

La economía colaborativa en el sector del alojamiento turístico y su efecto sobre el mercado residencial: un análisis bibliométrico y de contenido

The sharing economy in the tourist accommodation sector and its effect on the residential market: a bibliometric and content analysis

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Abstract

The sharing economy has led to a profound transformation of the tourism sector over the last decade: it has revolutionised the tourist accommodation sector, directly affecting residential markets in destination cities. This paper presents a bibliometric analysis of the research published in Web of Science regarding the sharing economy, tourism and the

housing market. 147 studies dealing directly or indirectly with these topics are identified and a bibliometric analysis carried out to determine relationships between the topics and other indicators to measure the breadth of the research. Following this, a deeper content analysis is completed to qualify the most relevant research topics, supported by data mapping techniques which allow a more immediate visualisation of the subject under study. A systematic review is carried out with a two-fold objective: to analyse and classify the evolution of academic research on this topic in recent years by developing a bibliometric analysis and, in order to enrich our contribution, to identify the main areas of study addressed around this topic. To do this, we analyse the content of the most relevant research papers, classifying trends and subareas of study.

Keywords: Sharing economy; tourism; real-estate market; bibliometric analysis.

Resumen

La economía colaborativa ha supuesto una profunda transformación del sector turístico en la última década. Específicamente, ha revolucionado el sector del alojamiento turístico, afectando directamente a los mercados residenciales en las ciudades de destino. Este trabajo presenta un análisis bibliométrico respecto a la investigación publicada en Web of Science acerca de economía colaborativa, turismo y mercado residencial. En un primer paso se identifican 147 trabajos que tratan directa o indirectamente estos temas. Posteriormente, se realiza un análisis bibliométrico para identificar relaciones entre temas y otros indicadores de medida del estado de la investigación. En un tercer paso, se realiza un análisis de contenido más profundo para dotar de sentido a los temas de estudio más relevantes, apoyado en técnicas de mapeo de datos que permiten una visualización más inmediata del tema objeto de estudio.

Palabras clave: Economía colaborativa; turismo; alojamiento; mercado inmobiliario; análisis bibliométrico.

1 Introduction

It has long been recognised that tourism transforms the spaces in which it occurs, and that the changes it causes are not always positive or desirable. Conflicts between tourists and

locals have been documented since the 19th century, such as tensions in coastal cities in early Victorian times in response to the growth of leisure (working class) mobility (Churchill, 2014). However, such conflicts, while by no means trivial to those involved, received relatively little attention from the realm of urban management and tourism destination strategy (Colomb & Novy, 2016). In recent years, the perception of urban tourism has changed dramatically. Public transportation, infrastructure, roads, museums, attractions and other services that were created primarily for local use now have to cope with an increasing number of tourists. The growing popularity of online accommodation services (e.g., Airbnb, HomeAway) and the desire to see the "real" and "authentic" everyday life of the city has made tourist activities even more intertwined with local life, spanning out from the main tourist areas in cities (Papathanassis, 2017; Pappalepore et al., 2014). In fact, the sharing economy has led to a profound transformation of the tourism sector over the last decade. Specifically, it has revolutionised the tourist accommodation sector, completely changing its competitive logic, introducing a new way of valuing accommodation and also creating a new type of competitor in the market. Indeed, the sharing economy is considered by Hodak and Krajinović (2020) as a milestone in contemporary tourism sector development.

The sharing economy can be understood as a set of online peer-to-peer (P2P) markets that facilitate contact between customers and suppliers of different goods and services (Barron et al., 2018), thanks to recent advances in information technologies (Wachsmuth & Weisler, 2018). The suppliers of these markets are normally individuals who decide to share the excess capacity of a good or service that otherwise would not be used (Gil & Sequera, 2018). In this way, economic efficiency is improved. The exponential growth of online accommodation services in recent years seems to demonstrate the existence of an underlying need (Barron et al., 2018).

However, more and more studies question whether the "Airbnb model" complies with the principles of the sharing economy (Belk, 2014; Mair & Reschauer, 2017). According to a study by Etxezarreta-Etxarri et al. (2020) which looks at the indexes of advertisers with multiple properties, their intensity of use and the growing presence of commercial agents, it appears that a significant part of the offer advertised on Airbnb does not meet these characteristics.

In other words, it is less about optimising underused properties by renting them out and more about making real-estate investments for economic returns.

The growth of platforms similar to those mentioned above has been prolific in recent years. This growth has gone hand in hand with an increase in world tourism and, specifically, with a rise in urban tourism. In turn, incorporation of the sharing economy into the accommodation sector has led to a blurring of boundaries between consumers and service providers, as well as between local residents and business entities in tourist destinations (Hodak & Krajinovic, 2020). This has also meant that the literature analysing the effect of tourism on various aspects of local communities has significantly increased in the last few years.

In addition, the concepts of “overtourism” and “tourismophobia” have gained strength more recently in a context of accelerated development of unsustainable mass tourism, which has prompted responses from academics, professionals and social movements concerned about the harmful use of urban, rural and coastal areas for tourism purposes (Koens et al., 2018; Seraphin et al., 2018; Milano et al., 2019).

One of the most analysed aspects in this regard has been the impact of tourism on the local real-estate market. Many studies in the tourism field have attempted to measure the impact of short-term tourist rentals on volume of supply of the rental real-estate market and rental prices (Schaefer & Braun, 2016; Gurran & Phibbs, 2017; Horn & Merante, 2017; Wachsmuth & Weisler, 2018; Yrigoy 2019; Etxezarreta et al., 2020). In this regard, various studies have found that the higher density and intensity of use of platforms such as Airbnb implies an increase in prices of the conventional rental market in places such as the United Kingdom (Coyle & Yeung, 2016), Boston, USA (Horn & Merante, 2017), Andalusia, Spain (Rodríguez-Pérez de Arenaza, 2018), Barcelona, Spain (García-López et al. 2020) and San Sebastián, Spain (Etxezarreta-Etxarri et al. 2020).

Nevertheless, this highly complex phenomenon has been approached from different perspectives, so it is especially relevant to try to classify, categorise and evaluate the academic research that has emerged in recent years and which continues to do so at an appreciable rate. A number of different methods are now available to assess this progress, with bibliometrics being one of the most popular approaches (Mulet-Forteza et al. 2021).

While there are a number of bibliometric studies on the sharing economy, none of them focuses specifically on the issue of accommodation in the destination community, a topic that is receiving increasingly more attention from policy makers, stakeholders and managers. The present study aims to highlight the research studies conducted by authors who look at the relationship between the sharing economy in the accommodation sector and the housing market of local communities; more specifically, the conventional rental market. The present study also contributes to the research field by offering a better understanding of the extent of problems and trends in the field (Ali et al. 2019), and will help researchers to guide and plan any future research (Nusair et al. 2019). The main research questions that this study seeks to answer are as follows: RQ1) What is the geographical scope of distribution of the most cited papers that study the relationship between the accommodation sector and the conventional rental market?; RQ2) Who are the most cited authors and what are the main questions they raise in the field of study?; RQ3) What is the co-occurrence relationship among the keywords in the most important articles in the field of study?; RQ4) What research trends can be identified from the main topics within the sharing economy field that are covered by authors who study the above mentioned relationship between the accommodation sector and the conventional rental market?

2 Bibliometric Analysis, the Sharing Economy and Tourism

There are various recently completed bibliometric analyses related to the sharing economy in general, some of which focus on the tourism sector. However, none of them pays particular attention to the relationship between this phenomenon and the housing market in the tourist destination. Table 1 shows some recently published bibliometric analyses that address the sharing economy.

