1. Rent Burdened, all_rentals

Table 1. OLS regression RB all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_burdened |
| log_BART_dist | 0.436 |
| | (0.462) |
| log_CBD_dist | 0.156 |
| | (0.480) |
| coastal_tracts_dummy | −4.371 |
| | (2.808) |
| percent_unempl | 1.700*** |
| | (0.170) |
| percent_non_white | 0.087*** |
| | (0.029) |
| percent_foreign_born | 0.136*** |
| | (0.042) |
| percent_airbnb_all_rentals | −0.007 |
| | (0.024) |
| School_district_quality | −0.253** |
| | (0.110) |
| job_acc_auto | −0.00004*** |
| | (0.00001) |
| job_acc_transit | 0.0001* |
| | (0.00003) |
| Constant | 35.496*** |
| | (3.587) |
| Observations | 975 |
| $R^2$ | 0.210 |
| Adjusted $R^2$ | 0.201 |
| Residual Std. Error | 12.387 (df = 964) |
| F Statistic | 25.570*** (df = 10; 964) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 2. Variance Inflation Factor RB all_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.672 | 1.056 | 1.251 | 2.517 | 2.1 |

TABLE 3. Spatial lag model RB all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_burdened |
| log_BART_dist | 0.451 |
| | (0.490) |
| log_CBD_dist | 0.163 |
| | (0.510) |
| coastal_tracts_dummy | −4.408 |
| | (2.789) |
| percent_unempl | 1.682*** |
| | (0.170) |
| percent_non_white | 0.086*** |
| | (0.029) |
| percent_foreign_born | 0.138*** |
| | (0.042) |
| percent_airbnb_all_rentals | −0.004 |
| | (0.019) |
| School_district_quality | −0.247** |
| | (0.109) |
| job_acc_auto | −0.00004*** |
| | (0.00001) |
| job_acc_transit | 0.0001* |
| | (0.00003) |
| Constant | 31.521*** |
| | (4.172) |
| Observations | 975 |
| Log Likelihood | −3,830.286 |
| $\sigma^2$ | 151.112 |
| Akaike Inf. Crit. | 7,686.572 |
| Wald Test | 2.796* (df = 1) |
| LR Test | 2.772* (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 4. Spatial error model RB all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_burdened |
| log_BART_dist | 0.466 |
| | (0.466) |
| log_CBD_dist | 0.198 |
| | (0.483) |
| coastal_tracts_dummy | −4.407 |
| | (2.803) |
| percent_unempl | 1.675*** |
| | (0.170) |
| percent_non_white | 0.092*** |
| | (0.029) |
| percent_foreign_born | 0.136*** |
| | (0.042) |
| percent_airbnb_all_rentals | −0.003 |
| | (0.024) |
| School_district_quality | −0.249** |
| | (0.110) |
| job_acc_auto | −0.00004*** |
| | (0.00001) |
| job_acc_transit | 0.0001* |
| | (0.00003) |
| Constant | 34.959*** |
| | (3.604) |
| Observations | 975 |
| Log Likelihood | −3,829.995 |
| $\sigma^2$ | 150.958 |
| Akaike Inf. Crit. | 7,685.991 |
| Wald Test | 3.423* (df = 1) |
| LR Test | 3.354* (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

## 2. Rent Burdened, active_rentals

Table 5. OLS regression RB active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_burdened |
| log_BART_dist | 0.437 |
| | (0.462) |
| log_CBD_dist | 0.151 |
| | (0.480) |
| coastal_tracts_dummy | −4.377 |
| | (2.808) |
| percent_unempl | 1.701*** |
| | (0.170) |
| percent_non_white | 0.087*** |
| | (0.029) |
| percent_foreign_born | 0.136*** |
| | (0.042) |
| percent_airbnb_active_rentals | −0.006 |
| | (0.020) |
| School_district_quality | −0.254** |
| | (0.110) |
| job_acc_auto | −0.00004*** |
| | (0.00001) |
| job_acc_transit | 0.0001* |
| | (0.00003) |
| Constant | 35.555*** |
| | (3.605) |
| Observations | 975 |
| $R^2$ | 0.210 |
| Adjusted $R^2$ | 0.201 |
| Residual Std. Error | 12.387 (df = 964) |
| F Statistic | 25.573*** (df = 10; 964) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 6. Variance inflation factor RB active_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.669 | 1.056 | 1.250 | 2.517 | 2.1 |

