

TOURISM-LED GENTRIFICATION: A COMPREHENSIVE BIBLIOMETRIC ANALYSIS OF RESEARCH TRENDS AND SOCIO-CULTURAL IMPACTS

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Abstract

This bibliometric review provides a comprehensive analysis of research on tourism-led gentrification, covering 225 documents from 106 sources spanning 1991 to 2025. Central keywords "gentrification" and "tourism" emphasize the role of tourism as a driver of urban transformation, reshaping economic and social dynamics while often contributing to local displacement and changes in cultural identity. The study highlights interdisciplinary themes such as urban planning, tourism development, and socio-economic impacts, with significant insights from leading journals including Sustainability, Urban Studies, and Tourism Geographies. Prominent authors like Cocola-Gant and Jover reflects the field's blend of geography, sociology, and urban studies perspectives, capturing the complexity of tourism-induced gentrification. This review identifies dominant narratives, key contributors, and influential sources, providing a robust foundation for future studies. It also sheds light on the socio-cultural implications of tourism-fuelled gentrification, offering insights into how tourism reshapes urban landscapes, social fabrics, and economic structures globally.

Keywords:- Tourism-led Gentrification, Urban Transformation, Socio-economic Impacts, Urban Planning, Cultural Displacement.

Tourism-led gentrification reshapes urban and rural areas by displacing lower-income residents, commodifying cultural heritage, and transforming landscapes to

attract affluent tourists and investors (Gotham, 2005).

Originally defined by Ruth Glass (1960s) as the replacement of working-class populations with middle-class

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residents, gentrification now includes tourism's impact on cultural and social spaces (Cocola-Gant, 2016; Pinkster & Boterman, 2017). This trend is evident in historic cities where urban areas are modified to meet tourists' expectations (Cocola-Gant & López-Gay, 2020; Jover & Díaz-Parra, 2020). Platforms like Airbnb intensify this by converting residences into short-term rentals, raising housing costs, and reducing availability (Cocola-Gant & Gago, 2021; Nieuwland & van Melik, 2020). Beyond cities, tourism-led gentrification also affects rural economies and landscapes as affluent visitors reshape local communities (Solana-Solana, 2010).

The effects extend beyond displacement, creating alienation among long-term residents as their neighbourhoods cater more to tourists (Füller & Michel, 2014). In cities like Seville and Santa Cruz de Tenerife, tourism-induced changes erode local cultures (Jover & Díaz-Parra, 2020). Similarly, the Amsterdam Canal District has seen long-term residents replaced by wealthier newcomers, fostering "privileged discontent" (Pinkster & Boterman, 2017). Historic preservation can support housing and economic growth but often accelerates gentrification (Listokin, et al. 1998). Over-tourism also heightens social tensions, as seen in Kraków, where tourism alters local economies (Szromek, Kruczek, & Walas, 2020). Addressing these inequalities requires sustainable planning to protect community identity. This bibliometric analysis, reviewing 225 documents, deepens the understanding of tourism-led gentrification and the need for responsible tourism management.

Scope of the Study

This study provides a bibliometric analysis of tourism-led gentrification by examining 225 documents from 106 sources spanning 1991 to 2025. It explores how tourism reshapes urban and rural landscapes, focusing on socio-economic impacts, cultural displacement, and urban planning. The study identifies key themes, contributors, and influential sources within the field, offering insights into the interdisciplinary nature of tourism-induced gentrification, with an emphasis on globalization, urban renewal, and sustainability.

Significance of the Study

Tourism-led gentrification has significant socio-cultural and economic implications, influencing housing markets, local economies, and community identities. By mapping research trends and identifying dominant narratives, this study contributes to a deeper understanding of how tourism affects cities and rural areas worldwide. It highlights the role of digital platforms like Airbnb in accelerating gentrification and underscores the need for sustainable urban policies to mitigate adverse effects, making it valuable for policymakers, urban planners, and researchers.

Methodology

The bibliometric data analysed spans 1991 to 2025, comprising 225 documents from 106 journals and sources. Key bibliometric techniques, such as co-word analysis and trend mapping, were employed to identify prominent themes and contributors. The sources were retrieved from Scopus database, ensuring

a comprehensive and interdisciplinary dataset.

