Antecedents and consequences of tourism gentrification: A systematic literature review

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Abstract

This study explores the antecedents and consequences of tourism gentrification, a process marked by socio-economic and environmental transformations driven by tourism development in specific destinations. Using a systematic literature review approach, the study identifies and synthesizes existing research to build a conceptual understanding of the phenomenon. Key antecedents of tourism gentrification include urban change, place attachment, social and cultural capital, mobility, rent gap, consumer behavior, entrepreneurship, sustainability concerns, and the growth of the leisure economy. Conversely, the consequences observed in the literature encompass community responses, resident perceptions, the arrival of newcomers, host-tourist interactions, perceived value shifts, changes in residential attitudes, value co-creation, life satisfaction, local support, and residential displacement. The findings reveal a complex interplay between economic, social, and cultural dynamics that shape how tourism reshapes communities and spaces. By mapping out these drivers and outcomes, this study contributes a comprehensive conceptual overview of tourism gentrification. The review offers practical implications for urban planners, policymakers, and tourism stakeholders, emphasizing the need for context-specific strategies to mitigate adverse impacts on local communities while promoting sustainable tourism development. The study also calls for future research employing mixed methods to examine the interconnections among factors and to provide deeper, location-sensitive policy insights.

Keywords: Antecedents, Consequences, Sustainability, Tourism gentrification, Tourism policy, Value co-creation.

1. Introduction

The theory of gentrification was first introduced by Glass [1] to explain the process of socio-economic transformation in working-class London neighborhoods. Gentrification refers to the phenomenon whereby wealthier individuals move into areas previously inhabited by lower-income residents, causing changes in the economic, social, and cultural character of the

area. The concept of tourism gentrification was first introduced by Gotham [2], which is an extension of traditional gentrification theory. Gotham [2] explains how economic growth driven by tourism can lead to the displacement of local residents, particularly in areas such as the French Quarter in New Orleans. These areas experience rising property values and changes in local cultural values to cater to wealthy tourists, resulting in a loss of cultural authenticity and the original community.

The phenomenon of tourism gentrification has become an increasingly discussed issue in recent decades, as the popularity of global tourism has increased [3]. Tourism gentrification, which is the process of transforming tourist areas through demographic and economic changes due to increasing numbers of tourists, often causes significant social, cultural, and economic changes in tourist destinations [4]. This process can be seen as a form of takeover of local areas by the tourism industry, which impacts property prices and land use changes [5]. Previous research has shown that tourism gentrification often creates tensions between tourists and local residents. The phenomena of commodification and gentrification contribute to socio-spatial injustice and also make cities "inauthentic" for visitors and natives [6]. In many tourist destinations, such as large cities in Europe, North America, and Asia, the increase in the number of tourists has led to a rise in property prices, displacing local residents who are unable to afford to live in the area [7]. This phenomenon has led to "touristification," where public spaces and local properties are converted to serve the needs of tourists, such as hotels, restaurants, and tourist attractions, resulting in a reduction of space for local residents in the city of Palma, Spain.

Although regulations are in place, tourism gentrification is difficult to control due to the large number of parties involved in property and tourism investment [8]. Research conducted by Ma and Su [9] local governments play a role in rural gentrification and contribute to mobility and the development of tourism areas. There is a study on the comparison of tourist and local residents' satisfaction with two islands in the [10]. The results of the study showed that tourists rated their experiences on the two islands as very satisfying. Meanwhile, local residents gave lower ratings, and this is related to dissatisfaction. Therefore, a destination development strategy is needed that balances tourist satisfaction and local residents' welfare. Research conducted by Antunes and Ferreira [11] highlights the phenomenon of short-term rentals (STRs), such as Airbnb, in Lisbon, Portugal. The results of the study show that the high number of STRs can cause several negative impacts, such as disruption to the quality of life of residents (environmental, social, and economic) and spatial inequality between tourism functions and local life. However, the positive impacts include economic growth and the utilization of empty properties.

Based on articles obtained from the Scopus index with the topic of Tourism Gentrification from 2002 to 2024, the trend in the number of articles has increased from 2002 to 2020. However, there was a decrease in the number of articles in 2021, followed by an increase in the subsequent year. Studies on tourism gentrification are researched using various multidisciplinary approaches. Nevertheless, this research is complex because there is no literature review approach [12]. Based on these problems, the following questions can be formulated:
1. What factors influence tourism gentrification and its impact on tourism?
2. How can future studies contribute to the further development and extension of the existing research in this domain?

