Whom to Rent From and Live With?
A Dataset on the Fluidity of Housing Market in London

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Presentation Overview

Motivation

Dataset

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 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

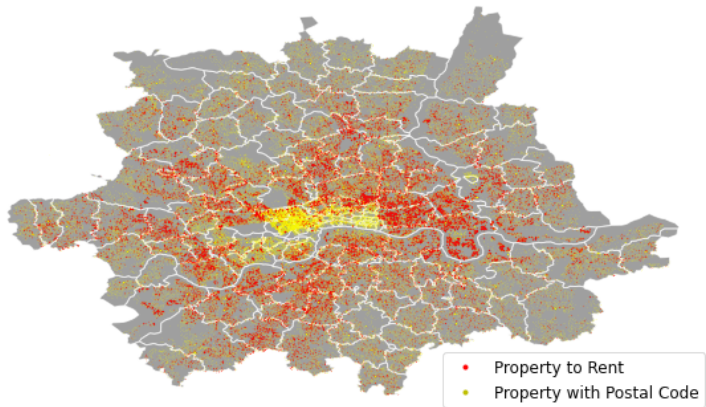Properties in our dataset are almost evenly distributed in London.

Property to Rent
Property with Postal Code

Figure: Geographic Distribution of Properties in Our Dataset

Dataset of Fluidity

Yellow stands for the property on the website.

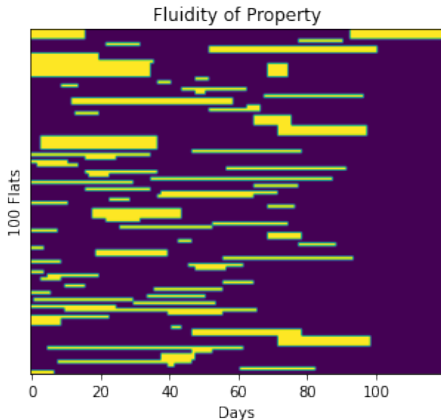Dark purple stands for the property not on the website.

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?