Table 1. Summary of bibliometric papers on the sharing economy

Title	Authors	Year	Journal	Papers analysed	Topic
Sustainability in the collaborative economy: A bibliometric analysis reveals emerging interest	Ertz and Leblanc-Proulx	2018	Journal of Cleaner Production	729	Sustainability and collaborative economy
Bibliometric analysis of scientific production on sharing economy	Lima and Filho	2019	Revista de Gestao	95	Collaborative economy
Sharing economy: a co-citation analysis	Sainiaghi, Köseoglu, d'Angella and Mehraliyev	2020	Current Issues in Tourism	79	Tourism and collaborative economy
The sharing economy: a bibliometric analysis of the state-of-the-art	Kraus, Li, Kang, Westhead and Tiberius	2020	International Journal of Entrepreneurial Behavior & Research	326	Collaborative economy
Sharing economy: a bibliometric analysis, research trends and research agenda	De Oliveira Netto and Tello-Gamarra	2020	Journal of Technology Management & Innovation	1018	Collaborative economy
Examining recent research in the field of sharing economy in tourism: bibliometric and content analysis	Hodak and Krajinovic	2020	Tourism	305	Tourism and collaborative economy
Mapping intellectual structure and sustainability claims of sharing economy research – A literature review	Gupta and Chauhan	2021	Sustainable Production and Consumption	425	Sustainability and collaborative economy

Source: authors' elaboration

One of the first bibliometric analyses of the sharing economy, by Ertz and Leblanc Proulx (2018), identifies four main areas for classification of studies in this field. The first area covers studies, which generically address the theoretical bases of the sharing economy. The second area captures a series of studies related to conceptual frameworks about consumer behaviour and the marketing perspective on the shared use of certain goods. The third group covers a perspective that gives more weight to technological development and collaborative

platforms, in this case for all types of products, both goods and services. Lastly, the fourth area identifies the growing importance of studies related to sustainability.

Subsequent studies generally agree on similar classifications. For example, Lima and Filho (2019) identify three areas with similar characteristics in which the main axes are related to collaborative consumption and sustainability, technological platforms, trust and consumption habits. It is noteworthy that these authors had already identified tourism as a relevant topic for study in this field.

This centrality of the tourism sector in research on the sharing economy is also repeated in most of the analyses that follow (Kraus et al., 2020; Sainaghi et al., 2020; Gupta & Chauhan, 2021). Other more recent studies perform a bibliometric analysis specifically analysing tourism and the sharing economy (Hodak & Krajinovic, 2020; Sainaghi et al. 2020).

Research regarding the study of tourism in relation to the sharing economy is mainly focused on four different areas: information and communication technology; consumer behaviour in the sharing economy in tourism; the agents (stakeholders) in the destination; and the legal aspect of the sharing economy in tourism (Hodak & Krajinovic, 2020).

As mentioned earlier, the aim of this study is to focus on the relationship between the sharing economy, tourism, accommodation and effects on the housing market. This issue has already been highlighted in the aforementioned previous studies (Hodak & Krajinovic, 2020; Kraus et al., 2020; Sainaghi et al. 2020), connecting directly with the field of local agents identified by Hodak and Krajinovic, but it has not been thoroughly addressed yet.

The sharing economy in tourism is a very interesting and extensive field of study. On the one hand, it offers numerous possibilities for tourism supply and demand to be involved in the exchange process, providing benefits to both parties. On the other hand, however, it has placed a great burden on the local community, especially for those who do not participate directly in the tourism exchange process. In this paper, we aim to classify the development of academic research concerning the effect of collaborative tourist accommodation on housing market prices.

3 Methodology

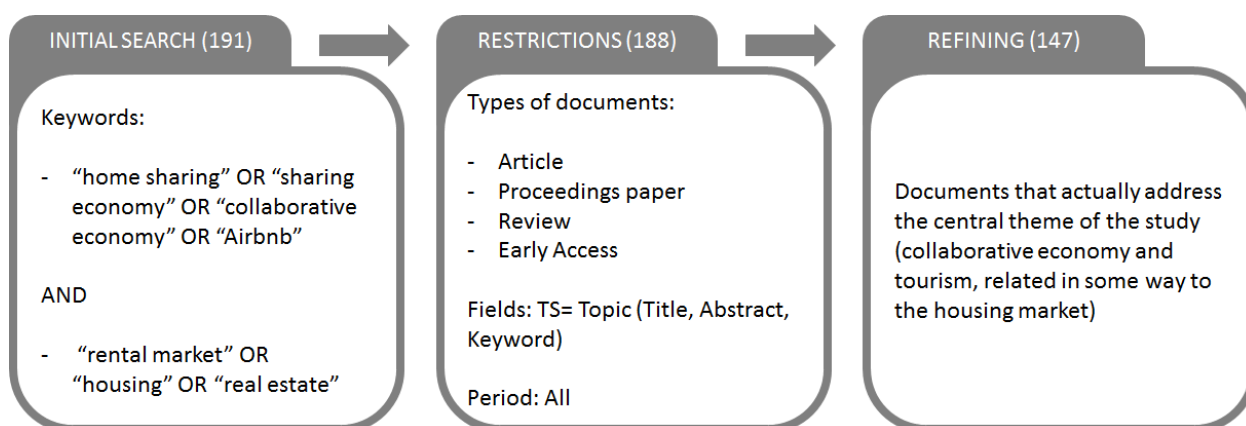
The methodological design of this study is made up of three phases: selection of the sources used, bibliometric analysis of the latter and, lastly, content analysis of the most relevant contributions in the field. Each step is explained in the following sections.

3.1. Selection of Sources Used

The collation of papers is done through the Web of Science (WoS) database. This macrobase also includes other databases that accumulate thousands of academic papers and metadata on publications, and serves as a useful source for implementation of a systematic review analysis. The simultaneous use of other relevant databases does not increase the number of papers obtained because many of the papers are duplicated in these databases (Harzing & Alakangas, 2016; Aparicio et al., 2019). As a limitation, we should take into account that a large part of the scientific literature in countries of the southern hemisphere is not covered in this database. We must therefore be careful when drawing normative conclusions, especially if the questions examined are likely to be shaped by linguistic and geographic variables. For example, developing countries are certainly under-represented, especially those that are non-English speaking (Archambault & Larivière, 2010; Thomson & Walker, 2015).

Searching for documents and debugging the database involves a series of steps. First, the search is carried out by combining certain terms (hyphenated and unscripted for each combination of words), as shown in Figure 1.

Figure 1. Selection of sources used



Source: authors' elaboration

Subsequently, the search is limited to the main Web of Science collection (composed of the databases SCI-EXPANDED, SSCI, A and HCI, CPCI-S, CPCI-SSH, BKCI-S, BKCI-SSH, ESCI, CCR-EXPANDED, IC) without delimiting any specific period of time although, as it is a very recent field of knowledge, the oldest paper found in the search is from 2014. The original bibliometric database had 191 papers as of April 30, 2021. Based on the initial search, only papers that had undergone a rigorous review process were considered, so the database was limited to documents classified as article, proceedings paper, review and early access. This database is then refined according to the content covered by each research study. In other words, those studies that, despite coinciding with the search criteria, do not really deal with the relationship between the sharing economy in tourism and its relationship with the destination real-estate market are eliminated. This results in 41 papers being eliminated, leaving a base of 147 papers to use for the analysis. Finally, only 76% of the papers contained in the initial search formed part of the bibliometric analysis.

3.2. Bibliometric Analysis

Bibliometric analysis is used to explore patterns related to a field of study through the systematic analysis of disciplines, journals, authors, institutions, keywords, and documents using mathematical and statistical methods (Zupic & Cater, 2015; Aparicio et al., 2019; Kraus et al., 2020). Normally, an analysis of the most important studies in a particular area of research is based on the citations found and an attempt is made to obtain a spatial representation of the way in which certain topics, authors, specialities etc., are related to each other (Noyons et al., 1999). Bibliometrics provides a general picture of a research field that can be classified by papers, authors, and journals (Merigo & Yang, 2017). Bibliometric methods involve two main approaches: a performance analysis and a graphic mapping of science or bibliometric mapping (Aparicio et al., 2019). On the one hand, performance analysis assesses the citation impact of the scientific output produced by the different actors interacting in a research field. Typically, the number of publications and the number of citations are considered (Yu & Shi, 2015; Merigo & Yang, 2017). On the other hand, scientific mapping aims to illustrate the structure and dynamics of scientific fields (Zupic and Cater, 2015). In other words, it establishes a spatial representation of the structure of scientific production around a given topic (Moral-Muñoz et al., 2014).