This study will produce several contributions. First, it will synthesize the topic of tourism gentrification development by identifying antecedents and consequences based on keywords. Systematic literature reviews are essential for understanding existing knowledge and identifying new directions for research. Therefore, it is important to understand the long-term impacts of tourism gentrification on local communities and social structures in tourist destinations [13]. Systematic studies evaluating literature related to this topic are needed to formulate sustainable tourism management policies. In addition, studies on tourism gentrification must consider local and global perspectives to understand the dynamics and consequences generated by this process on the economy, society, and culture [14]. Systematic literature reviews on the topic of tourism gentrification are expected to provide a more comprehensive understanding of global trends, key findings, and the theoretical and methodological approaches used [15]. The structure of the current study is as follows: Section 1 introduces the background and rationale of the research. Section 2 presents a review of the relevant literature and the research methodology employed. Section 3 reports the research results, followed by a discussion of the findings. The final section concludes the study and discusses its limitations as well as future research.

2. Literature Review
2.1. Overview Tourism Gentrification
Tourism gentrification is the transformation of middle-class neighborhoods into exclusive and affluent areas, characterized by the development of entertainment venues and corporate tourism [2]. In this context, urban tourism accelerates the growth of the tourism economy, increasing the number of hostels, party venues, retail infrastructure, as well as galleries, cafes, and bars [16]. This phenomenon has received increasing research attention in recent years. This is because tourism has become a major driver of economic development in many cities, and the relationship between tourism and gentrification is complex. Studies have shown a clear interaction between tourism and commercial gentrification, where tourism growth leads to neighborhood transformation and the displacement of low-income residents [17]. Tourism can drive gentrification through the commodification of culture, the development of tourism infrastructure, and the influx of wealthier visitors and investors [18]. Tourism gentrification can take many forms, including the conversion of housing to short-term rentals for visitors, the concentration of tourism-related businesses and facilities in certain areas, and the displacement of long-term residents [19]. This process can have significant impacts on the livability and social fabric of affected communities, leading to the erosion of community ties, the privatization of public space, and the commodification of local culture. Some of the impacts felt are traffic congestion and shop displacement, while others are more location-

specific. Despite varying degrees of tourism gentrification, locals tend to have negative perceptions of tourists, albeit to varying degrees. Despite varying degrees of tourism gentrification, locals tend to have negative perceptions of tourists [20].

The study was conducted [21] in Hong Kong's tourist areas of Lo and McKercher [21]. There is a change in the retail landscape, where premium branded stores are more targeted at tourists than locals. This forces residents to seek their necessities in other areas. Tourism gentrification also affects the cultural and social identity of local communities. The connection of local communities to their place identity is often threatened by the increasing presence of tourists and outside investors, which changes the cultural landscape of the area. There is a socio-spatial impact on the Overseas Chinese Town (OCT) community in Shenzhen, China. The social changes involve the displacement of the working class from the area and the influx of upper-middle-class immigrants. Additionally, OCT is transforming into a community characterized by tourism and luxury consumption, with a mix of upper-class and working-class lifestyles that still coexist. These are some of the consequences of tourism gentrification [22]. Then, the presence of the online platform Airbnb has systematically introduced a new income stream into the housing market; however, the distribution of benefits shows geographical inequality. This condition ultimately gives rise to a new form of rent inequality, especially in areas that are culturally desirable and have international recognition. Therefore, understanding this inequality requires an approach that is able to integrate global dynamics with local conditions simultaneously, in order to examine the broader impact of digital platforms on socio-economic structures in urban environments [23, 24].

2.2. Theoretical Framework

Assessing the development of tourism gentrification research requires careful attention to the theoretical frameworks employed by scholars. Among the 30 articles reviewed, only six explicitly identified a theoretical framework, while the others relied on conceptual explanations drawn from previous studies. The following section provides an overview of the theoretical frameworks utilized in existing research to date.

Entrepreneurship, in the context of tourism, is a combination of approaches rooted in innovation, risk management, and sustainability. Entrepreneurs in this industry must be able to navigate global and local challenges while creating value for tourists, communities, and the environment [25].

