

## **Session 7: Closing the rent index gap—A quantitative approach to rental-sector gentrification**

**Speaker:** Dr. Selim Banabak (TU Wien)

**Time and Date:** May 21<sup>st</sup> -- 2 PM Dublin | 3 PM CET | 9 PM Beijing | 9 AM Santiago

Please [register](#) here.

### **Abstract**

This talk advocates for a greater emphasis on supply sided concepts such as the rent gap in the empirical operationalizations of gentrification. It provides a novel framework to identify rental-sector gentrification areas through index construction by drawing on insights from the gentrification, rent gap, price index and hedonic regression literatures. The approach is highly adaptable to a variety of regulatory contexts and other housing market idiosyncrasies through the design of the underlying regression model. Drawing on data from the city of Vienna, local rent changes and their relationship to price-effective transformations of the rental housing supply are quantified. After computing the respective indices, bivariate mapping is utilized to identify potential gentrification areas.

### **About the Speaker**

Selim Banabak is a University Assistant at the Urban and Regional Research unit of TU Wien. He recently obtained a PhD in spatial planning from TU Wien, writing on gentrification in segmented housing markets. He further holds a master's degree in economics from the Vienna University of Economics and Business. His research is located at the intersection of urban studies and economics primarily dealing with topics around housing markets and socio-spatial inequality. In his research, Selim Banabak frequently employs quantitative approaches to theories from the urban studies and critical housing literature.

Upcoming lectures:

May 28 -- Cheng Liu (China University of Geosciences, China)

Time: 9 PM Beijing | 3 PM CET | 2 PM CET | 9 AM Santiago

Title: Is China making the rent gap theory untrue? Lessons from Nanjing

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May 31 -- Chunhui Liu (Nanjing Agricultural University, China)

Time: Time: 9 PM Beijing | 3 PM CET | 2 PM CET | 9 AM Santiago

Title: Who Cashed the Rent Gap? An Alternative Narration

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