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Housing Preferences of Urban Middle-Income Workers in Jakarta

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ABSTRACT

Metropolitan transformation and the expansion of hybrid work arrangements have redefined housing from a purely residential function into a hybrid living–working environment. While existing studies predominantly examine remote-work-induced spatial shifts or housing affordability constraints separately, limited research integrates psychographic and structural determinants within urban middle-income groups in developing metropolitan contexts. This study addresses this gap by analyzing the combined influence of lifestyle orientation and middle-income worker characteristics on housing preference in Jakarta. An explanatory quantitative approach was employed using a cross-sectional survey of 408 middle-income workers. Data were analyzed through multiple linear regression to test partial and simultaneous effects of lifestyle and structural variables on housing preference. The results indicate that lifestyle orientation ($\beta = 0.436$; $p < 0.001$) has a slightly stronger influence than middle-income worker characteristics ($\beta = 0.401$; $p < 0.001$), with both variables jointly explaining 58% of the variance ($R^2 = 0.580$). Manifest preferences are dominated by landed housing, medium-sized units (36–90 m²), a balanced spatial distribution between Jakarta and suburban areas, and strong demand for home workspace. These findings demonstrate that housing decisions among urban middle-income workers emerge from negotiated trade-offs between lifestyle aspirations and structural affordability constraints, advancing the multidimensional housing preference framework in a Global South metropolitan context.

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1. INTRODUCTION

Metropolitan regions worldwide are undergoing profound spatial and socio-economic transformations driven by digitalization, service-sector expansion, and the normalization of remote and hybrid work arrangements. In major urban centers, housing is no longer conceived solely as a place of residence but increasingly functions as a hybrid living–working environment. Empirical evidence shows that telecommuting reduces reliance on workplace proximity and reshapes residential preferences toward larger dwelling sizes, landed housing, suburban locations, and spatially adaptable domestic layouts (Robbennolt et al., 2024; Zhu et al., 2025; Jansen et al., 2024). Rental market analyses further confirm growing demand for outdoor space and multifunctional configurations capable of accommodating work-from-home activities (Braesemann et al., 2025). These shifts collectively signal a structural redefinition of housing as a dynamic spatial unit shaped by evolving lifestyle patterns and mobility structures.

In developing metropolitan contexts, such transformations intersect with persistent affordability pressures. Urban middle-income households—particularly in rapidly urbanizing cities—face a dual challenge: constrained purchasing power alongside aspirations for spatial adequacy and environmental quality. Research on housing affordability disparities demonstrates that income limitations significantly structure trade-offs among location, dwelling size, and neighborhood quality (Huynh & Truong, 2024; Sabah, 2025). In Indonesia, livability assessments similarly identify affordability, accessibility, and spatial sufficiency as dominant considerations among middle-income households (Perdamaian & Zhai, 2024). Housing decisions within this segment therefore reflect not merely financial constraints, but negotiated outcomes between economic capacity and metropolitan spatial conditions.

Despite the expanding literature on housing transformation, existing studies frequently approach these determinants in isolation. Telecommuting research tends to emphasize relocation patterns and typological change without adequately incorporating socio-economic segmentation, particularly within the urban middle-income category (Robbennolt et al., 2024; Zhu et al., 2025). Conversely, affordability-oriented studies prioritize structural income constraints while often neglecting lifestyle orientation and shifting work–life configurations as explanatory variables (Huynh & Truong, 2024; Sabah, 2025). Although emerging scholarship acknowledges evolving patterns of space use between home, workplace, and urban amenities (Rahadi et al., 2021;Sánchez-Moral et al., 2026), as well as generational variation in housing attributes (Farraz & Barus, 2019 ; Nurfadlilawati & Kusuma, 2024), limited empirical research integrates psychographic and structural determinants within a unified explanatory framework—especially in rapidly transforming Global South metropolitan contexts.

Jakarta provides a critical case for addressing this gap. As Indonesia's primary metropolitan hub, the city has experienced rapid expansion of its middle-income workforce, intensified commuting patterns, and increasing adoption of flexible work arrangements. These dynamics generate complex housing decisions shaped simultaneously by lifestyle orientation, employment conditions, income stability, and spatial constraints. A comprehensive understanding of these interacting factors is essential for informing housing provision strategies that respond to contemporary urban realities.

Accordingly, this study examines the simultaneous influence of lifestyle orientation and middle-income worker characteristics on housing preference in Jakarta. Housing preference is analyzed both as an attitudinal construct and as manifest residential choice, enabling a multidimensional explanation of how psychographic and structural determinants interact in shaping urban middle-income residential decisions.

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This research contributes to contemporary housing scholarship in three key ways. First, it advances the multidimensional housing preference framework by empirically integrating lifestyle orientation and structural worker characteristics within a single explanatory model. Second, it extends housing preference discourse to a Global South metropolitan setting, addressing the geographic imbalance in remote-work housing literature that is largely centered on advanced economies. Third, the findings offer practical insights for policymakers and developers seeking to design middle-income housing that balances affordability, spatial adequacy, and adaptability to hybrid living–working patterns.

2. LITERATURE REVIEW

2.1 Housing Transformation in the Era of Remote and Hybrid Work

Recent scholarship demonstrates that housing preferences are undergoing structural transformation driven by remote and hybrid work arrangements. The normalization of telecommuting has reduced the conventional reliance on workplace proximity, reshaping residential decision-making patterns across metropolitan regions (Robbennolt et al., 2024; Jansen et al., 2024). Empirical findings indicate that remote workers increasingly prioritize larger dwelling sizes, landed housing typologies, suburban environments, and spatial flexibility to accommodate work-from-home (WFH) activities (Zhu et al., 2025; Braesemann et al., 2025; Gamal et al., 2023; Sánchez-Moral et al., 2026). These shifts are not merely worktemporary pandemic responses but reflect deeper restructuring of daily activity patterns and spatial routines.

Large-scale analyses further reveal increased demand for outdoor space, adaptable layouts, and multifunctional domestic configurations capable of integrating professional and personal activities (Braesemann et al., 2025). The reorganization of space-use patterns between home, workplace, and neighborhood amenities illustrates how housing has evolved into a hybrid living–working unit (Sánchez-Moral et al., 2026). Such transformation suggests that housing preference is increasingly shaped by behavioral and spatial flexibility considerations rather than solely by accessibility to employment centers.

However, most remote-work studies concentrate on relocation trends and typological change without adequately incorporating socio-economic segmentation. The urban middle-income group, particularly in developing metropolitan contexts, remains underexamined within this transformation (Robbennolt et al., 2024; Zhu et al., 2025). This limitation highlights the need for integrative approaches that account for both structural and behavioral determinants of housing choice.

2.2 Urban Middle-Income Housing and Affordability Constraints

Urban middle-income households occupy a transitional position between affordability limitations and aspirations for spatial adequacy. In developing economies, housing affordability disparities significantly influence trade-offs among location, dwelling size, and environmental quality (Huynh & Truong, 2024; Sabah, 2025). Middle-income households are not categorized as vulnerable poor populations, yet they remain constrained by rising urban land values and housing costs.