TABLE 7. Spatial lag model RB active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_burdened |
| log_BART_dist | 0.452 |
| | (0.448) |
| log_CBD_dist | 0.155 |
| | (0.428) |
| coastal_tracts_dummy | −4.414 |
| | (2.771) |
| percent_unempl | 1.683*** |
| | (0.169) |
| percent_non_white | 0.086*** |
| | (0.028) |
| percent_foreign_born | 0.138*** |
| | (0.042) |
| percent_airbnb_active_rentals | −0.005 |
| | (0.019) |
| School_district_quality | −0.248** |
| | (0.109) |
| job_acc_auto | −0.00004*** |
| | (0.00001) |
| job_acc_transit | 0.0001* |
| | (0.00003) |
| Constant | 31.595*** |
| | (4.319) |
| Observations | 975 |
| Log Likelihood | −3,830.273 |
| $\sigma^2$ | 151.108 |
| Akaike Inf. Crit. | 7,686.547 |
| Wald Test | 2.807* (df = 1) |
| LR Test | 2.772* (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 8. Spatial error model RB active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_burdened |
| log_BART_dist | 0.466 |
| | (0.466) |
| log_CBD_dist | 0.198 |
| | (0.483) |
| coastal_tracts_dummy | −4.407 |
| | (2.803) |
| percent_unempl | 1.675*** |
| | (0.170) |
| percent_non_white | 0.092*** |
| | (0.029) |
| percent_foreign_born | 0.136*** |
| | (0.042) |
| percent_airbnb_all_rentals | −0.003 |
| | (0.024) |
| School_district_quality | −0.249** |
| | (0.110) |
| job_acc_auto | −0.00004*** |
| | (0.00001) |
| job_acc_transit | 0.0001* |
| | (0.00003) |
| Constant | 34.959*** |
| | (3.604) |
| Observations | 975 |
| Log Likelihood | −3,829.995 |
| $\sigma^2$ | 150.958 |
| Akaike Inf. Crit. | 7,685.991 |
| Wald Test | 3.423* (df = 1) |
| LR Test | 3.354* (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

## 3. Rent OverBurdened, all_rentals

Table 9. OLS Regression ROB all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_overburdened |
| log_BART_dist | 0.635* |
| | (0.363) |
| log_CBD_dist | −0.807** |
| | (0.377) |
| coastal_tracts_dummy | −3.382 |
| | (2.204) |
| percent_unempl | 1.515*** |
| | (0.134) |
| percent_non_white | 0.045** |
| | (0.023) |
| percent_foreign_born | 0.086*** |
| | (0.033) |
| percent_airbnb_all_rentals | 0.004 |
| | (0.019) |
| School_district_quality | −0.202** |
| | (0.086) |
| job_acc_auto | −0.00002*** |
| | (0.00001) |
| job_acc_transit | 0.00003 |
| | (0.00002) |
| Constant | 17.478*** |
| | (2.816) |
| Observations | 975 |
| $R^2$ | 0.195 |
| Adjusted $R^2$ | 0.187 |
| Residual Std. Error | 9.724 (df = 964) |
| F Statistic | 23.357*** (df = 10; 964) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 10. Variance inflation factor ROB all_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.672 | 1.056 | 1.251 | 2.517 | 2.1 |

