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Housing Preference of Residents' in Ile-Ife, Nigeria

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Abstract: Choosing where to live is a profound decision that affects residents' income, social interactions, health and safety, as well as daily activities. The study investigates housing preference of residents within the city of Ile-Ife, Nigeria. Data for the study were obtained from both primary and secondary sources. Data obtained include quality of the environment in terms of good layout, availability of infrastructural facilities like good roads, water supply, quietness, peace and adequate security etc.; socio-cultural activities; accessibility to place of work; vacant plot; security of land ownership; and closeness to the place of birth. 309 households were surveyed using multi-stage sampling. The finding reveals that majority (84.4%) of respondents' in Iremo have no education at all while most (88.5%) of the respondents' in Parakin have tertiary education. In Igboya, 54.5% of the respondents has tertiary education. Also, among the most important determinants of residential district preferences within the study area are factors that deal with the quality of the environment (31.0%) and those that are socio-cultural in nature (42.0%). The study established that great differences appear in the determinants of households' preferences for different residential density districts. The study concluded that each category of residential density district of a city has distinct set of determinants of households' residential district preferences peculiar to it.

Keywords: housing, preference, choice, residents' and Ile-Ife

JEL codes: D10, D31, D32

1. Introduction

Residential location decision making, according to (Dielman and Mark, 2009), assumed that the work locations are exogenously determined; implying that the workplaces are identified independently before residential locations are related. This determinant varies over space and time as demonstrated by Romani and Artils, (2003) and UN-Habitat (2012). Various scholars have also used level of living to study residential areas of many African cities UN-Habitat (2012), Adesoji,

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(2012) and Adesola and Omiunu (2014). From empirical studies, diverse reasons have been proposed to explain why residents prefer some residential districts to the others. For instance, Tatu and Wangi (2010) found strong relationships between individual's travel pattern and residential location preference, Catherine et. al. (2009) identified 'the functionality and spaciousness of the house itself' as the most significant determinant. Cervero and Wuk (1997), on the other hand, identified the rating of existing facilities, especially, schools for the children. In his opinion, 'where particular areas or schools gain poor reputations (for any reason), attracting a mix of pupils becomes more difficult Clark et. al. (2006) and Clark et. al. (2003).

However, a household's decision to choose a particular residential district could be due to socioeconomic, cultural, administrative or purely psychological factors Clark et. al. (2003). According to Clark et. al. (1996 and Crane, 1996), the general tendency of the poor people to live near the Central Business District (CBD) while the rich stay at the outskirts of the city has also been well documented. Also well documented in the literature is the general tendency of people to segregate based on income Clark et. al. (2006); Obafemi and Omiunu (2014) and Okesoto et. al. (2014). The spatial segregation based on income has been shown not to be very significant in Africa. For instance findings of Sanni and Akinyemi (2009) have shown that some particular or ethnic groups concentrate in certain parts of Nigerian cities. Dietz (1998) is of the opinion that often times, a migrant's destination (within the city) is chosen before decision to move is made at all. Dubin (1991) introduced 'sorting' concept to explain the tendency of people to segregate in neighborhoods, based on either race social or economic class. Buress (1997) found that sorting process explains much of the racial and economic segregations in the neighborhoods of Los Angeles County.

Another major determinant of residential location preference is demographic structure. Givliamo and Small (1991) stage of family or household cycle is a major consideration in the choice of where to live. Hazel and Moon (2009) argued that the residential mobility of elderly is lower than that of the younger age groups. Income is another factor that affects preference on where to live. On housing decisions, this factor has been of considerable interest among researchers. Okesoto et. al. (2014) are of the view that income affects housing affordability but weaker relationship exists between income and housing price. Their conclusion is that there is no income elasticity for housing. Closely related to this is housing prices within urban areas (Patrick et. al., 2002).

According to Alonso (1964), which emphasized up on decision on where to live is a trade-off between such decision and various variables like micro-economic trade-offs. He stated that a household makes a decision to move to a place that is capable of satisfying its residential aspirations and at the same time giving consideration for reasonable transport cost to his/her home place. This explanation is in line with modern day explanations on residential location decisions. Issue of concern is that this may be true for a system that has a working housing policy for all the subgroups in the system. As such the economic rationality of consumer may not work in all situations and in all environments most especially in a developing economy like that of Nigeria.

