TABLE 1. Coefficients and Standard errors for Spatial Lag models (with MHI)

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	Airbnb all rentals	−0.027 (0.024)		0.013 (0.018)		0.001 (0.002)		0.005 (0.004)	
	Airbnb composite score		−0.081*** (0.016)		−0.042*** (0.013)		0.004*** (0.001)		0.011*** (0.003)
Location	Log BART distance	0.495 (0.480)	0.538 (0.457)	0.534 (0.361)	0.593 (0.363)	0.051 (0.031)	0.048 (0.033)	0.203*** (0.070)	0.199*** (0.070)
	Log CBD distance	0.719 (0.502)	0.002	−0.481 (0.381)	−0.980** (0.394)	0.031 (0.033)	0.067* (0.035)	0.075 (0.073)	0.169** (0.077)
	Coastal tracts (dummy)	−5.171* (2.852)	−4.871* (2.834)	−3.537 (2.200)	−3.469 (2.185)	0.013 (0.098)	0.002 (0.014)	−0.657 (0.423)	−0.704* (0.419)
Demographic	Unemployment rate	1.153*** (0.128)	1.054*** (0.128)	1.023*** (0.098)	0.964*** (0.099)	−0.021*** (0.008)	−0.017* (0.009)	−0.059*** (0.019)	−0.045** (0.019)
	Percentage non-white	0.122*** (0.024)	0.109*** (0.024)	0.070*** (0.019)	0.063*** (0.019)	0.0001	0.001 (0.002)	−0.011*** (0.004)	−0.009** (0.004)
	Percentage foreign-born	0.084*** (0.027)	0.095*** (0.027)	0.052** (0.021)	0.058*** (0.021)	0.002 (0.002)	0.002 (0.002)	0.014** (0.004)	0.012*** (0.004)
Neighborhood level	School district quality	−0.234** (0.111)	−0.228** (0.111)	−0.237*** (0.086)	−0.232*** (0.086)	0.007 (0.008)	0.006 (0.008)	0.043** (0.017)	0.042** (0.016)
Job accessibility	Accessibility by car	−0.00003*** (0.00001)	−0.00003*** (0.00001)	−0.00002*** (0.00001)	−0.00002*** (0.00001)	0.00000 (0.00000)	0.00000* (0.00000)	0.00000*** (0.00000)	0.00001*** (0.00000)
	Accessibility by transit	0.00003 (0.00004)	0.0001** (0.00004)	0.00001 (0.00002)	0.00005 (0.00003)	−0.00000 (0.00000)	−0.00001** (0.00000)	−0.00002*** (0.00001)	−0.00003*** (0.00001)
Constant	Intercept	27.072*** (4.445)	33.815*** (3.752)	15.661*** (3.146)	20.217*** (3.146)	5.803*** (0.441)	5.546*** (0.447)	10.848*** (0.866)	10.156*** (0.860)
Tests and statistics	Log likelihood	−3856.455	−3845.838	−3597.918	−3593.173	−1238.971	−1233.899	−1993.185	−1983.987
	σ^2	159.432	156.041	93.911	93.011	0.740	0.733	3.491	3.426
	Number of observations	975	975	975	975	975	975	975	975
	deg. of freedom	13	13	13	13	13	13	13	13
	AIC	7738.910	7717.676	7221.836	7212.345	2503.941	2493.798	4012.369	3993.974

Notes: *$p < 0.1$;   **$p < 0.05$;   ***$p < 0.01$