Results and Discussion

Annual Scientific Production

Academic research on tourism-led gentrification from 1991 to 2025 shows a clear progression, with distinct growth phases linked to broader socio-economic and global trends. From 1991 to 2007, research output was minimal, as the topic remained within the broader scope of urban studies and gentrification research. Between 2008 and 2015, academic interest gradually increased, driven by the global focus on urban transformations and the rise of digital platforms like Airbnb, which highlighted tourism’s impact on housing markets. Themes such as displacement, urban renewal, and cultural commodification began to gain

prominence, establishing a more focused exploration of tourism-led gentrification.

A significant surge in publications occurred between 2016 and 2021, reflecting heightened awareness of tourism’s role in urban transformation and related socio-economic challenges like housing crises and short-term rentals. The interdisciplinary nature of the topic, spanning urban planning, sociology, and geography, contributed to this peak. However, from 2022 to 2025, research output declined, due to the COVID-19 pandemic, which shifted scholarly focus toward tourism recovery and sustainability. This trend underscores the evolving academic interest in tourism-led gentrification, peaking during periods of global debate on urban transformation and socio-economic inequalities.

Figure 1
Research Flowchart

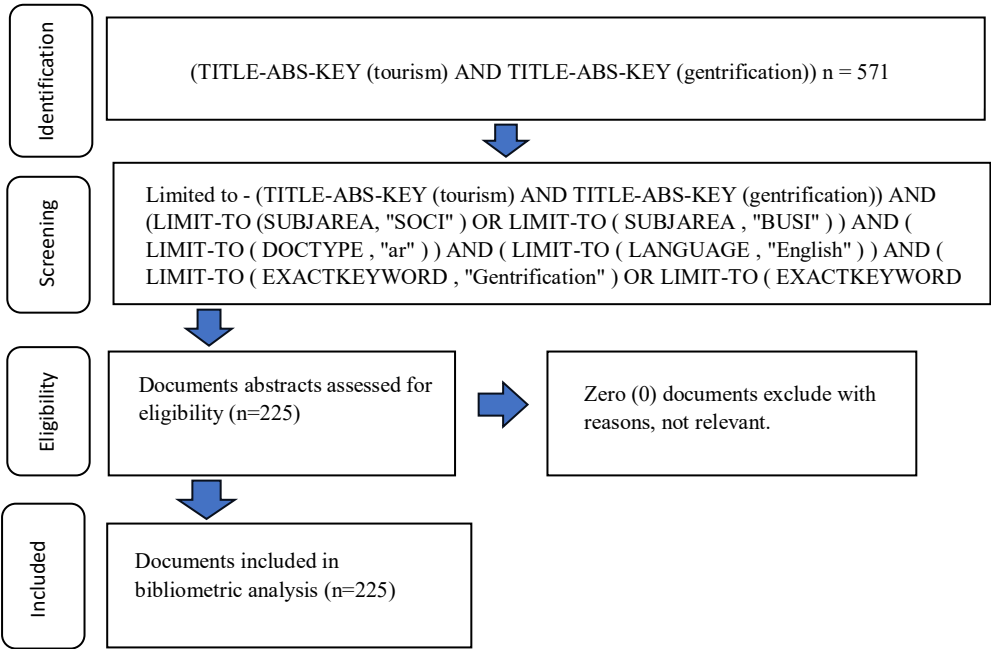
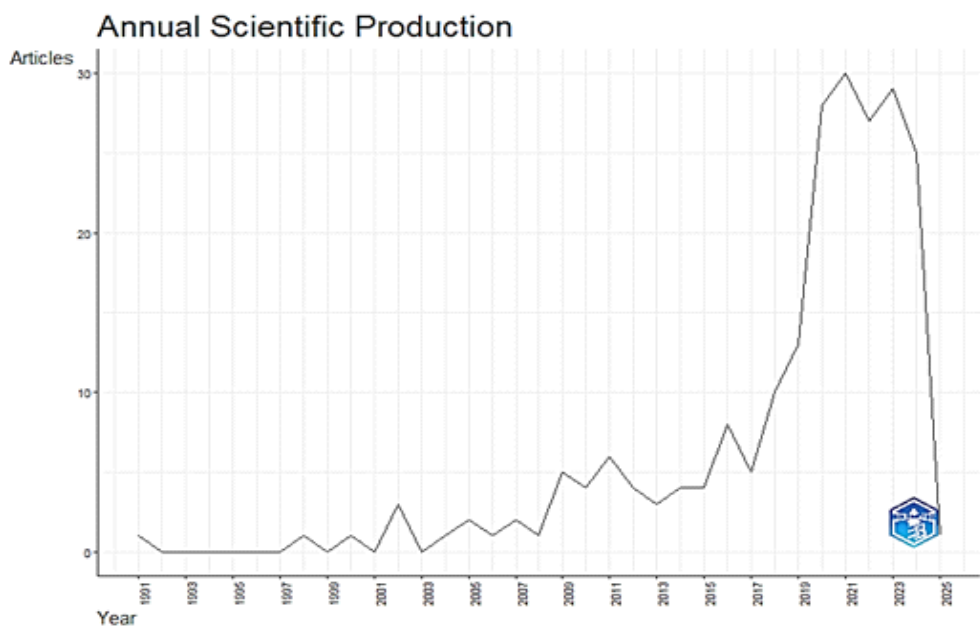