The motivation for this study is partly premised on the significance of a study of this nature especially for urban planning and environmental management. One can also use residential choice data to explore the extent to which people's choices are constrained by discrimination, low income, or lack of information Obafemi and Omiunu (2014). Mobility studies can combine information on residential choices of individuals with population data on neighborhoods to infer the population dynamics and residential patterns that are implied by the residential preferences and choices of individuals Okesoto et. al. (2013); Yoade et. al. (2013, SRR (2012); Todd (2015) and Lin (2000). Of course, individuals do vary in their preferences for different kinds of neighborhoods. It is in the light of the foregoing that this examined the residents' housing preferences and choices in Ile-Ife, Nigeria with a view to determine the relationship between the housing preferences and socio-economic characteristics of the respondents 'in the study area.

2. Material and Methods

Data for the study were obtained from both primary and secondary sources. For collection of primary data, the set of questionnaire, targeted at the residents; were administered using sampling method on household heads. In carrying out this study, residential areas of the city of Ile-Ife were classified and divided into three distinct density zones – low, medium and high. An area was randomly selected to represent each residential density zone (Figure I). Areas chosen were Iremo, Igboya, and Parakin to represent high, medium and low density areas respectively (Table. 1). In each area, a 'block' comprising between 100 and 150 houses was randomly chosen to represent the area. A one hundred percent (100%) sample of buildings in each 'block' was then carried out Sanni

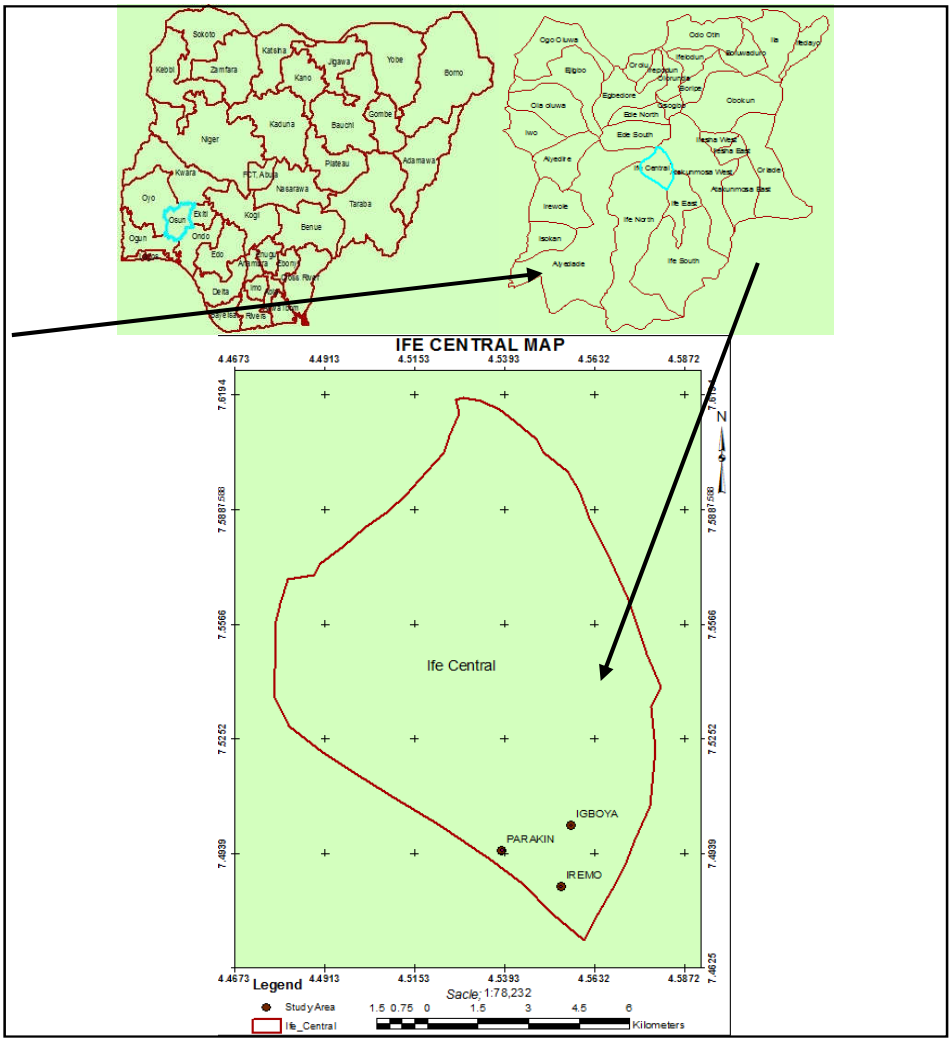
and Akinyemi (2009). One household was sampled per building. Therefore, a total of 309 household heads were sampled for the study (Table 1).