Studies in Southeast Asian contexts indicate that affordability pressures lead middle-income households to strategically balance access to employment centers with housing size and environmental quality (Perdamaian & Zhai, 2024). Rather than maximizing housing size, this segment often seeks functional sufficiency within financial boundaries. This affordability–adequacy balance reflects structural economic capacity interacting with metropolitan spatial conditions (Sihombing et al., 2022).

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Despite the growing literature on housing affordability, most studies emphasize financial metrics and policy instruments while overlooking behavioral and lifestyle dimensions in shaping housing attitudes (Khairunnisa et al., 2024). Particularly in rapidly urbanizing Global South cities, the interaction between income stability, employment conditions, and lifestyle aspirations remains insufficiently integrated into housing preference models. Jakarta, as Indonesia's primary metropolitan hub, represents a critical site where middle-income expansion, commuting intensity, and hybrid work transformation intersect. Understanding housing decisions within this segment requires moving beyond affordability analysis toward a multidimensional explanatory framework.

2.3 Lifestyle Orientation and Housing Behavior

Housing preference is increasingly conceptualized as an extension of lifestyle orientation and everyday activity patterns. Contemporary research highlights that changes in work flexibility alter temporal routines and spatial expectations within residential environments (Sánchez-Moral et al., 2026; Fellnhofer et al., 2025). The growth of hybrid work intensifies demand for domestic workspace, adaptable layouts, and proximity to neighborhood amenities supporting daily life.

Generational and demographic variations further demonstrate differentiated housing attribute preferences based on mobility patterns, life-cycle stage, and work–life integration (Nurfadlilawati & Kusuma, 2024). Determinant-based analyses of urban housing preference consistently reveal that socio-economic characteristics and lifestyle factors jointly influence housing type and location choice (Hartono et al., 2022). These findings reinforce the argument that psychographic orientation shapes the prioritization of residential attributes within the feasible structural range.

Nevertheless, existing studies often examine lifestyle or socio-economic variables separately. Few empirical investigations simultaneously model lifestyle orientation and worker characteristics in explaining housing preference, particularly within emerging metropolitan economies. This fragmentation limits theoretical clarity regarding how behavioral aspirations interact with structural feasibility in residential decision-making.

2.4 Research Gap and Hypothesis Development

Although recent scholarship has expanded understanding of housing transformation, significant gaps remain. Remote-work literature predominantly examines relocation patterns and housing typology shifts without sufficiently addressing socio-economic segmentation, especially within the urban middle-income category (Robbennolt et al., 2024; Zhu et al., 2025). Conversely, affordability research emphasizes income constraints while often neglecting lifestyle orientation and evolving work–life configurations as explanatory factors (Huynh & Truong, 2024; Sabah, 2025).

Moreover, limited empirical research integrates psychographic determinants and structural worker characteristics within a unified explanatory model, particularly in Global South metropolitan contexts. Jakarta represents a relevant case due to its rapid middle-income workforce expansion and increasing hybrid work adoption. The interaction between lifestyle orientation and employment characteristics in shaping housing preference remains underexplored.

To address this gap, this study adopts a multidimensional framework integrating lifestyle orientation (psychographic determinant) and middle-income worker characteristics (structural determinant) to explain housing preference both as an attitudinal construct and as manifest residential choice.

Based on the preceding discussion, the following hypotheses are proposed:

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H1: Lifestyle orientation has a positive and significant influence on housing preference among urban middle-income workers.

H2: Middle-income worker characteristics have a positive and significant influence on housing preference among urban middle-income workers.

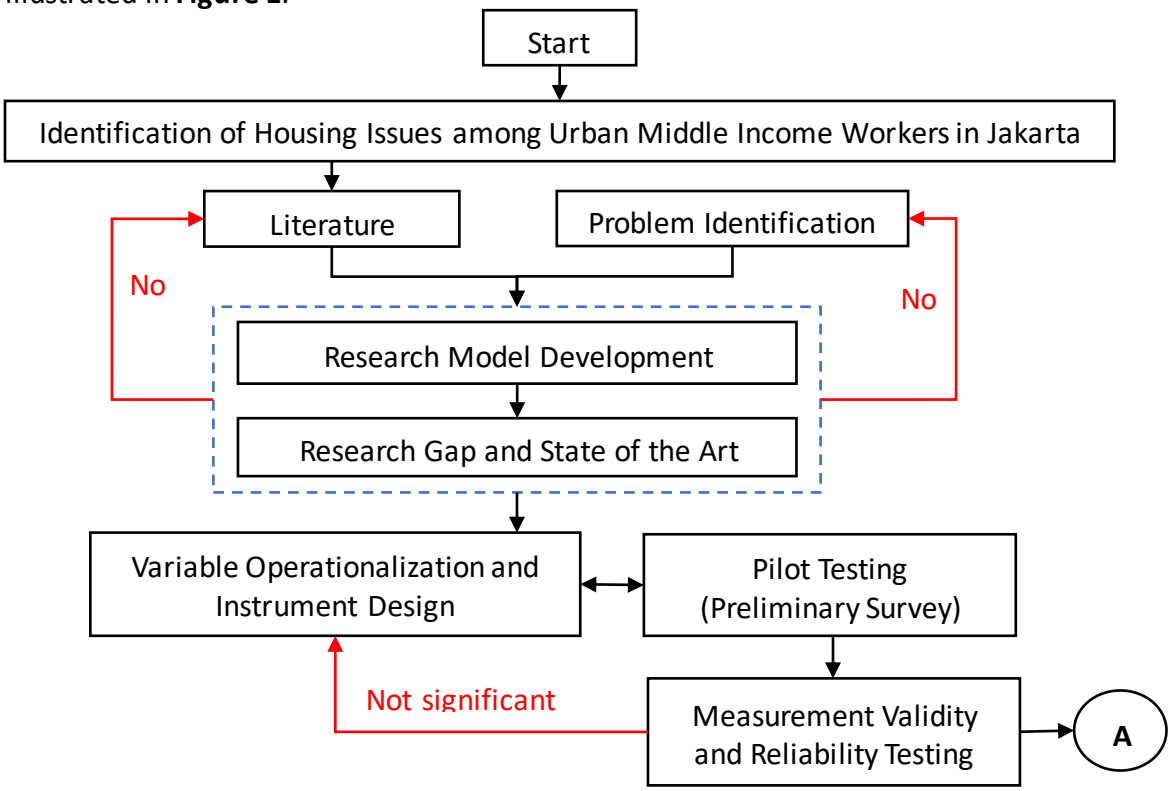
H3: Lifestyle orientation and middle-income worker characteristics simultaneously influence housing preference among urban middle-income workers.

By empirically testing these hypotheses in Jakarta, this study contributes to bridging behavioral housing research and structural affordability analysis within a rapidly transforming Global South metropolitan setting.

