

Whom to Rent From and Live With?

A Dataset on the Fluidity of Housing Market in London

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Presentation Overview

- 1 Motivation
- 2 Dataset
- 3 Ask For Suggestions and Ideas

Motivation

Personal Experience

■ Housing Selection Criteria

- ▶ close to central London
- ▶ short-term let
- ▶ affordable

■ Considerations

- ▶ price
- ▶ flatmate (nationality, age, sexual orientation, gender, occupation, habits, etc.)
- ▶ current flatmates' preference (gender, vegetarian, habits, etc.)

■ Low Response Rate

- ▶ met a renter who had high requirements for flatmate but asked for a low price
- ▶ responded by a renter whose flat had not broadband

Motivation

Research Potential

■ The Rental Market

- ▶ How do renters set prices?
- ▶ What affects rental prices? (hypotheses: perception of being central London, spillover effects of popular areas)
- ▶ What is the price of living convenience and what is the cost of a dangerous neighborhood?

■ Profiles of Renters and Popular Candidates

- ▶ Who are the most popular candidates for renters?
- ▶ How do renters of different demographic characteristics distribute in London?

■ Social Discrimination

- ▶ Why did I receive few responses?
- ▶ Why did I prefer some renters to others?

Dataset

Data Collection Method

Data Source: SpareRoom.co.uk

Start Date: April 17, 2023 (229 Days til today)

Collection Scope: Properties in London

Tool: A Scheduled Crawling Programme Running on a Server

Everyday Crawling Time: UK Time 0:00

Objects to Get:

- ▶ A list of flat IDs on the website
- ▶ Main pages of every day's new flat adverts

Monitoring Tools:

- ▶ Daily logs
- ▶ Daily email

Dataset

Overview of Datasets

Dataset of Property

- ▶ Customised Descriptions: title, visual and textual description
- ▶ General Information: location (latitude and longitude, postal code), price, role of poster, availability, extra cost
- ▶ Amenities: furnishings, parking, garage, balcony, disabled access, garden, living room, broadband
- ▶ Current Household/Flatmates: total rooms, age, smoker, pets, language, nationality, occupation, interests, gender, orientation
- ▶ New Flatmate Preference: Couples OK?, Smoking OK?, Pets OK?, occupation, references, age, gender, vegetarian

Dataset of Fluidity

- ▶ Advert Status: On or Off?

Dataset

Dataset of Property

Cutoff Date: Oct. 7, 2023 (173 days)

poster	number	proportion	median posting days	median price (pounds/pm)
current tenants	1276	1.6%	16	1603
buddy up	4712	5.9%	15	2700
former flatmate	8689	10.9%	16	925
live out landlord	11160	14.0%	13	950
live in landlord	11356	14.2%	16	866
agent	19879	24.9%	11	990
current flatmate	22695	28.5%	14	900
sum	79767	100%	14	950

Share of Peer-to-Peer properties: 56.7%

Dataset of Property

Geographic Distribution

Properties in our dataset are almost evenly distributed in London.

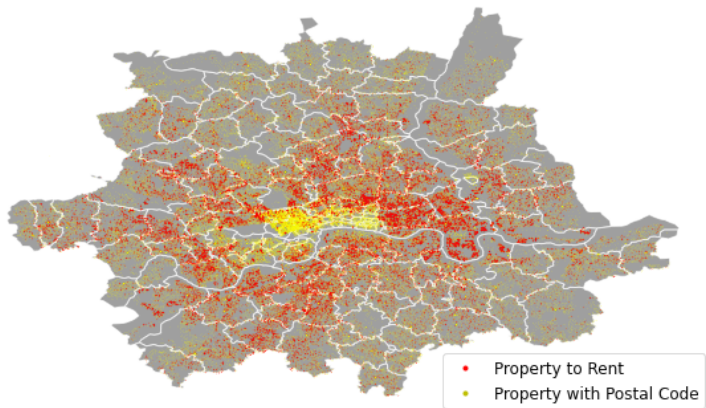


Figure: Geographic Distribution of Properties in Our Dataset

Dataset of Fluidity

A Visual for Property Fluidity

Yellow stands for the property on the website.

Dark purple stands for the property not on the website.

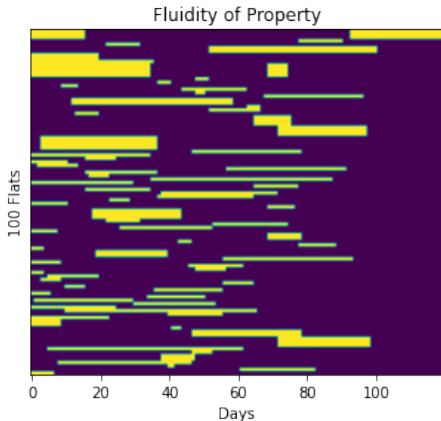


Figure: Property Fluidity

Ask For Suggestions and Ideas

Look forward to your questions and suggestions.

- What can be done to improve the dataset?
e.g., what other relevant data can be merged with my data? Any administrative data can be incorporated with my data?
- What new interesting research questions can be answered with my data?