

# **‘Exploratory Analysis of the Social Impact of Airbnb in London Boroughs: Does Airbnb Have a Measurable Influence on Recorded Crime?’**



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# THE TIMES

## Airbnbs outstrip long-term rental homes in every county

Julieanne Corr • Tuesday May 17 2022, 12.01am,



There are six times more properties available for rent in Dublin on Airbnb than on Daft.ie  
ALAMY

There are more short-term holiday lets available on Airbnb than long-term rentals listed on Daft.ie in all 26 counties, an analysis by *The Times* has found.

# The Guardian

## The 'Airbnb effect': is it real, and what is it doing to a city like Amsterdam?

In the Dutch capital, Airbnb has been accused of driving up property prices and disrupting communities – while others say the website's gentrifying tendencies are much exaggerated. So who's right?

Renate van der Zee



An estimated 22,000 rooms and flats are offered for rent through short-stay rental platforms in Amsterdam. Photograph: Alamy

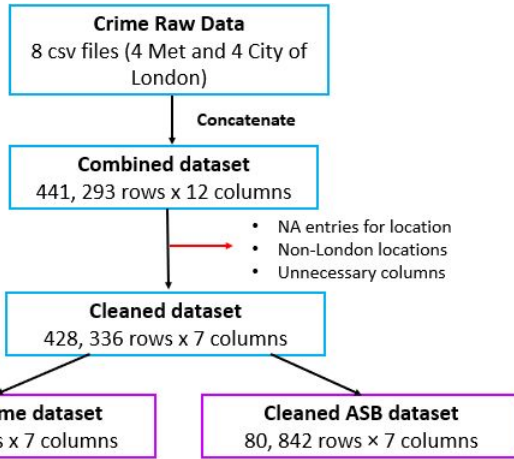
# FORTUNE

## The housing crisis's Hamlet moment: To Airbnb or not to Airbnb?

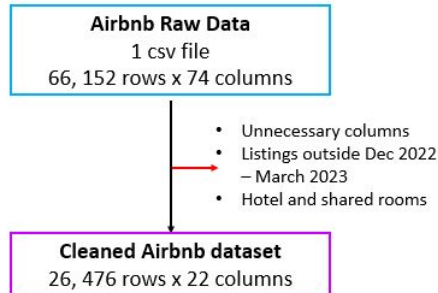
[Airbnb](#) dominates the short-term rental market, but the service's success has started a new conversation: the company's impact on housing affordability, also known as the "Airbnb effect." But it's a layered conversation, Michael Seiler, professor of real estate and finance at the College of William & Mary, told *Fortune*. The real effect to pay attention to, he said, is what Airbnb does to long-term rentals.

Seiler decided to go deeper in his research, with coauthors—Purdue University economics professor Ralph Siebert and Chinese University of Hong Kong real estate professor Liuming Yang—in a paper, "Airbnb or Not Airbnb? That is the Question: How Airbnb Bans Disrupt Rental Markets," shared with *Fortune*. The paper is under revision for a top field journal in real estate, they said. The takeaway is clear, though.