TABLE 11. Spatial lag model ROB all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_overburdened |
| log_BART_dist | 0.636* |
| | (0.359) |
| log_CBD_dist | −0.803** |
| | (0.375) |
| coastal_tracts_dummy | −3.378 |
| | (2.196) |
| percent_unempl | 1.512*** |
| | (0.133) |
| percent_non_white | 0.044* |
| | (0.023) |
| percent_foreign_born | 0.087*** |
| | (0.033) |
| percent_airbnb_all_rentals | 0.005 |
| | (0.021) |
| School_district_quality | −0.199** |
| | (0.086) |
| job_acc_auto | −0.00002*** |
| | (0.00001) |
| job_acc_transit | 0.00003 |
| | (0.00002) |
| Constant | 16.756*** |
| | (3.135) |
| Observations | 975 |
| Log Likelihood | −3,595.503 |
| $\sigma^2$ | 93.446 |
| Akaike Inf. Crit. | 7,217.005 |
| Wald Test | 0.327 (df = 1) |
| LR Test | 0.333 (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 12. Spatial error model ROB all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_overburdened |
| log_BART_dist | 0.640* |
| | (0.362) |
| log_CBD_dist | −0.804** |
| | (0.376) |
| coastal_tracts_dummy | −3.376 |
| | (2.195) |
| percent_unempl | 1.514*** |
| | (0.133) |
| percent_non_white | 0.045** |
| | (0.022) |
| percent_foreign_born | 0.087*** |
| | (0.033) |
| percent_airbnb_all_rentals | 0.005 |
| | (0.019) |
| School_district_quality | −0.200** |
| | (0.086) |
| job_acc_auto | −0.00002*** |
| | (0.00001) |
| job_acc_transit | 0.00003 |
| | (0.00002) |
| Constant | 17.387*** |
| | (2.807) |
| Observations | 975 |
| Log Likelihood | −3,595.603 |
| $\sigma^2$ | 93.472 |
| Akaike Inf. Crit. | 7,217.207 |
| Wald Test | 0.145 (df = 1) |
| LR Test | 0.131 (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

## 4. Rent OverBurdened, active_rentals

Table 13. OLS regression ROB active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_overburdened |
| log_BART_dist | 0.638* |
| | (0.363) |
| log_CBD_dist | −0.818** |
| | (0.377) |
| coastal_tracts_dummy | −3.389 |
| | (2.204) |
| percent_unempl | 1.515*** |
| | (0.134) |
| percent_non_white | 0.045** |
| | (0.023) |
| percent_foreign_born | 0.086*** |
| | (0.033) |
| percent_airbnb_active_rentals | 0.002 |
| | (0.016) |
| School_district_quality | −0.201** |
| | (0.086) |
| job_acc_auto | −0.00002*** |
| | (0.00001) |
| job_acc_transit | 0.00003 |
| | (0.00002) |
| Constant | 17.550*** |
| | (2.830) |
| Observations | 975 |
| $R^2$ | 0.195 |
| Adjusted $R^2$ | 0.187 |
| Residual Std. Error | 9.724 (df = 964) |
| F Statistic | 23.353*** (df = 10; 964) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 14. Variance inflation factor ROB active_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.669 | 1.056 | 1.250 | 2.517 | 2.1 |

