

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	0.060*** (0.022)		0.048*** (0.018)		0.001 (0.001)		−0.002** (0.001)	
	Airbnb composite score		0.035** (0.015)		0.021* (0.012)		−0.00003 (0.0004)		0.003*** (0.001)
Location	Log BART distance	1.293*** (0.425)	1.282*** (0.428)	1.203*** (0.342)	1.202*** (0.339)	0.036*** (0.011)	0.036*** (0.011)	0.083*** (0.018)	0.086*** (0.018)
	Log CBD distance	1.787*** (0.446)	0.925* (0.479)	0.277 (0.362)	−0.320 (0.395)	0.037*** (0.011)	0.032*** (0.012)	−0.137*** (0.020)	−0.083*** (0.020)
	Coastal tract (dummy)	−5.222** (2.541)	−5.196** (2.551)	−3.942* (2.059)	−3.963* (2.060)	−0.011 (0.079)	−0.012 (0.072)	−0.258** (0.111)	−0.268** (0.110)
Demographic	Percentage unemployed	0.660*** (0.171)	0.690*** (0.170)	0.828*** (0.134)	0.852*** (0.137)	0.003 (0.005)	0.03 (0.004)	−0.033*** (0.007)	−0.034*** (0.007)
	Percentage non-white	0.012 (0.027)	0.006 (0.026)	−0.004 (0.011)	−0.007 (0.021)	−0.003*** (0.001)	−0.003*** (0.001)	−0.005*** (0.001)	−0.004*** (0.001)
	Percentage foreign-born	0.066* (0.038)	0.077** (0.037)	0.0381 (0.025)	0.045 (0.030)	0.003*** (0.001)	0.003*** (0.001)	0.004** (0.002)	0.003* (0.002)
	Log median household income	−14.947*** (1.054)	−13.861*** (1.065)	−9.963*** (0.846)	−9.198*** (0.920)	−0.214*** (0.027)	−0.221*** (0.026)	−0.148*** (0.046)	−0.086* (0.046)
Neighborhood level	School district quality	0.051 (0.103)	0.041 (0.102)	−0.002 −	−0.009 (0.120)	−0.003 (0.003)	0.003 (0.003)	0.005 (0.004)	0.006 (0.004)
Job accessibility	Accessibility by car	−0.00001 (0.00001)	−0.00001 (0.00001)	−0.00000 (0.00001)	0.00001 (0.00001)	0.00000** (0.00000)	0.00000** (0.00000)	0.00000 (0.00000)	0.00000** (0.00000)
	Accessibility by transit	−0.00005* (0.00003)	−0.00001 (0.00003)	−0.00003 (0.00002)	0.00001 (0.00002)	−0.00000** (0.00000)	−0.00000* (0.00000)	0.00000 (0.00000)	−0.00000* (0.00000)
Constant	Intercept	195.273*** (12.338)	189.671*** (12.211)	125.197*** (9.817)	121.121*** (10.162)	3.569*** (0.431)	3.514*** (0.426)	8.410*** (0.752)	8.859*** (0.750)
Tests and statistics	Log likelihood	−3740.434	−3741.255	−3532.489	−3534.379	−144.003	−144.691	−689.296	−680.509
	$\sigma^2$	125.797	126.020	82.125	82.436	0.078	0.079	0.237	0.233
	Number of observations	975	975	975	975	975	975	975	975
	deg. of freedom	14	14	14	14	14	14	14	14
	AIC	7508.868	7510.51	7092.979	7096.759	316.005	382.4	1406.592	1389.019

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