# **The impact of AirBnB on the housing market**

## Background

AirBnB, a peer-to-peer platform for people to rent out theirs houses short-term to tourists and visitors in general, have rapidly expanded since it was founded in 2008. A growing accusation against it is that it’s arrival has resulted in people buying multiple homes and listing them on AirBnB short-term instead of renting them long-term in the traditional manner. This is causing housing shortages in some cities and, it is argued, that it is also preventing low-income renters from being able to afford housing because of increasing rent.

## Objective

1. Chronicle the growth of AirBnB in some of the largest metropolitan statistical areas of the U.S.
2. Specifically, for the Nashville MSA, show the impact of the arrival of AirBnB on the market for home rentals.
3. In particular, compare the profitability of long-term traditional rentals vis-à-vis short-term AirBnB rentals, by location, in the metro Nashville area. This will reveal the locations where the incentives to list on AirBnB are the highest and hence housing shortages are likely to be the greatest.

## Data Sources

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| --- | --- |
| **Variable** | **Source** |
| Total no. of AirBnB listings | insideairbnb.com |
| AirBnB occupancy rate | insideairbnb.com |
| AirBnB price per night | insideairbnb.com |
| AirBnB income per month | insideairbnb.com |
| Median Contract Rent (Traditional long-term rental) | U.S. Census American Community Survey |
| Vacancy rate (Traditional long-term rental) | U.S. Census American Community Survey |

## Feedback

1. What is your study unit? Census tract or census block?
2. How do you compare rent from different data sources?
3. Are you comparing traditional median rent vs. AirBnB median rent in your analysis unit?
4. Check the availability of Zillow rent data to get more detailed rent information.

## Criteria

1. At least **FOUR** datasets (downloaded from online sources or manually edited by yourself)
2. At least **TWO** results of some spatial analysis (i.e. you do not have to show all the data you originally downloaded from online sources.)
3. At least **THREE** data formats (e.g. csv, shapefile, raster file, feature class and etc.)
4. At least **FIVE** tools (e.g. select by attribute, select by location, clip, intersect, union, spatial join, spatial analysis tools, and etc.)