Attitudes are an approach used to understand how a person's attitude influences their decision to participate in tourism activities. Attitude is an individual's evaluation of an object, place, or experience, which can be positive, negative, or neutral. In tourism, attitudes can influence the choice of destination, activities undertaken, and the level of tourist satisfaction [26].

Social capital, the theory of social capital in tourism highlights the importance of social relationships, trust, and shared norms in creating sustainable and inclusive tourism destinations. Social capital enables local communities to collaborate with other stakeholders, manage resources effectively, and promote destinations collectively [7].

Consumer behavior, Consumer Behavior Theory in Tourism is used to understand how tourists make decisions about their travel, from choosing destinations and services to desired experiences. In tourism, these theories help explain the various factors that influence consumer decisions and behavior, both psychologically, socially, and situationally [27].

Social Exchange Theory (SET), in the context of tourism, is used to understand how local communities, tourists, and tourism stakeholders interact based on the evaluation of the benefits (rewards) and costs. This theory helps explain community attitudes towards tourism development, as well as how the relationship between tourists and local communities can be managed sustainably [28].

Tourism Destination Life Cycle, Butler provides a framework for understanding the development of a tourism destination, while tourism gentrification refers to the social and economic effects that arise as a result of rapid tourism growth. If not managed properly, gentrification can lead to the loss of local cultural identity, economic inequality, and social tensions. Therefore, a sustainable tourism strategy is necessary to ensure that tourism growth provides equitable benefits to all parties [29].

3. Methodology

This research employed a systematic literature review, a methodology that entails a transparent and scientifically reproducible process for identifying and analyzing relevant literature [30]. Unlike previous literature reviews that were mostly narrative in nature, this study applies a structured method aligned with PRISMA guidelines, allowing for a more objective selection and analysis of sources. This approach ensures a comprehensive understanding of both the antecedents and consequences of tourism gentrification across diverse contexts. The process consists of several stages, beginning with the exploration of the research topic. In this phase, the authors selected "tourism gentrification" as the primary keyword and formulated research questions and objectives to guide the literature search. This aims to find out what has been studied by existing studies. The second stage involves searching and filtering scientific articles. Relevant publications were sourced from the Scopus database using the Publish or Perish software, selected for its reliable access to high-quality academic content. Once retrieved, the articles were imported into the Covidence platform for further processing. The screening process followed the PRISMA protocol. Figure 1, which stands for Preferred Reporting Items for Systematic Reviews and Meta-Analyses, is a standardized guideline for conducting literature reviews that includes identifying, selecting, evaluating, and synthesizing research [9]. This process involved removing duplicate entries and applying screening based on predefined eligibility criteria. The specific criteria applied in this study are as follows:

1. Articles are peer-reviewed journals and full-text articles and book chapters, reports, theses, and dissertations are not included.
2. The article uses English and is an article indexed by the Scopus database with a ranking of Q1 and Q2.

3.   The period 2014–2024 was chosen because, over the past 10 years, tourism gentrification publications have experienced fluctuations. However, from 2022 to 2024, there was a significant increase.

The third stage of this process involves evaluating and selecting relevant studies. At this point, systematic sampling and screening of the literature are performed by thoroughly reviewing the abstracts and full texts of the chosen studies. Articles that do not fulfill the predefined inclusion criteria are omitted from the final dataset. To maintain objectivity, the selection process is independently conducted by multiple authors, who then cross-check and reconcile their results to ensure consistency. The fourth stage focuses on literature analysis, which entails a detailed examination of the selected studies to extract and map the most significant elements. A total of 310 articles were analyzed based on various parameters, including title, journal, authors, publication year, research questions, identified phenomena and research gaps, methodologies, research context, variables, findings, theoretical and practical implications, limitations, and future research directions. From this process, 30 articles were ultimately selected for in-depth review.

Figure 1.
Article Screening Results.