TABLE 15. Spatial lag model ROB active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_overburdened |
| log_BART_dist | 0.639* |
| | (0.359) |
| log_CBD_dist | −0.816** |
| | (0.364) |
| coastal_tracts_dummy | −3.386 |
| | (2.190) |
| percent_unempl | 1.511*** |
| | (0.133) |
| percent_non_white | 0.044** |
| | (0.022) |
| percent_foreign_born | 0.087*** |
| | (0.033) |
| percent_airbnb_active_rentals | 0.002 |
| | (0.010) |
| School_district_quality | −0.198** |
| | (0.086) |
| job_acc_auto | −0.00002*** |
| | (0.00001) |
| job_acc_transit | 0.00003 |
| | (0.00002) |
| Constant | 16.854*** |
| | (2.995) |
| Observations | 975 |
| Log Likelihood | −3,595.527 |
| $\sigma^2$ | 93.451 |
| Akaike Inf. Crit. | 7,217.053 |
| Wald Test | 0.356 (df = 1) |
| LR Test | 0.319 (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 16. Spatial error model ROB active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_overburdened |
| log_BART_dist | 0.640* |
| | (0.362) |
| log_CBD_dist | −0.804** |
| | (0.376) |
| coastal_tracts_dummy | −3.376 |
| | (2.195) |
| percent_unempl | 1.514*** |
| | (0.133) |
| percent_non_white | 0.045** |
| | (0.022) |
| percent_foreign_born | 0.087*** |
| | (0.033) |
| percent_airbnb_all_rentals | 0.005 |
| | (0.019) |
| School_district_quality | −0.200** |
| | (0.086) |
| job_acc_auto | −0.00002*** |
| | (0.00001) |
| job_acc_transit | 0.00003 |
| | (0.00002) |
| Constant | 17.387*** |
| | (2.807) |
| Observations | 975 |
| Log Likelihood | −3,595.603 |
| $\sigma^2$ | 93.472 |
| Akaike Inf. Crit. | 7,217.207 |
| Wald Test | 0.145 (df = 1) |
| LR Test | 0.131 (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

## 5. Rent HourlyWage, all_rentals

Table 17. OLS Regression RHW all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_hourly_wage |
| log_BART_dist | $1.389^{***}$ |
| | (0.251) |
| log_CBD_dist | $-2.506^{***}$ |
| | (0.261) |
| coastal_tracts_dummy | 1.719 |
| | (1.527) |
| percent_unempl | $-0.158^{*}$ |
| | (0.093) |
| percent_non_white | $-0.064^{***}$ |
| | (0.016) |
| percent_foreign_born | $0.164^{***}$ |
| | (0.023) |
| percent_airbnb_all_rentals | $0.030^{**}$ |
| | (0.013) |
| School_district_quality | $-0.007$ |
| | (0.060) |
| job_acc_auto | $0.00003^{***}$ |
| | (0.00000) |
| job_acc_transit | $-0.0001^{***}$ |
| | (0.00002) |
| Constant | $16.597^{***}$ |
| | (1.951) |
| Observations | 975 |
| $R^2$ | 0.251 |
| Adjusted $R^2$ | 0.243 |
| Residual Std. Error | 6.736 (df = 964) |
| F Statistic | $32.340^{***}$ (df = 10; 964) |
| *Note:* | $^{*}$p<0.1; $^{**}$p<0.05; $^{***}$p<0.01 |

TABLE 18. Variance inflation factor RHW all_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.672 | 1.056 | 1.251 | 2.517 | 2.1 |

TABLE 19. Spatial lag model RHW all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_hourly_wage |
| log_BART_dist | 1.002*** |
| | (0.240) |
| log_CBD_dist | −2.276*** |
| | (0.247) |
| coastal_tracts_dummy | 1.798 |
| | (1.441) |
| percent_unempl | −0.126 |
| | (0.087) |
| percent_non_white | −0.055*** |
| | (0.015) |
| percent_foreign_born | 0.137*** |
| | (0.022) |
| percent_airbnb_all_rentals | 0.028** |
| | (0.012) |
| School_district_quality | 0.023 |
| | (0.060) |
| job_acc_auto | 0.00003*** |
| | (0.00000) |
| job_acc_transit | −0.00005*** |
| | (0.00002) |
| Constant | 11.863*** |
| | (1.900) |
| Observations | 975 |
| Log Likelihood | −3,195.593 |
| $\sigma^2$ | 40.082 |
| Akaike Inf. Crit. | 6,417.185 |
| Wald Test | 94.890*** (df = 1) |
| LR Test | 84.379*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 20. Spatial error model RHW all_rentals