3. METHODOLOGY

3.1 Research Approach

This study employs an explanatory quantitative design to examine the influence of lifestyle orientation (X1) and middle-income worker characteristics (X2) on housing preference (Y) within Jakarta's metropolitan context. An explanatory approach is appropriate for testing causal relationships through statistical inference and hypothesis testing (Cresswell, 2018; Hair et al., 2019), and a cross-sectional survey was used to measure attitudes, structural characteristics, and manifest housing attributes at a single point in time. The research framework integrates psychographic and structural socio-economic determinants within a multidimensional housing preference model, analyzed using multiple linear regression to assess both partial and simultaneous effects of independent variables (Hair et al., 2019; Field, 2017). Prior to hypothesis testing, classical assumption tests—including normality, multicollinearity, and heteroscedasticity—were conducted to ensure model adequacy. The methodological workflow, from problem identification to statistical interpretation, is illustrated in **Figure 1**.



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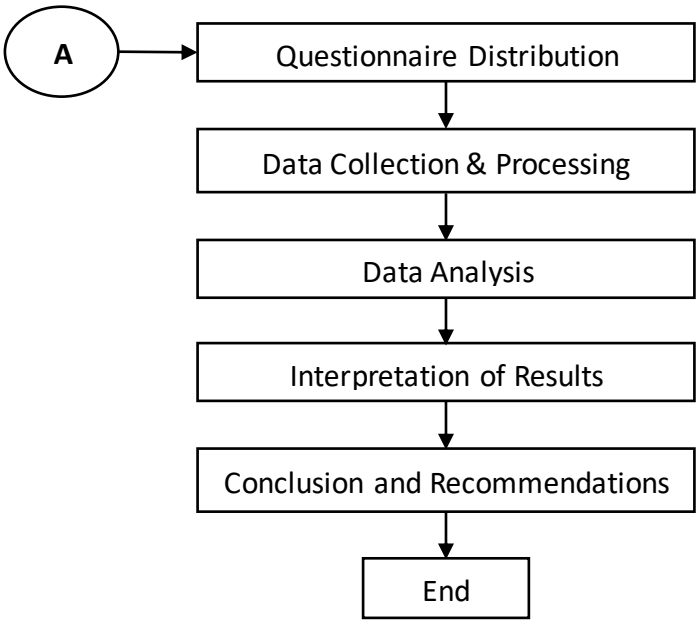

Figure 1. Research Workflow Diagram
Source: Author, 2026

3.2 Population and Sample Determination

The population of this study consists of middle-income segment workers employed in the DKI Jakarta area, covering Central Jakarta, North Jakarta, East Jakarta, South Jakarta, and West Jakarta. Based on data from Badan Pusat Statistik Provinsi DKI Jakarta (2023), the number of employed residents in Jakarta in August 2023 was approximately 5,072,737 individuals. Referring to the proportion of middle-class population of 88.68 percent (Arafat et al., 2025), the estimated number of middle-income workers in Jakarta reaches approximately 4,498,503 individuals. This figure was used as the population basis in this research.

The sample size was determined using the Slovin formula, commonly applied in social research to estimate sample size when the population is known (Sugiyono, 2015):

$$n = \frac{N}{1 + N.e^2}$$

Where:
n = sample size
N = population size
e = margin of error

This study applies a 5% margin of error (e = 0.05), generally accepted in social research to achieve a 95% confidence level (Cresswell, 2018).

Given:
N = 4,498,503
e = 0.05

Calculation:

$$n = \frac{4.498.503}{1 + (4.498.503 \times 0{,}05^2)}$$

$$n = \frac{4.498.503}{11.247{,}25}$$

$$n = 399{,}96 \approx 400$$

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The calculation indicates that the minimum required sample size is 400 respondents. The study successfully collected 408 respondents, exceeding the minimum requirement.

3.3 Variables and Research Instruments

This study employs three principal variables: lifestyle orientation (X1), middle-income worker characteristics (X2), and housing preference (Y). The conceptual model integrates psychographic and structural determinants within a multidimensional housing preference framework, as illustrated in **Figure 2.**