From the various possible types of analysis available, this paper chooses to focus on performing a keyword co-occurrence analysis. The co-occurrence of keywords provides a graphical visualisation of common keywords in the documents analysed (Mulet-Forteza et al., 2021).

To carry out this analysis, the Science Mapping Analysis Tool (SciMAT) software is used. SciMAT is a tool developed to perform a scientific mapping analysis under a longitudinal framework (Cobo et al., 2012). The software reports performance indicators and a crossing of keywords analysis, which is based on the assumption that the keywords of a paper constitute an adequate description of its content (Aparicio et al., 2019).

Subsequently, to create the density maps of keywords and thematic areas, the VOSviewer software is used. VOSviewer is a computer program that enables the user to create, visualise and explore bibliometric maps of scientific research (Van Eck & Waltman, 2011). This software can be used to analyse all types of bibliometric data on the internet, for example, citation relationships between publications or journals, collaboration relationships between researchers, or co-occurrence relationships between scientific terms. It also allows, in a simple way, a conceptual map of these relationships to be visually represented.

The full counting method is chosen instead of fractional counting. Full counting means that each co-authorship has the same weight. Fractional counting means that the weight of a link is fractionalised. In this case, given that the technique chosen was that of co-occurrence of keywords, using a fractional analysis was considered unnecessary.

3.3. Trend analysis

As mentioned earlier, the bibliometric analysis based on citations and keywords allows trends to be captured and, in a simple way, the main areas of study around a certain subject to be summarised as well as the most relevant contributions and postulates most accepted by academia to be identified. However, we consider that, as a stand-alone analysis, it suffers from a certain lack of depth of content. Therefore, once the main trends and areas of study are identified, we consider it appropriate to go one step further and study the main contributions in more detail.

In this phase, the most relevant contributions are selected from the bibliometric analysis carried out. All those papers that have more than 20 citations are considered of special relevance, in addition to those published since 2020 and that have more than 10 citations (this takes into consideration the reduced time span for the publication to have been cited widely). The content analysis is carried out using the 29 most relevant papers in terms of citations obtained. This type of analysis allows us to better identify the concepts, themes and relationships and thus add more weight to the results (Hodak & Krajinovic, 2020).

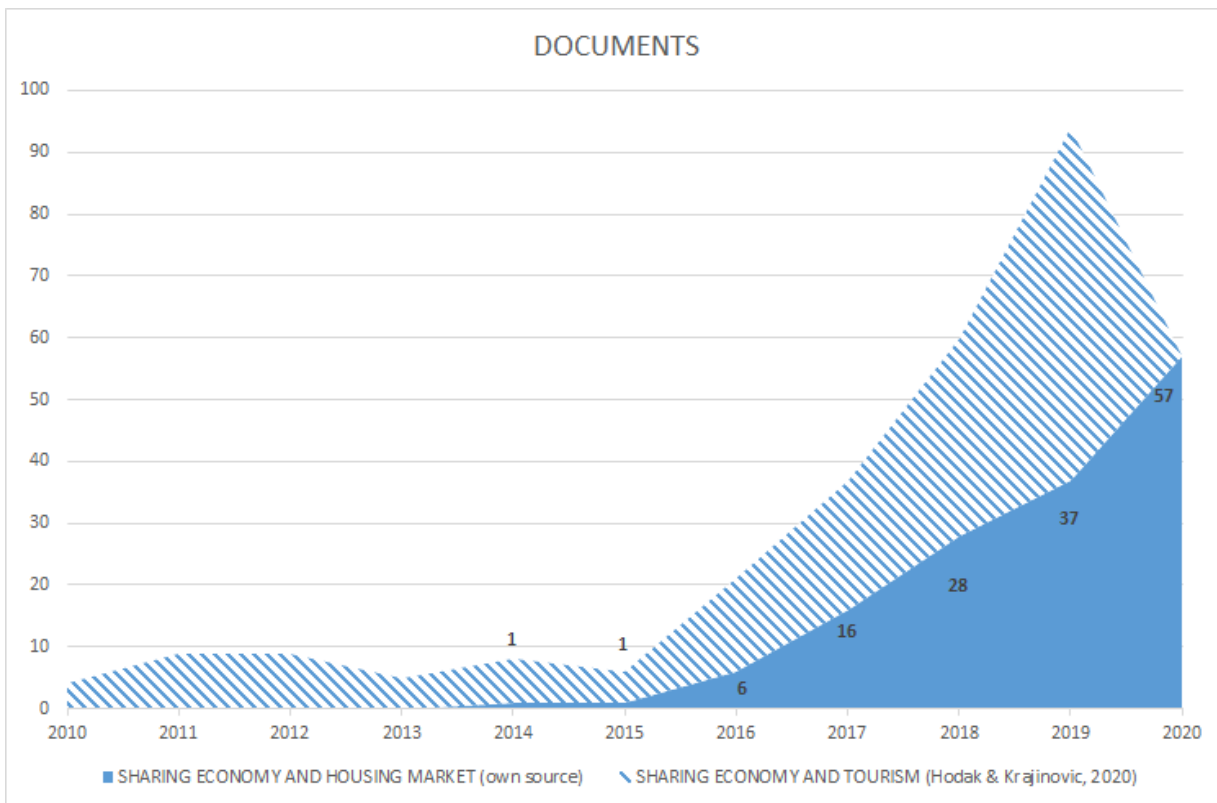
4 Results

4.1. Bibliometric Analysis

In this section, we present the output resulting from the bibliometric analysis carried out using the 147 papers. First, we present the evolution of research studies related to the sharing economy, tourism and the local real-estate market in recent years, as well as the keywords and the most relevant studies identified. This descriptive presentation is important in order that, in a later phase, a more in-depth analysis of trends and current research studies can be completed.

The study of the sharing economy is a recent academic field, and its application to tourism is even more recent, especially from the perspective of impact on the local community and, in particular, the residential real-estate market. This novelty is demonstrated by the fact that, as can be seen in Figure 2, there are no studies prior to 2014 and the number of papers published up until 2018 was extremely low. Since then, it is clear that the trend is growing and the amount of academic research carried out justifies the need for a systematic analysis in order to understand the main trends and areas of study.

Figure 2. Documents on the sharing economy and tourism published by year



* The lined area represents the volume of papers on the sharing economy and tourism collected in the study by Hodak and Krajinovic (2020). The data for 2020 are not collected, since their study only covered up until February of that year. The shaded area represents the volume of papers on the sharing economy, tourism and the residential market collected by this current study.

Source: authors' elaboration

In order to assess the importance of this research subject, the evolution of the number of published papers is presented together with the volume of general papers concerning the sharing economy and tourism collected in the systematic study carried out by Hodak and Krajinovic (2020). As shown in Figure 2, it is clear that issues related to the housing market have grown in importance and this is one of the central aspects in discussions related to the sharing economy and tourism.

The volume of use of the different keywords gives an initial insight into the topics most frequently discussed in this area. In some cases, certain terms have been grouped by combining very similar words rather than dealing with them separately (for example, sharing economy and collaborative economy). From the collaborative accommodation portal *par excellence* (Airbnb) to aspects related to public policies (urban planning, gentrification, touristification) and elements related to the accommodation sector and the real-estate

sector (housing market, accommodation, home-sharing), the analysis highlights up to 16 terms which appear repeated as keywords in 10 papers or more, as shown in Table 2.