## Police Street Data

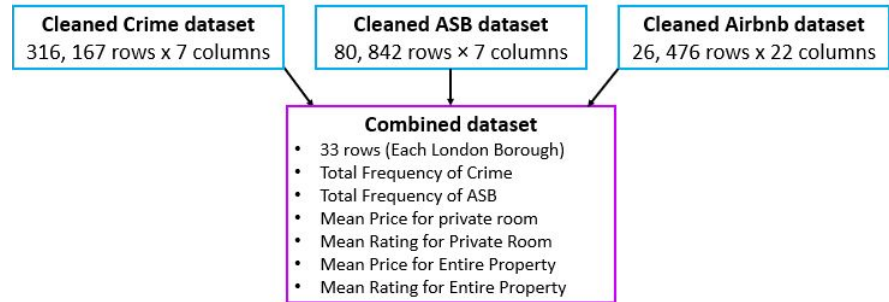


## Airbnb Data

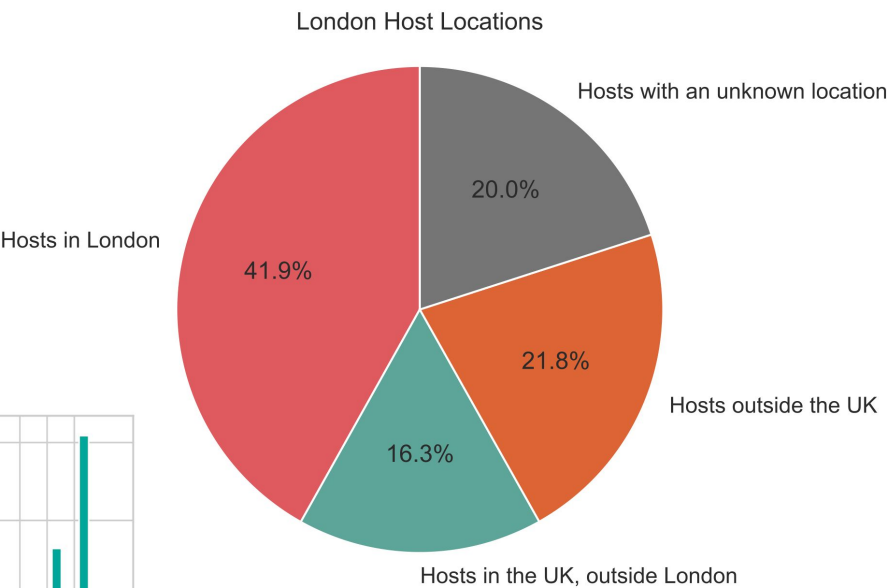
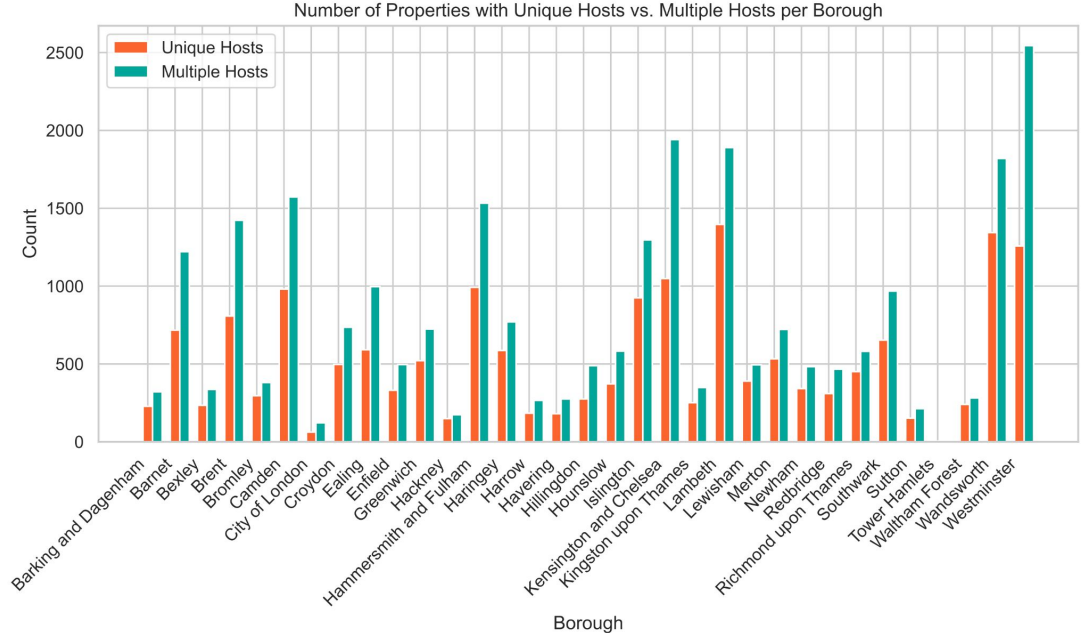


