

Abstract

The Effect of Airbnb on Prague Housing Market

Daniel Ondruška

This thesis studies multiple topics but its main purpose is research of the effect of home-sharing platform Airbnb on house prices and rents in Prague. Sharing economy in general is still a new sector and it is very hard to uncover and correctly analyze it and therefore there are not yet that many studies on this topic. Using very contained and detailed datasets of Airbnb listings, house transactions and renting, we prove that there is a relationship between Airbnb activity and house prices. The results suggest that the increase of Airbnb listings by 1\% leads to a 0.01\% in house price. We also look at COVID-19 and its impact on house prices and rents. This part will be very theoretical since the pandemic is still an actual topic and its real effect might not be fully visible yet.