



Home sharing. Short-term rentals affecting local housing markets

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Sharing has become a consistent part in many areas of the economy.

By changing the access to local resources, digital accommodation platforms like Airbnb have changed the way people travel and accommodate. In cities where tourist appearance is high, central urban areas become increasingly frequented and experience a strong impact as many choose to rent so called shared accommodations in these areas.

Rising touristification results in daily life disturbances by facility misuse, noise, congestion or increased traffic. Strong impact seems to arise from the growing portion of renting out entire houses and apartments, as they compete with the local housing market. At the same time, renting out apartments via online platforms is more attractive for house lords and even tenants as it is most likely to yield higher incomes.

Cities are concerned that reducing the housing supply by sharing platforms will increase pressure on local housing markets in the long-term and increase rental prices. As digital accommodation platforms emerged fast and research still remains limited, the impact on cities and their communities, housing market and accommodation is yet difficult to estimate. Nevertheless, different measures are being undertaken by public administrations in order to regulate short-term rentals. Regulations and strategies to reduce sharing of housing have been implemented by municipalities as well as sharing platforms like Airbnb themselves.

This session focusses on the following topics and its related themes:

- Macro changes in availability and demand of housing, e.g. analysis of quantitative and qualitative data describing the short-term rentals and its influence on the housing market;
- Social and functional impacts on neighbourhoods and local communities caused by the sharing economy;
- Regulatory approaches of municipalities, especially legal, cooperative and competitive modes of regulation and their effects;
- Theory-based reflections of home sharing e.g. the crowd phenomenon, the access society or the change in housing