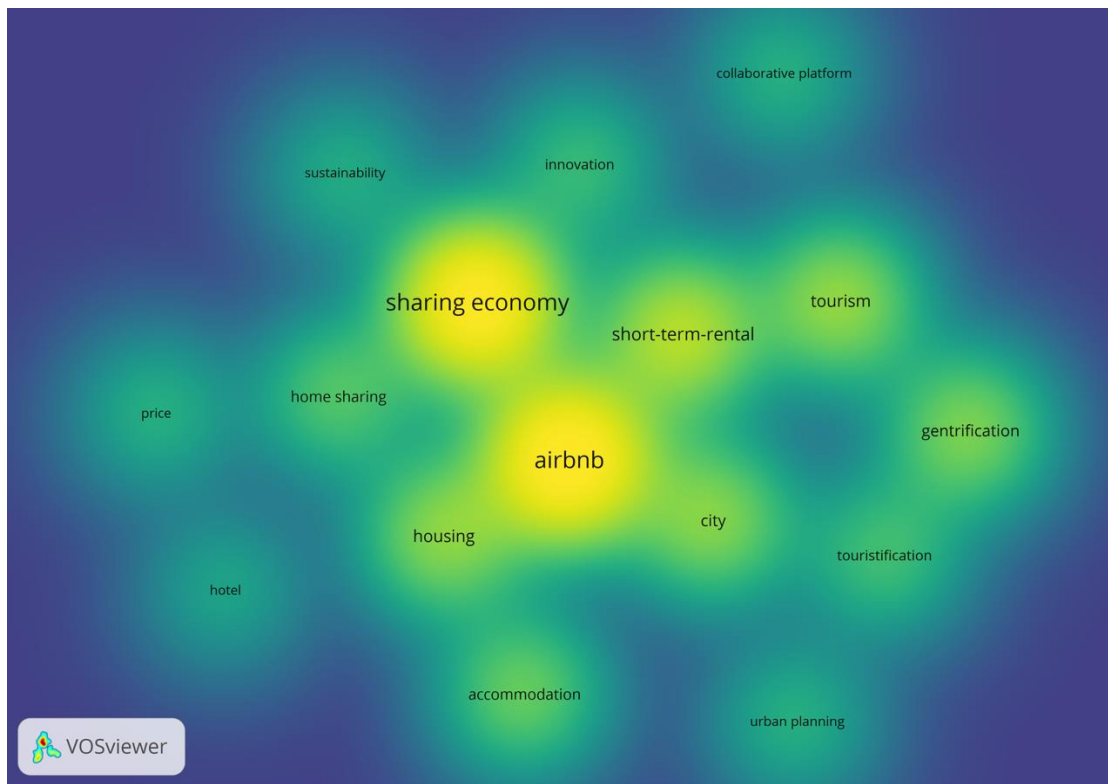
Table 2: Keywords most frequently used in documents related to the sharing economy and the residential market

Keyword	Frequency	Keyword	Frequency
Airbnb	89	Home-sharing	15
Sharing economy	71	Touristification	12
Short-term rentals	40	Price	12
Tourism	38	Urban planning	11
Housing market	30	Innovation	11
Gentrification	29	Rental market	11
City	24	Hotel	10
Accommodation	23	Sustainability	10

Source: authors elaboration

Figure 3 shows the density map of these 16 terms, demonstrating their centrality and commonality. For example, keywords such as gentrification and touristification appear close to each other and, in turn, close to other concepts such as city and urban planning. However, the most central and most frequently used terms seem to be Airbnb, sharing economy, short-term-rental and housing.

Figure 3. Density map of the most frequently used keywords (more than 10 times) based on co-occurrence analysis

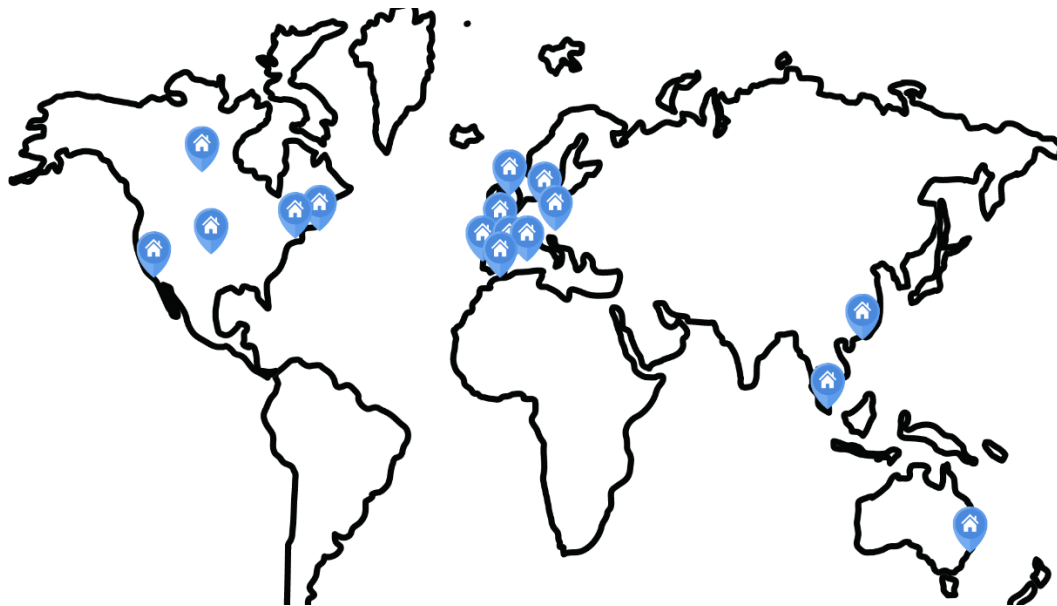


Source: VosViewer software

Geographical distribution of the most cited studies

Looking at the geographical distribution of the most relevant studies in this area of research, there are clearly two main focuses. On the one hand, publications can be found that have analysed the effect of tourism in different areas of the United States, in particular the studies carried out by Wachsmuth and Weisler (2018) in New York and by Horn and Merante (2017) in Boston. On the other hand, there is a significant boom in research studies focused on European urban environments, especially in Spain (e.g., Cocola-Gant (2016) and Yrigoy (2019)), but also in France (Ayoub et al., 2020), United Kingdom (Ferreri & Sanyal, 2018), Portugal (Cocola-Gant & Gago, 2019) and Germany (Schafer & Braun, 2016). Among the 33 most cited studies can also be found studies in other geographical contexts such as Canada, Sydney, Hong Kong and Singapore.

Figure 4. Geographical distribution of the most relevant research studies (no repeated cases are presented)



Source: authors' elaboration

Although this is a very recent area of research, a series of studies and journals particularly relevant to tourism and the sharing economy as well as more prevalent authors can be identified.

The most common journals are framed in areas related to urbanism and urban planning, tourism or the real-estate sector (the journal with the largest number of papers is Sustainability but, due to its characteristics and publication volume, it also publishes works not strictly related to sustainability) (Table 3).

Table 3: Journals with the highest number of published papers related to tourism, the sharing economy and the housing market

JOURNAL	Papers	Citations	JOURNAL	Papers	Citations
Sustainability	10	55	Regional Studies Regional Science	4	30
Environment and Planning	5	233	Urban Geography	3	67
Urban Studies	5	107	Scripta Nova	3	35
Current Issues in Tourism	5	73	Tourism Geographies	3	28
Urban Policy & Research	4	70	Erdkunde	3	26
International Journal of Housing Markets and Analysis	4	49			

Source: compiled by the authors

As this is such a recent area of research, there is not yet an established cohort of benchmark studies, but there are already a number of authors with several published papers that are beginning to accumulate a significant number of citations (in most cases, in a very short period of time). One particular author, Nicole Gurran, has 3 papers published which have attracted 202 citations based on her studies aimed at analysing the structure of the short-term tourist rental sector with an emphasis on regulatory aspects and effects on the local population.

Also noteworthy are the 3 papers by Ismael Yrigoy, which analyse the impact of Airbnb on the rental market, and the income of the local population. Similarly, Cocola-Gant, through 3 papers, focuses on gentrification and touristification.