# Data sources, data management and workflow

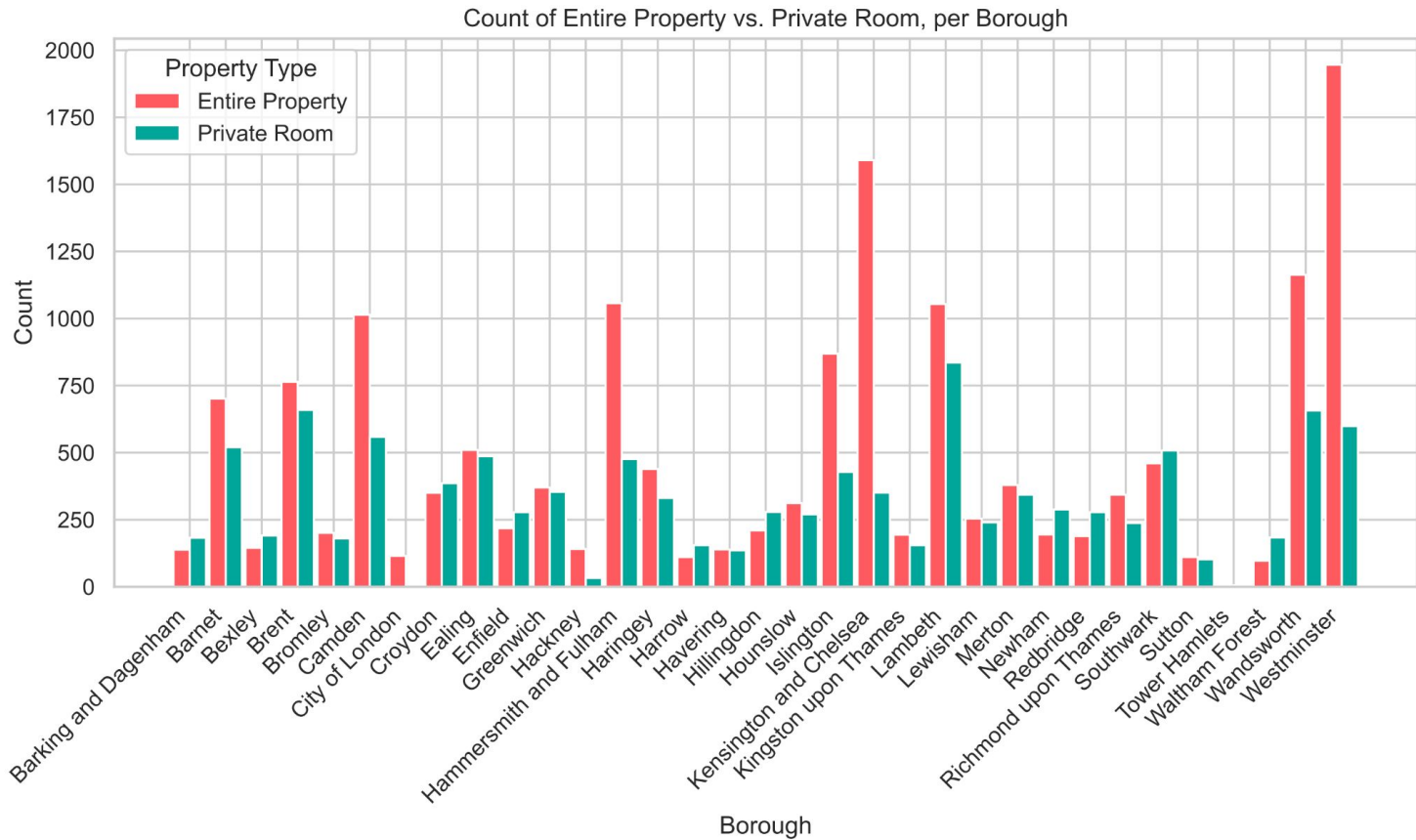
## Police Street Data vs. Airbnb Rentals by Borough



