

Review Article

Received: 2026/05/13
Revised: 2026/05/28
Accepted: 2026/05/31



COPYRIGHTS

©2025 The author(s). This is an open access article distributed under the terms of the Creative Commons Attribution (CC BY 4.0), which permits unrestricted use, distribution, and reproduction in any medium, as long as the original authors and source are cited. No permission is required from the authors or the publishers.



HOW TO CITE THIS ARTICLE

Azimpour A.H. Auobi V. A review of the impact of second homes on the gentrification of urban spaces using a meta-synthesis approach. *Urban Economics and Planning* 7(11):148-166.

DOI: [10.22034/uep.2026.580058.1888](https://doi.org/10.22034/uep.2026.580058.1888)

A review of the impact of second homes on the gentrification of urban spaces using a meta-synthesis approach

Amir Hosein Azimpour^{1*}, Vida Auobi²

1. Ph.D. candidate in Urban Planning, Faculty of Urban Planning, College of Fine Arts, University of Tehran, Tehran, Iran

2. M.Sc. in Regional Planning, Department of Urban Planning, Faculty of Urban Planning, College of Fine Arts, University of Tehran, Tehran, Iran

Abstract

In recent decades, the expansion of second-home ownership among affluent groups and economic elites has become an influential mechanism in the social, economic, and physical restructuring of urban spaces, and its connection with gentrification processes—particularly in tourist cities and residentially attractive urban areas—has gained increasing significance. Despite the expansion of the gentrification literature, the role of second homes in intensifying socio-spatial transformations, displacing local populations, increasing land and housing values, and redefining patterns of urban consumption has still been examined in a fragmented manner and without an integrated conceptual framework. The present study aims to systematically synthesize existing findings and explicate the dimensions through which second homes affect the gentrification of urban spaces by employing a qualitative meta-synthesis approach. To this end, scholarly articles published in Scopus and ScienceDirect databases during the period 2009–2025 were retrieved. Following a multi-stage screening process, 55 eligible articles were selected for the final analysis. The data were analyzed using NVivo 12 software, and VOSviewer was employed to identify the conceptual structure of the literature and patterns of concept co-occurrence. The findings resulted in the development of a conceptual framework that explains the relationships among five main categories, including driving factors, spatial consequences, adverse effects, rules and regulations, and characteristics of gentrification. The results indicate that second homes accelerate the gentrification process through economic, social, physical, cultural, and environmental mechanisms, thereby increasing pressure on housing markets, altering neighborhood functions, weakening local residents' access to affordable housing, and reducing social cohesion. In addition, the lack of longitudinal data, the predominance of Western-centered studies, and the scarcity of comparative research in non-Western contexts were identified as major knowledge gaps. Ultimately, neoliberal policies have served as the principal facilitator enabling the entry of economic elites into urban real estate markets.

Keywords

climate gentrification
economic elites
second homes
spatial transformation
urban gentrification

* Corresponding Author: azimpour@ut.ac.ir

1. Introduction

Urban gentrification is a multidimensional process through which the influx of more affluent social groups into existing neighborhoods reshapes residential patterns, land use, and the socio-spatial organization of urban environments (Lees, Slater & Wyly, 2016). From one perspective, this phenomenon can be explained through the production-side approach, which emphasizes the role of large-scale investment, capital circulation, and real estate markets in neighborhood restructuring (Smith, 2002). From another perspective, it can be understood through the consumption-side approach, which highlights the influence of the lifestyle choices and residential preferences of affluent groups in shaping urban transformation (Glass, 1964). In recent years, the acquisition of second homes by economic elites – individuals with substantial financial resources who purchase properties for investment, leisure, or temporary residence in areas with cultural, natural, or economic appeal – has emerged as a major driver of urban gentrification (Hall & Müller, 2018).

Empirical evidence from cities such as Jerusalem (Zaban, 2020), Lisbon (Estevens, Cocola-Gant & Gago, 2023), Miami (Li & Grant, 2022), and Santiago (Hidalgo, Rivas, Haller & Borsdorf, 2017) demonstrates that the expansion of second-home ownership, together with the proliferation of short-term rentals, has contributed to rising property values, land-use changes that disproportionately favor affluent groups, and the reconfiguration of neighborhood identities. Moreover, a growing body of research suggests that climate change has intensified demand for second homes by increasing the likelihood of droughts, raising flood insurance costs, and enhancing the residential attractiveness of more temperate or climate-resilient locations. These dynamics have contributed to the emergence of a phenomenon referred to as climate gentrification (Gössling & Hall, 2019; Li & Grant, 2022). Although these transformations may stimulate real estate markets and attract investment, they frequently generate adverse consequences, including reduced access to affordable housing for local residents, intensified displacement, and the erosion of social cohesion (Wachsmuth & Weisler, 2018).

Despite the expanding literature on gentrification, a substantial proportion of previous research has focused primarily on rural areas or small tourism-oriented towns (Paris, 2011; Campbell & Meletis, 2011). Comparatively limited attention has been devoted to comprehensively examining the

multidimensional consequences of second-home development within urban contexts, particularly from social, physical, cultural, and environmental perspectives (Haramati & Hananel, 2016; Randelli & Martellozzo, 2023). Consequently, the fragmented nature of existing findings and the absence of a coherent theoretical framework have created a significant research gap, limiting the capacity of policymakers and urban planners to effectively address socio-spatial inequalities and safeguard neighborhood identity (Zaban, 2020; Solana-Solana, 2010).

Against this background, the present study employs a qualitative meta-synthesis approach to systematically integrate and synthesize the fragmented body of evidence concerning the impacts of second homes on urban gentrification, with the aim of developing a comprehensive conceptual framework for understanding this relationship. The central research question asks how the acquisition of second homes influences urban gentrification across multiple dimensions and how these impacts have been conceptualized and interpreted within the existing literature. Accordingly, this study seeks to elucidate the dynamics of urban development and the transformations associated with the presence of economic elites in urban neighborhoods, while also clarifying the multidimensional implications of this process, identifying existing knowledge gaps, proposing directions for future research, and offering policy and planning implications. Furthermore, by drawing upon the fragmented yet growing body of literature, this research aims to formulate a coherent conceptual framework for analyzing urban gentrification driven by the expansion of second-home ownership.

2. Methodology

The present study employed a qualitative meta-synthesis approach (Noblit & Hare, 1988) to integrate, interpret, and reconstruct the fragmented findings of previous studies examining the impacts of second homes owned by economic elites on urban gentrification between 2009 and 2025. As an interpretive methodology, meta-synthesis enables the extraction and integration of common patterns, themes, and conceptual insights from both qualitative and quantitative studies. It is therefore particularly well-suited to investigating complex socio-spatial phenomena such as gentrification. Following the PRISMA guidelines for systematic reviews, the search, screening, and data analysis procedures were designed

and implemented rigorously and transparently. Overall, the research process comprised three main stages: systematic literature search, multi-stage screening, and data analysis through a three-stage coding process.

2.1 Systematic literature search and data collection

A systematic search of the literature was conducted across the major bibliographic databases ScienceDirect, Scopus, Taylor & Francis, and SpringerLink to obtain a comprehensive overview of the existing body of knowledge. Search terms were developed based on the core concepts of the study—second homes, gentrification, and urban spaces. Following several rounds of query refinement, the following search strings were identified as providing the most comprehensive coverage while maintaining the relevance of retrieved studies:

ScienceDirect:

("second home" OR "vacation home") AND (gentrification OR "urban renewal") AND (urban OR city)

Scopus:

TITLE-ABS-KEY (("second home*" OR "vacation home*" OR "holiday home*" OR "secondary residence*") AND ("gentrification" OR "urban renewal" OR "neighborhood upgrading") AND ("urban" OR "city" OR "metropolitan"))

In addition, for databases that did not support advanced search functionalities, a complementary set of keywords, including "second homes," "gentrification," "economic elites," "urban spaces," and "rural transformation," was employed. This stage of the search was conducted manually and subsequently validated by a panel of independent urban planning scholars from the University of Tehran. Based on the search strategy described above, the review period was limited to studies published between 2009 and September 2025, corresponding to the completion of the present research. This time frame was selected to capture contemporary studies addressing recent developments, including the impacts of climate change and the COVID-19 pandemic. Furthermore, the majority of relevant publications appeared following the increased scholarly attention to gentrification associated with the transformation of Barcelona, Spain, making 2009 an appropriate starting point for the review.

The initial search yielded 353 records, including 326 articles retrieved from ScienceDirect and 27 from Scopus. After removing 133 duplicate records, 220

articles remained for title and abstract screening. Subsequently, a full-text assessment was conducted, resulting in the identification of 58 studies that demonstrated direct relevance to the objectives of the research, while the remaining studies were excluded. Of these 58 articles, the full text of three studies could not be accessed. Consequently, 55 articles were retained for the final stage of analysis.

2.2 Screening and study selection

The screening process was conducted through multiple stages based on predefined inclusion and exclusion criteria.

The inclusion criteria were as follows:

- Topical relevance: Studies were required to address, either directly or indirectly, second homes owned by economic elites, gentrification, or the socio-economic and socio-spatial consequences associated with second-home ownership.
- Scientific quality: Only peer-reviewed articles published in reputable international academic journals were included.
- Publication period: Studies published between 2009 and 2025 were selected to ensure relevance to contemporary developments. This period covered approximately 97% of all identified relevant publications, with only 11 studies published before 2009.
- Language and accessibility: Only published (non-preprint), English-language articles with full-text accessibility were included.
- Geographical coverage: No geographical restrictions were imposed, allowing studies from different regions of the world to be included in order to identify both global and context-specific patterns.

The exclusion criteria comprised studies unrelated to the research topic (like tourism-focused studies lacking any connection to gentrification), non-academic publications (such as news reports and conference papers), and studies without accessible full texts, the latter accounting for only three articles.