Table 4: Authors with more than one published paper included in the analysis and the total number of citations

JOURNAL	Papers	Citations	JOURNAL	Papers	Citations
Gurran, Nicole	3	202	Barron, Kyle	2	10
Cocola-Gant, Agustin	3	182	Kung, Edward	2	10
Yrigoy, Ismael	3	62	Lopez-Gay, Antonio	2	10
Krajcik, Vladimir	3	29	Proserpio, Davide	2	10
Phibbs, Peter	2	193	Gil, Javier	2	9
Wachsmuth, David	2	171	Sequera, Jorge	2	9
Boros, Lajos	2	37	Benitez-Aurioles, Beatriz	2	6
Dudas, Gabor	2	37	Zhang, Yuting	2	5
Kljucnikov, Aleksandr	2	29	Santos, Jose Antonio C.	2	1
Domenech, Antoni	2	15	Brotman, Billie Ann	2	0

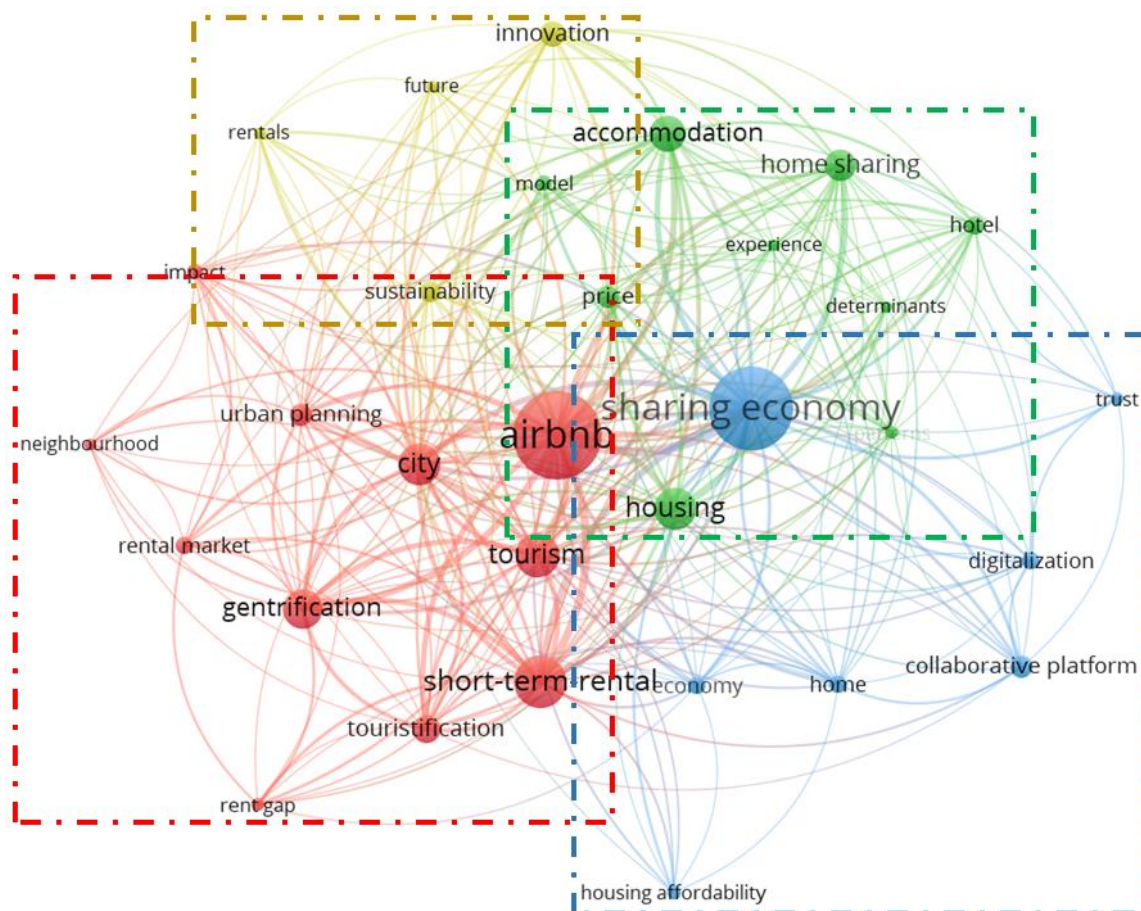
Source: authors' elaboration

4.2. Mapping the Conceptual Structure of the Area of Research Related to the Sharing Economy, Tourism and the Housing Market

As indicated in section 3.2, the VOSviewer program enables a visual display of the co-citation relationships between keywords used in the publications related to a certain topic. Using the papers obtained from the detailed search as described in the methodological section, the information is processed to produce a keyword co-citation map that identifies four main thematic areas (Figure 5).

Out of the four main blocks identified, the most significant thematic block shows close relationships between Airbnb and concepts related to urban management, the housing market and possible adverse effects of tourism, such as gentrification and touristification, directly related to short-term rentals.

Figure 5. Map of the conceptual structure of the relationship between tourism, the sharing economy and the housing market (citation threshold of 5 and the 1000 most representative co-occurrence connections)



Source: VosViewer software

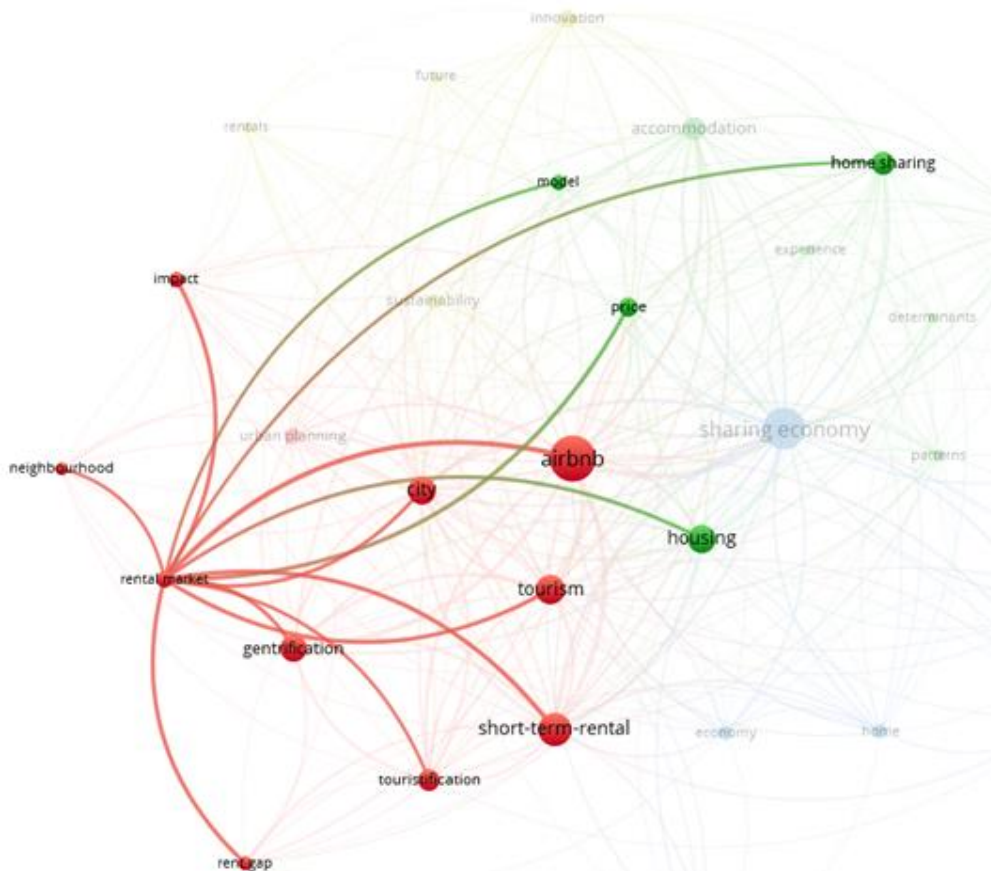
A second thematic block covers the use of digital platforms, relating the sharing economy with digitisation and trust.

The third block shows a whole series of terms from the perspective of the experience of using the tourist rental, from studies that focus more on the tourist accommodation market itself and with fewer references to the local housing market.

Finally, the fourth block shows relationships between concepts such as sustainability, future and innovation.

If we focus on the concepts that are directly and closely related to the rental market (Figure 6), we see that there are relationships between this idea and short-term rental, touristification, gentrification, housing market and price.

Figure 6. Concepts more closely related to the rental market (citation threshold of 5 and the 1000 most representative co-occurrence connections)



Source: VosViewer software

However, this visual presentation of the relationships between concepts would not be of sufficient interest if it were not accompanied by a more in-depth analysis of the main ideas collated from the most relevant studies. We therefore present, below, an analysis of trends related to the visual structure described.