| | *Dependent variable:* |
|---|---|
| | rent_hourly_wage |
| log_BART_dist | 0.943*** |
| | (0.250) |
| log_CBD_dist | −2.440*** |
| | (0.258) |
| coastal_tracts_dummy | 1.860 |
| | (1.461) |
| percent_unempl | −0.129 |
| | (0.089) |
| percent_non_white | −0.056*** |
| | (0.015) |
| percent_foreign_born | 0.135*** |
| | (0.022) |
| percent_airbnb_all_rentals | 0.024* |
| | (0.012) |
| School_district_quality | 0.025 |
| | (0.057) |
| job_acc_auto | 0.00003*** |
| | (0.00000) |
| job_acc_transit | −0.0001*** |
| | (0.00002) |
| Constant | 19.422*** |
| | (1.927) |
| Observations | 975 |
| Log Likelihood | −3,202.409 |
| $\sigma^2$ | 40.511 |
| Akaike Inf. Crit. | 6,430.819 |
| Wald Test | 83.323*** (df = 1) |
| LR Test | 70.746*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

## 6. Rent HourlyWage, active_rentals

Table 21. OLS regression RHW active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_hourly_wage |
| log_BART_dist | 1.397*** |
| | (0.252) |
| log_CBD_dist | −2.536*** |
| | (0.261) |
| coastal_tracts_dummy | 1.706 |
| | (1.528) |
| percent_unempl | −0.162* |
| | (0.093) |
| percent_non_white | −0.064*** |
| | (0.016) |
| percent_foreign_born | 0.164*** |
| | (0.023) |
| percent_airbnb_active_rentals | 0.021* |
| | (0.011) |
| School_district_quality | −0.003 |
| | (0.060) |
| job_acc_auto | 0.00003*** |
| | (0.00000) |
| job_acc_transit | −0.0001*** |
| | (0.00002) |
| Constant | 16.725*** |
| | (1.962) |
| Observations | 975 |
| $R^2$ | 0.250 |
| Adjusted $R^2$ | 0.242 |
| Residual Std. Error | 6.742 (df = 964) |
| F Statistic | 32.119*** (df = 10; 964) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 22. Variance inflation factor RHW active_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.669 | 1.056 | 1.250 | 2.517 | 2.1 |

TABLE 23. Spatial lag model RHW active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_hourly_wage |
| log_BART_dist | 1.009*** |
| | (0.240) |
| log_CBD_dist | −2.306*** |
| | (0.246) |
| coastal_tracts_dummy | 1.785 |
| | (1.439) |
| percent_unempl | −0.130 |
| | (0.087) |
| percent_non_white | −0.055*** |
| | (0.015) |
| percent_foreign_born | 0.137*** |
| | (0.022) |
| percent_airbnb_active_rentals | 0.019* |
| | (0.010) |
| School_district_quality | 0.027 |
| | (0.056) |
| job_acc_auto | 0.00003*** |
| | (0.00000) |
| job_acc_transit | −0.00005*** |
| | (0.00002) |
| Constant | 11.997*** |
| | (1.905) |
| Observations | 975 |
| Log Likelihood | −3,196.451 |
| $\sigma^2$ | 40.152 |
| Akaike Inf. Crit. | 6,418.901 |
| Wald Test | 94.932*** (df = 1) |
| LR Test | 84.337*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 24. Spatial error model RHW active_rentals

| | *Dependent variable:* |
|---|---|
| | rent_hourly_wage |
| log_BART_dist | 0.943*** |
| | (0.250) |
| log_CBD_dist | −2.440*** |
| | (0.258) |
| coastal_tracts_dummy | 1.860 |
| | (1.461) |
| percent_unempl | −0.129 |
| | (0.089) |
| percent_non_white | −0.056*** |
| | (0.015) |
| percent_foreign_born | 0.135*** |
| | (0.022) |
| percent_airbnb_all_rentals | 0.024* |
| | (0.012) |
| School_district_quality | 0.025 |
| | (0.057) |
| job_acc_auto | 0.00003*** |
| | (0.00000) |
| job_acc_transit | −0.0001*** |
| | (0.00002) |
| Constant | 19.422*** |
| | (1.927) |
| Observations | 975 |
| Log Likelihood | −3,202.409 |
| $\sigma^2$ | 40.511 |
| Akaike Inf. Crit. | 6,430.819 |
| Wald Test | 83.323*** (df = 1) |
| LR Test | 70.746*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