The initial title and abstract screening was conducted independently by two researchers and one faculty member in urban planning. In cases of disagreement, the final decision was reached through discussion and consensus. Following full-text assessment, the information required for the final analysis was extracted. The final number of included studies was determined not merely by the size of the available literature but also by the level of analytical depth required for conducting a rigorous meta-synthesis,

thereby ensuring a meaningful and comprehensive synthesis of the identified themes. The PRISMA flow diagram (Figure 1) illustrates the study selection process.

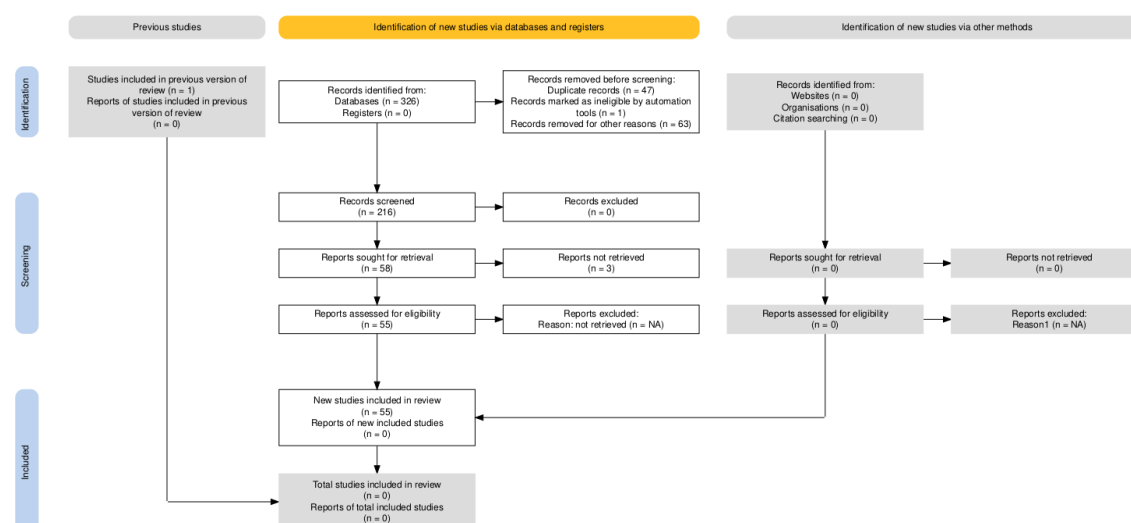


Figure 1. PRISMA flow diagram of the study selection process

3. Findings

3.1.Data extraction

Following the selection of eligible studies, the full text of each article was carefully reviewed to extract themes related to second homes and gentrification. Key information, including principal findings, core concepts, and thematic evidence, was systematically organized into a structured database. Subsequently, the data were analyzed using the three-stage coding procedure of the meta-synthesis approach:

- Open coding: Initial themes, such as investment by economic elites and displacement of local residents, were extracted from the selected studies. At this stage, more than 100 initial codes were generated.
- Axial coding: The initial codes were organized into broader thematic categories based on conceptual similarities, including driving factors (economic, social, and political), spatial impacts (physical and economic), and adverse impacts (social and environmental).
- Selective coding: The refined codes were integrated into five overarching categories: driving factors, spatial impacts, adverse impacts, regulations and governance, and characteristics of gentrification. This process resulted in the development of a comprehensive conceptual framework that clarifies the relationships among these categories.

It should be noted that the coding process was conducted using NVivo 12, facilitating systematic coding, comparison, and traceability throughout the analytical process. Data extraction and coding were

performed independently by the principal researcher and an independent research assistant. Inter-coder reliability was assessed using Cohen's kappa coefficient, yielding an agreement rate exceeding 85%. To complement the qualitative meta-synthesis, VOSviewer (Version 1.6.20) was employed to perform keyword co-occurrence analysis based on the abstracts and author keywords of the selected studies. By calculating qualitative similarities and visualizing thematic clusters, this analysis identified dominant conceptual patterns within the literature. After removing stop words and standardizing terminology, the data were processed to generate a network visualization consisting of nodes (frequently occurring keywords) and edges (relationships among keywords), which served as a complementary analytical tool in the findings section.

3.2. Validity and study limitations

The credibility of the study was strengthened through the use of multiple bibliographic databases and the inclusion of studies representing diverse geographical contexts. In addition, the combination of independent coding and cross-validation enhanced the reliability of the analytical process. To minimize potential selection bias, the search strategy and study selection procedures were independently reviewed by an external researcher.

Nevertheless, several limitations should be acknowledged. First, the review was restricted to English-language publications, which may have

excluded relevant studies published in other languages. Second, the findings inevitably depend on the methodological quality of the primary studies included in the review. This limitation was mitigated by restricting the sample to articles published in Q1 and Q2 journals, according to the Scimago Journal Ranking (SJR). Finally, the limited availability of longitudinal evidence in several studies may have constrained the depth of temporal analysis, an issue that is addressed in the discussion.

3.3.Data analysis

The three-stage coding process identified five principal thematic categories: (1) driving factors of second-home development, (2) the spatial impacts of second homes in urban neighborhoods, (3) adverse impacts, (4) regulations and governance, and (5) characteristics of gentrification.

By emphasizing the key themes and conceptual relationships within each category, the analysis not only synthesized common patterns across the fragmented literature but also demonstrated consistency with existing theoretical perspectives, particularly the production-side and consumption-side approaches to gentrification. Collectively, these findings provide a comprehensive response to the central research question concerning the influence of second homes on urban gentrification. Each thematic category is discussed in relation to the corresponding tables and supported by relevant empirical evidence from the literature.

The findings indicate that the driving factors underlying the acquisition and development of second homes by economic elites play a pivotal role in accelerating gentrification processes. These factors can be classified into economic, social, and political dimensions, reflecting the complex interaction between individual motivations, real estate market dynamics, and broader policy frameworks.

From an economic perspective, investment by economic elites functions as an asset accumulation strategy that generates artificial demand in housing markets, thereby contributing to escalating property prices. This finding is consistent with Smith's rent gap theory (2002). For example, Huang, Yi, and Clark (2020) report that economic elites in Chinese cities acquire second homes primarily to preserve the value of their capital investments, a process that ultimately contributes to the displacement of local residents. Similar patterns are documented by Haramati & Hananel (2016) and Meleddu, Paolini & Etcheverry

(2025), highlighting the globalization of elite investment practices. Likewise, the phenomenon of counter-urbanization in Japan (Dilley, Gkartzios & Odagiri, 2022), promoted as a rural–urban development strategy, has been accompanied by investment from urban elites, extending gentrification processes from peripheral areas toward urban centers. Evidence of climate gentrification in Miami (Li & Grant, 2022) further illustrates how rising flood insurance costs encourage affluent households to relocate to climate-resilient areas, thereby intensifying spatial inequality. Similarly, research on urban–regional dynamics in Australia (Atkinson, Picken & Tranter, 2009) identifies urban out-migration as a major economic driver. This trend has become increasingly relevant in the context of post-COVID migration patterns.

From a social perspective, natural amenities and emotional attachments constitute important drivers of elite migration. The movement of affluent households toward coastal and mountainous regions (Campbell & Meletis, 2011; Öncü, Somuncu, Güney & Perlik, 2023) not only stimulates urban development but also reshapes local identities, consistent with Glass's (1964) consumption-side perspective on gentrification. In Jerusalem, racial motivations and diaspora connections (Zaban, 2020) have contributed to the emergence of transnational forms of gentrification. Moreover, lifestyle mobility during the COVID-19 pandemic (Öncü et al., 2023) and climate-driven counter-urbanization (Scott, Gkartzios & Halfacree, 2024) further demonstrate how elite migration has increasingly become an adaptive strategy in response to environmental and societal change. Additional evidence from Russia (Mamonova & Sutherland, 2015) shows that the diverse functions of dachas give rise to multiple forms of gentrification, ranging from elite-driven to subsistence-oriented patterns.

With respect to political factors, neoliberal policies emerge as the principal institutional mechanism facilitating the expansion of second-home ownership. Evidence from Israel, Türkiye, and Lisbon (Zaban, 2020; Öncü et al., 2023; Stevens et al., 2023) indicates that these policies encourage foreign investment while simultaneously exacerbating socio-spatial inequality. By contrast, local policy interventions in the United States and Norway (Boustan, Margo, Miller, Reeves & Steil, 2023; Øian, Selvaag, Lerfald, Breiby & Ericsson, 2025) illustrate attempts to mitigate these impacts, although persistent economic pressures frequently constrain their effectiveness. Taken together, these

findings demonstrate that second homes have become a significant catalyst for urban gentrification, underscoring the need for balanced policy interventions capable of reconciling investment objectives with social equity. A detailed classification of these driving factors is presented in Table 1.

Table 1. Extracted the codes of the driving factors influencing second homes

References	Description	Theme	Category
Huang et al. (2020). Haramati & Hananel (2016), Meleddu et al. (2025)	Economic elites, including foreign investors and high-income households, acquire second homes as investment assets or leisure properties, generating artificial housing demand and accelerating gentrification processes.	Investment by economic elites	Economic factors
Dilley et al. (2022)	In Japan, counter-urbanization and migration to rural areas for second-home acquisition have been promoted as part of rural development strategies. Investment by urban elites has consequently contributed to rural and urban gentrification.	Counter-urbanization as a development strategy	
Li & Grant (2022)	In Miami, investment has shifted toward higher-elevation neighborhoods because of rising flood insurance costs rather than direct concerns about sea-level rise, increasing demand for second homes in safer locations, and reinforcing climate gentrification.	Climate gentrification driven by insurance costs	
Atkinson et al. (2009)	In Australia, second-home ownership among urban elites serves as a means of escaping urban lifestyles and pursuing more desirable living environments, producing substantial social and economic transformations in regional areas that contribute to gentrification.	Urban–regional dynamics	Social factors
Campbell & Meletis (2011), Öncü et al. (2023)	Migration by economic elites to coastal and mountainous areas for second-home ownership or permanent residence stimulates development and accelerates gentrification.	Migration motivated by natural amenities	
Zaban (2020)	In Jerusalem, members of the Jewish diaspora purchase second homes based on emotional, national, and religious attachments, fostering transnational gentrification under neoliberal policy frameworks.	Emotional and national motivations	
Öncü et al. (2023)	During the COVID-19 pandemic, increased migration from cities to highland and rural areas, particularly the Taurus Mountains in Türkiye, accelerated Alpine gentrification through second-home acquisition and temporary residence.	Lifestyle mobility during the COVID-19 pandemic	
Scott et al. (2024)	Climate change has encouraged counter-urbanization as an individual adaptation strategy, with economic elites increasingly purchasing second homes in rural areas, thereby intensifying rural gentrification.	Climate-induced counter-urbanization	
Mamonova & Sutherland (2015)	In Russia, dachas function as spaces for food production, family gathering, or social status display. Their diverse uses generate different forms of gentrification, ranging from elite-driven to subsistence-oriented patterns.	Diverse uses of second homes (dachas)	Political factors
Zaban (2020), Öncü et al. (2023), Esteve et al. (2023)	Neoliberal policies in countries such as Israel, Türkiye, and Portugal (Lisbon) facilitate foreign and elite investment in second homes, thereby reinforcing gentrification and widening socio-economic inequalities.	The role of neoliberal policies	
Boustan et al. (2023), Øian et al. (2025)	In the United States and Norway, local policies _ including restrictions on condominium conversion and urban planning regulations _ can mitigate second-home-induced gentrification; however, their effectiveness is often constrained by economic pressures and investor influence.	The role of local policies in managing gentrification	

