Sharing Economy and its effects on housing markets

Monograph

Coordination: Paloma Taltavull
REM
Sharing Economy and its effects on housing markets

- Project listed in REM activities
- Objective:
  - To measure and clarify the relevance of sharing economy on housing market,
  - To clarify the effects on cities (both housing stock and population)
  - To evaluate its effects on housing affordability in rental and property markets
- Dimensions:
  - Housing
  - Finance
  - Regulation/Policies
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• Housing
  • Analysis of the short-term rental market phenomenon
  • Seeking its structure between peer-to-peer and business activity
  • Empirical evidence based on short-term rental contracts of 43 cities across Europe (based on airbnb database), looking at:
    • Market development
    • Rental Price levels,
    • Wealth creation,
    • Size relative to housing stock uses,
    • Market structure related to number of tenants and hosts
    • Spatial distribution.

• It will approach the potential effects on housing affordability to local residents.
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- Housing (cont)
  - Sharing economy existing regulation
    - In housing market: conducting a survey across European countries’ Authorities.

- Potential policy tools: broad list of potential tools and measures
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• Finance
  • It revises the existing evidence about sharing finance for housing.
  • It approaches and evaluates the financial models and the appropriateness for affordable housing.
  • ‘Sustainable finance’ solutions to support affordable housing. Analysis

• Regulation summary and Policy recommendations according to the findings.
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• Some initial overview:

![Graph showing total properties active in Airbnb across various cities.](graph.png)

Source: airbnb
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• Some initial overview:

Short-term dwelling active in Airbnb
(% of housing conventional dwellings)

Source: Airdna and Eurostat (Census 2011)
Thanks for your attention