Table 1. The Selected Residential Zones

Residential zones	High	Medium	Low	Total
Sampled population	147	101	61	309

Source: Field Survey, 2015

Figure 1. Map of the Study Area



Source: Ife Central Local Government Planning Authority.

3. Results and Discussion

3.1 Socio-Economic Characteristics

The household samples taken from the study area demonstrate the socio-economic features of the household which have influence on their housing preference in the study area. Information about age of respondents' revealed that majority 64.7% of the respondents' are 40 years and above, 28.5% of the respondents are between ages of 20 to 40 years while the remaining 6.8% are less than 20 years of age (Table 2).

The findings showed that 44.0% of the respondents' have no education at all, 22.0% have either primary or secondary school certificate while 34.0% have tertiary education. In disaggregated manner, majority (84.4%) of the respondents' in Iremo have no education at all while most 88.5% of the respondents' in Parakin have tertiary education. In Igboya, 54.5% have tertiary education. These are the indication that respondents' with tertiary education resides more in Parakin and Igboya than Iremo as the case may be.

Information on the income of household heads revealed that 42.4% of the respondents earned less than 10,000 in a month; 28.5% earn between 10,000 to 50,000 while 29.1% earned 50,000 and above in a month. In disaggregated manner, majority (72.8%) of respondents' in Iremo earn less than 10,000, while most 90.2% of the respondents' in Parakin earn more than 50,000 and above in a month. In Igboya, 58.4% earn more than 50,000. The implication of this is that most respondents' with higher income resides in Parakin more than Igboya and Iremo in the study area.

The study revealed that majority (64.4%) of the respondents' are male while 36.6% are female. In Parakin, we have more male respondents' 83.6% than Igboya 63.4% and Iremo 55.1%. Based on the appropriate portion of Table 2, the basic occupation engaged in by the households in the study area are farming or trading, self-employed or artisans and civil service. From the table, it is evident that 40.8% of the respondents are self-employed or artisans, 32.3% are farmers or traders while 33.0% of them are civil servants. In disaggregation manner, most (90.2%) are civil servants; while in Iremo, majority (54.4%) of the respondents' are self-employed or artisans.

The findings showed that there are variations in the size of family across the three residential zones in the study area. The percentage of family size of 6 to 10 households is 59.2% and 56.4% in Iremo and Igboya respectively while in Parakin the family size of 1 to5 households dominate (93.4%) the zone.

It is possible that socio-economic characteristics of the respondents' may have some effects

on the housing preference of residents' in the study area. For instance, the study revealed that 42.4% of the respondents earned less than 10,000 for their monthly income. However, income is very vital in the determination of where to secure accommodation because the price of securing accommodation varies across the residential zones. Corroborating the study of Sanni and Akinyemi (2009), socio-economic variable seems to be very significant in affecting a household's neighbourhood preference, in particular as regards their perception of neighbourhood safety.

