TABLE 1. Coefficients and Standard errors for Random Effects Linear models

Independent variables (X)		Dependent variable (Y)							
Category	Variable name	Rent burdened		Rent over-burdened		Log median rent		Log median house price	
		Model 1	Model 2	Model 3	Model 4	Model 5	Model 6	Model 7	Model 8
Airbnb	Log percent Airbnb all rentals	0.196^{***}		0.003^{**}		0.030^{**}		0.172^{**}	
		(0.014)		(0.008)		(0.018)		(0.074)	
	Log percent Airbnb active rentals		0.193^{***}		0.001^{**}		0.029^{**}		0.037^{*}
			(0.014)		(0.008)		(0.017)		(0.071)
Location	Log BART distance	0.188^{***}	-0.187^{***}	-0.161^{***}	-0.125^{***}	-0.009^{*}	-0.008	0.294^{***}	0.289^{***}
		(0.042)	(0.042)	(0.052)	(0.052)	(0.028)	(0.028)	(0.097)	(0.098)
	Log CBD distance	0.037	0.043	0.042	0.032	0.165^{***}	0.166^{***}	-0.083	-0.084
		(0.050)	(0.050)	(0.061)	(0.061)	(0.033)	(0.033)	(0.115)	(0.115)
	Coastal tracts (dummy)	0.325	0.286	0.302	0.262	-0.028	-0.033	1.128^{**}	-1.195^{**}
		(0.229)	(0.229)	(0.286)	(0.286)	(0.149)	(0.149)	(0.512)	(0.513)
Demographic	Log percent bachelor's degree	-0.040^{**}	-0.035^{***}	-0.122^{**}	-0.102^{**}	0.431^{***}	0.432^{***}	0.462^{***}	0.475^{***}
		(0.059)	(0.059)	(0.057)	(0.057)	(0.048)	(0.048)	(0.173)	(0.174)
	Log percent foreign-born	-0.019	-0.015^{***}	0.012	0.011	0.0003	0.001^{***}	0.574^{***}	0.550^{***}
		(0.015)	(0.015)	(0.009)	(0.009)	(0.017)	(0.018)	(0.069)	(0.070)
	Log percent unemployed	0.086^{**}	0.084^{**}	0.071^{***}	0.065^{***}	-0.016^{***}	-0.016^{***}	-0.309^{**}	-0.324^{***}
		(0.037)	(0.037)	(0.025)	(0.025)	(0.034)	(0.034)	(0.123)	(0.123)
	Log median household income	-0.003^{**}	0.0003^{***}	-0.018^{***}	-0.013^{***}	0.074^{***}	0.074^{***}	0.147^{**}	0.156^{***}
		(0.022)	(0.022)	(0.015)	(0.015)	(0.022)	(0.022)	(0.080)	(0.080)
Time	Trend	0.020	0.013	-0.017^{*}	-0.014^{*}	-0.030	-0.031	-0.248^{***}	-0.138
		(0.016)	(0.016)	(0.009)	(0.009)	(0.020)	(0.021)	(0.085)	(0.086)
Constant	Intercept	3.457^{***}	3.431^{***}	3.887^{***}	3.837^{***}	4.258^{***}	4.251^{***}	8.387^{***}	8.187^{***}
		(0.328)	(0.328)	(0.350)	(0.350)	(0.238)	(0.238)	(0.842)	(0.843)
Tests and statistics	Number of observations	784	784	784	784	784	784	784	784
	R^2	0.459	0.467	0.053	0.049	0.272	0.271	0.174	0.168
	Adjusted R^2	0.452	0.461	0.042	0.032	0.263	0.262	0.164	0.158
	F statistic	72.827^{***}	75.261^{***}	4.825^{***}	3.231^{***}	32.056^{***}	31.937^{***}	18.058^{***}	17.371^{***}

Notes: $^{*}p < 0.1$; $^{**}p < 0.05$; $^{***}p < 0.01$