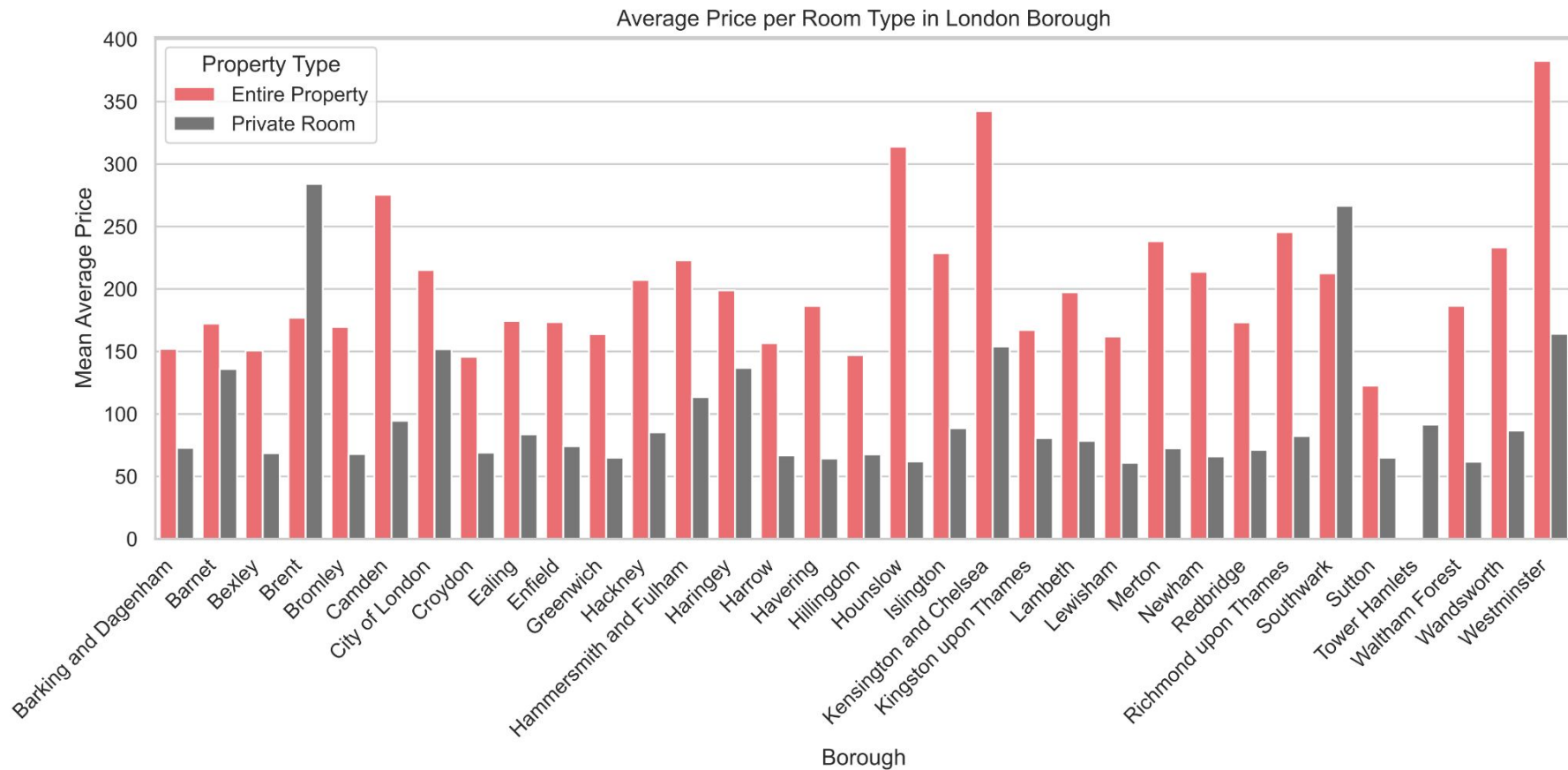
# Key Insights: Airbnb Data



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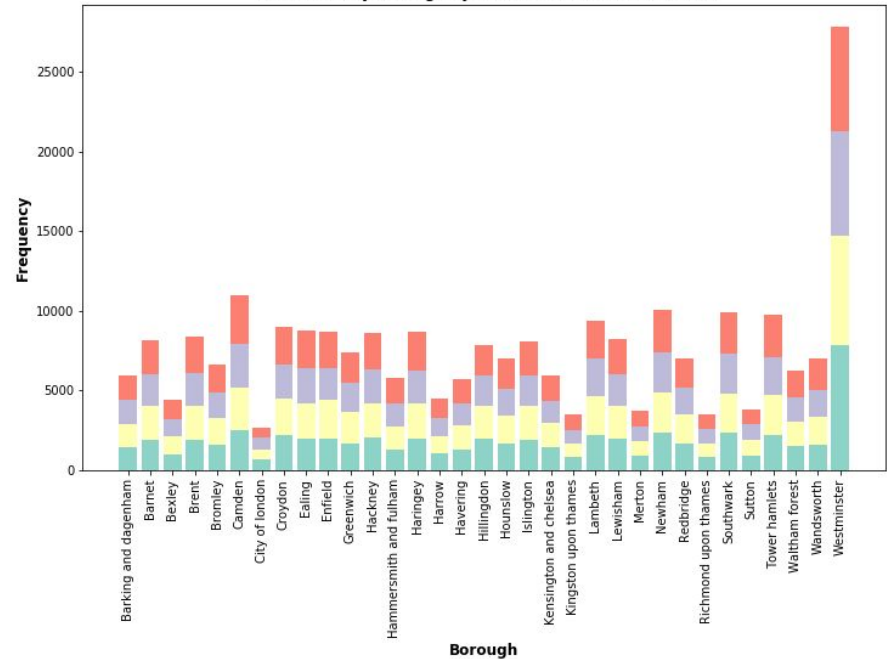