The analysis further identified the spatial impacts of second homes, highlighting the physical and economic transformations they induce within urban spaces. These impacts reflect broader processes of land-use

reconfiguration and landscape transformation. From a physical perspective, increasing property values driven by demand from economic elites reduce housing accessibility for local residents and accelerate gentrification (Huang et al., 2020; Haramati & Hananel, 2016; Du, 2022; Li & Grant, 2022; Solana-Solana, 2010; Donaldson, 2009; Øian et al., 2025; Gallent & Robinson, 2011). This process of housing price inflation is consistent with Smith's (2002) production-side theory, as it directs real estate markets toward increasingly upscale forms of development.

Consumption-led redevelopment in Xingfu, China (Wu & Gallent, 2021) has generated substantial landscape transformation and increased socio-spatial heterogeneity by converting rural–urban fringe areas into spaces of consumption. Similarly, spatial reconfiguration in Cusco, Peru (Branca & Haller, 2021) has resulted in the emergence of gated communities and the growing fragmentation of the urban fabric. Additional evidence from Tuscany, Italy (Randelli & Martellozzo, 2023) indicates that construction expansion associated with second-home development has contributed to soil sealing while simultaneously altering the cultural identity of local landscapes. Likewise, the conversion of natural environments into

urbanized areas along the Chilean coast (Hidalgo et al., 2017) has intensified environmental pollution and increased pressure on local infrastructure. Furthermore, mounting pressure on local housing markets (Atkinson et al., 2009; Gripsiou, 2024), reinforced by the expansion of short-term rental activities, has further accelerated gentrification across both urban neighborhoods and rural–urban transition zones.

From an economic perspective, second-home development has fundamentally reshaped local economic structures. The transition from traditional agricultural activities toward tourism-oriented economies (Mamonova & Sutherland, 2015; Lorenzen, 2021) has increased local dependence on economic elites and externally driven investment. These transformations are consistent with the broader globalization of gentrification, reflecting a structural shift from production-based local economies toward consumption-oriented urban development. As presented in Table 2, the spatial impacts of second homes contribute to increasing socio-spatial inequality, underscoring the need for more sustainable and equitable urban planning strategies.

Table 2. Extracted codes of the spatial impacts of second homes in urban neighborhoods

References	Description	Theme	Category
Huang et al. (2020), Haramati & Hananel (2016), Du (2022), Li & Grant (2022), Solana-Solana (2010), Donaldson (2009), Øian et al. (2025), Gallent & Robinson (2011)	Growing demand for second homes inflates housing prices and rental costs in both urban and rural areas, reducing local residents' access to affordable housing and accelerating gentrification.	Rising property values	
Wu & Gallent (2021)	In Xingfu, China, second-home development driven by urban elites and external investors has promoted consumption-oriented rural redevelopment, resulting in landscape transformation, economic restructuring, and increased socio-spatial heterogeneity.	Consumption-led redevelopment	
Branca & Haller (2021)	In Cusco, Peru, tourism expansion and second-home investment by economic elites have reshaped the city's spatial structure, leading to the development of gated communities and segregated recreational landscapes.	Spatial reconfiguration	Physical factors
Randelli & Martellozzo (2023)	In Tuscany, Italy, rural tourism development and increasing demand for second homes have stimulated construction activities and soil sealing, altering both landscape quality and the cultural identity of rural and urban environments.	Construction expansion	
Hidalgo et al. (2017)	Second-home development along the Chilean coast, particularly in the Coastal Cordillera, has transformed natural landscapes into urbanized environments, accompanied by increased noise, waste generation, and pressure on local infrastructure.	Transformation of natural environments	

References	Description	Theme	Category
Atkinson et al. (2009), Gripiou (2024)	Second-home ownership and tourism-related activities, particularly short-term rentals, intensify pressure on local housing markets, reducing housing affordability for local residents and reinforcing gentrification in both urban and rural communities.	Pressure on the housing market	Physical factors
Mamonova & Sutherland (2015), Lorenzen (2021)	The influx of economic elites through second-home development and tourism has transformed local economies by replacing traditional activities, such as agriculture and small-scale commerce, with consumption- and tourism-oriented economic activities.	Transformation of local economic structures	Economic

The adverse impacts of second homes are manifested primarily in social and environmental dimensions, highlighting their contribution to socio-spatial inequality and environmental degradation. From a social perspective, the displacement of local residents (Haramati & Hananel, 2016; Du, 2022; Li & Grant, 2022; Meleddu et al., 2025; Solana-Solana, 2010; Hidalgo et al., 2017; Gallent & Robinson, 2011; Donaldson, 2009) marginalizes low-income populations and reshapes residential patterns. The decline in social diversity (Huang et al., 2020; Meleddu et al., 2025; Guimond & Simard, 2010; Yan, Matarrita-Cascante, Sakamoto, Yamazaki & Yokohari, 2023; Stuber & Paulsen, 2022; Carmona, 2009) transforms neighborhoods into increasingly exclusive spaces while weakening social cohesion. Likewise, indirect displacement (Solana-Solana, 2010; Hidalgo et al., 2017; Gallent & Robinson, 2011; Dilley et al., 2022), driven by rising living costs and declining housing affordability, further intensifies socio-economic

exclusion. The erosion of cultural identity (Randelli & Martellozzo, 2023; Branca & Haller, 2021) undermines local traditions and place identity, while stakeholder conflicts (Øian et al., 2025; Donaldson, 2009; Solana-Solana, 2010; Hernik, Gawroński & Dixon-Gough, 2013) generate tensions among local communities, investors, and public authorities. Moreover, socio-spatial inequalities (Zaban, 2020; Solana-Solana, 2010; Donaldson, 2009; Carmona, 2009) increasingly marginalize local residents by limiting their access to housing and urban resources. From an environmental perspective, increasing pressure on natural resources (Kondo, Rivera & Rullman, 2012; Phillips, Smith, Brooking & Duer, 2022; Lorenzen, 2021; Wu & Gallent, 2021; Öncü et al., 2023; Hidalgo et al., 2017; Randelli & Martellozzo, 2023; Øian et al., 2025; Scott et al., 2024) threatens biodiversity, places growing demands on local infrastructure, and undermines long-term environmental sustainability. The extracted themes are summarized in Table 3.

Table 3. Extracted codes of the adverse spatial impacts of second homes in urban neighborhoods

References	Description	Theme	Category
Haramati & Hananel (2016), Du (2022), Li & Grant (2022), Meleddu et al. (2025), Solana-Solana (2010), Hidalgo et al. (2017), Gallent & Robinson (2011), Donaldson (2009)	Economic pressures associated with second-home development displace local residents from urban and rural communities, altering residential patterns, reducing the presence of low-income groups, and intensifying neighborhood inequalities.	Residential displacement	Social factors
Huang et al. (2020), Meleddu et al. (2025), Guimond & Simard (2010), Yan et al. (2023), Stuber & Paulsen (2022), Carmona (2009)	Second homes, many of which remain vacant or are occupied only seasonally, reduce permanent populations and transform urban and rural neighborhoods into increasingly exclusive environments, thereby weakening social cohesion and cultural identity.	Declining social diversity	
Solana-Solana (2010), Hidalgo et al. (2017), Gallent & Robinson (2011), Dilley et al. (2022)	In attractive destinations such as Catalonia, Chile, England, and Japan, second-home development indirectly displaces local residents by increasing living costs and reducing housing affordability, leading to greater socio-economic exclusion.	Indirect displacement	

References	Description	Theme	Category
Randelli & Martellozzo (2023), Branca & Haller (2021)	Second-home development and tourism expansion in Tuscany and Cusco have weakened local cultural identity and landscape character by altering traditional land-use patterns, architectural features, and the aesthetic qualities of urban and rural environments.	Loss of cultural identity	Social factors
Øian et al. (2025), Donaldson (2009), Solana-Solana (2010), Hernik et al. (2013)	The expansion of second homes in Norway, South Africa, Catalonia, and England has generated conflicts among local residents, investors, and public authorities, particularly regarding resource allocation, development responsibilities, and the preservation of local identity.	Stakeholder conflicts	
Zaban (2020), Solana-Solana (2010), Donaldson (2009), Carmona (2009)	Second-home acquisition by economic elites in Jerusalem, Catalonia, Greyton, and the Isle of Dogs has widened socio-spatial disparities by marginalizing local communities and reducing their access to housing and local resources.	Socio-spatial inequalities	Environmental factors
Kondo et al. (2012), Phillips et al. (2022), Lorenzen (2021), Wu & Gallent (2021), Öncü et al. (2023), Hidalgo et al. (2017), Randelli & Martellozzo (2023), Øian et al. (2025), Scott et al. (2024)	Second-home development in mountain, coastal, and rural areas (e.g., Türkiye, Chile, Tuscany, and Norway) places increasing pressure on natural resources, including water, land, and infrastructure, threatening environmental sustainability while contributing to landscape degradation and biodiversity loss.	Pressure on natural resources	

