

# ECONOMIC IMPACTS OF SHORT-TERM RENTALS IN FRANCE: INSIGHTS FROM SPATIAL STATISTICS AND CAUSAL INFERENCE

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**Abstract.** The talk focuses on short-term rentals, their evolving spatial distributions and their economic impacts. Based on the example of Airbnb for France, I first analyse the determinants of the supply of short-term rentals and highlight, based on nested semi-parametric model, an important spatial heterogeneity, with very attractive centers and at the opposite little sought-after secondary poles. The pandemic crisis, depending on the periods of restrictions, caused the number of advertisements to drop between 10.3% and 13.5%, with, however, differentiated effects depending on the type of territory. Second, I focus specifically on the case of Paris and look at the disruptions associated with COVID-19 on the Airbnb business using exploratory spatial lattice data analysis and a log-Gaussian Cox process model. The spatial distributions of Airbnb's listings, booking and revenue performance were particularly affected during the first national lockdown and the city center's advantage was reduced during the pandemic, with heterogeneity depending on the Airbnb hosts and users. The market showed recovery in the post-COVID era, although it did not fully return to the pre-pandemic level. Third, and again for the case of France as a whole, I examine the causal impact of short-term rentals and in particular how they affect the housing market. Using an identification strategy based on instrumental variables, I causally assess the impact of density of Airbnb listings in municipalities on price per square meter. On average, the density of listings increases the price per square meter of 10%, with center municipalities and those including a high percentage of secondary housing being the most affected.