## 7. Log Median Rent, all_rentals

Table 25. OLS regression LMR all_rentals

| | *Dependent variable:* |
|---|---|
| | log_median_rent |
| log_BART_dist | $0.049^{***}$ |
| | (0.011) |
| log_CBD_dist | $0.062^{***}$ |
| | (0.011) |
| coastal_tracts_dummy | $-0.034$ |
| | (0.066) |
| percent_unempl | $-0.013^{***}$ |
| | (0.004) |
| percent_non_white | $-0.004^{***}$ |
| | (0.001) |
| percent_foreign_born | $0.002^{**}$ |
| | (0.001) |
| percent_airbnb_all_rentals | $0.002^{***}$ |
| | (0.001) |
| School_district_quality | $0.007^{***}$ |
| | (0.003) |
| job_acc_auto | $0.00000^{***}$ |
| | (0.00000) |
| job_acc_transit | $-0.00000^{***}$ |
| | (0.00000) |
| Constant | $6.838^{***}$ |
| | (0.085) |
| Observations | 975 |
| $R^2$ | 0.187 |
| Adjusted $R^2$ | 0.179 |
| Residual Std. Error | 0.293 (df = 964) |
| F Statistic | $22.201^{***}$ (df = 10; 964) |
| *Note:* | $^{*}$p<0.1; $^{**}$p<0.05; $^{***}$p<0.01 |

TABLE 26. Variance inflation factor LMR all_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.672 | 1.056 | 1.251 | 2.517 | 2.1 |

TABLE 27. Spatial lag model LMR all_rentals

| | *Dependent variable:* |
|---|---|
| | log_median_rent |
| log_BART_dist | 0.048*** |
| | (0.011) |
| log_CBD_dist | 0.059*** |
| | (0.011) |
| coastal_tracts_dummy | −0.020 |
| | (0.061) |
| percent_unempl | −0.012*** |
| | (0.004) |
| percent_non_white | −0.004*** |
| | (0.001) |
| percent_foreign_born | 0.002** |
| | (0.001) |
| percent_airbnb_all_rentals | 0.002*** |
| | (0.001) |
| School_district_quality | 0.007*** |
| | (0.003) |
| job_acc_auto | 0.00000*** |
| | (0.00000) |
| job_acc_transit | −0.00000*** |
| | (0.00000) |
| Constant | 5.628*** |
| | (0.349) |
| Observations | 975 |
| Log Likelihood | −175.377 |
| $\sigma^2$ | 0.084 |
| Akaike Inf. Crit. | 376.754 |
| Wald Test | 12.756*** (df = 1) |
| LR Test | 12.371*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 28. Spatial error model LMR all_rentals

| | *Dependent variable:* |
|---|---|
| | log_median_rent |
| log_BART_dist | 0.049*** |
| | (0.011) |
| log_CBD_dist | 0.059*** |
| | (0.011) |
| coastal_tracts_dummy | −0.013 |
| | (0.066) |
| percent_unempl | −0.012*** |
| | (0.004) |
| percent_non_white | −0.004*** |
| | (0.001) |
| percent_foreign_born | 0.002** |
| | (0.001) |
| percent_airbnb_all_rentals | 0.002*** |
| | (0.001) |
| School_district_quality | 0.007*** |
| | (0.003) |
| job_acc_auto | 0.00000*** |
| | (0.00000) |
| job_acc_transit | −0.00000*** |
| | (0.00000) |
| Constant | 6.856*** |
| | (0.086) |
| Observations | 975 |
| Log Likelihood | −175.683 |
| $\sigma^2$ | 0.084 |
| Akaike Inf. Crit. | 377.366 |
| Wald Test | 12.240*** (df = 1) |
| LR Test | 11.760*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