Subsequently, the regulatory and policy frameworks, illustrate policy efforts aimed at mitigating the impacts of second homes. These frameworks maintain a close and reciprocal relationship with the adverse impacts of second homes (Table 3); however, they have often proven ineffective and have exerted limited influence on monitoring and controlling the progression of this phenomenon. From a social perspective, residential displacement and declining social diversity (Haramati & Hananel, 2016; Du, 2022; Li & Grant, 2022; Meleddu et al., 2025; Solana-Solana, 2010; Hidalgo et al., 2017; Gallent & Robinson, 2011; Donaldson, 2009; Huang et al., 2020; Guimond & Simard, 2010; Yan et al., 2023; Stuber & Paulsen, 2022; Carmona, 2009; Zaban, 2020) have been addressed through local policy instruments such as restrictions on short-term rentals; nevertheless, the influence of investors frequently constrains the effectiveness of these measures. Likewise, socio-spatial inequalities (Zaban, 2020; Solana-Solana, 2010; Donaldson, 2009; Carmona, 2009) and indirect displacement (Solana-Solana, 2010; Hidalgo et al., 2017; Gallent & Robinson, 2011; Dilley et al., 2022) underscore the need for affordable housing regulations. Similarly, the erosion of cultural identity (Randelli & Martellozzo, 2023; Branca & Haller, 2021) and conflicts among stakeholders (Øian et al., 2025; Donaldson, 2009; Solana-Solana, 2010; Hernik et al., 2013) highlight the importance of cultural heritage protection policies.

From an environmental perspective, pressure on

natural resources (Kondo et al., 2012; Phillips et al., 2022; Lorenzen, 2021; Wu & Gallent, 2021; Öncü et al., 2023; Hidalgo et al., 2017; Randelli & Martellozzo, 2023; Øian et al., 2025; Scott et al., 2024) has been managed through regulatory measures, such as development restrictions implemented in Norway (Øian et al., 2025). However, broader global challenges, particularly climate change (Scott et al., 2024), have made effective governance considerably more complex. These regulatory approaches are also consistent with more recent findings, such as those of Hjalager, Staunstrup, Sørensen, and Steffansen (2022), which emphasize the importance of managing second-home density as a prerequisite for sustainable development. Overall, the effectiveness of these policy interventions depends on achieving a balance between economic growth and social equity, a balance that has frequently been undermined by neoliberal policy agendas (Zaban, 2020).

The characteristics of second home-induced gentrification, summarized in Table 4, reveal the diversity of perspectives and inherent tensions associated with this process. Divergent stakeholder perspectives (Guimond & Simard, 2010) highlight its multidimensional social, economic, and cultural implications. Class polarization (Guimond & Simard, 2010; Nelson, Oberg & Nelson, 2010; Gripiou, 2024) weakens social cohesion, while identity transformations (Guimond & Simard, 2010; Yan et al., 2023) undermine local traditions. Furthermore, the tension between

development and conservation (Campbell & Meletis, 2011; Estevens et al., 2023) reflects the contradictions embedded within neoliberal urban development. Conflicting stakeholder interests (Mamonova & Sutherland, 2015; Wu & Gallent, 2021; Solana-Solana, 2010; Öncü et al., 2023) challenge local priorities, whereas incomplete urban renaissance (Carmona, 2009) and super-gentrification (Stuber & Paulsen, 2022) further exacerbate social inequalities. The limited influence of condominium ownership (Boustan et al., 2023) illustrates important contextual variations, while the contrast between utopian promises and dystopian realities (Hidalgo et al., 2017) questions the narratives commonly employed to promote second-home development.

The characteristics of second-home-induced gentrification reveal a diversity of perspectives and complex tensions within urban spaces that directly influence both social and physical dynamics. Existing studies indicate that different stakeholders—including economic elites, local residents, and policymakers—hold fundamentally different perceptions regarding the role of second homes (Guimond & Simard, 2010). This diversity renders gentrification a multidimensional process encompassing social, economic, and cultural consequences. For instance, economic elites often perceive second homes as investment assets, whereas local residents frequently regard them as a threat to local identity and community cohesion.

The proliferation of second homes has also contributed to class polarization within neighborhoods, whereby the influx of affluent residents widens social divisions (Guimond & Simard, 2010; Nelson et al., 2010). This phenomenon has been documented in regions such as Quebec and the United States, where the displacement of lower-income residents has intensified socio-spatial marginalization and weakened community cohesion. At the same time, second-home acquisition by economic elites has reshaped neighborhood cultural identities and altered long-standing local traditions (Guimond & Simard, 2010; Yan et al., 2023). In Japan, for example, migration to rural areas such as Hokkaido has increasingly replaced traditional rural identities with urban lifestyles, accompanied by substantial spatial restructuring.

The literature further emphasizes the inherent contradiction between second-home-driven development and the need to preserve environmental resources and local identity (Campbell & Meletis, 2011; Estevens et al., 2023). In coastal regions of North Carolina and Lisbon, luxury developments have placed

considerable pressure on natural resources, while efforts to preserve local landscapes have achieved only limited success. Likewise, tensions among stakeholders—including investors, local communities, and governmental authorities—constitute one of the defining characteristics of second home-induced gentrification (Mamonova & Sutherland, 2015; Wu & Gallent, 2021). In both Russia and China, the economic interests of investors have frequently conflicted with the livelihood needs of local residents, giving rise to persistent social conflicts.

In some cases, second-home-induced gentrification has resulted in an incomplete urban renaissance, whereby the physical revitalization of neighborhoods has occurred alongside persistent inequalities in access to public services. In Aspen, for example, visible urban renewal coincided with the displacement of lower-income residents, thereby undermining social equity. Moreover, certain destinations, such as Aspen, have experienced super-gentrification, in which the arrival of even wealthier social groups has intensified pressures on existing affluent residents (Stuber & Paulsen, 2022). This process represents an advanced stage of gentrification that further reinforces socio-spatial inequalities.

Conversely, some studies suggest that condominium ownership has exerted only a limited influence on gentrification processes, highlighting the importance of contextual differences across locations (Boustan et al., 2023). In industrial regions of the United States, this form of property ownership has been associated with comparatively lower levels of residential displacement. Furthermore, promotional narratives surrounding second homes frequently portray an idealized utopian lifestyle, whereas actual outcomes often resemble a social and environmental dystopia (Hidalgo et al., 2017). In Chile, for instance, coastal development has contributed to ecosystem degradation and growing social unrest within local communities.

Overall, these characteristics demonstrate that second-home-induced gentrification is an inherently uneven and incomplete process that requires effective policy intervention. Measures such as second-home taxation and participatory planning may help reconcile development objectives with the preservation of local identity and community interests. Future research should place greater emphasis on non-Western contexts and examine the long-term consequences of these characteristics across different geographical settings.

Table 4. Characteristics of second-home-induced gentrification in urban spaces

References	Description	Theme	Category
Guimond & Simard (2010)	Different stakeholders—including newcomers, long-term residents, local authorities, and community organizations—hold diverse perspectives on gentrification, encompassing social-demographic, economic, cultural, environmental, and political dimensions. This diversity reflects the complexity of gentrification processes in areas affected by second-home ownership among economic elites.	Diversity of stakeholder perspectives	Social factors
Guimond & Simard (2010), Nelson et al. (2010), Gripsiou (2024)	The acquisition of second homes by economic elites contributes to social and class polarization in both urban and rural communities, reducing social cohesion and intensifying neighborhood inequalities.	Class polarization	
Guimond & Simard (2010), Yan et al. (2023)	The expansion of second homes and the in-migration of economic elites reshape local culture and identity, potentially weakening indigenous traditions and community values in urban and rural neighborhoods.	Identity transformation	
Campbell & Meletis (2011), Estevens et al. (2023)	In Down East and Lisbon, tensions have emerged between second-home and tourism-led development, supported by neoliberal policies, and local efforts to preserve environmental resources and place identity, resulting in social and political conflicts within affected communities.	Development-conservation conflict	
Mamonova & Sutherland (2015), Wu & Gallent (2021), Solana-Solana (2010), Öncü et al. (2023)	The expansion of second homes and tourism development generates conflicts between local residents and in-migrating economic elites over resource use, the preservation of local identity, and development priorities, thereby contributing to social tensions and gentrification.	Stakeholder interest conflicts	
Carmona (2009)	On the Isle of Dogs in London, long-term urban regeneration driven by large-scale investment in luxury real estate and second homes has stimulated gentrification; however, persistent economic inequalities, residential displacement, and weak social cohesion have resulted in an incomplete urban renaissance.	Incomplete urban renaissance	
Stuber & Paulsen (2022)	In Aspen, Colorado, luxury real estate development and the expansion of high-end commercial chains by economic elites have contributed to super-gentrification, prompting local groups to advocate restrictive regulations aimed at preserving community identity.	Super-gentrification	
Boustan et al. (2023)	Contrary to conventional assumptions, condominium development in U.S. cities does not necessarily lead to direct improvements in residents' socio-economic status or trigger gentrification, highlighting the contextual variability of second-home dynamics across different settings.	Limited effect of condominium development	
Hidalgo et al. (2017)	In Chile, real estate marketing promotes second homes through utopian narratives of pristine natural living; however, the actual outcomes include pollution, overcrowding, and environmental degradation, ultimately creating dystopian conditions for both local residents and newcomers.	Utopia versus dystopia	

4. Discussion and interpretation of findings

The results of the bibliometric analysis illustrate the spatial distribution of the selected studies, as presented in Figure 2. The United States, the United Kingdom, and China emerge as the principal centers of research on both rural and urban gentrification. These countries are followed by Türkiye, Portugal, Italy, and several Latin American countries, which have also made substantial contributions to the literature. From a continental perspective, Europe accounts for the

largest share of published studies, followed by North and South America and Asia. Notably, the inclusion of studies conducted in South Africa and Australia ensures that the present review encompasses evidence from all inhabited continents. This broad geographical coverage enhances the global validity of the review and positions the study to identify and synthesize worldwide research trajectories concerning gentrification and the socio-spatial transformations of both rural and urban environments.

