

Factors Affecting the Tendency for Inter-neighborhood Relocation in Tehran

This research seeks to study the factors affecting the tendency for inter-neighborhood relocation in Tehran. The study is a quantitative survey. The data was collected from 45,000 samples from 334 neighborhoods in all the 22 districts of Tehran. The demographic and social factors affecting relocation tendency were investigated in this study. Demographic factors include sex, age, education, occupation, income and year of residence and social factors include place attachment, satisfaction with neighborhood amenities, access to neighborhood amenities, participation in the neighborhood, social trust, social and family relationships, and economic indicators. Initial results of the study showed that the average length of stay of respondents was 14.5 years. Also, 31.3% of respondents are less willing and 30.4% are more likely to leave the neighborhood in the future. 22.1% of the respondents lived in another neighborhood before, and 38.3% lived in another district; only 29.9% had lived in their present neighborhood from the start. The results of correlation test showed that as neighborhood increased, the tendency to relocate decreased. This relationship was statistically significant and the correlation was at a moderate level, which is consistent with the empirical evidence.