

**Relationship between Levels of Urban Railway Services and
Residential Location Preference in Metropolitan Area**

Takuya WATANABE Noriko FUKASAWA Daiki OKUDA Takamasa SUZUKI

Railway operators are endeavoring to improve levels of their services in order to gain more residents nearby. However, no studies have been focusing on the relationship between levels of railway services and residential location preference in metropolitan areas. In this study, a questionnaire survey was conducted in metropolitan areas. We applied a conjoint analysis to the collected data and quantified the effect of each transportation services on residential location preference. We confirmed that the effects can be compared quantitatively among each transportation service. The result of the analysis suggests that railway services that affect residential location preference differ depending on resident's attributes such as where they live and/or how often they use rail.