

March 20-April 3, 2023

2000 Respondents

1006 Split A Respondents (1015 Weighted), 994 Split B Respondents (985 Weighted)

Margin of error: ± 2.2 percentage points

**National Association of REALTORS®
National Smart Growth
Frequencies (% responding)**

Q.2 The first question is about the quality of life in your community. How satisfied would you say you are with the quality of life in your community?

(ROTATE VERY SATISFIED TO VERY DISSATISFIED)

	2023	Jul 2020	Feb 2020	2017
Very satisfied	33	37	36	37
Somewhat satisfied	47	43	46	45
Somewhat dissatisfied	15	13	12	13
Very dissatisfied	5	6	5	6
Don't know	-	-	0	-
Total satisfied	80	80	82	82
Total dissatisfied	20	20	18	18

Q.3 Here are a few questions about your neighborhood and home. For each, please indicate whether you (ROTATE) agree or disagree with that statement.

(RANDOMIZE)

(ROTATE STRONGLY AGREE TO STRONGLY DISAGREE)

	Strng agree	Smwt agree	Smwt disagree	Strng disagree	Don't know	Total agree	Total disagree
A. There are lots of places to walk nearby, such as shops, cafes, and restaurants.	33	33	18	15	1	67	33
B. There are parks within walking distance.	41	30	15	13	2	71	28
C. There are sidewalks on most of the streets.	47	31	10	11	1	78	21
D. There are bike lanes and paths nearby.	30	34	18	17	2	64	34
E. There is public transit nearby.	40	29	12	17	3	69	29
F. There are plenty of community gathering places such as playgrounds, dog parks, and community gardens nearby.	32	42	16	9	2	74	24

Q.4 Do you live in:

	2023	Jul 2020	Feb 2020	2017
A single-family, detached house	57	58	60	58
A single-family, attached house such as a townhouse or rowhouse	9	9	9	9
A building with two or more apartments or condos	29	26	25	29
A mobile home or trailer	3	4	3	2
Other (please specify)	2	2	3	2
Don't know	0	-	0	-
Total Single-family	66	67	69	67

Q.5 If you were deciding today where to live, please indicate how important each of the following would be to you.

(RANDOMIZE)

(ROTATE VERY IMPORTANT TO NOT AT ALL IMPORTANT)

	Very important	Somewhat important	Not very important	Not at all important	Don't know	Very/ Somewhat important	Not very/ Not all important
A. Being within an easy walk of other places and things in a community, such as shops and parks							
2023	41	38	14	6	1	79	20
Jul 2020	39	35	17	9	0	74	26
Feb 2020	38	38	16	7	0	76	24
2017	42	38	15	5	0	80	20
B. Sidewalks and places to take walks							
2023	50	34	9	6	1	85	14
Jul 2020	52	33	9	6	0	85	15
Feb 2020	48	36	10	6	0	84	16
2017	49	38	10	4	0	86	14
C. Being within a short commute to work							
2023	40	32	11	16	2	72	26
Jul 2020	36	34	13	17	0	70	30
Feb 2020	40	33	12	15	0	73	27
2017	41	33	12	14	0	74	26
D. Easy access to the highway							
2023	34	40	17	8	2	74	25
Jul 2020	30	42	20	8	0	72	28
Feb 2020	35	42	17	6	0	77	23
2017	38	42	14	5	0	80	20
E. Having public transit nearby							
2023	36	29	18	15	1	65	34
Jul 2020	31	25	22	22	0	55	45
Feb 2020	34	29	20	17	0	63	37
2017	34	28	23	14	0	62	38
F. (SPLIT SAMPLE A) Bike lanes and paths nearby							
2023	22	33	27	17	1	55	44
Jul 2020	22	31	25	22	0	53	47
Feb 2020	21	33	27	20	-	53	47
2017	21	34	28	18	0	54	46

	Very important	Somewhat important	Not very important	Not at all important	Don't know	Very/Somewhat important	Not very/Not all important
G. (SPLIT SAMPLE B) Separated bike paths or trails							
2023	23	34	24	17	2	57	41

(1,570 respondents)

Q.6 (IF VERY OR SOMEWHAT IMPORTANT IN Q.5A) If you were moving to a new home, would you be willing to spend more to live in a community where you could easily walk to parks, shops, and restaurants?