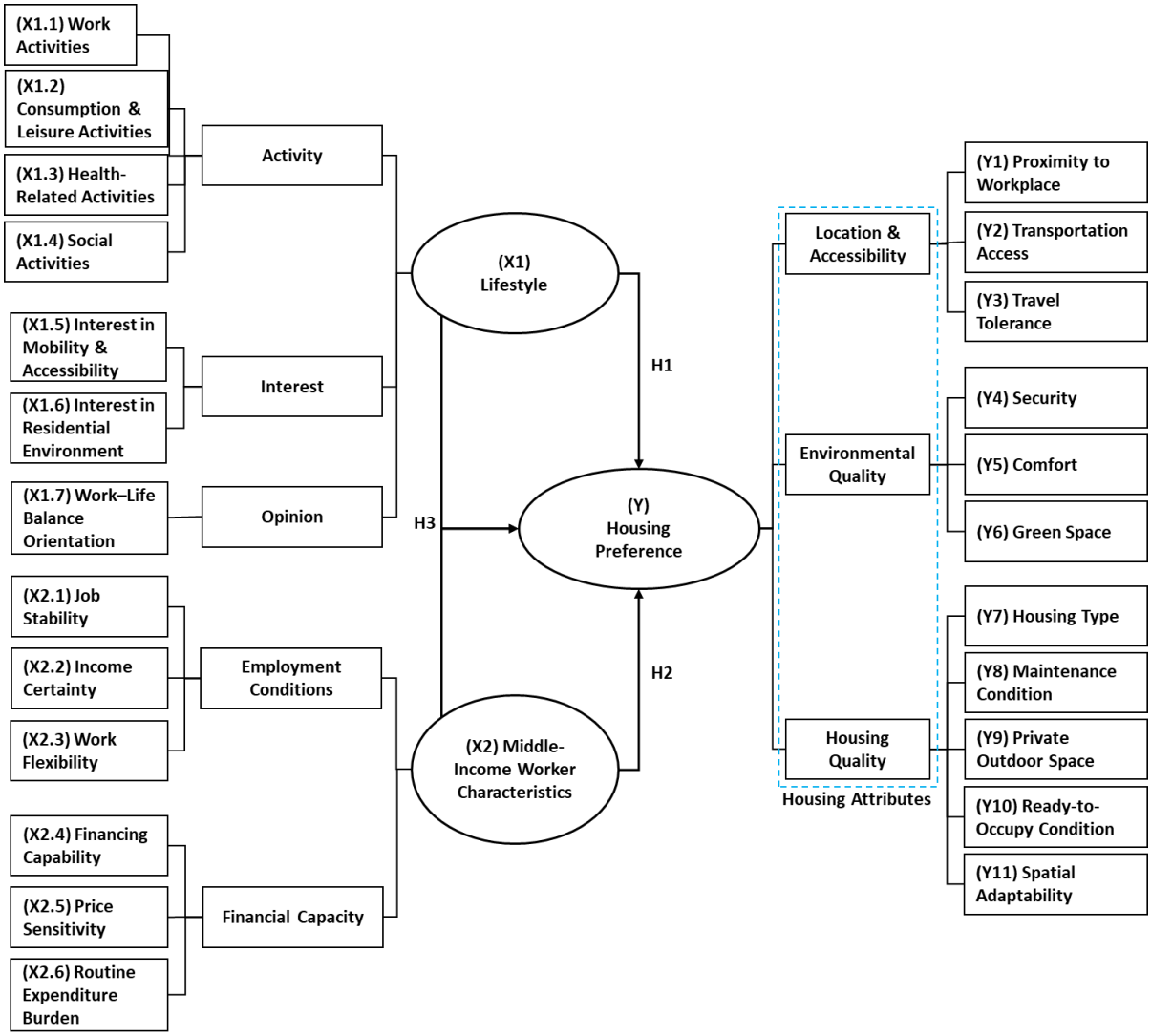

Figure 2. Research Variable Framework
Source: Author, 2026

Lifestyle orientation (X1) is operationalized through three dimensions: activity pattern (work, leisure, health, and social activities), interest (mobility and residential environment), and opinion (work–life balance orientation). In the era of hybrid and remote work, lifestyle reflects evolving space-use patterns between home, workplace, and urban amenities (Sánchez-Moral et al., 2026; Fellnhofer et al., 2025). Empirical evidence demonstrates that flexible work arrangements reshape residential expectations and housing attribute prioritization, particularly regarding spatial flexibility and environmental preferences (Robbennolt et al., 2024; Zhu et al., 2025). Middle-income worker characteristics (X2) represent structural determinants encompassing employment conditions (job stability, income certainty, work flexibility) and financial capacity (financing capability, price sensitivity, and routine expenditure burden). Housing affordability literature indicates that income

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stability and employment security define the feasible range of housing choices in developing metropolitan contexts (Huynh & Truong, 2024; Sabah, 2025). Housing preference (Y) is measured as an attitudinal evaluation of housing attributes covering location and accessibility, environmental quality, and housing quality, as detailed in. Contemporary research further emphasizes that accessibility and spatial adaptability are central considerations in hybrid living–working environments (Braesemann et al., 2025; Sánchez-Moral et al., 2026).

Table 1. Operationalization of Housing Attributes

Dimension	Housing Attribute	Scale / Category	Theoretical Basis
Location & Accessibility	Housing location	Jakarta; Bodetabek; Outside Greater Jakarta	Jansen et al., 2024; Robbennolt et al., 2024
Housing Quality	Housing type	Landed house; Apartment; Walk-up flat; Shophouse	Zhu et al., 2025; Braesemann et al., 2025
	Unit size	<35 m^2; 36-60 m^2; 61-90 m^2; 91-120 m^2; >121 m^2	Huynh & Truong, 2024 ; Sabah, 2025
	Workspace	Needed; Not needed	Sánchez-Moral et al., 2026; Fellnhofer et al., 2025

Source: Author, 2026

All variables were measured using a structured questionnaire with a six-point Likert scale. The integration of X1 and X2 enables housing preference (Y) to be examined as the outcome of interacting behavioral and structural determinants within Jakarta's metropolitan context.

3.4 Data Collection and Analytical Techniques

Data were collected through a structured questionnaire administered to middle-income workers in Jakarta who met the inclusion criteria, with all variables measured using a six-point Likert scale to capture response intensity and reduce central tendency bias. Instrument validity was assessed using Pearson correlation, and reliability was evaluated through Cronbach's Alpha to ensure internal consistency (Gozali, 2018; Hair et al., 2019). Data analysis was conducted in two stages: descriptive statistics to examine respondent characteristics and housing attribute distributions, followed by multiple linear regression to test the partial and simultaneous effects of lifestyle orientation (X1) and middle-income worker characteristics (X2) on housing preference (Y). Prior to hypothesis testing, classical assumption tests—including normality, multicollinearity, and heteroscedasticity—were performed to ensure model adequacy (Field, 2017; Hair et al., 2019), and the coefficient of determination (R^2) was used to assess explanatory power.

4. EVALUATION FINDINGS AND INSIGHTS

4.1 Respondent Characteristics

The demographic profile of the 408 respondents presented in **Table 2**, reflects the structural composition of Jakarta's urban middle-income workforce. The sample is predominantly within the productive age range of 18–45 years (89%), representing early to mid-career stages associated with active housing mobility and adaptation to hybrid work arrangements (Robbennolt et al., 2024; Zhu et al., 2025). The balanced proportion between single respondents (38%) and couples with children (38%) indicates heterogeneous domestic spatial demands, consistent with evidence that life-cycle stage significantly shapes housing attribute prioritization, particularly in relation to dwelling size and location trade-offs

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(Nurfadlilawati & Kusuma, 2024). Employment is largely concentrated in the formal sector—private employees (46%) and public employees (21%)—a profile relevant to flexible and hybrid work adoption, which is more prevalent among structured employment groups (Jansen et al., 2024; Fellnhofer et al., 2025). Income distribution is dominated by the IDR 7–9.9 million range (47%), followed by IDR 10–14.9 million (33%) and IDR 15–21 million (20%), confirming alignment with the operational definition of the urban middle-income segment. As housing affordability literature indicates, this income range typically involves negotiated trade-offs between accessibility and spatial adequacy rather than unrestricted residential choice (Huynh & Truong, 2024; Sabah, 2025), suggesting that the sample appropriately represents the structural and behavioral conditions under which integrated housing model emerge in Jakarta's metropolitan context.

Table 2. Respondent Characteristics

Category	Group	Percentage
Age	18–29 years	44%
	30–45 years	45%
	46–61 years	11%
	Total	**100%**
Marital	Single	38%
	Couple without children	21%
	Couple with children	38%
	Single parent	2%
	Total	**100%**
Occupation	Public employee (ASN/BUMN)	21%
	Private employee	46%
	Entrepreneur	15%
	Professional	7%
	Teacher/Lecturer	6%
	Freelancer	5%
	Total	**100%**
Monthly Income	IDR 7–9.9 million	47%
	IDR 10–14.9 million	33%
	IDR 15–21 million	20%
	Total	**100%**

Source: Author, 2026

4.2 Multiple Linear Regression Analysis

a. Instrument Quality Testing

The validity test results presented in **Table 3** indicate that all measurement items meet the required criteria, with correlation coefficients (r-count) exceeding the r-table value of 0.097 and significant at $p < 0.05$ (Gozali, 2018). These findings confirm that all indicators for lifestyle (X1), middle-income worker characteristics (X2), and housing preference (Y) are statistically valid and appropriate for measuring the intended constructs.

Table 3. Instrument Validity Test

No	Indicator	R-Count	R-Table	Remark
(X1) Lifestyle	X.1.1	0.442	0.097	Valid
	X.1.2	0.569	0.097	Valid

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No	Indicator	R-Count	R-Table	Remark
(X1) Lifestyle	X.1.3	0.577	0.097	Valid
	X.1.4	0.677	0.097	Valid
	X.1.5	0.637	0.097	Valid
	X.1.6	0.576	0.097	Valid
	X.1.7	0.585	0.097	Valid
(X2) Middle-Income Worker Characteristics	X2.1	0.652	0.097	Valid
	X2.2	0.600	0.097	Valid
	X2.3	0.595	0.097	Valid
	X2.4	0.632	0.097	Valid
	X2.5	0.601	0.097	Valid
	X2.6	0.509	0.097	Valid
(Y) Housing Preference	Y1	0.486	0.097	Valid
	Y2	0.507	0.097	Valid
	Y3	0.437	0.097	Valid
	Y4	0.592	0.097	Valid
	Y5	0.573	0.097	Valid
	Y6	0.478	0.097	Valid
	Y7	0.567	0.097	Valid
	Y8	0.559	0.097	Valid
	Y9	0.559	0.097	Valid
	Y10	0.438	0.097	Valid
	Y11	0.591	0.097	Valid

Source: Author, 2026

The reliability test results in **Table 4** show that all variables have Cronbach's Alpha values exceeding the minimum threshold of 0.600. This indicates acceptable internal consistency of the measurement items, confirming that the instrument is reliable for assessing lifestyle and middle-income worker characteristics (Hair et al., 2019).