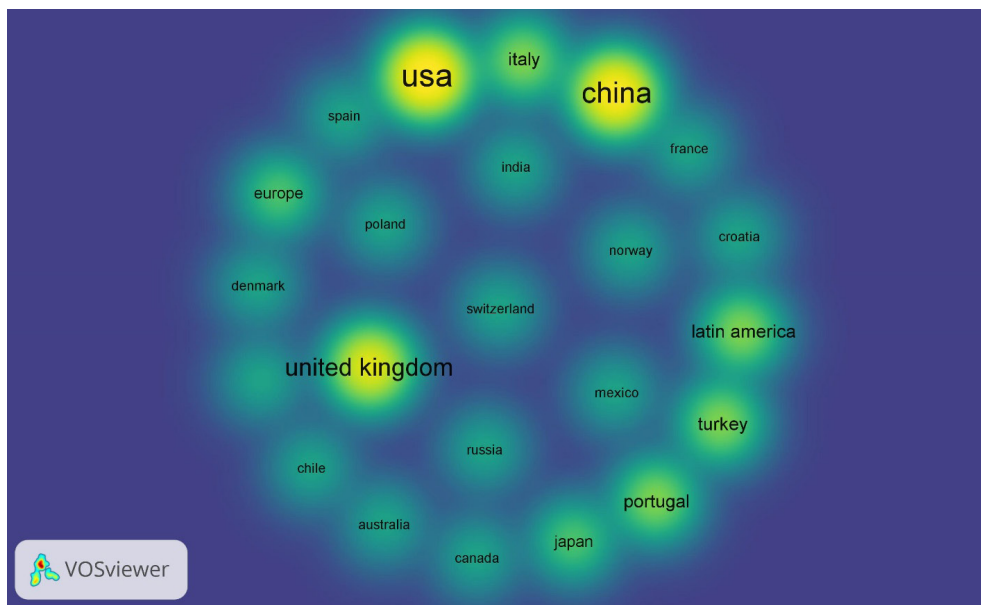


Figure 2. Spatial distribution of the reviewed studies by country

4.1 Keyword co-occurrence network

Figure 3 presents a bibliometric analysis of the most frequently occurring terms in the abstracts of the selected studies, generated using VOSviewer through a keyword co-occurrence analysis. This visualization illustrates the conceptual relationships among key terms within the literature, where nodes represent individual keywords, edges indicate co-occurrence relationships, and colors distinguish thematic clusters based on semantic similarity. Node size reflects the frequency of keyword occurrence, while edge thickness represents the strength of the relationship between terms.

From a methodological perspective, VOSviewer employs the visualization of similarities (VOS)

algorithm, which maps conceptual relationships by calculating similarity scores among terms. The input data consisted of the abstracts of the selected studies, from which keywords were extracted following the removal of stop words and subsequent data cleaning. This approach enables the identification of underlying conceptual patterns within the literature without requiring large-scale quantitative datasets. Consequently, the co-occurrence analysis complements the qualitative meta-synthesis by revealing latent relationships among themes and providing a more comprehensive understanding of the intellectual structure of research on second-home-induced gentrification.

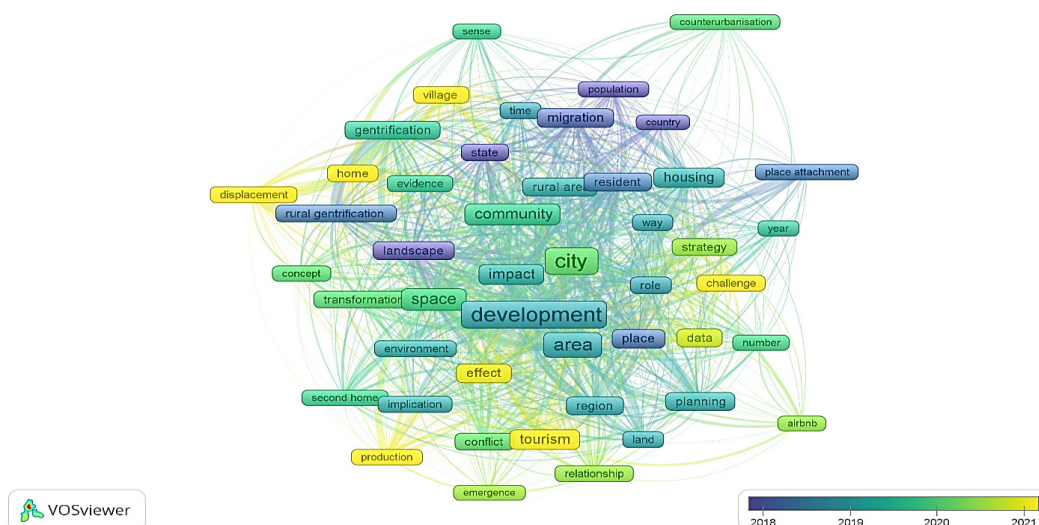


Figure 3. Co-occurrence network of frequently occurring keywords in the abstracts of the reviewed studies

In the central cluster (green/blue, representing gentrification and spatial transformation), terms such as gentrification, rural gentrification, urbanization, and space occupy the core of the network, indicating that the existing literature primarily focuses on gentrification processes. The strong links between gentrification, displacement, and housing development, reflected by the high link strength, confirm that the displacement of local residents (Table 3) constitutes one of the dominant themes in the literature. The high frequency of the terms city and space further emphasizes the focus on urban spaces—the central research question of the present study—while their connection with rural areas highlights the growing rural–urban continuum observed in studies such as Campbell & Meletis (2011).

The migration and social factors cluster comprises terms such as migration, population, village, and resident, forming a dynamic thematic group that is consistent with the social drivers identified in Table 1. The strong links between migration and second homes, which correspond to the migration of economic elites identified in Table 1, indicate that the mobility of affluent populations plays a pivotal role in driving gentrification. This pattern also highlights the impact of the COVID-19 pandemic, during which migration toward rural and amenity-rich areas increased, giving rise to processes of counter-urbanization. Likewise, the high frequency of the terms population and residents corroborates the demographic inequalities identified.

Within the economic and tourism cluster (purple), the terms tourist and second home exhibit strong connections with conflict and consequence, reflecting the characteristics of gentrification summarized in Table 4. This cluster illustrates the role of tourism

development and short-term rental markets in intensifying stakeholder conflicts. The association between tourist, development, and planning (with moderate link strength) further underscores the need for regulatory interventions, such as the construction restrictions implemented in Norway (Øian et al., 2025). Furthermore, Airbnb—representing short-term accommodation rental platforms—appears as a peripheral node, highlighting emerging phenomena associated with the sharing economy (Wachsmuth & Weisler, 2018), which have contributed to the expansion of digital gentrification.

The environmental and challenges cluster includes terms such as landscape, environment, and challenge. Although positioned at the periphery of the network, these terms remain connected to impact and consequence, reflecting the environmental impacts identified in Table 3. This cluster confirms the growing pressure exerted on natural resources. At the same time, its relatively weaker association with the city points to the persistent gap between urban and rural studies, which is directly related to the central research question of this study.

Overall, the visualized co-occurrence network reveals the dominant conceptual patterns within the literature. The prominence of gentrification (accounting for approximately 25% of the most frequently occurring terms) and its strong associations with displacement and development are highly consistent with the findings of the meta-synthesis (Table 3). However, the relatively limited occurrence of terms such as policy and regulation suggests that existing research has devoted comparatively less attention to governance mechanisms and practical policy responses. This finding reinforces the research gap addressed by the present study.

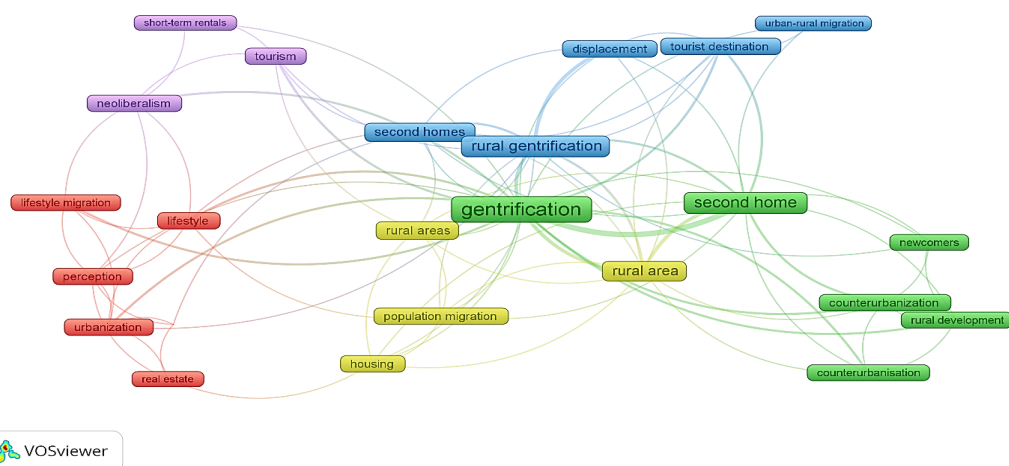


Figure 4. Most frequently occurring keywords in the selected articles

Figure 4 illustrates the dominant conceptual relationships within the literature based on a co-occurrence analysis of the most frequently occurring keywords in the selected articles. In this network, larger nodes (e.g., gentrification, second homes, and forced displacement) represent the higher frequency of these terms. In contrast, thicker links between nodes—for example, the strong connection between gentrification and forced displacement—indicate stronger conceptual associations. The colored clusters (like the green cluster representing urban development and the yellow cluster representing migration) highlight the principal thematic domains of the literature, including urban development and social mobility, which are closely aligned with the themes identified in Table 1 (driving factors) and Table 2

(spatial impacts). The high frequency of the term second homes (accounting for approximately 20% of all keywords) and its strong associations with tourists and housing underscore the central role of second homes in driving gentrification. In contrast, the relatively limited occurrence of the term policy (represented by a smaller node) emphasizes the need for further research on regulatory and governance mechanisms, as discussed. Overall, this analysis confirms the multidimensional dynamics of gentrification and provides strong support for the findings of the present meta-synthesis. To further examine the evolution of research themes over time, changes in keyword usage across consecutive three-year periods are presented in Table 5.