4.3. Analysis of the Main Current Trends in the Study of the Relationship between the Sharing Economy, Tourism and the Residential Market

As indicated in the methodological section, in order to complement the systematic bibliometric analysis with a more in-depth review, the most prominent papers are selected to identify the most researched and cited ideas in this area of research. Those papers which have been cited 20 or more times in the WoS database were selected (10 in the case of papers published in 2020 or 2021), giving rise to a sample of 29 papers. Table 5 shows the most relevant information regarding all these studies.

Table 5: Most prominent papers related to the current study

nº	Authors	Title	Year	nº citations	Journal	Study subject	Results
1	Gurran, N., Phibbs, P.	When Tourists Move In: How Should Urban Planners Respond to Airbnb?	2017	159	Journal of the American Planning Association	Studies whether Airbnb rentals have a significant impact on residents.	Airbnb listings can fall outside of existing land use regulations or evade detection until neighbours complain.
2	Wachsmuth, D., Weisler, A.	Airbnb and the rent gap: Gentrification through the sharing economy	2018	135	Environment and Planning A: Economy and Space	Analyses the relationship between short-term rentals and gentrification, an exploratory case study from New York City and an agenda for future research.	Identification of neighbourhoods whose housing markets have already been significantly affected by short-term rentals and are increasingly threatened by Airbnb-induced gentrification.
3	Gant, A.C.	Holiday Rentals: The New Gentrification Battlefield	2016	105	Sociological Research Online	Explores the impact of vacation rentals in the historic centre of Barcelona, thus contributing to the conceptualisation of this unexplored phenomenon in order to better understand why it represents the new gentrification hubs in various tourist destinations.	There is a growing transformation of dwellings into visitor accommodation and this transformation implies different forms of population displacement.
4	Horn, K., Merante, M.	Is home sharing driving up rents? Evidence from Airbnb in Boston	2017	101	Journal of Housing Economics	Studies how the sharing economy is shaping the housing market in Boston by focusing on the short-term effects of Airbnb growth in neighbourhoods on prices in the rental market, based on individual rental listings.	The study shows that an increase of one standard deviation in Airbnb listings is associated with an increase in advertised rentals of 0.4%.
5	Weber, T.A.	Intermediation in a Sharing Economy: Insurance, Moral Hazard, and Rent Extraction+C7	2014	91	Journal of Management Information Systems	A key obstacle to sharing is a lender's concern about damage to a property loaned due to unobservable actions by a tenant, often resulting in moral hazard.	The intermediation of moral hazard in the sharing economy is possible thanks to information systems.

6	Gibbs, C., Guttentag, D., Gretzel, U., Morton, J., Goodwill, A.	Pricing in the sharing economy: a hedonic pricing model applied to Airbnb listings	2018	74	Journal of Travel & Tourism Marketing	Examines the impact of a number of variables on published rates for Airbnb listings in five major metropolitan areas in Canada.	The results show that the physical characteristics, the location and the characteristics of the host significantly influence the price.
7	Wegmann, J., Jiao, J.F.	Taming Airbnb: Toward guiding principles for local regulation of urban vacation rentals based on empirical results from five US cities	2017	70	Land Use Policy	Analyses the geographic patterns and concentrations of urban vacation rental impact in five US cities.	Airbnb's impact on the rental housing market appears to be only significant at the city level in San Francisco.
8	Miller, S. R.	First principles for regulating the sharing economy	2016	59	Harvard Journal on Legislation	Puts forward the first ten principles on which the regulatory response to the sharing economy should be based, paying particular attention to the short-term rental market typified by Airbnb.	This paper proposes a market-based mechanism, transferable sharing rights, that is better suited to internalising the externalities in the short-term rental market.
9	Nieuwland, S., van Melik, R.	Regulating Airbnb: how cities deal with perceived negative externalities of short-term rentals	2020	53	Current Issues in Tourism	Studies the main challenges that cities face in dealing with STR platforms and in justifying different regulatory approaches.	Most cities are relatively permissive of STRs, with little or no (complete) ban.
10	Fagerstrom, A., Pawar, S., Sigurdsson, V., Foxall, G. R., Yani-de-Soriano, M.	That personal profile image might jeopardize your rental opportunity! On the relative impact of the seller's facial expressions upon buying behavior on Airbnb (TM)	2017	52	Computers in Human Behavior	Investigates the impact of a seller's facial image and expression on the behaviour of buyers in the context of the sharing economy.	Analysis of the data shows correlations between the observed and estimated preferences of approach, avoidance and probability of renting.

11	Ferreri, M., Sanyal, R.	Platform economies and urban planning: Airbnb and regulated deregulation in London+C13	2018	48	Urban Studies	Analyses the regulatory challenges generated at the local planning application level by Airbnb activities in London as an example of changing regulations and competing priorities and practices around the promotion of 'sharing' in cities.	The regulatory enforcement challenges surrounding platform economies reveal the growing incorporation of digital companies into city management and planning, further developing neoliberal urban governance practices.
12	Schafer, P., Braun, N.	Misuse through short-term rentals on the Berlin housing market	2016	44	International Journal of Housing Markets and Analysis	This paper aims to support these conclusions empirically: residential flats are being withdrawn from the housing market, and housing markets are facing declining housing supply and rising rents.	The paper provides evidence that currently 0.30% of Berlin's total housing stock is being misused by Airbnb and that many apartment owners receive multiple offers.
13	Cocola-Gant, A., Gago, A.	Airbnb, buy-to-let investment and tourism-driven displacement: A case study in Lisbon	2019	43	Environment and Planning A: Economy and Space	This paper studies whether short-term rental platforms, such as Airbnb, channel investment in residential real estate and how the local community is affected by the proliferation of apartments rented to tourists.	There are signs of a sharing economy, and a rent-to-buy investment in which different actors profit from rentals and displace residents.
14	McNeill, D.	Governing a city of unicorns: technology capital and the urban politics of San Francisco	2016	40	Urban Geography	Traces some of the strategies and political tensions that have accompanied the city's leading role in this area and, in particular, the distinctive role of technology and venture capital in the political economy of urban development.	This paper describes the impact of technological capital and, in particular, angels and venture capital on the political and public policy arena of San Francisco.
15	Richard, B., Cleveland, S.	The future of hotel chains: Branded marketplaces driven by the sharing economy	2016	37	Journal of Vacation Marketing	Introduces proposals on the future state of the P2P rental market, presents a scenario detailing brand markets, discusses drivers of change, explores brand considerations, and offers recommendations for future research.	Brand Considerations.
16	Lambea, N.	A policy approach to the impact of tourist dwellings in condominiums and neighbourhoods in Barcelona	2017	35	Urban Research and Practice	Presents the main negative impact of the sudden growth of tourist accommodation, the effects on the housing market and refers to policies that affect both public and private levels.	Political and regulatory measures: the granting of licences for tourist accommodation, the application of the Special Urban Planning Plan, the Catalan tourist regulations, etc.

17	Stabrowski, F.	People as businesses: Airbnb and urban micro-entrepreneurialism in New York City	2017	35	Cambridge Journal of Regions Economy and Society	Examines the material and discursive practices through which the Airbnb platform has produced new social relations based on people's main residences.	The era of collective consumption has been replaced by the paradigm of collaborative consumption. The "new spirit of capitalism" has stepped into the home, turning people into businesses, residences into hotels, and tenants into landlords.
18	Koh, E., King, B.	Accommodating the sharing revolution: A qualitative evaluation of the impact of Airbnb on Singapore's budget hotels	2017	33	Tourism Recreation Research	The view has been put forward that Airbnb properties compete directly with budget hotels due to their comparatively low cost, and this paper assesses the applicability of this hypothesis in the context of Singapore.	The authors propose a Matrix of Accommodation Prices and Capacities as a map based on Airbnb's offer theory in the context of Singapore's accommodation profile.
19	Crommelin, L., Troy, L., Martin, C., Pettit, C.	Is Airbnb a Sharing Economy Superstar? Evidence from Five Global Cities	2018	29	Urban Policy and Research	The authors critically analyse the concept of the sharing economy in relation to Airbnb, review regulatory responses to Airbnb in five cities around the world and examine data of Airbnb listings in each city.	Between a quarter and a half of Airbnb listings are considered more traditional vacation rental businesses rather than examples of the sharing economy.
20	Yrigoy, I.	Rent gap reloaded: Airbnb and the shift from residential to touristic rental housing in the Palma Old Quarter in Mallorca, Spain	2019	28	Urban Studies	In the presence of Airbnb dynamics, the rent gap theory can be useful for understanding how tourist rentals affect residential rentals.	Rental income encourages an increase in property value and Airbnb is pushing up the rental potential of the home without there having been any changes to the current offer or any renovation of the existing housing stock.
21	Yrigoy, I.	Airbnb in Menorca: A new form of touristic gentrification? Distribution of touristic housing dwelling, agents and impacts on the residential rent	2017	28	Scripta Nova	The objective is to analyse the phenomenon of tourism in Menorca from a geographical and social perspective.	In the urban centres of Menorca, the emergence of Airbnb has given rise to the mechanisms which trigger gentrification in the short term.
22	Aalbers, M.	Introduction To The Forum: From Third To	2019	27	Tijdschrift voor Economische	Analyses the different waves of gentrification and argues that during the global financial crisis we entered the fifth wave of gentrification.	The fifth wave of gentrification is the urban materialisation of capitalism. The state continues to play a leading