# Key Insights: Airbnb Data

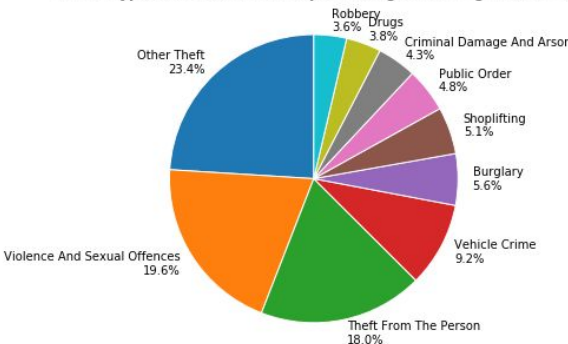


# Key Insights: Crime Data

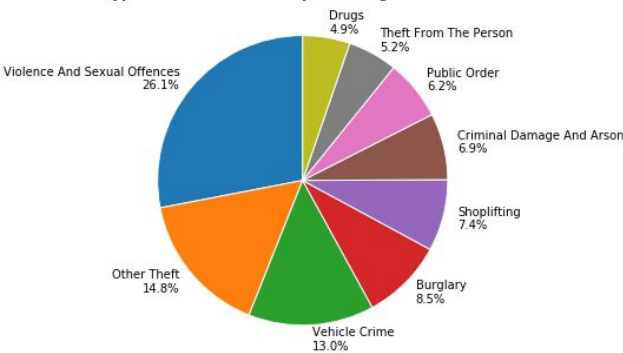
Total Crime by Borough by Month (Dec 2022 - Mar 2023)



