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	−3740.434	−3741.545	−3532.489	−3533.553	−3192.647	−3193.193	−144.0027	−144.4273
	σ^2	125.8	126.09	82.125	82.303	39.861	39.906	0.07844	0.078506
	Number of observations	975	975	975	975	975	975	975	975
	deg. of freedom	14	14	14	14	14	14	14	14
	AIC	7508.9	7511.1	7093	7095.1	6413.3	6414.4	316.01	316.85

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