		Fifth-Wave Gentrification			en Sociale Geografie		role during the fifth wave, but now it is complemented by finance.
23	Kljucnikov, A., Krajcik, V., Vincurova, Z.	International Sharing economy: The case of Airbnb in Czech Republic	2018	24	Economics and Sociology	Investigates the size of the Airbnb sector in Prague, identifies a potential accommodation market disruption and the potential scale of tax evasion from Airbnb users.	The accommodation market on the Airbnb platform is highly concentrated.
24	Perez-Sanchez, V. R., Serrano-Estrada, L., Marti, P., Mora-Garcia, R. T.	The What, Where, and Why of Airbnb Price Determinants	2018	24	Sustainability	Studies whether daily listing price, property attributes, the characteristics of the listing and of the host, tourism-related environmental characteristics, and listing location can influence Airbnb accommodation prices.	Accommodation prices are essentially governed by the following three considerations: physical characteristic, the factors that influence the user's perception, and the location.
25	DiNatale, S., Lewis, R., Parker, R.	Short-term rentals in small cities in Oregon: Impacts and regulations	2018	21	Land Use Policy	Focusing on 237 small Oregon cities, this study is based on descriptive data from Airbnb, Air DNA, etc., to examine the prevalence and characteristics of Airbnb, the income potential from taxes on rental properties, and the impact on the supply of long-term rentals.	The prevalence of Airbnbs varies dramatically between cities and is higher in tourist areas.
26	Fagerino, A., Koh, Y.	A critical review of research regarding peer-to-peer accommodations	2020	19	International Journal of Hospitality Management	A critical review of 107 papers on P2P hosting published between 2010 and 2017.	Airbnbs are present in more than five percent of the housing stock in 16 cities.
27	Ayouba, K., Breuillé, M.L., Grivault, C., Le Gallo, J.	Does Airbnb Disrupt the Private Rental Market? An Empirical Analysis for French Cities	2020	14	International Regional Science Review	Assesses whether Airbnb rentals affect private sector rentals in eight cities in France. Estimates a hedonic equation for each city on individual apartment data.	Airbnb rentals do not systematically raise private-sector rents. They show that the density of Airbnb rentals puts upward pressure on rents in Lyon, Montpellier, and Paris whereas it has no significant effect in other cities.
28	Shaw, J.	Platform Real Estate: Theory and practice of new urban real estate markets	2020	14	Urban Geography	Develops a theory of digital real-estate platforms to address the existing conceptual gap.	Recent innovation in digital technology means that real-estate markets are facing, theoretically and practically, transformations comparable to those of the 17th century.

29	García-Lopez, M. A., Jofre-Monseny, J., Martínez-Mazza, R., Segú, M.	Do short-term rental platforms affect housing markets? Evidence from Airbnb in Barcelona	2020	11	Journal of Urban Economics	Evaluates the impact of Airbnb on rents and house prices in the city of Barcelona, using various econometric approaches.	For the average neighbourhood, Airbnb activity has increased rents by 1.9%, sales prices by 4.6%, and advertised prices by 3.7%.
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Source: compiled by the authors

Of the four main blocks described when developing the map, a significant part of the most relevant research studies to date are related, above all, to the first of the identified blocks, connecting the sharing economy and tourism with the housing market and vacation rentals, gentrification, touristification, income gap and public/regulatory policies. In other words, these are studies which address considerations related to the city and urban planning from a normative perspective, identifying complex relationships and proposing elements for improvement.

Prominent in this block are the recent quantitative empirical studies, generally based on regression models, which seek to measure the impact of Airbnb on residential rental prices. An example of this is the study carried out on Boston, United States, which shows that an increase of one standard deviation in Airbnb listings is associated with an increase in asking rent prices of 0.4% (Horn & Merante, 2017). Another study, located in eight French cities, shows that an increase of one point in the density of Airbnb rentals leads to an increase in rents in Lyon, Montpellier and Paris by, respectively, 0.3851%, 0.3982% and 0.5242% (Ayoub et al., 2020). Similar studies have also been carried out for Spain, identifying in the case of Barcelona an increase of 1.9% in rents, of 4.6% in sales prices and of 3.7% in advertised prices (García-Lopez et al., 2020).

Another series of contributions looks at the relationship between Airbnb and residential rentals (in relation to other concepts such as tourism, gentrification, etc.), focusing on the perception of local agents, although without an empirical quantification. Gurran and Phibbs (2017), for example, analyse Sydney, from a geographical point of view, and the significant impact of Airbnb rentals on its neighbourhood, resulting in a reduction in the supply of permanent rental housing and an increase in rental prices. They conclude that local planners must ensure that controls relating to residential development and zonings distinguish between the different types of Airbnb accommodation on offer and their potential impact on neighbourhoods and housing markets.

In the same vein, several contributions focus on the process of housing commodification and gentrification. The study by Wachsmuth and Weisler (2018) of short-term rentals and gentrification in New York finds that short-term rentals are facilitating a massive and perhaps unprecedented intensification of housing commodification. In the case of Lisbon, in

Portugal, Cocola-Gant and Gago (2019) present Airbnb as an example of gentrification based on the purchase of houses to rent, which residents experience as a process of social injustice.

Stabrowski (2017) explains that the spread of Airbnb throughout the city of New York has brought about a continuous conflict over the definition and use of housing in what is a very particular material and social landscape. He concludes that platforms, such as Airbnb, encourage speculators, which leads to further inflation of house prices and rents, producing a class of sub-renters who exploit the commodification of housing even more.

Likewise, in Spain several contributions have been made regarding the gentrification caused by the spread of Airbnb. Cocola-Gant (2016), focusing on the city of Barcelona, suggests that there is a growing transformation of dwellings into visitor accommodation and that this transformation implies different forms of population displacement. The author argues that these processes encourage gentrification in various tourist destinations.

Similarly, Yrigoy's studies, focused on the Balearic Islands, deduce that in the urban centres of Menorca the emergence of Airbnb has given rise to mechanisms which trigger gentrification in the short term (Yrigoy, 2017), and the author uses the theory of the rent gap to explain how tourist rentals affect residential rentals in Palma de Mallorca.

Another line of research focuses on the comparative analysis of vacation rentals in different cities and points out that Airbnb's impact on the rental housing market is greater in tourist areas. Wegmann and Jiao (2017) analyse the impact of urban vacation rentals in five US cities, concluding that Airbnb's impact on the rental housing market appears to be significant city-wide only in San Francisco, although it does appear to be important in specific neighbourhoods of all five cities analysed. Likewise, another study, focused on 237 small cities in Oregon (DiNatale et al., 2018), shows that the prevalence of Airbnb rentals varies drastically between cities and is higher in tourist areas, representing more than five percent of the housing stock in 16 cities.

At a European level, the exhaustive study carried out by Schafer and Braun (2016) in Berlin, Germany, shows the Airbnb market to be mainly located in downtown neighbourhoods and that the growth of rents is higher in these areas. This conclusion was reaffirmed by

Kljucnikov, Krajcik and Vincurova (2018) who point out that in Prague the accommodation market which appears on the Airbnb platform is highly concentrated in central areas and this suggests the need for additional regulation.