Table 4. Instrument Reliability Test

Code	Variable	Threshold	Cronbach's Alpha	Remark
X1	Lifestyle	0.600	0.672	Reliable
X2	Middle-Income Worker Characteristics	0.600	0.627	Reliable

Source: Author, 2026

b. Classical Assumption Tests

The normality test presented in **Figure 3** indicates that the residuals are normally distributed ($p > 0.05$). The heteroscedasticity test (**Figure 4**) shows no significant residual pattern, indicating homoscedastic variance. Therefore, the regression model satisfies the classical assumptions (Field, 2017).

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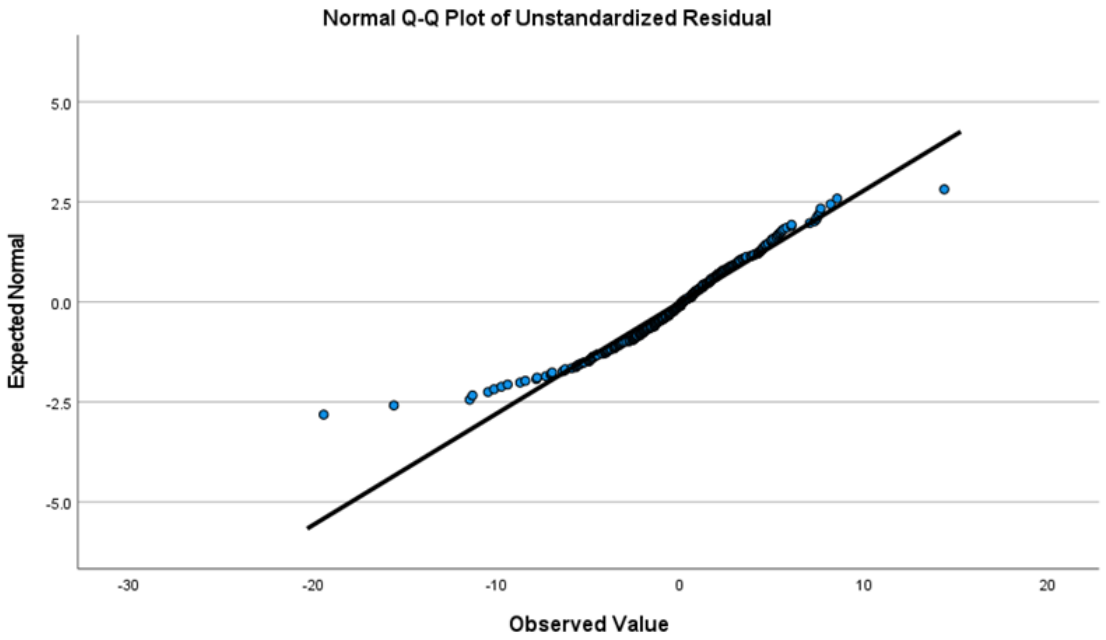

Figure 3. Normal Probability Plot
Source: Author, 2026

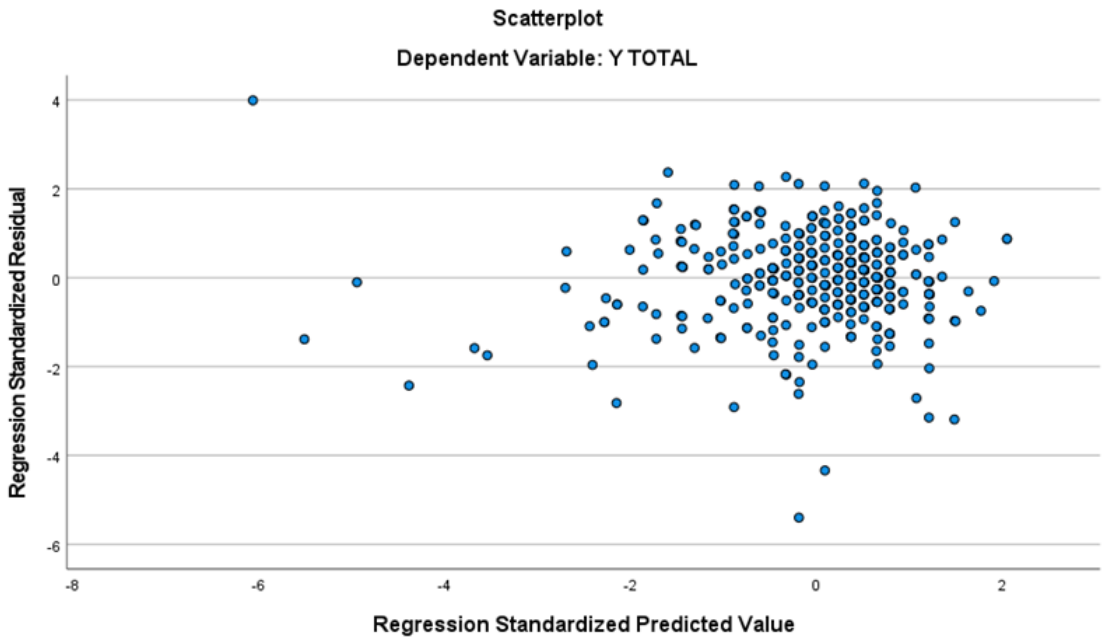

Figure 4. Heteroscedasticity Test Results
Source: Author, 2026

The multicollinearity test results in **Table 5** show VIF values below 10, indicating no multicollinearity among the independent variables.

Table 5. Multicollinearity Test Results

Code	Variable	Tolerance	VIF	Remark
X1	Lifestyle	0.57	1.753	No multicollinearity
X2	Middle-income characteristics	0.57	1.754	No multicollinearity

Source: Author, 2026

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4.3 Multiple Linear Regression Analysis

a. Regression Analysis

The regression results presented in

Table 6 indicate that lifestyle orientation (X1) and middle-income worker characteristics (X2) both have a positive and statistically significant effect on housing preference (Y). Lifestyle orientation demonstrates a slightly stronger influence (β = 0.436; p < 0.001) compared to middle-income worker characteristics (β = 0.401; p < 0.001), indicating that psychographic factors exert substantial influence in shaping residential attitudes within Jakarta's middle-income segment.

