

## **Session 8: Spatio-temporal variation in the bid–rent functions of long-term and short-term rentals: Evidence from South-East Queensland, Australia**

**Speaker:** Prof. Thomas Sigler (University of Queensland in Brisbane)

**Time and Date:** May 23<sup>rd</sup> – 9 PM Brisbane | 12 noon Dublin | 1 PM CET | 7 PM Beijing | 7 AM Santiago

Please [register](#) here.

### **Abstract**

Platform-mediated short-term rentals (STRs) are a relatively new addition to the housing landscape, providing accommodation on a temporal scale that falls between hotel stays and long-term rentals (LTRs). Given the potential for STR hosts to charge significantly higher nightly rates for the same property than they might through an LTR lease enumerated in months or years, many have asked whether a ‘gap’ exists between the two, and how persistent this may be over space and time. In this talk, we modify and validate classical bid–rent theory to investigate spatial variation in the rent gap between STRs and LTRs over time in two distinct contexts in Queensland, Australia. We conduct statistical analyses on STR data against LTR data from local property records in Brisbane and the Sunshine Coast, identifying a significant rent gap, particularly close to high-amenity areas. We find strong evidence of distance decay in the rent gap, with rents converging with increasing distance in most cases, indicating that STRs only ‘outcompete’ LTRs near high-amenity areas, which in this analysis are the central business districts (Brisbane) and the beach (Sunshine Coast). We also find that the rent gap increases as properties get larger in size, and over time.

### **About the Speaker**

Dr Thomas Sigler is an Associate Professor of Geography at the University of Queensland in Brisbane, Australia. Thomas holds a PhD and MSc from Penn State in Geography, where his thesis focussed on urban and economic growth in Panama. His research sits at the nexus of urbanisation and globalisation, and he has published more than 100 peer-reviewed outputs in these, and related, topic areas. He also holds a Guest Professorship in Geography at the University of Luxembourg, and sits on the editorial boards of four journals.

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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

Please [register](#) here

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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