

TABLE 1. Coefficients and Standard errors for Spatial Lag models

Independent variables (X)		Dependent variable (Y)							
Category	Variable name	Rent burdened		Rent over-burdened		Rent hourly wage		Log median rent	
		Model 1	Model 2	Model 3	Model 4	Model 5	Model 6	Model 7	Model 8
Airbnb	Airbnb all rentals	0.0597*** (0.0222)		0.0475*** (0.018)		0.0213* (0.0127)		0.0007 (0.0006)	
	Airbnb active rentals		0.0409** (0.0185)		0.0326** (0.0148)		0.0138 (0.0102)		0.0003 (0.0004)
Location	Log BART distance	1.293*** (0.425)	1.298*** (0.425)	1.203*** (0.3423)	1.207*** (0.3382)	0.9228*** (0.2434)	0.925*** (0.2409)	0.0357*** (0.0106)	0.0358*** (0.0106)
	Log CBD distance	1.787*** (0.4462)	1.714*** (0.4497)	0.2768 (0.3623)	0.219 (0.3547)	-2.437*** (0.256)	-2.469*** (0.2524)	0.0366*** (0.0113)	0.0349*** (0.0111)
	Coastal tract (dummy)	-5.222** (2.541)	-5.236** (2.548)	-3.942* (2.058)	-3.954* (2.048)	1.879 (1.454)	1.871 (1.408)	-0.0107 (0.0789)	-0.0113 (0.0581)
Demographic	Percentage unemployed	0.6604*** (0.1709)	0.6642*** (0.1709)	0.8275*** (0.1339)	0.8305*** (0.1364)	-0.026 (0.1114)	-0.0241 (0.0866)	0.0026 (0.0047)	0.0027 (0.0041)
	Percentage non-white	0.0116 (0.0268)	0.0126 (0.0259)	-0.0043 (0.0111)	-0.0034 (—)	-0.0476*** (0.0151)	-0.0472*** (0.0144)	-0.0026*** (0.0007)	-0.0026*** (0.0007)
	Percentage foreign-born	0.0658* (0.0384)	0.0663* (0.0388)	0.0381 (0.0249)	0.0383* (0.023)	0.144*** (0.0219)	0.1442*** (0.0219)	0.0033*** (0.001)	0.0033*** (0.001)
	Log median household income	-14.95*** (1.054)	-14.78*** (1.073)	-9.963*** (0.8461)	-9.836*** (0.8096)	1.452** (0.6578)	1.52** (0.6638)	0.2141*** (0.0272)	0.2171*** (0.0261)
Neighborhood level	School district quality	0.0507 (0.1034)	0.056 (0.1131)	-0.0019 (—)	0.0021 (—)	-0.0066 (0.079)	-0.0049 (—)	0.0026 (0.0026)	0.0026 (0.0025)
Job accessibility	Accessibility by car	0.0001 (0.0)	0.0001 (0.0)	0.0001 (0.0)	0.0001 (0.0)	0.0001*** (0.0)	0.0001*** (0.0)	0.0001** (0.0)	0.0001** (0.0)
	Accessibility by transit	0.0001* (0.0)	0.0001 (0.0)	0.0001 (0.0)	0.0001 (0.0)	0.0001** (0.0)	0.0001** (0.0)	0.0001** (0.0)	0.0001* (0.0)
Constant	Intercept	195.3*** (12.34)	193.8*** (12.46)	125.2*** (9.817)	124.1*** (9.573)	-3.753 (7.293)	-4.363 (7.636)	3.569*** (0.4306)	3.54*** (0.424)
Tests and statistics	Log likelihood								
	σ^2								
	# of observations								
	deg. of freedom								
AIC									
Notes:									