Table 6. Regression Test Results

No	Variable	β	t	Sig.
1	(X1) Lifestyle	0.436	10.224	<0.001
2	(X2) Middle-Income Characteristics	0.401	9.418	<0.001

Source: Author, 2026

The relatively stronger effect of lifestyle orientation aligns with recent housing research emphasizing that evolving activity patterns and hybrid work arrangements significantly reshape residential expectations (Zhu et al., 2025; Robbennolt et al., 2024). As housing increasingly functions as a hybrid living–working environment, mobility interests, space-use practices, and work–life integration influence the prioritization of housing attributes (Sánchez-Moral et al., 2026; Fellnhofer et al., 2025). At the same time, the significant contribution of middle-income worker characteristics confirms that structural economic capacity defines the feasible boundaries of housing choice (Huynh & Truong, 2024; Sabah, 2025). These findings reinforce the multidimensional housing framework in which psychographic and structural determinants operate simultaneously.

b. Simultaneous Test (F-test)

The F-test results in **Table 7** show F = 280.012 with p < 0.001, indicating that lifestyle orientation and middle-income worker characteristics simultaneously have a significant effect on housing preference. This confirms the joint explanatory capacity of the model and supports the proposition that housing choice is shaped by the interaction between behavioral orientation and structural feasibility rather than by a single dominant factor.

Table 7. ANOVA[a] Results

Model	Sum of Squares	df	Mean Square	F	Sig.
Regression	7,239,268	2	3,619,634	280,012	<0.001[b]
Residual	5,235,310	405	12,927		
Total	12,474,578	407			

Source: Author, 2026

This result is consistent with contemporary housing studies that emphasize the integration of lifestyle transformation and affordability constraints within a unified explanatory approach (Braesemann et al., 2025; Zhu et al., 2025; Huynh & Truong, 2024).

c. Partial Test (t-test)

The partial t-test results in **Table 8** further confirm that that lifestyle (β = 0.436; p < 0.001) and middle-income characteristics (β = 0.401; p < 0.001) significantly affect housing preference, with lifestyle as the more dominant determinant. Both independent variables significantly influence housing preference, with lifestyle orientation emerging as the more dominant determinant. This indicates that activity orientation, mobility patterns, and

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work–life balance contribute more strongly than economic capacity alone, consistent with Gamal et al. (2023).

Table 8. Partial t-Test Results

Code	Variable	t-table	t-value	Sig.	Remark
X1	Lifestyle	1.96	10.224	<0.001	Significant
X2	Middle-Income Characteristics	1.96	9.418	<0.001	Significant

Source: Author, 2026

d. Coefficient of Determination (R^2)

The R^2 value of 0.580 in **Table 9** indicates that 58% of the variation in housing preference is explained by lifestyle and middle-income characteristics. This demonstrates a strong explanatory power of the model within the context of social research. The remaining variance may be attributed to additional contextual factors such as housing policy, neighborhood amenities, or macroeconomic dynamics, which are widely acknowledged as complementary determinants in contemporary housing studies (Braesemann et al., 2025; Zhu et al., 2025).

Table 9. Model Summary

Model	R	R Square	Adjusted R Square
1	0.762[a]	0.580	0.578

Source: Author, 2026

4.4 Housing Attribute Analysis (Manifest Preference)

The housing attribute analysis reveals that respondent preferences are strongly dominated by landed housing (74.3%), with a relatively balanced spatial distribution between suburban Bodetabek (46.3%) and DKI Jakarta (44.4%). Preferred dwelling sizes are concentrated within the 36–90 m² range (58.3% combined), and 68.9% of respondents report requiring a dedicated home workspace (**Figure 5**). These findings indicate that manifest residential choices among Jakarta's urban middle-income workers reflect both structural constraints and evolving lifestyle orientations.

The balanced preference between Jakarta and Bodetabek reflects a metropolitan spatial trade-off between accessibility and affordability. Recent studies demonstrate that remote and hybrid work reduce strict dependence on central workplace proximity while not eliminating accessibility considerations altogether (Jansen et al., 2024; Robbennolt et al., 2024). Suburban relocation patterns observed in global contexts similarly highlight negotiated compromises between housing price, commuting tolerance, and spatial adequacy (Braesemann et al., 2025; Sánchez-Moral et al., 2026). In developing metropolitan environments, affordability pressures continue to shape such trade-offs more strongly than in advanced economies (Huynh & Truong, 2024; Sabah, 2025). The Jakarta–Bodetabek balance therefore reflects a hybrid spatial logic: lifestyle flexibility moderated by structural income constraints.

The dominance of landed housing indicates a persistent preference for private space, long-term household stability, and greater spatial control. Telecommuting research shows that detached or landed typologies are often preferred due to their adaptability and potential for multifunctional domestic use (Zhu et al., 2025; Robbennolt et al., 2024). Similar patterns have been observed in Southeast Asian urban contexts, where middle-income households associate landed housing with security, privacy, and family continuity (Perdamaian & Zhai, 2024; Nurfadlilawati & Kusuma, 2024). These findings reinforce the argument that hybrid

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work intensifies the perceived value of spatial autonomy within residential environments (Fellnhofer et al., 2025).

The concentration of dwelling size within 36–90 m² suggests a typological balance between spatial adequacy and financial feasibility. Recent housing affordability studies emphasize that middle-income households tend to optimize functional sufficiency rather than maximize dwelling size (Huynh & Truong, 2024; Sabah, 2025). This compact–medium size range is commonly associated with two-to-three-bedroom configurations suitable for family-forming households, aligning with demographic life-cycle considerations identified in urban housing research (Nurfadlilawati & Kusuma, 2024). Moreover, global rental market analyses show that demand has shifted toward adaptable but not excessively large units, reflecting the coexistence of affordability limits and lifestyle-driven spatial expectations (Braesemann et al., 2025).

The high demand for dedicated home workspace (68.9%) further confirms the transformation of housing into a hybrid living–working platform. Studies on post-pandemic residential adaptation consistently report increased emphasis on domestic workspace provision and multifunctional layouts (Sánchez-Moral et al., 2026; Fellnhofer et al., 2025; Robbennolt et al., 2024). While such trends are widely documented in advanced economies, this study demonstrates that similar adaptive patterns are emerging within Jakarta's middle-income segment, albeit within constrained dwelling sizes. This indicates that spatial adaptability is prioritized even when expansion capacity is limited, reflecting the integration of lifestyle orientation and structural feasibility.