Another line of research identified by the systematic analysis of published papers is related to the sharing economy and its aspect as a digital platform, its relationship with trust and also with the housing market.

The sharing economy uses information technologies to reduce the transaction costs of the goods and services exchanged or shared and the asymmetries of information and the cost of finding it (Acquier et al., 2017). Digital technologies also help expand collaborative markets (Ferreri & Sanyal, 2018) based on broad, secure and decentralised access (Acquier et al., 2017). Websites like Airbnb filter both parties, have access to owners' inventories, manage rental reservations, collect payments, and offer some form of insurance cover for damage caused by tenants.

There seems to be a consensus among the authors who approach this field of study from the point of view of digital platforms that Airbnb complies with the principle of economy based on the digital platform economy (Richard & Cleveland, 2016; Ferreri & Sanyal, 2018; Ayouba et al., 2020), but in many cases there is doubt as to whether this is enough to really speak of a sharing economy (Cocola-Gant & Gago, 2019; Ayouba et al., 2020; García-López et al., 2020). In other words, although these digital platforms are collaborative, the debate is really related to the spirit that underlies these platforms and, consequently, the way in which regulation of them should be approached by local authorities.

Ferreri and Sanyal (2018) in London analyse the regulatory challenges generated with regards to local planning application by Airbnb activities, while Lambea (2017) analyses Catalan tourism regulations, addressing policies that affect both public and private spheres.

Crommelin et al. (2018), for example, consider that these platforms extract properties from the long-term rental market in order to seek greater profitability through short-term rentals. They critically analyse the concept of the sharing economy in relation to Airbnb, review regulatory responses to Airbnb in five cities around the world and examine data of Airbnb listings in each city. They conclude that between a quarter and a half of Airbnb listings are

considered more traditional vacation rental businesses rather than examples of the sharing economy. These and other authors argue that a significant part of the advertisements on these platforms far from fit into the sharing economy narrative (Schafer & Braun, 2016; Horn & Merante, 2017; Yrigoy, 2019).

5 Discussion

5.1. Conclusion

The sharing economy and the growing popularity of digital platforms such as Airbnb have led to a profound transformation of the tourism sector over the last decade. This has generated various studies that attempt to explain and/or measure the impact that the increase in housing offered as tourist accommodation through digital platforms has had on the local population and on the ability to meet the latter's needs, especially in long-term housing.

The sharing economy in tourism is a field of study that has been attracting much attention and offers significant scope for further research. One of the most analysed aspects in recent years has been the impact of tourism on the local housing market. Specifically, studies have been emerging that attempt to measure the impact of short-term tourist rentals on the volume of supply in the rental property market and rental prices. Various studies have found that the higher density and intensity of use of platforms such as Airbnb translates into an increase in prices in the conventional rental market.

There are various bibliometric studies on the sharing economy but none of them specifically focuses on the housing problem in the destination community, a topic that may be of particular relevance for academics, companies in the sector and public policy managers.

This paper presents a bibliometric study of all research documents indexed in the WOS in the field of the sharing economy that analyse the relationship between the accommodation sector and the local community real-estate market, in particular the conventional rental market. In addition, this study also provides an overview of scientific advances in the literature in this field.

In this study, we address the four research questions outlined in the Introduction.

To address RQ1, we analysed the geographical distribution of the 33 most cited articles in the field of study. The literature review showed that the case studies are mostly focused on the United States and European countries. For RQ2, we analysed who are the most frequently cited authors in the field of the sharing economy and housing market. The most cited author has more than 200 citations and the next three most cited authors have, between them, almost 200 citations, even though their papers have been published within what is a fairly recent research area.

To address RQ3 we analysed the co-occurrence relationships among the keywords in the most prominent papers in the field of the sharing economy that analyse the relationship between the accommodation sector and the local community real-estate market, in particular the conventional rental market. Although the field analysed is quite recent compared to other scientific fields, a keyword co-citation map was produced which led to the differentiation of four large thematic areas: i) close relationships between Airbnb and concepts related to urban management, ii) the use of digital platforms, iii) the experience of using the tourist rentals, iv) relationships between concepts such as sustainability, future and innovation.

The response to RQ4 is presented in detail in the following section.

5.2 Theoretical implications

This study presents a general description of the progress made since 2014 in the research field of the sharing economy and housing market. First, this analysis shows that the most cited studies in the field focus on the applied cases of United States and European countries. Second, by analysing the most cited authors that cover the topic of the sharing economy and the housing market we identify that the most cited author analyses the structure of the short-term tourist rental sector with an emphasis on regulatory aspects and the effect on the local population.

Third, by analysing the co-occurrence relationship between keywords in the most prominent papers in the field, four main topics can be identified. The most relevant block, which includes close relationships between Airbnb and concepts related to urban management, the housing market and possible adverse effects of tourism, such as gentrification and

touristification, is directly related to short-term rentals. One group of papers reflects the growing number of analyses that aim to explain the new gentrification processes generated by the proliferation of vacation rentals in several tourist areas, and the quantitative measurements made on the impact of this on the residential housing market. Various authors point out that this impact is positive and requires more study and attention from the different agents involved.

A second thematic block looks at the use of digital platforms, relating the sharing economy with digitisation and trust. There seems to be consensus among the authors who approach this field of study from the point of view of digital platforms that Airbnb complies with the principle of an economy based on a digital platform economy, but the debate refers to the spirit that underlies these platforms and, consequently, the way regulation of these should be approached by local authorities.

In the third block, there is a whole series of terms from the perspective of the experience of using the tourist rentals, with studies that focus more on the tourist accommodation market itself without looking at the relationship with the local housing market. Finally, the fourth block covers relationships between concepts such as sustainability, future and innovation.

5.3. Practical implications

This paper responds to the need to organise and structure the growing line of research in the field of the collaborative economy, tourism and the housing market. The academic community has increasingly presented studies on the impact that the proliferation of tourist accommodation in the collaborative economy has had on the housing market, and this study aims to organise all these contributions made since 2014 in different geographical contexts.

By collating this information, current and future researchers will have a resource that offers an overview of the academic literature on this topic, as well as identifying gaps or future lines of research in the areas analysed. Likewise, the results collected from this systematisation of research studies to date may be useful in guiding public policy decisions or providing political advice, prompted either by academia or research centres, or different levels of government.

5.4. Limitations and future research

The main limitation of the present study is that the papers analysed are taken from journals published in the Web of Science database and not from other databases, although, in recent years the collection has expanded, including ESCI - Emerging Sources Citation Index and a number of other databases. Nevertheless, due to duplication, the additional use of other databases such as Scopus does not seem to significantly increase the volume of papers identified (Aparicio et al., 2019). It is true that, as already pointed out in the methodological section, papers referring to certain geographical contexts and published in languages other than English may be underrepresented. Additionally, not all the documents collected in the WoS were analysed; only those that passed the arbitrary filters of the authors, who selected the documents based on which subjects were more relevant to the object of study. Therefore, the search was not limited to a certain category, but rather to those papers that contained the selected keywords and that actually dealt with the relevant topics, while other papers which contained the keywords but covered unrelated topics were eliminated (with subjective criteria). Finally, a methodological limitation is seen in the use of a full counting system, despite the fact that the VosViewer software allows the possibility of assessing the weight of the co-authorship of the papers. However, given the objectives of this study, mainly related to the co-occurrence of keywords and to trend analysis, we did not consider such an adjustment to be necessary. In fact, other previous studies find similar results when using both methods (Mulet-Forteza et al., 2019).

In summary, this paper aims to be a tool in the progression of academic research on the effect of collaborative tourist accommodation on housing market prices. Specifically focusing on the relationship between the sharing economy, tourism, accommodation and effects on the residential market, this paper addresses the issue through a systematic search of the academic contributions made so as to offer future researchers a comprehensive insight into research to date. This field of study is undoubtedly extremely important in relation to urban transformation processes and calls for future research to further examine these processes and their consequences for local citizens.

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