Crime Types Distribution for Top 5 Boroughs with highest crime

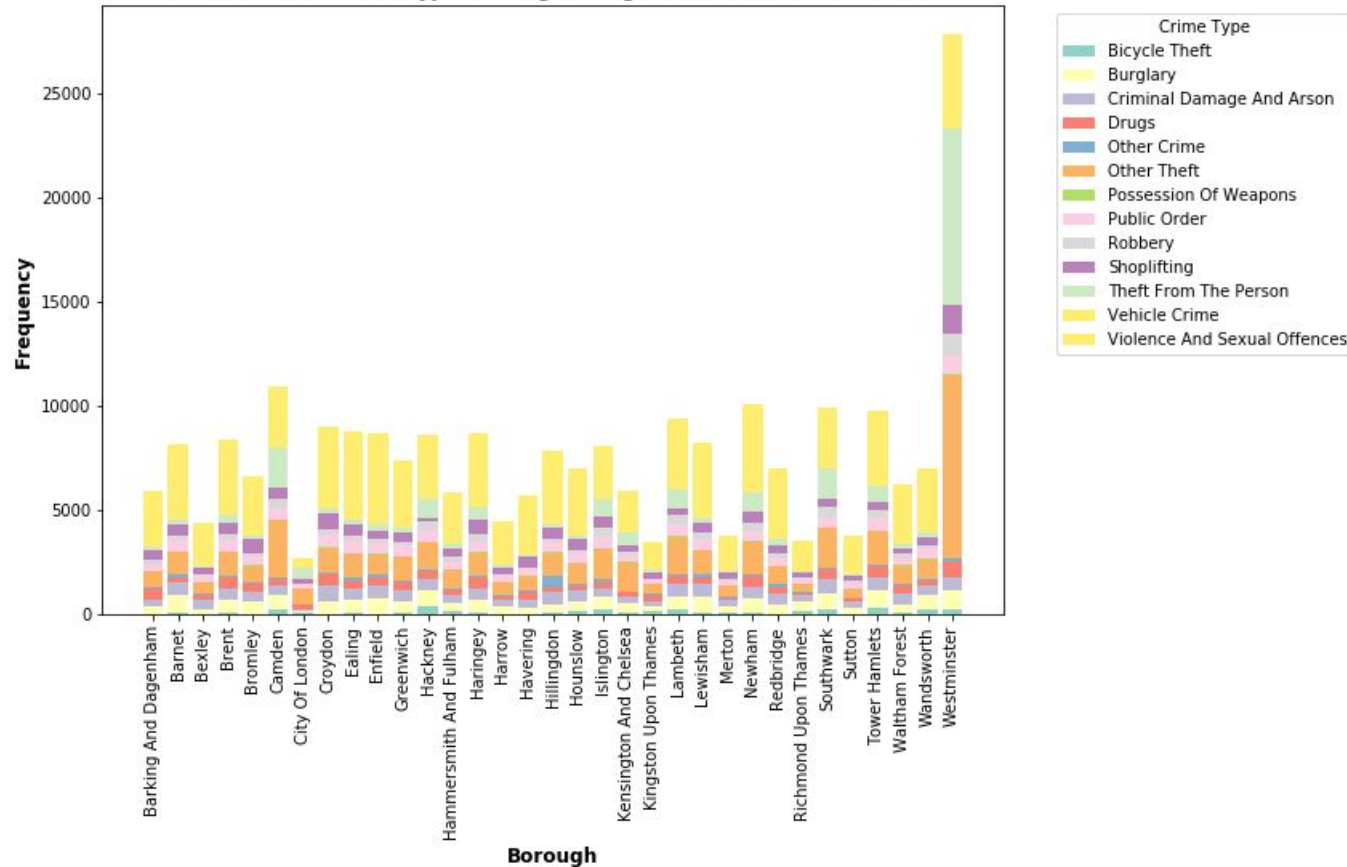


Crime Types Distribution for Top 5 Boroughs with lowest crime



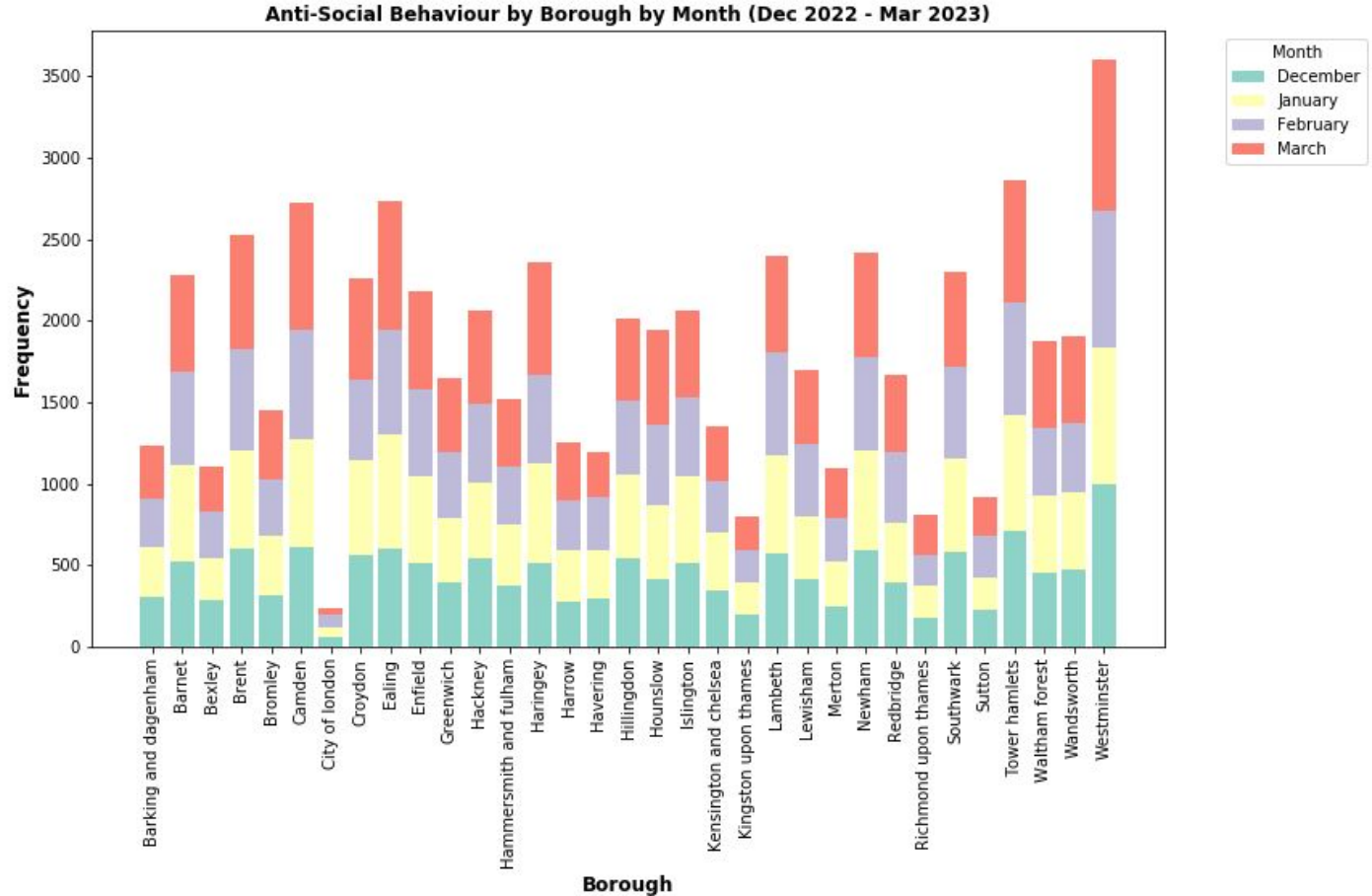