Table 5. Evolution of keywords based on conceptual focus

Conceptual evolution and research focus	Prominent keywords	Primary theme	Time period
Initial emphasis on conceptualizing rural gentrification, with tourism and migration identified as the primary drivers of spatial transformation.	Rural gentrification, second homes, tourism gentrification, amenity migration, urban-regional dynamics	Conceptual foundations and tourism	2009–2011
Expansion toward social dimensions (like family migration and education) and political ecology, alongside increasing attention to local and coastal conflicts.	Rural gentrification, family migration, political ecology, coastal development, and place attachment	Social and cultural expansion	2012–2014
Geographical expansion beyond Western contexts (e.g., Russia, Turkey, and Chile) is accompanied by growing attention to lifestyle migration and cultural heritage.	Lifestyle migration, counterurbanisation, seasonal gentrification, heritage, Russia, Turkey, Chile	Lifestyle migration and geographical diversification	2015–2017
Emergence of the sharing economy (particularly Airbnb), with greater emphasis on housing inequality, multiple-home ownership, and residential displacement.	Airbnb, sharing economy, multiple home ownership, supergentrification, displacement	Platform economy and inequality	2018–2020
Strong incorporation of climate-related issues, the COVID-19 pandemic, institutional factors, and rural mobility, reflecting a shift toward more comprehensive analytical frameworks.	Climate gentrification, holistic gentrification, COVID-19, institutional factors, rural mobility, Japan, China	Comprehensive perspectives and emerging crises	2021–2023
Greater emphasis on institutional responses, displacement mitigation, land finance, climate adaptation, and sustainable development indicates a transition toward policy-oriented and sustainability-focused research.	Institutional factors, displacement mitigation, land finance, counterurbanisation, climate adaptation, sustainable development	Conceptual maturity and sustainability	2021–2023

The temporal evolution of keywords clearly illustrates the conceptual and thematic development of the literature on gentrification. During the 2009–2011 period, research primarily focused on foundational concepts such as rural gentrification, second homes, and tourism gentrification, with particular emphasis on the physical and economic dimensions of these phenomena. Between 2012 and 2014, the scope of research expanded to incorporate social and socio-ecological perspectives, introducing concepts such as family migration, political ecology, and coastal

conflicts. During 2015–2017, the literature exhibited a notable geographical expansion toward non-Western contexts, accompanied by the emergence of new concepts such as lifestyle migration and seasonal gentrification.

The 2018–2020 period was characterized by the rapid emergence of the platform economy—particularly platforms such as Airbnb—alongside growing attention to the sharing economy, housing inequality, and displacement. From 2021 to 2023, the field underwent a significant conceptual transformation with the

introduction of emerging themes such as climate gentrification, the impacts of the COVID-19 pandemic, holistic gentrification, and institutional factors. The increasing prominence of these concepts reflects the growing sensitivity of the scientific community to global crises and the multidimensional consequences of gentrification.

Finally, during 2024–2025, scholarly attention shifted toward policy-oriented solutions, including displacement mitigation, land finance, and sustainability-oriented approaches. Overall, this temporal trajectory demonstrates a gradual transition from the early descriptive and physically oriented studies toward more sophisticated, multidimensional, globally informed, and policy-driven analyses. This evolution reflects the conceptual maturation of gentrification research over the past two decades.

5. Conclusion

The present study examined the influence of second homes owned by economic elites on the processes of urban gentrification from multiple perspectives. It explored how these impacts have been conceptualized and interpreted across previous studies. Employing a qualitative meta-synthesis approach and following the PRISMA protocol, this research systematically synthesized and reinterpreted the findings of 55 articles published between 2009 and 2025.

The scholarly contribution of this study can be articulated across three principal dimensions. From a theoretical perspective, this research develops, for the first time, an integrated conceptual framework that systematically explains the interrelationships among five major categories: drivers of second-home development, spatial impacts, adverse consequences, regulatory and policy frameworks, and the

characteristics of gentrification. The proposed framework demonstrates that economic, social, physical, cultural, and environmental factors interact in complex and mutually reinforcing ways to shape gentrification processes (Liu et al., 2023; Li et al., 2024; Lees, Slater & Wylie, 2016). In doing so, it reveals the multidimensional nature of second-home development, extending beyond the unidimensional explanations commonly presented in previous studies. Furthermore, by emphasizing the emerging phenomenon of climate gentrification, consistent with studies such as Li & Grant (2022), this research contributes a novel perspective to the existing body of knowledge.

From a methodological perspective, the study adopts a distinctive and innovative approach by focusing specifically on urban spaces, a context that has received comparatively limited attention in the existing literature relative to other geographical settings. Moreover, the broad geographical coverage of the selected studies, encompassing all inhabited continents, provides a robust basis for comparing global and local patterns of second-home development and gentrification.

From a practical perspective, the findings offer critical implications for advancing future research on second homes and urban gentrification. Specifically, the study proposes a comprehensive framework that can guide subsequent investigations by addressing existing knowledge gaps. It also highlights several critical research deficiencies, including the scarcity of longitudinal datasets, the limited representation of non-Western contexts (Mamonova & Sutherland, 2015; Yan et al., 2023; Liu et al., 2023), and the insufficient emphasis on policy-oriented research (Wu & Gallent, 2021).

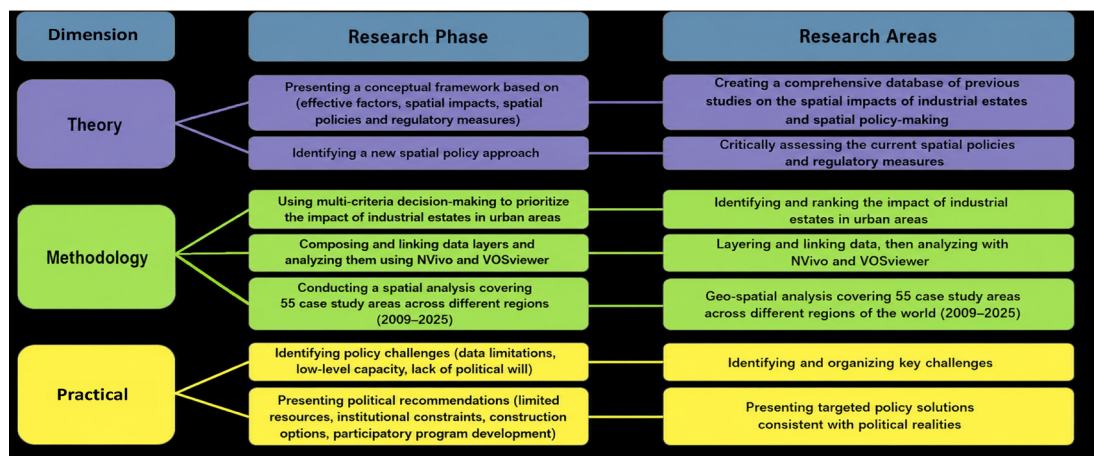


Figure 5. Research contributions and innovations

The findings of this study demonstrate that the acquisition of second homes by economic elites is no longer merely a phenomenon associated with leisure or simple consumerism. Rather, it has evolved into a powerful, multidimensional driver of urban gentrification and the reproduction of spatial inequalities. The findings derived from this meta-synthesis suggest that understanding this phenomenon requires moving beyond conventional reductionist interpretations. Within the analytical framework developed in this study, economic factors, centered on the commodification of urban space and the transformation of housing into a profitable financial asset by economic elites, play the primary driving role. This process generates artificial demand and inflates local property prices (Huang et al., 2020; Haramati & Hananel, 2016; Meleddu et al., 2025). The resulting capital flows subsequently produce profound social consequences, including intensified class polarization, marginalization, and the displacement of local and low-income residents (Guimond & Simard, 2010; Du, 2022; Gripsiou, 2024). Simultaneously, physical transformations, including the upscale redevelopment of neighborhoods, the restructuring of urban landscapes, and the conversion of indigenous land uses into services catering to the needs of incoming elites (Wu & Gallent, 2021; Branca & Haller, 2021), together with cultural transformations, such as the commodification of culture, the erosion of local identity, and the weakening of social capital and community cohesion (Yan et al., 2023; Randelli & Martellozzo, 2023), fundamentally reshape the spatial structure of urban areas. This cycle is ultimately reinforced by environmental consequences, including increased pressure on local infrastructure, the degradation of natural landscapes, and the exploitation of ecological resources for recreational purposes (Kondo et al., 2012; Scott et al., 2024; Hidalgo et al., 2017). Collectively, these interrelated dimensions confirm that the phenomenon of second homes represents the intersection of Smith's rent gap theory (Smith, 2002), which explains the spatial restructuring driven by large-scale capital investment, and Glass's consumption-based theory (Glass, 1964), which emphasizes lifestyle choices. Unlike earlier conceptualizations, however, contemporary global capital accumulation has increasingly overshadowed individual consumption motives, generating more complex forms of spatial appropriation. The findings further indicate that neoliberal policy frameworks, through the deregulation of housing markets and the facilitation of transnational capital

mobility, have become the principal catalyst for the entry of economic elites into urban real estate markets. Although several jurisdictions have attempted to mitigate these dynamics through measures such as development restrictions, taxation of second homes, and stricter urban planning regulations, the overwhelming influence of capital flows and the dependence of local economies on property-led development have substantially undermined the effectiveness of these policy interventions. From a policy perspective, this study argues that mitigating the adverse consequences of gentrification requires moving beyond isolated interventions toward integrated policy approaches that simultaneously combine fiscal regulatory instruments, land-use governance, and mechanisms for empowering and actively engaging local communities. Despite the comprehensive global scope of this meta-synthesis, the direct and unconditional generalization of these findings to the spatial structure and political economy of Iranian cities should be approached with caution. Within the Iranian context, housing demand—and particularly the demand for second homes—is not solely driven by lifestyle preferences or leisure-oriented consumption. Rather, persistent inflation, continuous macroeconomic instability, and the depreciation of the national currency have transformed housing into a strategic investment asset that functions as a hedge against inflation and a means of preserving wealth. Furthermore, the political economy of urban space in Iran, particularly in relation to patterns of physical development and urban expansion, generates distinctive forms of gentrification that differ fundamentally from the neoliberal trajectories documented in many of the countries examined in this review. Nevertheless, the trajectory of gentrification identified in the present study provides an essential warning regarding broadly similar global trends that, while sharing common structural characteristics, vary in their specific manifestations according to local contexts. Consequently, the broadly applicable findings of this research should be interpreted carefully when explaining the complex and multilayered realities of Iranian cities. There is, therefore, a pressing need for future studies to adopt context-sensitive and adaptive analytical approaches and to develop indigenous indicators capable of examining second-home-induced gentrification within the specific institutional, economic, and social characteristics of Iranian cities through empirical field-based investigations.