(ROTATE TOP TO BOTTOM, BOTTOM TO TOP)

	2023	Jul 2020	Feb 2020	2017
Yes, a lot more	24	17	19	17
Yes, a little more	53	40	39	43
No, no more	22	17	19	20
Total Yes	78	57	58	60

Q.7 Continue to imagine that you are moving to another home. These next two questions are about the kind of community where you would like to live. Please select the community that you prefer.

(ROTATE 7A & 7B and ROTATE COMMUNITY A AND B WITHIN THE QUESTIONS)

	Community A	Community B	Don't know
A. (Community A) Houses with large yards and you have to drive to the places where you need to go.			

OR

(Community B) Houses with small yards, and it is easy to walk to the places you need to go.

2023	44	56	0
Jul 2020	48	52	0
Feb 2020	47	53	0
2017	47	53	0

B. (Community A) Own or rent an apartment or townhouse, and you have an easy walk to shops and restaurants and have a shorter commute to work.

OR

(Community B) Own or rent a detached, single-family house, and you have to drive to shops and restaurants and have a longer commute to work.

2023	53	47	0
Jul 2020	48	52	0
Feb 2020	50	50	0
2017	51	49	0

Q.8 Still imagine that you are moving to another home. Please rank the following home and community qualities from most important to least important.

	1	2	3	4	5	6	1-3	4-6
A. Walkable to shops and restaurants	17	18	17	15	17	16	52	48
B. High quality public schools	11	14	13	17	15	31	38	62
C. A large house	16	15	16	20	21	14	46	54
D. A large yard	9	18	17	17	20	19	44	56
E. Low levels of crime	41	22	18	9	6	4	82	18
F. A short commute	7	13	20	23	22	16	39	61

Q.9 Here are some issues your community may be facing over the next few years. For each one, please indicate how much of a priority it should be for your state or local government:

(RANDOMIZE)

(ROTATE EXTREMELY HIGH TO EXTREMELY LOW)

	Extremely high priority	High priority	Middle priority	Low priority	Extremely low priority	Don't know	Total High priority	Total Low priority
A. Maintaining and repairing roads, highways, freeways, and bridges								
2023	38	37	16	4	2	2	76	6
Jul 2020	34	37	23	4	2	0	71	7
Feb 2020	38	35	20	5	3	0	73	7
2017	39	35	22	3	2	-	74	5
B. Providing convenient alternatives to driving such as walking, biking, and public transportation								
2023	19	30	29	13	7	2	49	20
Jul 2020	18	25	34	14	8	0	43	23
Feb 2020	18	24	35	15	8	0	42	24
2017	17	27	34	15	7	-	45	21
C. Building more roads and expanding existing roads to help reduce traffic congestion								
2023	20	31	29	12	5	3	51	17
Jul 2020	19	26	35	14	6	0	45	20
Feb 2020	21	26	31	14	7	0	47	21
2017	25	29	31	12	4	-	54	16
D. Expanding public transportation, including trains and buses								
2023	23	26	28	13	8	3	49	21
Jul 2020	19	25	31	15	11	0	43	26
Feb 2020	21	23	29	16	11	0	44	27
2017	22	24	32	15	8	-	45	23
E. Making it easier to develop communities where people do not have to drive long distances to work or shop								
2023	18	31	30	12	7	3	49	19
Jul 2020	16	22	38	16	8	0	38	24
Feb 2020	17	24	35	15	8	0	41	24
2017	16	26	37	16	6	-	42	21

	Extremely high priority	High priority	Middle priority	Low priority	Extremely low priority	Don't know	Total High priority	Total Low priority
F. Building more sidewalks								
2023	15	26	34	16	7	2	41	23
Jul 2020	14	23	37	20	8	0	36	27
Feb 2020	13	21	36	21	9	0	34	30
2017	13	24	36	19	8	0	37	27
G. Building more bike lanes and paths								
2023	10	19	34	22	11	3	30	34
Jul 2020	10	17	35	24	14	0	27	39
Feb 2020	9	17	35	25	15	0	26	40
2017	10	16	35	26	13	-	25	40
H. Repurpose or replace empty stores and commercial properties with new housing								
2023	17	26	32	15	8	3	43	22

Q.10 Switching gears a bit, as you may know, increased fuel efficiency in cars has resulted in less gas tax funding to support roads and transit. Thinking about this, which ONE of the following approaches would you take to replace that tax revenue?

