

A photograph of a modern building at dusk. The building has a dark facade and a prominent window that is illuminated from within, casting a warm glow. The sky is a deep, dark blue. The building's structure is composed of dark panels and a lighter-colored section on the right. The overall mood is quiet and contemplative.

*What We Talk About  
When We Talk About Airbnb*

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**2400 Merton Ave**

Los Angeles, CA 90041

Status: Backup Offers Accepted

**\$639,000**

Listed at Price

**2**

Beds

**2**

Baths

**1,360** Sq. Ft.

\$470 / Sq. Ft.

Built: 1924 Lot Size: 5,359 Sq. Ft. On Redfin: 107 days



Favorite

Overview

Property Details

Tour Insights

Property History

Public Records

Nearby Schools



**Sale**

Redfin is unable to show this property because the seller has accepted backup offers. [Learn more](#)



Major Price Reduction! Great opportunity to purchase in one of Northeast Los Angeles' prime communities Eagle Rock! A duplex (2 unit) each w/ 1BR/1BA, living room w/ original built-in wood shelving & fireplace/mantle, formal dining room w/ original wood built-in hutch, kitchen w/ original cabinets & tile countertops, bedrooms w/ walk-in closets & built-in shelving, utility room w/ original built-in ironing boards in EACH unit. These are mirror

**13101 Marco Pl**  
Los Angeles, California

Street View - Apr 2015



Applet  
Walgrove Ave  
Palms Bl  
Vienna Way  
Marco Pl

Back to Map

# Why are STRs a problem?

Media survey for 200 cities in the United States

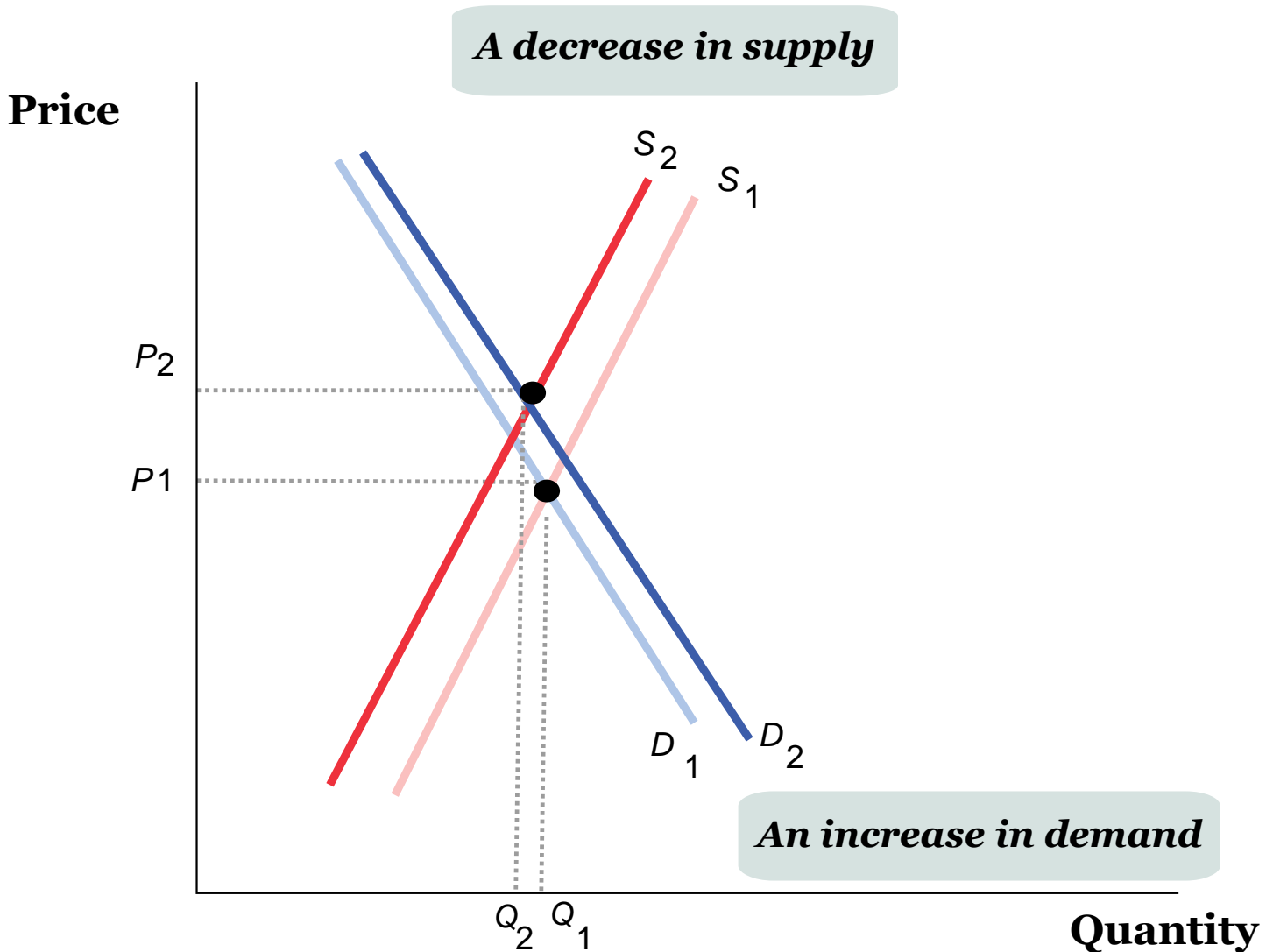
70 cities had STR complaints/controversies

