TABLE 1. Coefficients and Standard errors for Spatial Lag models (without 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	−0.004		−0.074***		0.05		−0.047***	
		(0.019)		(0.016)		(0.021)		(0.009)	
	Airbnb composite score		0.002***		0.001		−0.001		0.003***
			(0.001)		(0.0004)		(0.001)		(0.001)
Location	Log BART distance	0.451	0.429	0.636*	0.631*	0.048***	0.049***	0.091***	0.091***
		(0.490)	(0.449)	(0.359)	(0.342)	(0.011)	(0.011)	(0.018)	(0.018)
	Log CBD distance	0.163*	−0.752	−0.803**	−1.427***	0.059***	0.058***	−0.121***	−0.073***
		(0.510)	(0.488)	(0.375)	(0.390)	(0.011)	(0.012)	(0.019)	(0.020)
	Coastal tract (dummy)	−4.408	−4.054	−3.378	−3.185	−0.020	−0.028	−0.265**	−0.276**
		(2.789)	(2.760)	(2.196)	(2.114)	(0.061)	(0.066)	(0.111)	(0.110)
Demographic	Percentage unemployed	1.682***	1.601***	1.512***	1.459***	−0.012***	−0.012***	−0.043***	−0.040***
		(0.170)	(0.168)	(0.133)	(0.124)	(0.004)	(0.004)	(0.007)	(0.007)
	Percentage non-white	0.086***	0.064**	0.044*	−0.031	−0.004***	−0.003***	−0.005***	−0.004***
		(0.029)	(0.028)	(0.023)	(0.023)	(0.001)	(0.001)	(0.001)	(0.001)
	Percentage foreign-born	0.138***	0.154***	0.087***	0.097***	0.002**	0.002**	0.003**	0.003
		(0.042)	(0.041)	(0.033)	(0.033)	(0.001)	(0.001)	(0.002)	(0.002)
Neighborhood level	School district quality	−0.247**	−0.239**	−0.199**	−0.194***	−0.007***	0.007***	0.008*	0.008*
		(0.109)	(0.108)	(0.086)	(0.047)	(0.003)	(0.003)	(0.004)	(0.004)
Job accessibility	Accessibility by car	−0.00004***	−0.00004***	−0.00002***	−0.00003***	0.00000***	0.00000***	0.00000**	0.00000***
		(0.00001)	(0.00001)	(0.00001)	(0.00001)	(0.00000)	(0.00000)	(0.00000)	(0.00000)
	Accessibility by transit	−0.0001*	−0.0001***	0.00003	0.0001***	−0.00000***	−0.00000***	−0.00000	−0.00000**
		(0.00003)	(0.00003)	(0.00002)	(0.00002)	(0.00000)	(0.00000)	(0.00000)	(0.00000)
Constant	Intercept	31.521***	39.421***	16.756***	22.133	5.628***	5.650***	9.920***	9.729***
		(4.172)	(4.433)	(3.135)	–	(0.349)	(0.351)	(0.593)	(0.590)
Tests and statistics	Log likelihood	−3830.286	−3819.395	−3595.503	−3588.457	−175.377	−178.116	−694.436	−682.267
	σ^2	151.112	147.824	93.446	92.116	0.084	0.084	0.240	0.234
	Number of observations	975	975	975	975	975	975	975	975
	deg. of freedom	14	14	14	14	14	14	14	14
	AIC	7686.572	7664.789	7217.005	7202.915	376.754	382.232	1414.872	1390.533

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