

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	0.636*							
		(0.359)							
	Airbnb composite score		0.636*						
			(0.359)						
Location	Log BART distance	−0.803**	−0.803**						
		(0.375)	(0.375)						
	Log CBD distance	−3.378	−3.378						
		(2.196)	(2.196)						
	Coastal tracts (dummy)	1.512***	1.512***						
		(0.133)	(0.133)						
Demographic	Percentage unemployed	0.044*	0.044*						
		(0.023)	(0.023)						
	Percentage non-white	0.087***	0.087***						
		(0.033)	(0.033)						
	Percentage foreign-born	0.005	0.005						
		(0.021)	(0.021)						
	Log median household income	−0.199**	−0.199**						
		(0.086)	(0.086)						
Neighborhood level	School district quality	−0.00002***	−0.00002***						
		(0.00001)	(0.00001)						
Job accessibility	Accessibility by car	0.00003	0.00003						
		(0.00002)	(0.00002)						
	Accessibility by transit	16.756***	16.756***						
		(3.135)	(3.135)						
Constant	Intercept	2	2						
		(2)	(2)						
Tests and statistics	Log likelihood	195	195						
	σ^2	195	195						
	Number of observations	195	195						
	deg. of freedom	195	195						
	AIC	195	195						

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