

TABLE 1. Coefficients and Standard errors for Spatial Lag models

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	Log percent Airbnb	0.001** (0.013)		0.026*** (0.019)		0.071*** (0.025)		0.181*** (0.055)	
	Log Weighted Airbnb listings		0.021** (0.013)		0.013*** (0.019)		0.142*** (0.025)		0.223*** (0.054)
Location	Log BART distance	0.020 (0.018)	0.016 (0.018)	0.051** (0.026)	0.053** (0.026)	0.083** (0.034)	0.064* (0.033)	0.288*** (0.073)	0.271*** (0.073)
	Log CBD distance	0.015 (0.020)	0.040* (0.022)	0.034 (0.029)	0.041 (0.033)	0.085** (0.038)	0.194*** (0.042)	0.190** (0.082)	0.301*** (0.093)
	Coastal tracts (dummy)	-0.105 (0.101)	-0.112 (0.101)	-0.343** (0.147)	-0.348** (0.147)	-0.047 (0.192)	-0.100 (0.190)	-0.915** (0.418)	-1.000** (0.418)
Demographic	Log unemployment rate	0.293*** (0.029)	0.300*** (0.029)	0.392*** (0.042)	0.393*** (0.043)	0.037*** (0.055)	-0.001*** (0.055)	-0.325*** (0.120)	-0.273** (0.121)
	Log percent non-white	0.144*** (0.029)	0.146*** (0.029)	0.210*** (0.042)	0.210*** (0.042)	0.093** (0.054)	-0.104* (0.054)	0.077 (0.118)	-0.094** (0.118)
	Log percent foreign-born	0.014*** (0.011)	0.015 (0.011)	0.025* (0.015)	0.025** (0.015)	0.029** (0.020)	0.030** (0.020)	0.241*** (0.044)	0.241*** (0.044)
Neighborhood level	Log school district quality	-0.002** (0.015)	-0.004* (0.015)	-0.043* (0.022)	-0.041* (0.022)	0.027 (0.029)	0.022*** (0.029)	0.171*** (0.064)	0.170*** (0.064)
Job accessibility	Log accessibility by car	0.031 (0.019)	-0.038** (0.019)	-0.007 (0.028)	-0.008 (0.028)	0.139*** (0.036)	0.174*** (0.036)	0.333*** (0.078)	0.371*** (0.080)
	Log accessibility by transit	-0.009** (0.004)	-0.010** (0.004)	-0.003** (0.006)	-0.003** (0.006)	0.011 (0.008)	-0.017** (0.008)	-0.022 (0.018)	-0.029 (0.018)
Constant	Intercept	2.067*** (0.327)	1.833*** (0.344)	1.488*** (0.420)	1.548*** (0.449)	3.306*** (0.624)	2.378*** (0.644)	5.496*** (1.291)	4.475*** (1.349)
Tests and statistics	Number of observations	975	975	975	975	975	975	975	975
	Log likelihood	-598.806	-597.526	-966.312	-966.977	-1230.074	-1217.766	-1987.387	-1984.384
	Rho	0.033989***	0.035772***	0.012907***	0.012026*	0.16286***	0.14753***	0.071619***	0.066014**
	AIC	1223.612	1221.051	1958.625	1959.954	2486.149	2461.533	4000.774	3994.767

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