In 39 cities, tax collection main concern

in 21 cities, public nuisance

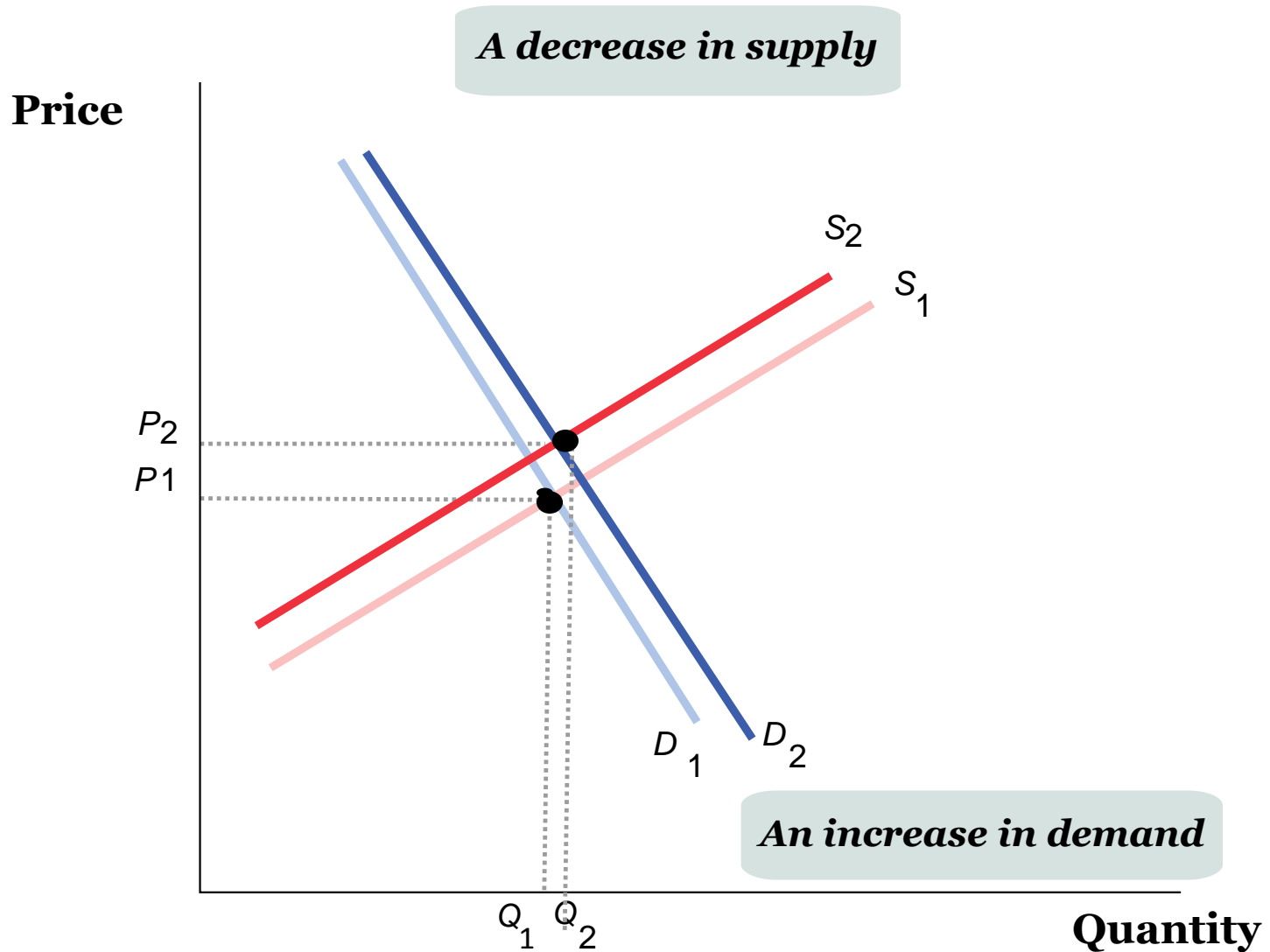
in 10 cities, housing market impacts

# Supply & demand shifts in housing market: Graph not to scale!





# With more elastic supply



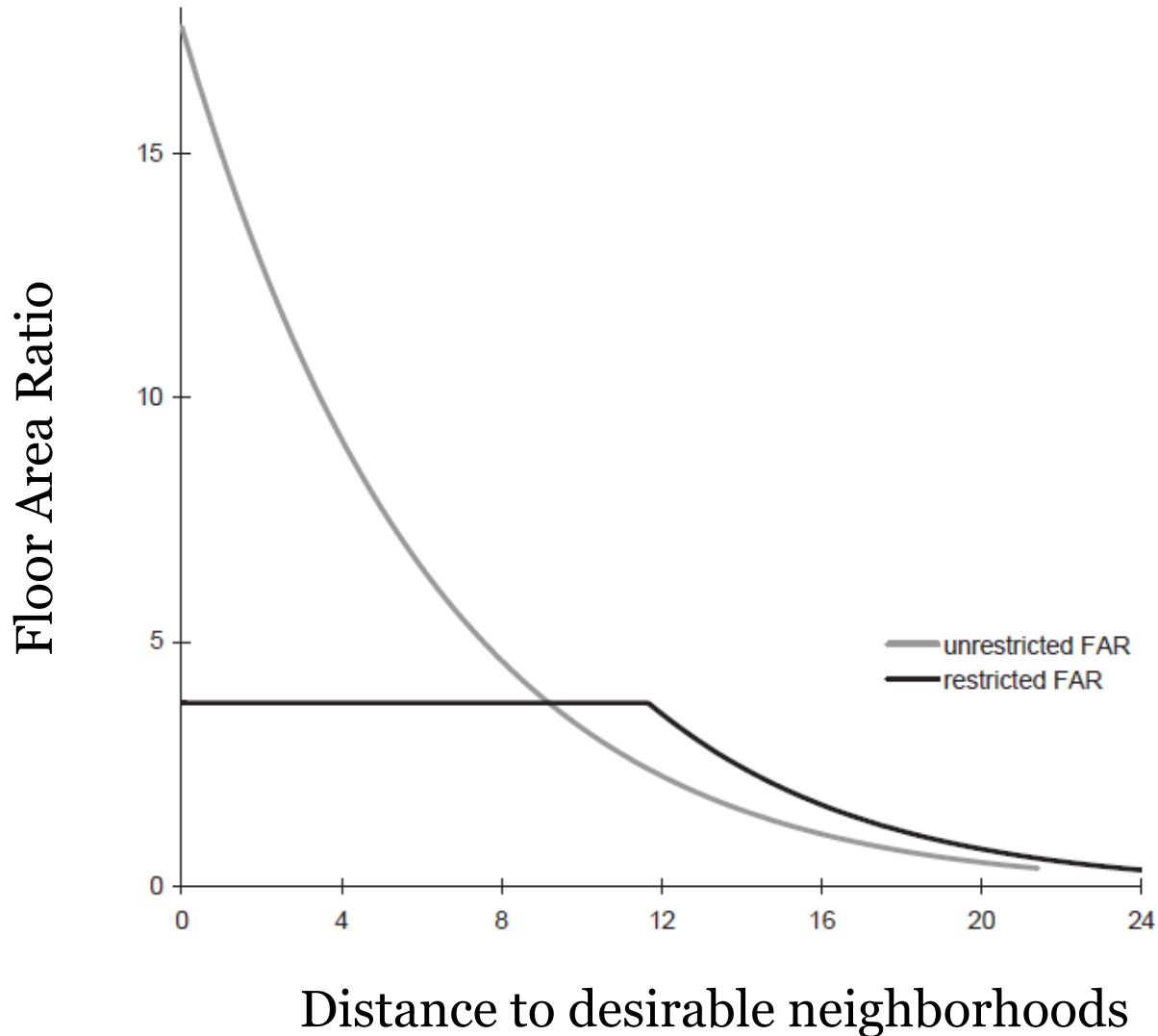


# Numbers are relatively small

**TABLE 2 - Hosting frequency data for entire home listings on Airbnb<sup>11</sup>**

<b>Number of Nights Hosted [Annually]</b>	<b>Percent of Airbnb Listings in the City of Los Angeles [cumulative]</b>	<b>Number of Entire Home Airbnb Listings<sup>12</sup> [non-cumulative]</b>
Less than 30	55%	5,400
Less than 60	72%	1,600
Less than 90	80%	840
Less than 120	86%	550
Less than 180	92%	650
More than 180	8%	760

# Restricting density where people want to live pushes development elsewhere



# Permits and housing prices



# YIMBY



**Yes In My Backyard**