Table 2. Socio-Economic Characteristics of Respondents

Age	**Residential District**						**Total**	
	Iremo		**Igboya**		**Parakin**			
	No	**%**	**No**	**%**	**No**	**%**	**No**	**%**
< 20 years	7	4.8%	12	11.9%	2	3.3%	21	6.8%
21 to 40 years	24	16.3%	39	38.6%	25	41.0	88	28.5%
> 40	116	78.9%	50	49.5%	34	55.7%	200	64.7%
Total	147	100%	101	100%	61	100%	309	100%
Education status	**Residential District**						**Total**	
	Iremo		**Igboya**		**Parakin**			
	No	%	No	%	No	%	No	%
No education	114	84.4%	22	21.8%	0		136	44.0%
Primary and Secondary school	27	18.7%	34	33.7%	7	11.5	68	22.0%
Tertiary	6	4.1%	45	54.5%	54	88.5%	105	34.0%
Total	147	100%	101	100%	61	100%	309	100%
Income	**Residential District**						**Total**	
	Iremo		**Igboya**		**Parakin**			
	No	%	No	%	No	%	No	%
< 10,000	107	72.8	23	22.8	1	1.6	131	42.4%
10,000 to 50,000	24	16.3	59	58.4	5	8.2	88	28.5%
> 50,000	16	10.9	19	18.8	55	90.2	90	29.1%
Total	147	100%	101	100%	61	100%	309	100%
Gender	**Residential District**						**Total**	
	Iremo		**Igboya**		**Parakin**			
	No	%	No	%	No	%	No	%
Male	81	55.1	64	63.4	51	83.6	196	63.4
Female	66	44.9	37	36.6	10	16.4	113	36.6
Total	147	100	101	100	61	100	309	100
Occupation	**Residential District**						**Total**	
	Iremo		**Igboya**		**Parakin**			
	No	%	No	%	No	%	No	%
Civil servant	3	2.1	25	24.7	55	90.2	83	26.9

Self-employed or artisan	80	54.4	41	40.6	5	8.2	126	40.8
Farming or trading	64	43.5	35	34.7	1	1.6	100	32.3
Total	147	100	101	100	61	100	309	100
Family size	**Residential District**						**Total**	
	Iremo		**Igboya**		**Parakin**			
	No	%	No	%	No	%	No	%
1-5	11	7.5	34	33.7	57	93.4	102	33.0
6-10	87	59.2	57	56.4	4	6.6	148	47.9
Above 10	49	33.3	10	9.9	0	-	59	19.1
Total	147	100	101	100	61	100	309	100

Source: Field Survey, 2015

Physical factor

Information on infrastructure available in the study area revealed that majority (65.0%) stated that infrastructure is good while 35.0% revealed that infrastructure is bad. In Iremo, 43.7% showed that infrastructure is bad while in Parakin, close to two-fifth 35.0% of the respondents' revealed that infrastructure is good in their zone (Figure 1 to 6).

On the level of accessibility, majority (51.8%) of the respondents' revealed that the level of accessibility is bad while 48.2% stated that the level of accessibility is good as the case may be. For instance, in Iremo, 32.3% stated that they have good access while 11.3% of the respondents' were of the opionion that the condition and level of accessibility is bad. Also, in Igboya, 19.4% of the respondents'stated that accessibility is bad while 13.3% stated that accessibility is good in the area. Only Parakin is differ in this case as all the respondents' representing (19.7%) of the sampled respondents agreed that the level of accessibility is good in their neighbourhood (Table 3).

Table 3. Physical factor

Physical factor	Residential District						Total	
	Iremo		Igboya		Parakin			
	Good	Bad	Good	Bad	Good	Bad	Good	Bad
Infrastructure	12 (3,9%)	`135 (43.7%)	37 (12.0%)	64 (20.7%)	59 (19.1%)	2 (.6%)	108 (35.0%)	201 (65.0%)
Accessibility	47 (15.2%)	100 (32.3%)	41 (13.3%)	60 (19.4%)	61 (19.7%)	0	149 (48.2%)	160 (51.8%)

Source: Field Survey, 2015

Social factor

It is evident from the study that 71.6% of the respondents' stated that there is safety in their neighbourhood while 28.4% revealed that there is no safety in their zone. Across the three residential zones, the study revealed that majority (24.9%; 27.2% and 19.4% in Iremo, Igboya and Parakin respectively) of the respondents' revealed that there is safety in their zones.

The finding also showed that majority (72.2%) of the respondents' agreed that they want to be close to their family and friends while 27.8% did not agreed. Across the three residential zones, the study revealed that majority (42.1%; 15.9% and 14.2% in Iremo, Igboya and Parakin respectively) of the respondents' agreed that they want to be close to their family and friends in the choice of their housing location in the study area (Table 4).