## 8. Log Median Rent, active_rentals

Table 29. OLS regression LMR active_rentals

| | *Dependent variable:* |
|---|---|
| | log_median_rent |
| log_BART_dist | 0.049*** |
| | (0.011) |
| log_CBD_dist | 0.060*** |
| | (0.011) |
| coastal_tracts_dummy | −0.035 |
| | (0.067) |
| percent_unempl | −0.013*** |
| | (0.004) |
| percent_non_white | −0.004*** |
| | (0.001) |
| percent_foreign_born | 0.002** |
| | (0.001) |
| percent_airbnb_active_rentals | 0.001** |
| | (0.0005) |
| School_district_quality | 0.008*** |
| | (0.003) |
| job_acc_auto | 0.00000*** |
| | (0.00000) |
| job_acc_transit | −0.00000*** |
| | (0.00000) |
| Constant | 6.849*** |
| | (0.085) |
| Observations | 975 |
| $R^2$ | 0.184 |
| Adjusted $R^2$ | 0.176 |
| Residual Std. Error | 0.294 (df = 964) |
| F Statistic | 21.780*** (df = 10; 964) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 30. Variance inflation factor LMR active_rentals

| log_BART_dist | log_CBD_dist | coastal_tracts_dummy | percent_unempl | percent_non_white | percent_for |
|---|---|---|---|---|---|
| 1.678 | 1.669 | 1.056 | 1.250 | 2.517 | 2.1 |

TABLE 31. Spatial lag model LMR active_rentals

| | *Dependent variable:* |
|---|---|
| | log_median_rent |
| log_BART_dist | 0.048*** |
| | (0.011) |
| log_CBD_dist | 0.057*** |
| | (0.011) |
| coastal_tracts_dummy | −0.021 |
| | (0.067) |
| percent_unempl | −0.012*** |
| | (0.004) |
| percent_non_white | −0.004*** |
| | (0.001) |
| percent_foreign_born | 0.002** |
| | (0.001) |
| percent_airbnb_active_rentals | 0.001** |
| | (0.0005) |
| School_district_quality | 0.007*** |
| | (0.003) |
| job_acc_auto | 0.00000*** |
| | (0.00000) |
| job_acc_transit | −0.00000*** |
| | (0.00000) |
| Constant | 5.622*** |
| | (0.350) |
| Observations | 975 |
| Log Likelihood | −176.958 |
| $\sigma^2$ | 0.084 |
| Akaike Inf. Crit. | 379.917 |
| Wald Test | 13.054*** (df = 1) |
| LR Test | 12.679*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |

TABLE 32. Spatial error model LMR active_rentals

| | *Dependent variable:* |
|---|---|
| | log_median_rent |
| log_BART_dist | 0.049*** |
| | (0.011) |
| log_CBD_dist | 0.059*** |
| | (0.011) |
| coastal_tracts_dummy | −0.013 |
| | (0.066) |
| percent_unempl | −0.012*** |
| | (0.004) |
| percent_non_white | −0.004*** |
| | (0.001) |
| percent_foreign_born | 0.002** |
| | (0.001) |
| percent_airbnb_all_rentals | 0.002*** |
| | (0.001) |
| School_district_quality | 0.007*** |
| | (0.003) |
| job_acc_auto | 0.00000*** |
| | (0.00000) |
| job_acc_transit | −0.00000*** |
| | (0.00000) |
| Constant | 6.856*** |
| | (0.086) |
| Observations | 975 |
| Log Likelihood | −175.683 |
| $\sigma^2$ | 0.084 |
| Akaike Inf. Crit. | 377.366 |
| Wald Test | 12.240*** (df = 1) |
| LR Test | 11.760*** (df = 1) |
| *Note:* | *p<0.1; **p<0.05; ***p<0.01 |