutes walk; location 200 miles away)

Home type [an exact copy of current home; a different home]

A permanent annual subsidy for selling your current home, computed as a percentage of your current household income

Note that even if the home type in the new location is an exact copy of current home, you will need to move all your belongings out of your current home to the new home. Suppose that the locations are otherwise identical in all other aspects to your current location, including the cost of housing.

In each scenario, you are given a choice among three neighborhoods and you will be asked for the percent chance (or chances out of 100) of choosing each.

What is the percent chance that you choose to live in each neighborhood?

The chance of each alternative should be a number between 0 and 100 and the chances given to the three alternatives should add up to 100.

Scenario 1

Neighborhood	**Distance (miles) from current location**	**Home type**	**Subsidy as percentage of current income**
A (not move)	0	your current home	0
B	0.2	exact copy of your current home	5%
C	200	a different home	15%

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance

B ___ percent chance

C ___ percent chance

Scenario 2

Neighborhood	**Distance (miles) from current location**	**Home type**	**Subsidy as percentage of current income**
A (not move)	0	your current home	0
B	200	exact copy of your current home	25%
C	200	a different home	50%

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 3

Neighborhood	Distance (miles) from current location	Home type	Subsidy as percentage of current income
A (not move)	0	your current home	0
B	0.2	a different home	25%
C	200	exact copy of your current home	25%

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Scenario 4

Neighborhood	Distance (miles) from current location	Home type	Subsidy as percentage of current income
A (not move)	0	your current home	0
B	0.2	a different home	10%
C	200	a different home	100%

What is the percent chance that you choose to live in each neighborhood? [answers need to add to 100]

A ___ percent chance
B ___ percent chance
C ___ percent chance

Qmv30a. Please describe some of the main reasons why you report a high probability of staying in your current location, even when you have an opportunity to substantially increase your household income by moving?

[open text box]

Qmv30b. [if Qmv7≤20 percent] Earlier you reported there is an X percent chance of moving to a different primary residence in the next 2 years. Please describe some of the reasons why you report a low probability of moving to a new location.

[open text box]

Qmv30c. [if Qmv7>20 percent] Earlier you reported there is an X percent chance of moving to a different primary residence in the next 2 years. Please describe some of the reasons why you report a high probability of moving to a new location.

[open text box]