Table 4. Social factor

Social factor	Residential District						Total	
	Iremo		Igboya		Parakin			
	Agreed	Not agreed	Agreed	Not agreed	Agreed	Not agreed	Agreed	Not agreed
Safety	77 (24.9%)	70 (22.6%)	84 (27.2%)	17 (5.5%)	60 (19.4%)	1 (.3%)	221 (71.6%)	88 (28.4%)
Closeness to family and friends	130 (42.1%)	17 (5.5%)	49 (15.9%)	52 (16.8%)	44 (14.2%)	17 (5.5%)	223 (72.2%)	86 (27.8%)

Source: Field Survey, 2015

Economic factor

Information on housing cost revealed that 70.3% of the respondents' stated that housing cost is low while 29.7% revealed that housing cost is high in the study area. Across the three residential

zones, the study revealed that majority of the respondents' (40.5% and 27.2% in Iremo and Igboya respectively) of the respondents' were of the opinion that housing cost is relatively low in their zones while in Parakin the housing cost is very high 17.2%.

It is evident from the study that 65.7% of the respondents' stated that housing cost is low while 34.3% revealed that commuting cost is high in the study area. In disaggregated manner, the study revealed that majority of the respondents' (35.9% and 28.5% in Iremo and Igboya respectively) believed that the commuting cost is relatively low while in Parakin the commuting cost is very high 18.4% (Table 5).

Table 5. Economic factor

Economic factor	Residential District						Total	
	Iremo		Igboya		Parakin			
	High	Low	High	Low	High	Low	High	Low
Housing cost	22 (7.1%)	125 (40.5%)	17 (5.5%)	84 27.2%)	53 (17.2%)	8 8(2.6%)	92 (29.7%)	217 (70.3%)
Commuting cost	36 (11.7%)	111 (35.9%)	13 (4.2%)	88 (28.5%)	57 (18.4%)	4 (1.3%)	106 (34.3%)	203 (65.7%)

Source: Field Survey, 2015

3.2 Comparative Analysis of Residential Districts in the Study Area

There are three residential density zones in Ile-Ife, these include Parakin (low density), Igboya (medium density), and Iremo (high density). Parakin, is a well-planned, well-laid-out and well-maintained medium-/ high- income residential neighbourhood (Plate I). Igboya, on its part, is a first generation suburb of the ancient town (Plate II). The third neighbourhood, Iremo, in the traditional core of Ile-Ife, is not planned and neglected (Plate III). When these residential districts are analysed separately, peculiar and distinct emphasis on different factors are brought to light (Table 6).

The most important determinants of residential district preferences within Ile-Ife are factors that deal with the quality of the environment (31.0%) and those that are socio-cultural in nature (42.0%). Among factors that deal with quality of the environment, such reasons as well-planned area with necessary infrastructural facilities such as good roads, water supply etc that make a place conducive for living, were highly regarded.

Other factors such as quietness, peaceful environment and being well organized in addition to adequate security were part of this consideration. Among socio-cultural factors, such reasons as being accommodated free or in the family compound were highly regarded. Other factors such as closeness to family compound or growing up in the district and presence of their community shrines and grooves were part of this consideration.

Furthermore, another major determinant of households' residential district preferences within the ancient city, in reality, not a free factor. The findings revealed that (13%) of the households simply occupy where a vacancy existed. Other factors accounting for less than 10% given for choosing residential areas in Ile-Ife are closeness to work place (9%), security of land ownership (2%) and cheap accommodation (3%).

It was revealed in (Table 6), that great differences appear in the determinants of households' preferences for different residential density districts. This is most glaring when Parakin and Iremo are compared and contrasted. For instance, in Parakin, the most important determinant, accounts for 34% of households' choice of this district, deals with environmental quality. Security of land ownership accounts for 29% of households' choice of this district. 20% of the respondents' stated that they prefer the area because of socio-cultural factors while 15% prefer the area because of closeness to work place. The last factor considered here is socio-cultural (2%). On the other hand, socio-cultural factors are the most important determinant of households' residential district preferences in Iremo, and accounts for as high proportion (74%). Trailing second (8%) is 'chance' factor where households simply occupy where a vacancy existed. Other factors listed in this district, in descending order of importance, are closeness to work place (7%), environmental quality (6%), and cheap accommodation (5%). The position of determinants of households' residential district preferences for Igboya is somehow between the extreme polarizations displayed by Parakin and Iremo.

In Igboya, environmental quality still maintains a narrow lead (34%) over 'chance' factors (29%). Other important factors in this neighbourhood are cultural factors (20%) and nearness to work (15%) (Table 6 and 7). It is worthy of note that the study reveals that need to be close to place of work does not play a prominent role in choice of residential district in the study area. Dispersed nature of business and employment opportunities in different nodes in the city could be responsible for this. Another factor could be the relative ease of moving through the city.