Finally, the principal limitation of this study lies in its exclusive focus on English-language publications and the exclusion of grey literature. This constraint may limit the generalizability of the findings to non-English-speaking contexts. Nevertheless, this study not only identifies critical knowledge gaps concerning the impacts of second homes on urban gentrification but also establishes a foundation for future innovative research. In this regard, emerging technologies, particularly artificial intelligence and machine learning, offer significant potential to transform this field, especially through the development of intelligent urban observatories and real-time urban monitoring systems. Furthermore, bridging the gap between quantitative precision and qualitative depth requires the integrated application of big data analytics and longitudinal mixed-methods research, thereby enabling a more comprehensive understanding of the complex and evolving dynamics of gentrification.

Future research should employ comprehensive and innovative analytical frameworks specifically designed to capture the complex interactions among social, economic, and environmental factors shaping gentrification processes. Such approaches would enable researchers to dynamically trace the temporal trajectories and evolutionary pathways of neighborhoods undergoing gentrification. Moving beyond static representations toward longitudinal analyses that incorporate temporal indicators—such as increases in housing prices and patterns of residential displacement—would provide a more nuanced understanding of the dynamics of gentrification. In addition, identifying the complex interrelationships and feedback mechanisms among the multiple variables that drive gentrification is essential. Rather than focusing solely on simple correlations, future studies should seek to uncover intricate interdependencies and causal mechanisms, including the cascading effects of elite investment and the underlying transformations of local identity. Another essential direction for future research involves the development of robust, adaptive, and ethically responsible predictive models. Such models should prioritize social justice and transparency while providing more accurate predictions of the multidimensional consequences of gentrification, including environmental impacts and growing inequalities. Finally, rigorous evaluation of the effectiveness of diverse intervention strategies and policy measures remains a critical research priority. Employing advanced analytical methods to assess the

impacts of policy instruments—such as second-home taxation or development restrictions—tailored to the dynamic and context-specific characteristics of urban transformation can contribute to more equitable and socially just planning outcomes.

Authors' Contributions

In the present study, the first author's contribution is 60% and the second author's is 40%.

Acknowledgments

The authors would like to express their deepest gratitude to Almighty God, as beautifully reflected in the verses of the Persian poet, Fayz Dashti: "Apart from Thee, I have no other aid; of my state, no one else is aware. Thou art the rescuer in defenselessness; naught but Thy grace is my desire."

Conflict of Interest

The authors declare that they have no conflicts of interest related to this article.

References

- Alcindor, M., Jackson, D., & Alcindor-Huelva, P. (2021). Heritage places and the place attachment of adolescents: The case of the Castelo of Vila Nova de Cerveira (Portugal). *Journal of Rural Studies*, 88, 410–421. <https://doi.org/10.1016/j.jrurstud.2021.07.025>
- Atkinson, R., Picken, F., & Tranter, B. (2009). Home and away from home: The urban-regional dynamics of second-home ownership in Australia. *Urban Research and Practice*, 2(1), 1–17. <https://doi.org/10.1080/17535060902727009>
- Basu, S., & Nagendra, H. (2021). Perceptions of park visitors on access to urban parks and benefits of green spaces. *Urban Forestry & Urban Greening*, 57, 126959. <https://doi.org/10.1016/j.ufug.2020.126959>
- Boustan, L., Margo, R. A., Miller, M. M., Reeves, J., & Steil, J. (2023). JUE Insight: Condominium development does not lead to gentrification. *Journal of Urban Economics*, 133, 103524. <https://doi.org/10.1016/j.jue.2022.103524>
- Branca, D., & Haller, A. (2021). Cusco: Profile of an Andean city. *Cities*, 113, 103169. <https://doi.org/10.1016/j.cities.2021.103169>
- Campbell, L. M., & Meletis, Z. A. (2011). Agreement on water and a watered-down agreement: The political ecology of contested coastal development in Down East, North Carolina. *Journal of Rural Studies*, 27(3), 308–321. <https://doi.org/10.1016/j.jrurstud.2011.06.002>
- Carmona, M. (2009). The Isle of Dogs: Four development waves, five planning models, twelve plans, thirty-five years, and a renaissance...of sorts. *Progress in Planning*, 71(3), 87–151. <https://doi.org/10.1016/j.progress.2008.10.001>
- Carrosio, G., Magnani, N., & Osti, G. (2019). A mild rural gentrification driven by tourism and second homes: Cases from Italy. *Sociologia Urbana e Rurale*, 392(119), 29–45. <https://doi.org/10.3280/SUR2019-119003>

- Dilley, L., Gkartzios, M., & Odagiri, T. (2022). Developing counter-urbanisation: Making sense of rural mobility and governance in Japan. *Habitat International*, 125, 102595. <https://doi.org/10.1016/j.habitatint.2022.102595>
- Donaldson, R. (2009). The making of a tourism-gentrified town: Greyton, South Africa. *Geography*, 94(2), 88–99.
- Du, Y. (2022). Holistic gentrification and the recreation of rurality: The new wave of rural gentrification in Chengdu, China. *Journal of Rural Studies*, 96, 237–245. <https://doi.org/10.1016/j.jrurstud.2022.10.026>
- Estevens, A., Cocola-Gant, A., & Gago, A. (2023). Tourism-driven displacement and gentrification in Lisbon: A spatial analysis. *Urban Studies*, 60(8), 1452–1470. <https://doi.org/10.1177/00420980221143810>
- Estevens, A., Cocola-Gant, A., López-Gay, A., & Pavel, F. (2023). The role of the state in the touristification of Lisbon. *Cities*, 137, 104275. <https://doi.org/10.1016/j.cities.2023.104275>
- Franco, S. F., & Santos, C. D. (2021). The impact of Airbnb on residential property values and rents: Evidence from Portugal. *Regional Science and Urban Economics*, 88, 103667. <https://doi.org/10.1016/j.regsciurbeco.2021.103667>
- Gallent, N., & Robinson, S. (2011). Local perspectives on rural housing affordability and implications for the localism agenda in England. *Journal of Rural Studies*, 27(3), 297–307. <https://doi.org/10.1016/j.jrurstud.2011.05.004>
- Gerber, J.-D., & Bandi Tanner, M. (2018). The role of Alpine development regimes in the development of second homes: Preliminary lessons from Switzerland. *Land Use Policy*, 77, 859–870. <https://doi.org/10.1016/j.landusepol.2017.09.017>
- Glass, R. (1964). London: Aspects of change. MacGibbon & Kee.
- Gocer, O., Shrestha, P., Boyacioglu, D., Gocer, K., & Karahan, E. (2021). Rural gentrification of the ancient city of Assos (Behramkale) in Turkey. *Journal of Rural Studies*, 87, 146–159. <https://doi.org/10.1016/j.jrurstud.2021.09.012>
- Golding, S. A. (2021). World system satellites: Place-making and inequality during the 1990s rural migration rebound. *Journal of Rural Studies*, 83, 226–235. <https://doi.org/10.1016/j.jrurstud.2020.11.007>
- Gössling, S., & Hall, C. M. (2019). Sustainable tourism in the context of climate change: Challenges and opportunities. *Journal of Sustainable Tourism*, 27(1), 1–20. <https://doi.org/10.1080/09669582.2018.1560455>
- Gripsiou, A. (2024). The Internal Socio-Economic Polarization of Urban Neighborhoods: The Case of the Municipality of Nice. *Social Sciences*, 13(10), 559. <https://doi.org/10.3390/socsci13100559>
- Guimond, L., & Simard, M. (2010). Gentrification and neo-rural populations in the Québec countryside: Representations of various actors. *Journal of Rural Studies*, 26(4), 449–464. <https://doi.org/10.1016/j.jrurstud.2010.06.002>
- Gyódi, K. (2019). Airbnb in European cities: Business as usual or true sharing economy? *Journal of Cleaner Production*, 221, 536–551. <https://doi.org/10.1016/j.jclepro.2019.02.221>
- Hall, C. M., & Müller, D. K. (Eds.). (2018). *The Routledge handbook of second home tourism and mobilities*. Routledge. <https://doi.org/10.4324/9781315559056>
- Haramati, T., & Hananel, R. (2016). Gentrification and urban policy in Jerusalem: The case of the Mamilla neighborhood. *Cities*, 58, 1–10. <https://doi.org/10.1016/j.cities.2016.04.010>
- Haramati, T., & Hananel, R. (2016). Is anybody home? The influence of ghost apartments on urban diversity in Tel-Aviv and Jerusalem. *Cities*, 56, 109–118. <https://doi.org/10.1016/j.cities.2016.04.006>
- Hernik, J., Gawroński, K., & Dixon-Gough, R. (2013). Social and economic conflicts between cultural landscapes and rural communities in the English and Polish systems. *Land Use Policy*, 30(1), 800–813. <https://doi.org/10.1016/j.landusepol.2012.06.006>
- Hidalgo, R., Rivas, L. D. S., Haller, A., & Borsdorf, A. (2017). Dystopian utopia between the mountain and the sea? Second-home production along the Coastal Cordillera of Central Chile 1992–2012. *Erde*, 148(1), 27–38. <https://doi.org/10.12854/erde-148-28>
- Hjalager, A.-M., Staunstrup, J. K., Sørensen, M. T., & Steffansen, R. N. (2022). The densification of second home areas — sustainable practice or speculative land use? *Land Use Policy*, 118, 106143. <https://doi.org/10.1016/j.landusepol.2022.106143>
- Huang, S., Liu, Y., Huang, X., & Mo, H. (2024). Exploring the institutional factors in mitigating rural gentrification-led displacement: The case of Xiaozhou Village in Guangzhou, China. *Journal of Rural Studies*, 112, 103441. <https://doi.org/10.1016/j.jrurstud.2024.103441>
- Huang, Y., Yi, D., & Clark, W. A. V. (2020). Multiple home ownership in Chinese cities: An institutional and cultural perspective. *Cities*, 97, 102518. <https://doi.org/10.1016/j.cities.2019.102518>
- Kocabiyyik, C., & Loopmans, M. (2021). Seasonal gentrification and its (dis)contents: Exploring the temporalities of rural change in a Turkish small town. *Journal of Rural Studies*, 87, 482–493. <https://doi.org/10.1016/j.jrurstud.2020.09.002>
- Kondo, M. C., Rivera, R., & Rullman, S. (2012). Protecting the idyll but not the environment: Second homes, amenity migration and rural exclusion in Washington State. *Landscape and Urban Planning*, 106(2), 174–182. <https://doi.org/10.1016/j.landurbplan.2012.03.003>
- Lees, L., Slater, T., & Wyly, E. (2016). *Gentrification*. Routledge. <https://doi.org/10.4324/9780203945964>
- Li, H., & Grant, R. J. (2022). Climate gentrification in Miami: A real climate change-minded investment practice? *Cities*, 131, 104025. <https://doi.org/10.1016/j.cities.2022.104025>
- Li, S., Zhang, Y., Long, H., & Xu, L. (2024). Understanding rural gentrification in China: Examining the evolving concept and comparative insights. *Journal of Rural Studies*, 108, 103301. <https://doi.org/10.1016/j.jrurstud.2024.103301>
- Li, T., & Grant, J. L. (2022). Climate gentrification: Risk, rent, and restructuring in Miami's housing market. *Urban Geography*, 43(7), 1010–1030. <https://doi.org/10.1080/02723638.2021.1922209>
- Liu, P., Bai, X., & Ravenscroft, N. (2023). Counterurbanization, gentrification, and the potential for rural revitalization in China. *Population, Space and Place*, 29(6), e2680. <https://doi.org/10.1002/psp.2680>
- Lorenzen, M. (2021). Rural gentrification, touristification, and displacement: Analyzing evidence from Mexico. *Journal of Rural Studies*, 86, 62–75. <https://doi.org/10.1016/j.jrurstud.2021.05.015>
- Mamonova, N., & Sutherland, L. A. (2015). Rural gentrification in Russia: Renegotiating identity, alternative food production