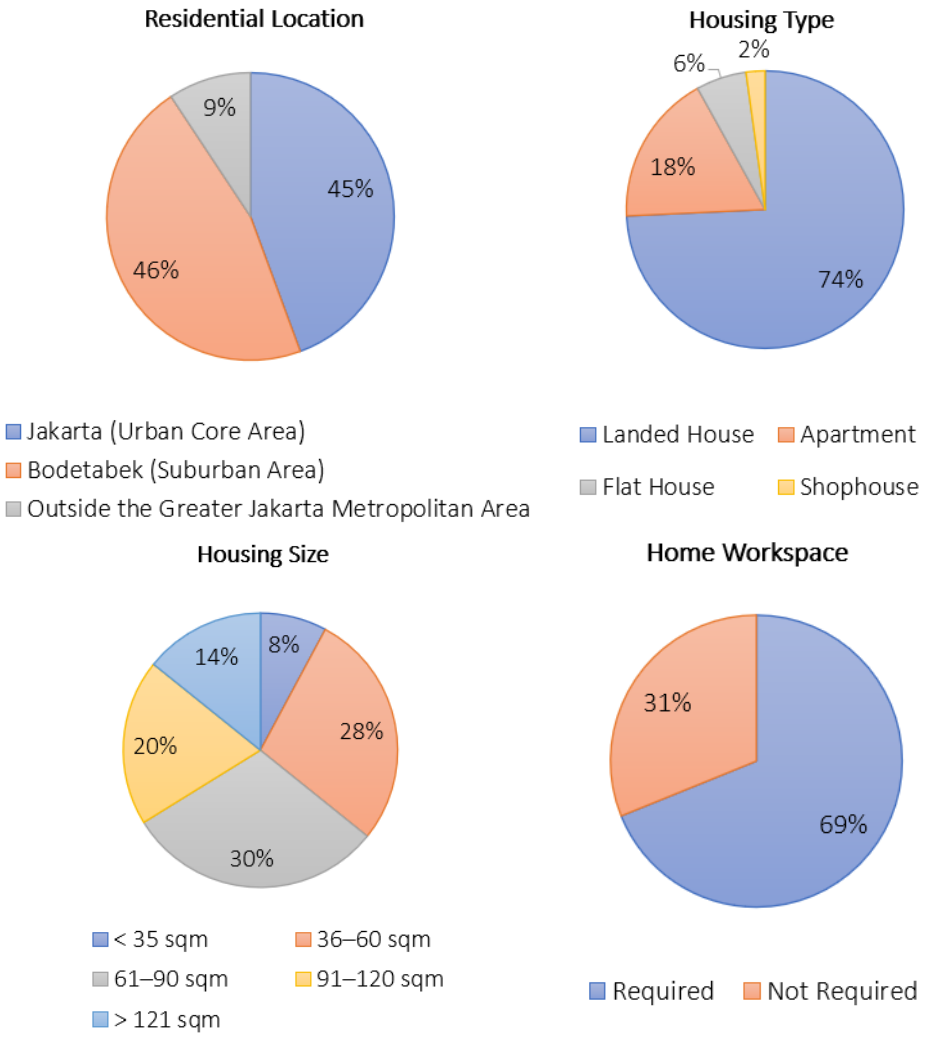

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Figure 5. Distribution of Housing Attributes
Source: Author, 2026

Overall, the manifest housing attributes observed in this study demonstrate that urban middle-income residential choices in Jakarta are shaped by the interaction of accessibility considerations, affordability constraints, domestic privacy needs, and hybrid work adaptation. Consistent with recent multidimensional housing frameworks (Braesemann et al., 2025; Zhu et al., 2025; Huynh & Truong, 2024), the findings suggest that housing preference in Global South metropolitan contexts is neither purely lifestyle-driven nor purely structurally constrained, but rather the outcome of negotiated trade-offs between psychographic aspirations and economic capacity.

4.5 Demographic Implications on Housing Attributes

Cross-tabulation analysis was conducted to examine how demographic characteristics shape manifest housing preferences. This approach aligns with recent multidimensional housing choice frameworks, which emphasize that residential decisions are structured by the interaction between life-cycle stage, employment conditions, and financial capacity (Huynh & Truong, 2024; Zhu et al., 2025; Nurfadlilawati & Kusuma, 2024). In metropolitan contexts undergoing hybrid work transformation, demographic variation becomes particularly relevant as age and household zhustructure influence spatial needs and residential stability (Robbennolt et al., 2024; Sánchez-Moral et al., 2026).

a. Age and Housing Type

As presented in **Table 10**, landed housing dominates across all age groups: 73.7% among respondents aged 18–29, 75.4% among those aged 30–45, and 71.7% among the 46–61 age group. Although the youngest cohort shows the highest proportion of apartment preference (21.2%), landed housing remains the dominant typology across life stages.

Table 10. Cross-tabulation: Age × Housing Type

Age	Apartment	Shophouse	Flat	Landed House
18–29 years old	21.2%	0.6%	4.5%	73.7%*
30–45 years old	14.8%	2.7%	7.1%	75.4%*
46–61 years old	15.2%	6.5%	6.5%	71.7%*

*Note: * indicates the most dominant percentage within each category (row-wise dominance)*
Source: Author, 2026

The higher apartment share among the 18–29 group reflects greater residential flexibility at early career stages, consistent with life-cycle housing theory suggesting that younger households are more adaptive toward vertical housing and compact units (Nurfadlilawati & Kusuma, 2024; Zhu et al., 2025). However, the persistent dominance of landed housing even within this cohort indicates that spatial stability and private domestic control remain highly valued among Jakarta's middle-income segment.

For respondents aged 30–45—typically associated with family formation and household consolidation—the preference for landed housing (75.4%) aligns with findings that family-stage households prioritize spatial adequacy, privacy, and environmental quality (Perdamaian & Zhai, 2024; Huynh & Truong, 2024). Similarly, the 46–61 group maintains strong landed housing preference (71.7%), reflecting long-term residential stability and asset-oriented housing decisions.

Unlike patterns observed in some advanced economies where younger cohorts increasingly favor compact urban apartments (Robbennolt et al., 2024), the Jakarta case demonstrates a consistent cross-generational inclination toward landed housing. This

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suggests that in Global South metropolitan contexts, structural affordability constraints and cultural preferences for spatial autonomy continue to shape housing typology choices across life stages. The findings therefore reinforce the argument that demographic characteristics interact with middle-income structural capacity to produce relatively stable housing preferences, even amid hybrid work transformation.

b. Marital Status and Location

Marital status plays a significant role in shaping residential location preferences, particularly in metropolitan regions characterized by affordability–accessibility trade-offs. As presented in **Table 11**, single respondents show a relatively balanced preference between Bodetabek (49.7%) and Jakarta (45.2%), indicating moderate spatial flexibility. In contrast, single parents display a stronger concentration in Jakarta (55.6%), suggesting greater reliance on proximity to workplace, infrastructure, and urban services.

Table 11. Cross Tabulation: Marital Status x Location

Status	Bodetabek	Jakarta	Outside
Single	49.7*	45.2	5.1
Single parent	33.3	55.6*	11.1
With children	46.2*	42.3	11.5
Without children	41.9	45.3*	12.8

*Note: * indicates the most dominant percentage within each category (row-wise dominance)*
Source: Author, 2026

The suburban inclination among singles and households with children (46.2% in Bodetabek) reflects negotiated trade-offs between housing affordability and commuting tolerance, consistent with findings that middle-income households in developing metropolitan areas strategically balance price and spatial adequacy (Huynh & Truong, 2024; Sabah, 2025). For households with children, suburban areas often provide larger dwelling sizes and improved environmental quality at relatively lower costs (Perdamaian & Zhai, 2024). This aligns with life-cycle housing theory, which suggests that family-stage households prioritize space and stability over centrality (Nurfadlilawati & Kusuma, 2024; Zhu et al., 2025).

Conversely, the stronger Jakarta preference among single parents (55.6%) suggests heightened sensitivity to accessibility, likely due to the need for proximity to employment, education, and social support infrastructure. Urban housing research indicates that single-income or caregiving households tend to prioritize locational efficiency over spatial expansion (Robbennolt et al., 2024; Sánchez-Moral et al., 2026). Similarly, respondents without children demonstrate a slightly stronger preference for Jakarta (45.3%), reflecting greater tolerance for compact urban living.