A Chi-Square ($\chi 2$) test was conducted to check whether the tendency observed above is

significant or accidental on the results obtained from the respondents'. Since the computed $\chi 2$ (457.66 is greater than the table value (27.809), the study shows that broad generalizations of determinants of households' residential district preferences could not be done for the whole city, as each category of residential district has distinct and peculiar set of determinants of households' residential district preferences.

This result represents a basis to further examine how households choose their residential districts in the city. It is necessary to identify the factors which households claim for locating at particular residential districts (Table 6 and 7). The city of Ile-Ife, ethnicity as a socioeconomic variable seems to be very significant in affecting a household's neighbourhood preference, in particular as regards their perception of neighbourhood safety. The perception of neighbourhood safety varies between the indigenes (natives of Ile-Ife) and migrants (non-indigenes of Ile-Ife). A close look at (Table 7) reveals that for migrants their perception of safety is a crucial determinant of where they choose to live. Hence they make up the greatest percentage (40%) of those who choose to live in the residential neighbourhood they perceive as always safe. On the other hand, indigenes are residing more in Iremo (which they perceive as always safe) than any other neighbourhood probably because they were born and bred in this inner city core of the study area.

Table 6. Households' Residential District Location Factors

Location factor	Residential District						Total	
	Iremo		Igboya		Parakin			
	No	%	No	%	No	%	No	%
Well planned area/ quietness/Peaceful and Safe/ Well organized	9	6	34	34	41	67	84	27
Free Accommodation/Residing in family House/close to family compound/ grew up in the district	109	74	20	20	13	21	142	46
Only vacant place/plot/free plot to build on	11	8	29	29	0	0	40	13
Close to work place	10	7	16	15	2	4	28	9
Security of land ownership	0	0	2	2	5	8	7	2
Cheap accommodation	8	5	0	0	0	0	8	3
Total	147	100	101	100	61	100	309	100

Source: Field Survey, 2015

Table 7. Neighbourhood Safety by Ethnicity

Perceived safety	Residential District						Total	
	Iremo		Igboya		Parakin			
	Indigene	Migrants	Indigene	Migrants	Indigene	Migrants	Indigene	Migrants
Always Safe	77 (25%)	29 (9%)	13 (4%)	57 (18%)	8 (3%)	39(13%)	98 (32%)	125 (40%)
Day time only	14 (5%)	4 (1%)	9 (3%)	13 (4%)	4 (1%)	0	26 (8%)	18 (6%)
Not safe	17 (6%)	6 (2%)	6 (2%)	23 (1%)	5 (2%)	5 (2%)	28 (9%)	14 (5%)

Source: Field Survey, 2015

Plate I. Pictures of Houses and streets in Parakin, Ile-Ife, Nigeria

Source: Photographs taken by the author.

Plate II. Pictures of Houses and Streets in Igboya, Ile-Ife, Nigeria

Source: Photographs taken by the author.

Plate III. Pictures of Houses and Streets in Iremo, Ile-Ife, Nigeria

Source: Photographs taken by the author.

3.3. Effects of Socio-economic Characteristics of Residential District Location Factors in Ile-Ife, Nigeria

The result of the relationship between socio-economic and residential district location factors in Ile-Ife was conducted using Pearson correlation with $P<0.01$ significant level. As revealed in Table 1.4, there was a positive and direct relationship between income and six out of the seven tested

variables. Of high significance among them are the relationships that income has with level of education of the residents' (0.784), residents' occupation (0.631), socio-cultural factors (0.700), well planned (0.384), cheap accommodation (0.629) and close to workplace (0.409). What this implies is that income of the residents' could have positively influenced the housing preference of the residents' in the three residential districts in the study area (Table 8).

In other words, as income increases, the chance to relocate to other residential district increases, making residents' in the area to move and vice-versa. Since level of education in most cases decides residents' monthly income, those with higher qualifications would prefer resides in low residential area because they can afford to get accommodation somewhere else. Those with lower income prefer inner-city where they can get cheap accommodation at affordable prizes. It can be deduced that income of the residents has significant impact on the housing preferences in the study area.

However, residents with higher level of education did not see the distance from work place, shopping, and family and friends as important as respondents with lower educational level. That is the higher the level of education; the more likely they have higher incomes and therefore can afford transport cost.

