



Due to confidentiality issues, this full paper has been reduced to its general abstract / a simplified version.

Proponents: Chanson Guillaume, Evelyne Sakka, Pôle de recherche interdisciplinaire en sciences du management - Université Paris I - Panthéon-Sorbonne (France)

Session: S06 - CO-WORKING OR CONVERSION INTO HOUSING: WHAT PERSPECTIVES FOR OFFICES?

Title: Coworking spaces proximity effects on residential prices in Paris

Abstract:

Amenities play an important role in explaining regional attractiveness as they increase the demand for housing. This is the first study that treats coworking spaces as an amenity. A hedonic model is applied to examine the impact of coworking spaces proximity on the value of residential properties. A hedonic model is tested on a sample of 26,331 transactions recorded in Paris in 2019. Results reveal a significant positive impact of coworking spaces proximity on residential prices following a commuting time logic. Finally, a second hedonic model is tested on a sample of 15,323 transactions recorded in Paris in 2021 and provides similar results.

Keywords: Coworking, hedonic model, housing market, Paris Proposed JEL