Figure 2
Annual Scientific Production



Average Citations per Year

The x-axis represents the years, spanning from 1991 to 2024, while the y-axis displays the average number of citations. The graph reveals significant fluctuations over time, indicating varying levels of academic attention to this topic. A prominent observation is the sharp spike in citations around the mid-2000s. This reflects the publication of a landmark study or influential body of research that significantly advanced the discourse on tourism-led gentrification. Following this peak, the trend shows a fluctuating yet moderately upward trajectory, suggesting sustained scholarly interest in the subject. This indicates that researchers have continued to build on foundational studies, contributing to the development of the field.

In recent years, specifically from 2020 to 2023, the graph exhibits noticeable volatility in citation activity. The peaks during this period may point to the relevance of recent publications or renewed interest in the topic due to contemporary issues, such as the effects of urban tourism or policy interventions. However, the sharp decline in 2024 could be attributed to incomplete citation data for the current year or a relative decrease in impactful studies published in the immediate past.

Overall, this graph underscores the evolving scholarly attention to tourism-led gentrification. The significant spike in the mid-2000s and the steady interest afterward highlight the importance of this area of study. Further investigation into the peaks and troughs could provide

insights into influential works, emerging trends, and shifts in academic focus over time.

Core Sources by Bradford’s Law

The graph “Core Sources by Bradford’s Law” illustrates the distribution of academic articles on tourism-led gentrification, following Bradford’s Law of Scattering. This law identifies a core group of highly productive journals, such as *Sustainability (Switzerland)*, *Urban Studies*, and *Cities*, which contribute most of the research in this field. The y-axis represents the number of articles per journal, while the x-axis ranks sources logarithmically, with the most productive journals on the left. The shaded “Core Sources” area highlights the key journals shaping academic discourse on tourism-led gentrification.

Beyond this core, the graph shows a steep decline in contributions from individual sources, indicating a broad scattering of research across less influential journals. While these peripheral sources diversify the field, their impact remains limited compared to core journals. This pattern underscores the leading role of high-impact sources in advancing knowledge on tourism-led gentrification. The analysis reaffirms Bradford’s Law, emphasizing the dominance of a few leading journals and the decreasing contributions from a larger set of less prominent sources.

Most Relevant Authors

This graph, titled “Most Relevant Authors,” identifies the key contributors in the field of tourism-led gentrification based on the relative number of their