According to Lin (2000), the socio-economic status of respondents' especially educational level and income level had an influence on the importance placed on the distance from different facilities. The lower the socio-economic status of a respondents', the more the important the distances from facilities are in such a person's housing decision.

Table 8. Correlation matrixes of the effect of socio-economic factors on residential district location factors in Ile- Ife, Nigeria

	Average monthly income of the	Level of education	Occupation	Socio-cultural factors	Vacant land	Well planned	Close to work place	Cheap accommodation
Average monthly income of the residents'	1.00							
Level of education	.784**	1.00						
Occupation	.631**	.720**	1.00					
Socio-cultural factors	.700**	.873**	.482**	1.00				
Vacant land	.047	.065	-.058	.000	1.00			
Well planed	.384**	.531**	.150	.987**	.025	1.00		
Close to work place	.409	.178	-.073	.082	.618	.568**	1.00	
Cheap accommodation	.629**	.195	-.048	.140	.153	.565**	.793**	1.00

Source: Author's field report, 2013

It can be deduced from the result presented above that the effect of socio-economic factors on urban renewal cannot be over-emphasized. According to Global Report on Human Settlements (2003), on the study of the core area of Ibadan, stated that the main social pattern is still dominated by the extended family and by the cultural links existing among members of lineage. The type of tenure is largely dominated by family houses, which belong either collectively to the family or to the head of the family. Only a few respondents have bought their land and built their own houses. A few others, generally young, are tenants (Yoade, 2013).

This is also similar to this study as majority of the respondents' of housing preferences are decides by their income, education and age. Indigenes are mostly found in the inner part of the city while the migrants are mostly found in other part of residential district of Ile-Ife.

4. Conclusion and Recommendations

This study has examined the determinants of households' residential district preferences within Ile-Ife, Nigeria. The study revealed that each category of residential density district of a city has distinct set of determinants of households' residential district preferences peculiar to it. This is more apparent since the research has revealed that each category of residential density district of

the city has distinct and peculiar arrangement of determinants of residential district preferences and that broad generalization of these determinants could not be done for the whole city. The study therefore recommends that urban planning policies should also aim at accelerating the provision of basic infrastructure and a public transit network connecting the core area with newly developed areas. Also, government should make concrete efforts to bring about substantial improvement in the environmental quality of residential zones, especially in the core area and the outskirts of the city.

Literature

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Preferencje mieszkaniowe rezydentów Ile-Ife, Nigeria

Streszczenie

Wybór dotyczący miejsca zamieszkania to podstawowa decyzja, warunkująca dochody mieszkańców, interakcje społeczne, zdrowie i bezpieczeństwo, a także codzienne aktywności. Niniejsze badania obejmują preferencje mieszkaniowe wśród ludności Ile-Ife w Nigerii. Dane uzyskano zarówno ze źródeł pierwotnych, jak i wtórnych. Dotyczą one jakości środowiska w kontekście wizualnym; dostępności infrastruktury, jak dobre drogi, zaopatrzenie w wodę; ciszy, spokoju i odpowiedniego bezpieczeństwa; aktywności społeczno-kulturowych; dostępności miejsc pracy; wolnych działek; pewności własności gruntu; bliskości miejsca narodzin. W badaniach ankietowych wzięło udział 309 respondentów, wybranych wieloetapowo. We wnioskach stwierdzono, że większość ankietowanych (84,4%) w Iremo w ogóle nie ma dostępu do edukacji, natomiast większość mieszkańców (88.5%) w Parakin oraz ponad połowa (54,5%) w Igboya ma dostęp do instytucje edukacji wyższej. Pośród najważniejszych determinant wpływających na preferencje co do dzielnicy mieszkaniowej na badanym obszarze zaliczyć trzeba też czynniki związane z jakością środowiska (31%) oraz z aspektami społeczno-kulturowymi (42%). Badania wykazały, że istnieją znaczące różnice pomiędzy determinantami oddziałującymi na preferencje gospodarstw domowych w dzielnicach o różnej gęstości zaludnienia. W zakończeniu skonkludowano, iż każda kategoria dzielnic o danej gęstości zaludnienia charakteryzuje się odmiennym zestawem czynników warunkujących wybory mieszkaniowe.

***Słowa kluczowe**:* mieszkalnictwo, preferencje, wybory, rezydenci, Ile-Ife.