## Key Insights: Crime Data

### Distribution of Crime Types Among Boroughs (Dec 2022 - March 2023)





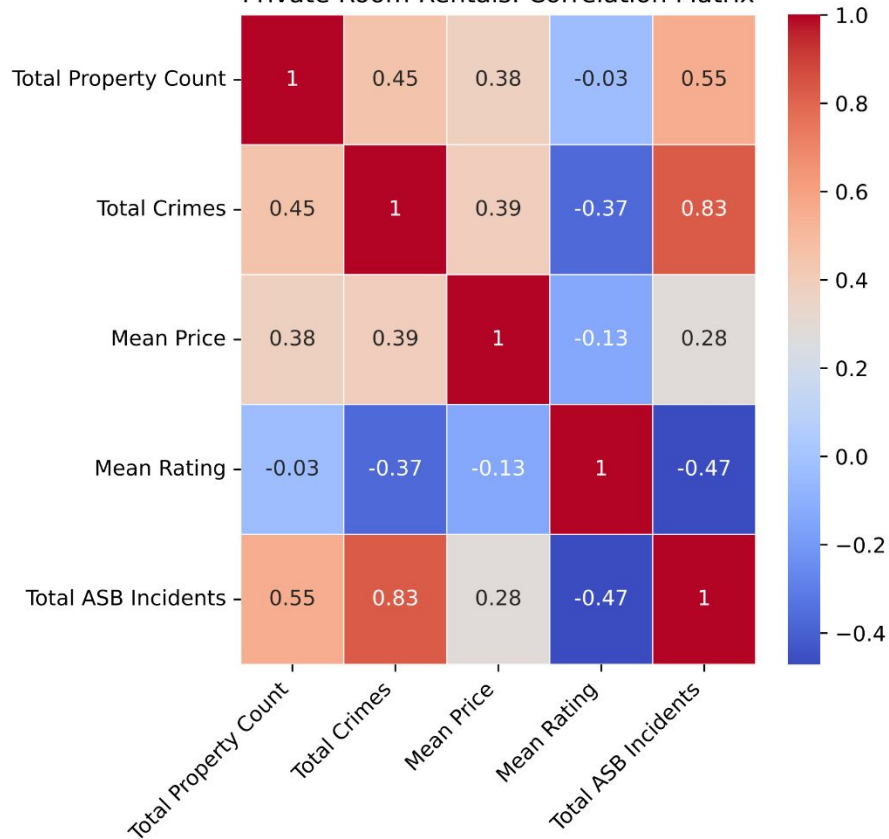
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