Unlike relocation trends observed in some advanced economies where remote work strongly accelerates suburban migration (Jansen et al., 2024; Braesemann et al., 2025), the Jakarta case reveals a more moderated pattern. While hybrid work enables spatial flexibility, structural affordability constraints and urban service dependence continue to anchor certain demographic groups within the metropolitan core. These findings reinforce the multidimensional housing framework, demonstrating that household structure interacts with economic capacity and work flexibility in shaping location choices within a Global South metropolitan context.

c. Occupation and Workspace

Occupational differences demonstrate substantial variation in the demand for dedicated home workspace, reflecting the transformation of housing into a hybrid living–

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working platform. As shown in **Table 12**, professionals (85.7%) and entrepreneurs (84.1%) exhibit the highest need for workspace within the dwelling, followed by private employees (69.4%) and freelancers (68.2%). In contrast, teachers/lecturers show a slightly higher proportion of no workspace need (52.0%), while civil servants display moderate demand (57.1%).

Table 12. Cross-tabulation: Occupation × Workspace Need

Occupation	Need	No Need
Civil servant	57.1*	42.9
Private employee	69.4*	30.6
Freelancer	68.2*	31.8
Teacher/Lecturer	48	52.0*
Professional	85.7*	14.3
Entrepreneur	84.1*	15.9

*Note: * indicates the most dominant percentage within each category (row-wise dominance)*
Source: Author, 2026

The high workspace demand among professionals and entrepreneurs aligns with recent studies demonstrating that knowledge-intensive and managerial occupations are more likely to adopt hybrid or flexible work arrangements, thereby increasing the need for domestic workspace (Robbennolt et al., 2024; Jansen et al., 2024; Fellnhofer et al., 2025). Similarly, private employees and freelancers show strong workspace demand, consistent with evidence that telecommuting practices are most prevalent among formal-sector and digitally enabled occupations (Sánchez-Moral et al., 2026).

The relatively lower workspace demand among teachers/lecturers may reflect institutional work structures that maintain partial on-site presence, reducing reliance on fully integrated home offices. Research indicates that occupation-specific flexibility significantly shapes spatial adaptation within the dwelling (Braesemann et al., 2025; Zhu et al., 2025). In developing metropolitan contexts, workspace provision often occurs within spatially constrained housing units, requiring functional reconfiguration rather than spatial expansion (Huynh & Truong, 2024).

Overall, these findings reinforce the multidimensional housing framework by demonstrating that employment characteristics directly influence spatial needs within the dwelling. While lifestyle orientation drives the aspiration for adaptable housing, occupational structure determines the intensity of workspace demand. In Jakarta's middle-income segment, hybrid work transformation does not affect all occupations uniformly; instead, workspace adaptation reflects differentiated employment dynamics embedded within structural income constraints.

d. Income and Dwelling Size

Income level demonstrates a clear structural relationship with preferred dwelling size, reinforcing the role of economic capacity in shaping manifest housing choice. As presented in **Table 13**, respondents in the IDR 7–9.9 million range are predominantly concentrated in the 36–60 m² category (32.3%), while those earning IDR 10–14.9 million show the highest proportion in the 61–90 m² range (34.6%). In contrast, the highest income group (IDR 15–21 million) exhibits the strongest preference for units larger than 121 m² (32.5%).

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Table 13. Cross-tabulation: Income × Dwelling Size

Income	<35 sqm	36–60 sqm	61–90 sqm	91–120 sqm	>121 sqm
7–9.9 M	12.5	32.3*	28.1	16.1	10.9
10–14.9 M	5.1	31.6	34.6*	20.6	8.1
15–21 M	1.3	11.3	28.7	26.3	32.5*

*Note: * indicates the most dominant percentage within each category (row-wise dominance)*
Source: Author, 2026

The progressive shift toward larger dwelling sizes as income increases is consistent with housing affordability theory, which emphasizes that income stability expands the feasible range of residential choice (Huynh & Truong, 2024; Sabah, 2025). However, even within the highest income category, preferences remain distributed across medium-sized units, suggesting that spatial adequacy is pursued within practical metropolitan constraints rather than through unrestricted expansion. This pattern aligns with findings that middle-income households tend to optimize functional sufficiency rather than maximize housing size (Perdamaian & Zhai, 2024).

Moreover, in hybrid work contexts, demand for additional space often relates to workspace provision and multifunctional domestic use rather than solely to family expansion (Sánchez-Moral et al., 2026; Braesemann et al., 2025). Nevertheless, the concentration of lower-income respondents in the 36–60 m² range demonstrates the continued influence of structural affordability limitations. Unlike trends in some advanced economies where higher-income households exhibit substantial suburban upscaling (Jansen et al., 2024; Zhu et al., 2025), the Jakarta case reflects moderated spatial growth constrained by land prices and metropolitan housing supply conditions.

Overall, the income–dwelling size relationship confirms that structural economic capacity directly shapes manifest residential attributes. While lifestyle orientation influences spatial aspirations, income determines the feasible scale of housing choice. This interaction reinforces the multidimensional housing framework tested in this study, illustrating how psychographic preferences operate within structurally bounded economic realities in a Global South metropolitan context.

5. CONCLUSION

This study demonstrates that housing preference among urban middle-income workers in Jakarta is shaped by the interaction between lifestyle orientation and structural employment characteristics. The findings confirm that lifestyle orientation exerts a slightly stronger influence than middle-income worker characteristics, while both variables jointly explain a substantial proportion of housing preference variation. These results indicate that residential decision-making in contemporary metropolitan contexts reflects not merely affordability constraints, but also evolving activity patterns associated with hybrid work arrangements.

Manifest housing attributes further illustrate this interaction. The dominance of landed housing, preference for medium-sized units (36–90 m²), balanced spatial distribution between Jakarta and Bodetabek, and strong demand for dedicated home workspace reveal negotiated trade-offs between accessibility, affordability, domestic privacy, and spatial adaptability. While hybrid work enables greater locational flexibility, structural income capacity continues to define the feasible boundaries of housing choice. This suggests that middle-income households operate within a bounded rationality framework, where lifestyle aspirations are continuously moderated by economic feasibility.

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Theoretically, this study advances a multidimensional housing preference framework by empirically integrating psychographic determinants and structural economic capacity within a unified explanatory model. Unlike much of the existing literature that treats remote-work transformation and affordability pressures separately, this research demonstrates their simultaneous operation within a Global South metropolitan context. By positioning Jakarta as a case of structurally constrained yet behaviorally adaptive housing dynamics, the study contributes to expanding housing scholarship beyond advanced economies and enriches comparative urban research.

From a practical perspective, middle-income housing provision should prioritize adaptable spatial configurations, integrated home workspace potential, and medium-scale dwelling sizes that balance functional adequacy with affordability. Strengthening metropolitan connectivity between central and suburban areas is also essential to support hybrid mobility patterns. Future research may extend this framework through longitudinal analysis, cross-metropolitan comparison, and incorporation of policy variables to deepen theoretical and empirical understanding of multidimensional housing decision-making.

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