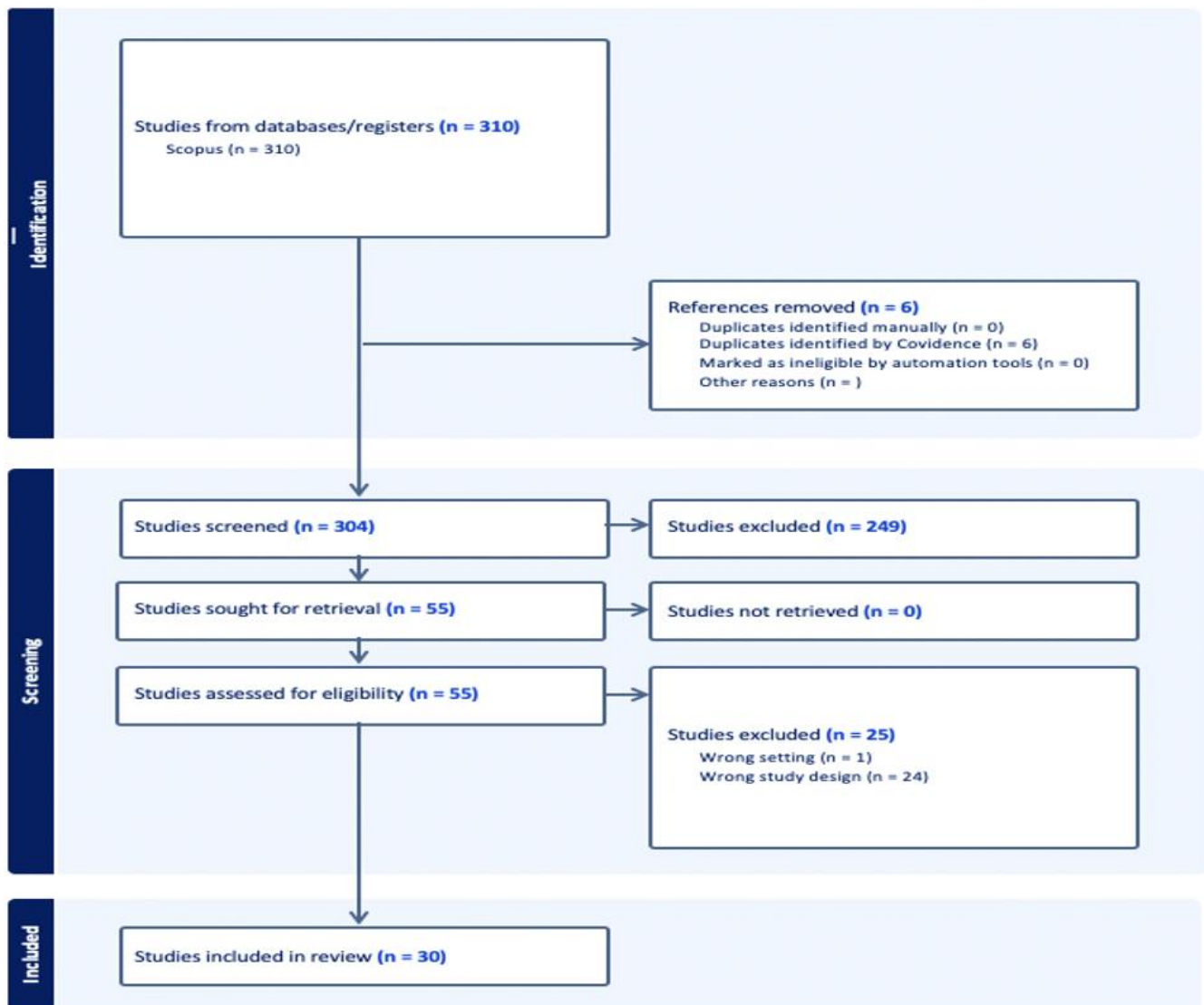## 4. Research Result

This section presents the answers to the research questions by conducting a structured review that highlights commonly used definitions, theoretical frameworks, research methods, and key constructs. The findings are discussed through an analysis of study units, geographic distribution, recurring themes, and influential scholars within the tourism gentrification literature.

Table 1.
Article Distribution.