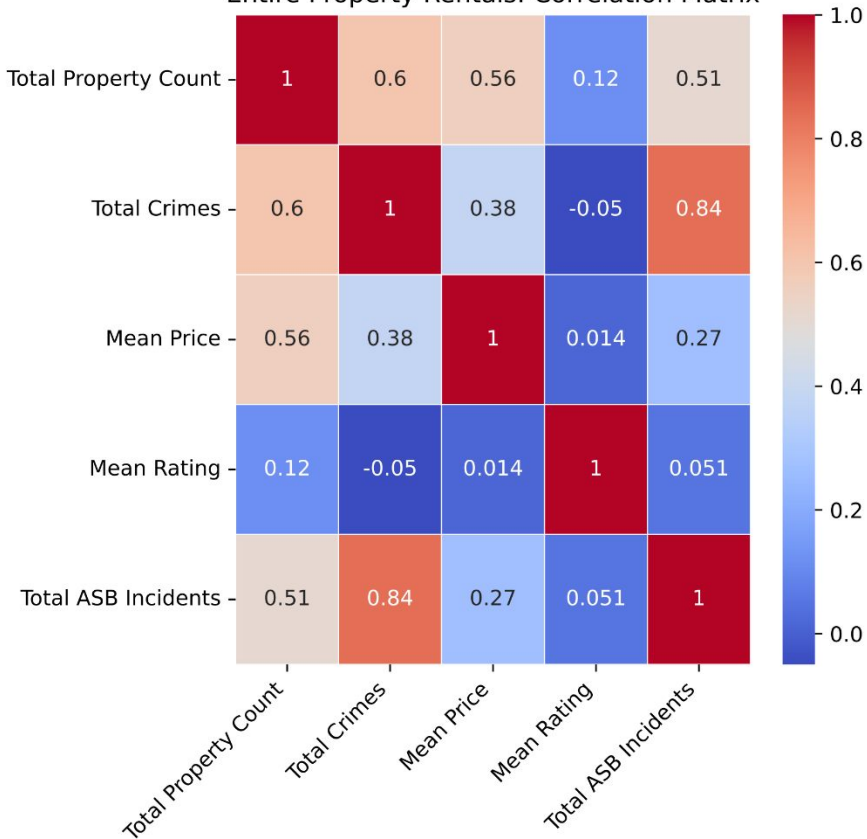
# Conclusions

# Combined Datasets

Private Room Rentals: Correlation Matrix



Entire Property Rentals: Correlation Matrix



Questions