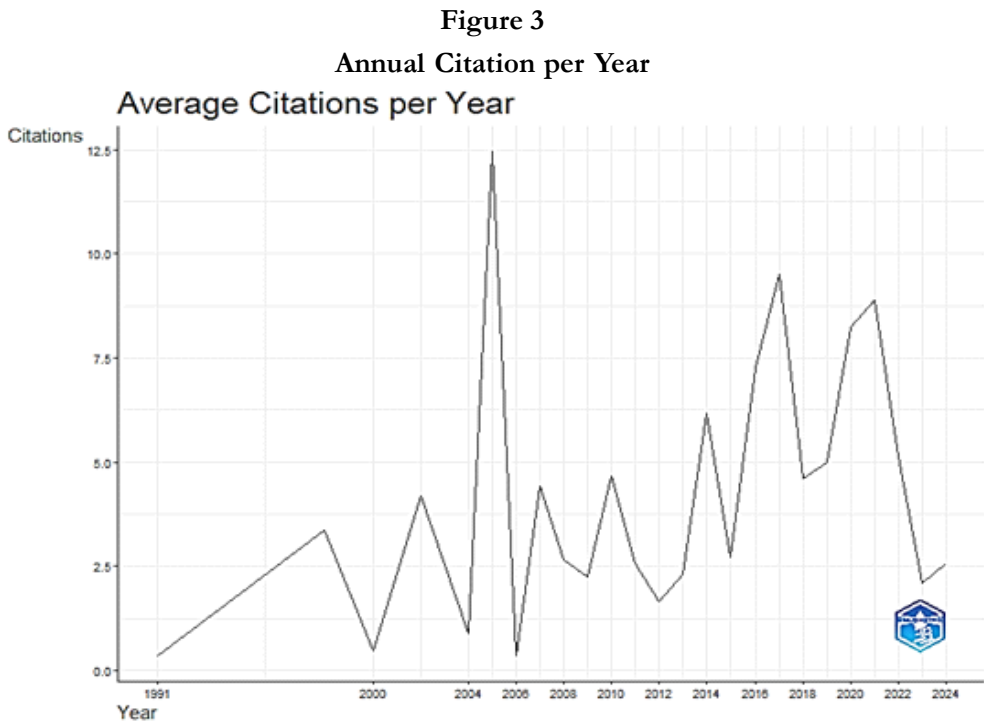
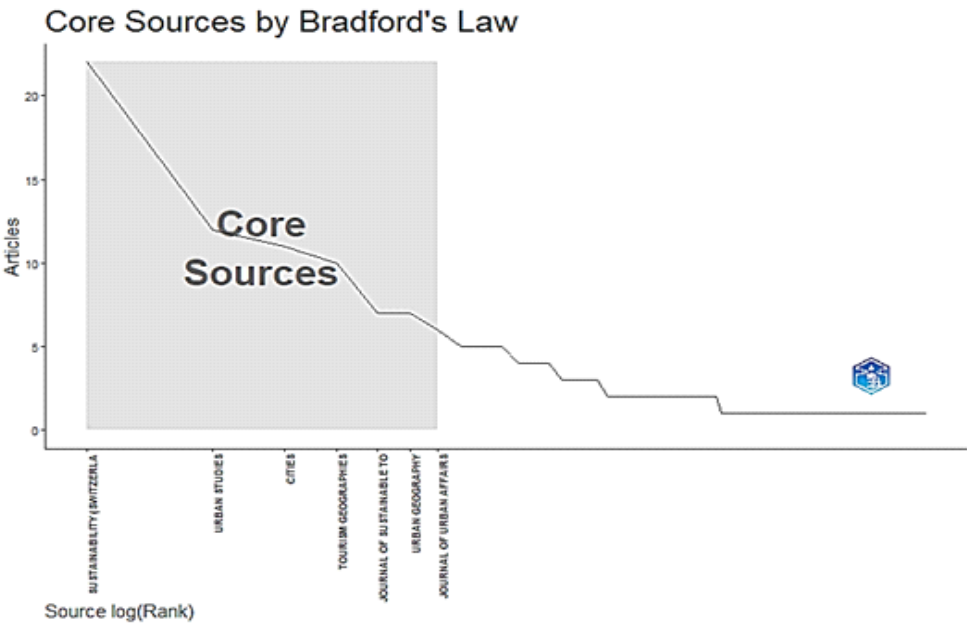


Figure 4
Core Sources by Bradford’s Law



publications. The y-axis lists the names of authors, while the x-axis represents the number of documents published by each author. The data highlights the prominence of certain researchers in shaping the academic discourse on the topic.