(ROTATE TOP THREE RESPONSES)

	2023
Increase tolls or more toll roads	13
Increase the gas tax	14
Replace the gas tax with a tax based on the number of miles driven	28
Do not replace the tax revenue	45
Don't know	1
Total Increase	26

Q.11 Now, we'd like to ask about your preferences regarding your current daily travel. For each statement, please indicate if you (ROTATE) agree or disagree.

(RANDOMIZE)

(ROTATE STRONGLY AGREE TO STRONGLY DISAGREE)

	Strongly agree	Smwt agree	Smwt disagree	Strongly disagree	Don't know	Total agree	Total disagree
A. I like riding a bike.							
2023	16	32	23	26	3	48	49
Jul 2020	17	34	25	24	-	51	49
Feb 2020	16	33	25	27	0	49	51
2017	16	37	23	24	0	53	47
B. I like taking transit, like trains or buses.							
2023	14	30	24	31	2	44	54
Jul 2020	11	27	24	38	-	38	62
Feb 2020	14	28	26	33	0	41	59
2017	11	27	27	35	-	38	62
C. I like driving.							
2023	34	36	16	10	3	70	27
Jul 2020	34	38	16	12	-	73	28
Feb 2020	36	37	16	11	0	73	27
2017	35	39	17	10	-	73	27
D. I like walking.							
2023	36	43	14	7	1	79	20
Jul 2020	36	44	13	6	-	81	19
Feb 2020	35	45	14	6	0	80	20
2017	35	45	14	6	-	80	20
E. I drive because I don't have a lot of other options.							
2023	29	30	18	20	3	59	37
Jul 2020	29	30	20	20	-	60	40
Feb 2020	30	31	19	20	0	61	39
2017	28	30	22	20	-	59	41

Q.12 Now think about things that may keep you from doing more walking. Please indicate if each of the following keeps you from doing more walking.

(RANDOMIZE)

(ROTATE YES AND NO)

	Yes	No	Don't know
A. The places I need to go are too far to walk.	72	25	3
B. There are too few sidewalks or trails.	33	63	4
C. I need a vehicle for work, school, or another reason.	68	29	3
D. The weather is poor or unpredictable.	50	46	4
E. My health prevents me.	33	64	3
F. I do not feel safe because of traffic.	39	57	5
G. I do not feel safe because of crime.	38	58	4

Q.13 Thinking about the issue of housing availability. In your opinion, how (ROTATE) good or bad of an idea is it to build more of the following types of housing in your community?

(RANDOMIZE)

	Very good idea	Good idea	Not sure	Bad idea	Very bad idea	Don't know	Total Good	Total Bad
A. Rental apartments	17	33	22	14	12	3	50	26
B. Condominiums	13	31	28	14	10	5	43	24
C. Townhomes, duplexes, or other attached housing	16	38	25	11	8	3	54	19
D. Small lot single-family homes	22	44	20	7	5	3	66	12
E. Large lot single-family homes	19	32	25	14	7	3	51	21

Q.14 Now, just a few questions for statistical purposes.

Are you:

(ROTATE)

	2023	Jul 2020	Feb 2020	2017
Male	48	48	48	48
Female	52	52	52	52

Q.15 In what year were you born?

	2023	Jul 2020	Feb 2020	2017
18-29	21	24	22	21
30-39	19	19	19	18
40-49	15	17	17	20
50-64	26	25	25	25
65+	19	16	18	17
(Don't know/refused)	-	0	-	-

Q.16 How many vehicles does your household own or lease for regular use?

	2023
Zero	14
1	42
2	32
3 or more	12

Q.17 Which of the following best describes the place where you live:

(ROTATE TOP TO BOTTOM, BOTTOM TO TOP)

	2023	Jul 2020	Feb 2020	2017
City - downtown with a mix of offices, apartments, and shops	11	10	11	10
City - more residential neighborhood	25	23	25	23
Suburban neighborhood with a mix of houses, shops, and businesses	31	30	30	30
Suburban neighborhood with houses only	18	23	20	22
Small town	7	7	6	6
Rural area	8	8	8	8
Total City	36	33	36	33
Total Suburban	49	52	50	52

Q.18 Do you currently own your home, rent your home, or are you living with friends or family?

