DATA SCIENCE LAB FOR SMART CITIES

Berlin 2016: ban of short-stay lets of entire homes

Barcelona: outlawing private apartment rentals from 2028. It stopped issuing new tourist licences in 2014. As a result, the only way to get a license is to purchase a property that already has one

There are working papers that try to evaluate the impact of the growth of Airbnb on the housing market in different cities using econometric techniques. For example, Coyle and Yeung (2016) estimate that the arrival of Airbnb might be positively correlated with an index of housing rentals in London, but not in Berlin, and a joint analysis of both cities results in an insignificant correlation. In a similar vein, Segú (2018) concludes that Airbnb is responsible for a 4% increase in rents in Barcelona. Amongst the rare empirical research on the topic, Horn and Merante (2017) estimates that Airbnb's activity has caused a reduction in the supply of housing available for potential residents in Boston, and an increase in rents. They assert that if the growth detected in Airbnb supply up to 2015 were to be maintained, the average monthly rent in Boston in 2019 would be $178 higher than that without Airbnb

Aumento RAL media distritos Barcelona 2016- 2021:

Ciutat Vella: +11,04%

Eixample: +12,16%

Sants Montjuic: +9,72%

Les Corts: +8,54%

Sarria – Sant Gervasi: +11,98%

Gracia: +16,53%

Horta Guinarò: +7,42%

Nou Barris: +11,77%

Sant Andreu: +12,48%

Sant Marti: +11,67%

Aumento prezzo medio €/m^2 house (Idealista.com) 2016-2021:

Ciutat Vella: -4.53%

Eixample: -1.56%

Sants-Montjuic: +16.43%

Les Corts: +0.40%

Sarrià-Sant Gervasi: +8.61%

Gràcia: +18.48%

Horta-Guinardò: +22.14%

Nou Barris: +23.34%

Sant Andreu: +30.71%

Sant Martì: -9.89%