- and social tensions in the countryside. *Journal of Rural Studies*, 42, 154–165. <https://doi.org/10.1016/j.jrurstud.2015.10.008>
- Meleddu, M., Paolini, D., & Etcheverry, S. V. P. (2025). The relationship between tourism activity, natural amenities, and second-home development: Insights for land use planning. *Land Use Policy*, 156, 107602. <https://doi.org/10.1016/j.landusepol.2025.107602>
- Nelson, P. B., Oberg, A., & Nelson, L. (2010). Rural gentrification and linked migration in the United States. *Journal of Rural Studies*, 26(4), 343–352. <https://doi.org/10.1016/j.jrurstud.2010.06.003>
- Noblit, G. W., & Hare, R. D. (1988). *Meta-ethnography: Synthesizing qualitative studies*. Sage Publications. <https://doi.org/10.4135/9781412985000>
- Øian, H., Selvaag, S. K., Lerfald, M. G., Breiby, M. A., & Ericsson, B. (2025). Controversies over second-home development in outdoor recreation landscapes: A Norwegian case. *Journal of Rural Studies*, 113, 103511. <https://doi.org/10.1016/j.jrurstud.2024.103511>
- Öncü, M. A., Somuncu, M., Güney, İ., & Perlik, M. (2023). Rural and Alpine gentrification impact on lifestyle mobilities during COVID-19: The Yayla experience at the Taurus Mountains in Turkey. *European Countryside*, 15(2), 259–280. <https://doi.org/10.2478/euco-2023-0014>
- Paris, C. (2011). *Affluence, mobility, and second home ownership*. Routledge. <https://doi.org/10.4324/9780203851654>
- Phillips, M., Smith, D., Brooking, H., & Duer, M. (2022). The gentrification of a post-industrial English rural village: Querying urban planetary perspectives. *Journal of Rural Studies*, 91, 108–125. <https://doi.org/10.1016/j.jrurstud.2022.02.004>
- Randelli, F., & Martellozzo, F. (2019). Is rural tourism-induced built-up growth a threat for the sustainability of rural areas? The case study of Tuscany. *Land Use Policy*, 86, 387–398. <https://doi.org/10.1016/j.landusepol.2019.05.018>
- Randelli, F., & Martellozzo, F. (2023). Second homes and landscape change in Tuscany: A sustainability challenge. *Land Use Policy*, 125, 106465. <https://doi.org/10.1016/j.landusepol.2022.106465>
- Scott, M., Gkartziros, M., & Halfacree, K. (2024). Introducing climate-related counterurbanisation: Individual adaptation or societal maladaptation? *Habitat International*, 143, 102970. <https://doi.org/10.1016/j.habitatint.2023.102970>
- Shelton, T. (2021). Gameday homes: Mapping emerging geographies of housing speculation and absentee ownership in the American South. *Cities*, 115, 103230. <https://doi.org/10.1016/j.cities.2021.103230>
- Smith, D. P., & Higley, R. (2012). Circuits of education, rural gentrification, and family migration from the global city. *Journal of Rural Studies*, 28(1), 49–55. <https://doi.org/10.1016/j.jrurstud.2011.08.001>
- Smith, N. (2002). New globalism, new urbanism: Gentrification as global urban strategy. *Antipode*, 34(3), 427–450. <https://doi.org/10.1111/1467-8330.00249>
- Solana-Solana, M. (2010). Rural gentrification in Catalonia, Spain: A case study of accessibility, landscape, and displacement. *Geoforum*, 41(3), 410–420. <https://doi.org/10.1016/j.geoforum.2009.11.005>
- Solana-Solana, M. (2010). Rural gentrification in Catalonia, Spain: A case study of migration, social change, and conflicts in the Empordanet area. *Geoforum*, 41(3), 508–517. <https://doi.org/10.1016/j.geoforum.2010.01.005>
- Stuber, J., & Paulsen, K. E. (2022). Understanding social class in place: Responding to supergentrification in Aspen, Colorado. *Environment and Planning A*, 54(6), 1130–1146. <https://doi.org/10.1177/0308518X221090247>
- Sutherland, L. A. (2021). Horsification: Embodied gentrification in rural landscapes. *Geoforum*, 126, 37–47. <https://doi.org/10.1016/j.geoforum.2021.07.020>
- Tang, Z., & Liang, Z. (2024). Holding a share of “city stock”? Second home ownership and land finance under urban entrepreneurialism. *Cities*, 154, 105387. <https://doi.org/10.1016/j.cities.2024.105387>
- Ursić, S., Mišetić, R., & Mišetić, A. (2016). New perspectives on sustainable development of second homes in Croatia: Strategic planning or proliferation of building? *Procedia - Social and Behavioral Sciences*, 216, 80–86. <https://doi.org/10.1016/j.sbspro.2015.12.011>
- Van Holm, E. J. (2020). Evaluating the impact of short-term rental regulations on Airbnb in New Orleans. *Cities*, 104, 102803. <https://doi.org/10.1016/j.cities.2020.102803>
- Van Noorloos, F., & Steel, G. (2016). Lifestyle migration and socio-spatial segregation in the urban(izing) landscapes of Cuenca (Ecuador) and Guanacaste (Costa Rica). *Habitat International*, 54, 50–57. <https://doi.org/10.1016/j.habitatint.2015.08.014>
- Wachsmuth, D., & Weisler, A. (2018). Airbnb and the rent gap: Gentrification through the sharing economy. *Environment and Planning A: Economy and Space*, 50(6), 1147–1170. <https://doi.org/10.1177/0308518X18778038>
- Willett, J. (2023). Counter-urbanization and a politics of place: A coastal community in Cornwall and rural gentrification. *Habitat International*, 141, 102935. <https://doi.org/10.1016/j.habitatint.2023.102935>
- Wu, M., & Gallent, N. (2021). Second homes, amenity-led change and consumption-driven rural restructuring: The case of Xingfu village, China. *Journal of Rural Studies*, 82, 391–403. <https://doi.org/10.1016/j.jrurstud.2021.01.036>
- Yan, N., Matarrita-Cascante, D., Sakamoto, K., Yamazaki, T., & Yokohari, M. (2023). Rural mobility and socio-spatial impacts in Japan: A case study of Kutchan, Hokkaido. *Habitat International*, 141, 102931. <https://doi.org/10.1016/j.habitatint.2023.102931>
- Yang, Y., Whitford, M., & Lockstone-Binney, L. (2024). Reconceptualizing urban space with second home tourism: The emergence of an urban second-home tourism enclave. *Annals of Tourism Research*, 105, 103708. <https://doi.org/10.1016/j.annals.2023.103708>
- Zaban, H. (2020). The real estate foothold in the Holy Land: Transnational gentrification in Jerusalem. *Urban Studies*, 57(15), 3116–3134. <https://doi.org/10.1177/0042098019845614>
- Zaban, H. (2022). Urban ethnic enclaves and migration industries: The urban choices of mobile people. *Urban Studies*, 59(11), 2255–2275. <https://doi.org/10.1177/00420980211045494>