	2023	Jul 2020	Feb 2020	2017
Own	53	49	51	57
Rent	36	35	36	43
Living with friends or family	11	15	13	-
Don't know	-	-	0	-

Q.19 Do you have any children under the age of 19 living at home?

	2023	Jul 2020	Feb 2020	2017
Yes	27	27	27	30
No	73	73	73	70
Don't know	-	-	0	-

(540 2023 respondents, 540 July 2020 respondents, 820 Feb 2020 respondents, 903 2017 respondents))

Q.20 (IF YES IN Q.19) And are one or more of your children in grades K through 12?

	2023	Jul 2020	Feb 2020	2017
One or more children in grades K through 12	80	79	83	75
No children in grades K through 12	21	21	17	24

Q.21 What is your marital status? (READ LIST, RANDOMIZE)

	2023	Jul 2020	Feb 2020	2017
Married	43	45	46	45
Unmarried, living with partner	7	5	9	15
Single	33	34	30	24
Separated	2	2	2	2
Widowed	7	4	4	5
Divorced	8	10	10	10
Total Not Married	57	54	54	55

Q.22 What is the last year of schooling that you have completed? (DO NOT READ LIST)

	2023	Jul 2020	Feb 2020	2017
1st - 11th grade	6	7	6	8
High school graduate	29	28	30	31
Non-college post H.S.	6	10	10	11
Some college	22	20	19	20
College graduate	22	22	22	19
Post-graduate school	13	13	13	11
H.S. or less	36	35	36	40
Post H.S.	29	30	30	31
College Graduate	36	36	35	30
Not College	64	65	65	70

(1,998 respondents)

Q.23 Last year, that is in 2022, what was your total family income from all sources, before taxes?

	2023	Jul 2020	Feb 2020	2017
Less than \$15,000	9	13	15	12
\$15,000 to under \$50,000	24	32	31	30
\$50,001 to under \$75,000	18	18	18	16
\$75,001 to under \$100,000	13	14	14	11
\$100,001 to under \$150,000	12	12	12	10
\$150,001 to under \$200,000	6	6	5	3
More than \$200,000	5	4	4	2
Prefer not to say	13	1	1	16
\$75K or less	51	63	64	58
More than \$75K	37	36	35	26

(Jul 2020 is Race from file)

Q.24 What is your race?

	2023	Jul 2020	Feb 2020	2017
White	54	59	58	59
African American or Black	14	14	14	14
Hispanic or Latino	20	16	17	12
Asian or Pacific Islander	5	5	5	5
Multiracial	4	2	3	3
Another race not listed	2	4	4	6

Region

	2023	Jul 2020	Feb 2020	2017
Los Angeles	8	8	7	7
Middle America	21	22	21	22
New York City	12	12	12	11
North East	11	11	11	13
South	19	20	20	20
South West	17	15	16	15
West Coast	12	12	13	12

Split

	2023
A	51
B	49

Survey Methodology

American Strategies designed this Internet survey of the top 50 metropolitan statistical areas in the United States. The survey reached 2,000 adults, 18 years or older. The survey was conducted by YouGov on March 20-April 3, 2023.

YouGov interviewed 2,153 respondents who were then matched down to a sample of 2,000 to produce the final dataset. The respondents were matched to a sampling frame on gender, age, race, and education. The frame was constructed by stratified sampling from the 2019 American Community Survey (ACS) 1-year sample with selection within strata by weighted sampling with replacements (using the person's weights on the public use file). The demographic characteristics of the top 50 MSAs were calculated by mapping PUMAs on the ACS to MSAs correspondence files from the Geocorr 2022: Geographic Correspondence Engine (Missouri Census Data Center). The matched cases were weighted to the sampling frame using propensity scores.

The matched cases and the frame were combined, and a logistic regression was estimated for inclusion in the frame. The propensity score function included age, gender, race/ethnicity, years of education, and Target Smart regions. The propensity scores were grouped into deciles of the estimated propensity score in the frame and post-stratified according to these deciles.

The weights were then post-stratified on a four-way stratification of gender, age (4-categories), race (4-categories), and education (4-categories), and a post-stratification on parents with children under 19, to produce the final weight.