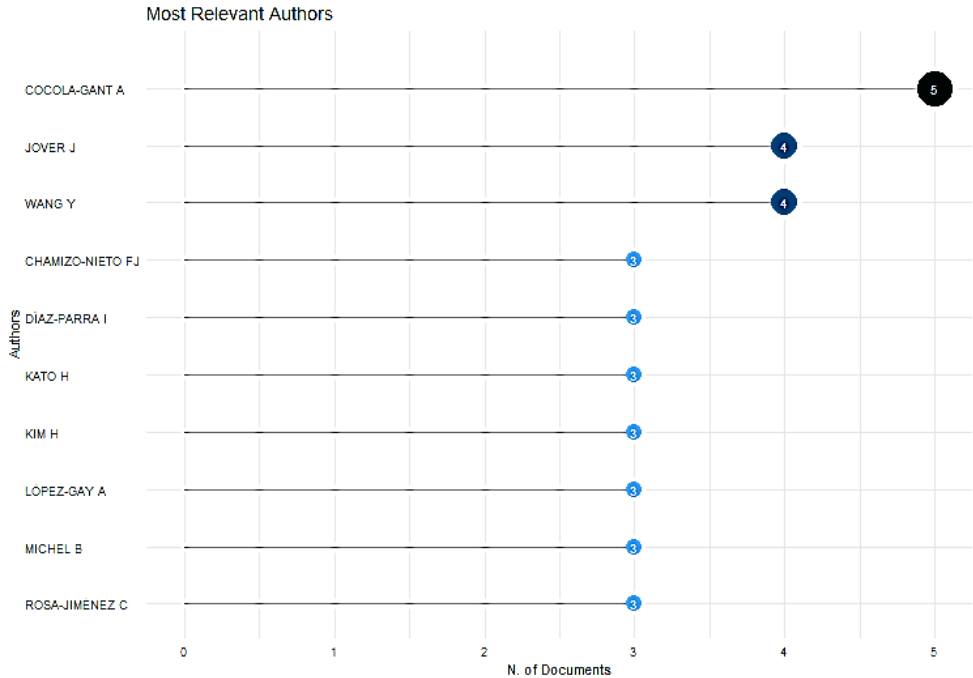
The most significant contributor, according to the graph, is *Cocola Gant A.*, with five publications. This author stands out as a leading figure in the field, having made substantial contributions to the research on tourism-led gentrification. The second-most relevant contributors are *Jover J.* and *Wang Y.*, each with four publications. Their works also play a pivotal role in advancing knowledge and understanding in this domain.

Several other authors, including *Chamizo Nieto F.J.*, *Koens K.*, *Kim H.*, and others, have each contributed three

publications. These authors form a substantial part of the academic community working on the subject, adding diverse perspectives and findings to the broader body of research. The graph visually emphasizes the dominance of a few key authors while also highlighting the contributions of a larger group of scholars with fewer

In conclusion, this graph highlights the leading contributors to the study of tourism-led gentrification. Researchers and scholars interested in this area can benefit from focusing on the works of these authors, as they provide foundational and innovative insights into the topic. This distribution also suggests a growing and collaborative field with contributions from a broadening pool of researchers.

Figure 5
Most Relevant Authors



Key Findings

Here is a tabular representation of the findings of the study:

Key Findings	Details
Growth of Research	Research on tourism-led gentrification has increased significantly since 2008, with a peak in publications between 2016 and 2021.
Key Contributors	Prominent authors such as Cocola-Gant and Jover have significantly shaped the discourse on tourism-driven urban transformations.
Core Research Sources	Leading journals in this field include Sustainability, Urban Studies, and Tourism Geographies, which provide key insights and research contributions.
Impact of Digital Platforms	Platforms like Airbnb have played a crucial role in accelerating tourism-led gentrification, affecting housing availability and affordability.
Urban and Rural Effects	Tourism-driven gentrification affects both urban and rural areas, altering local economies, housing markets, and social dynamics.
Decline in Publications	There has been a decline in publications from 2022 onward, due to the impact of the COVID-19 pandemic on tourism and shifting research priorities.
Need for Sustainable Solutions	The study highlights the necessity for sustainable and equitable urban planning strategies to mitigate the negative socio-economic impacts of tourism-led gentrification.

Conclusion

The bibliometric analysis of tourism-led gentrification highlights its significant impact on urban and rural landscapes, with research expanding over three decades. The study synthesizes insights from 219 documents, identifying key themes, contributors, and influential sources. Tourism-led gentrification involves the displacement of lower-income residents, commodification of cultural heritage, and transformation of urban spaces for affluent tourists. Cities with rich cultural assets face rising property values, economic shifts, and social disruption, exacerbated by platforms like Airbnb, which intensify housing crises. This global issue intersects economic, cultural, and political forces, emphasizing the need for sustainable urban planning.

Research on this topic has evolved through distinct phases, with initial studies (1991–2007) laying the groundwork, followed by a surge (2008–2015) due to digital platforms and urban renewal. The peak (2016–2021) reflects growing concerns over tourism's socio-economic effects, while a decline (2022–2025) may

be linked to COVID-19 disruptions. Despite economic benefits, tourism-led gentrification widens inequalities and challenges policymakers to balance tourism growth with cultural preservation and inclusivity. This review underscores the importance of interdisciplinary research, highlighting emerging trends like digital platforms and socio-spatial impacts, and calls for innovative solutions that promote sustainable and equitable development.

Declaration of generative AI and AI-assisted technologies in the writing process.

During the preparation of this work the author(s) used GPT 4 to enhance the readability of the article. After using this tool/service, the author(s) reviewed and edited the content as needed and took(s) full responsibility for the content of the published article.

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