Rating (Scimago)	Publish Year						Total	%
	2014-2019	2020	2021	2022	2023	2024		
Q1	13	3	2	5	3	3	29	96.7
Q2			1				1	3.3
Q3								
Total	13	3	3	5	3	3	30	100
Research method								
Qualitative	6	1	1	3	1		12	40
Quantitative	6	1	2	2	1	1	13	43.3
Mixed method	1	1			1	2	5	16.7
Total	13	3	3	5	3	3	30	100
Country settings								
Indonesia	1				1		2	6.7
China	3			4	1	1	9	30
Europe	5	1	1				7	23.3
United Arab Emirates (UAE)			1			1	2	6.7
USA	3			1		1	5	16.6
Hong Kong – South Korea		1	1		1		3	10
Global	1	1					2	6.7
Total	13	3	3	5	3	3	30	100

The literature review analysis collected 30 final articles. The initial results describe the distribution of articles based on publication rank (Scimago), research method, country setting, and year of publication, as shown in Table 1. In general, there has been a decrease in the number of article publications during the period 2014-2024. However, this research needs to be conducted because there is no literature review on the antecedent and consequent factors of tourism gentrification.

Table 2 shows the distribution of publications based on journal ratings (Scimago) from 2014 to 2024. The majority of publications (96.7%) are in Q1 journals, reflecting high research quality.

Table 2.
Journal Sources.

Journal	Quartile	Count	Percentage
American Sociological Review	Q1	1	3.3
Asia Pacific Journal of Tourism Research	Q1	2	6.7
Cities	Q1	1	3.3
City, culture, and society	Q1	1	3.3
Current Issues in Tourism,	Q1	1	3.3
Environment and Planning	Q1	1	3.3
Environment and Planning A: Economy and Space	Q1	1	3.3
Housing Studies	Q1	1	3.3
International Journal of Tourism Cities	Q1	3	10
Journal of Asian and African Studies	Q2	1	3.3
Journal of Hospitality & Tourism Research	Q1	1	3.3
Journal of Policy Research in Tourism, Leisure and Events	Q1	1	3.3
Journal of Rural Studies	Q1	1	3.3
Journal of Sustainable Tourism	Q1	2	6.7
Journal of Tourism and Cultural Change	Q1	1	3.3
Journal of Travel Research	Q1	1	3.3
Tourism Geography	Q1	3	10.0
Tourism Management	Q1	3	10.0
Tourism Review	Q1	2	6.7
Urban Studies	Q1	2	6.7
Total		30	100

Meanwhile, there is 1 publication (3.3%) in Q2 journals, and no publications are recorded in Q3 journals. The distribution of research methods used in publications shows that the quantitative approach dominated with 43.3% (13 publications), followed by qualitative methods at 40% (12 publications). Meanwhile, the mixed-method approach was used in 16.7% (5 publications) of the total 30 studies. This indicates that quantitative research is more frequently used than other methods. The studies in this table have a wide geographical coverage. The majority of studies focus on China (30%), followed by Europe (23.3%) and the USA (16.6%). Meanwhile, studies conducted in Indonesia and the United Arab Emirates (UAE) each accounted for only 6.7%, which is similar to the global research category. The diversity of research

locations shows variation in cross-country studies, with most conducted in countries with strong economic and academic influence, such as China, Europe, and the United States. Table 2 displays selected journals that publish topics related to tourism gentrification. The majority of selected articles were published in Tourism Geographies (10%) and Tourism Management (10%), which specifically discuss tourism. The remaining articles were published in various journals, ranging from Q1 to Q2 indexed.

4.1. Bibliographic Mapping

The bibliographic mapping shown in Figure 2 is organized according to keyword co-occurrence, with each cluster containing at least one keyword to refine the scope of analysis. From this grouping, the most frequently appearing keywords related to tourism gentrification are identified. Based on the bibliometric analysis generated using VOSviewer, each color in the visualization indicates a cluster or group of interconnected topics. The red cluster focuses on the social impacts of gentrification, especially in the context of urban environmental changes due to tourism. The main keywords are: "rural tourism gentrification," "commercial gentrification," "displacement," "resident attitude," "urban regeneration," and "territorial transformation."

The blue cluster highlights "over-tourism", and the negative consequences of increasing tourist numbers in popular destinations. Keywords: "over-tourism", "hospitality", "urban planning", "tourism impacts", "cultural identity", and "tourism phobia". This reflects research on how the surge of tourists affects the daily lives of local residents, urban infrastructure, and cultural sustainability. The green cluster focuses more on sustainable tourism, particularly in the context of ecotourism and community relations. Key keywords: "ecotourism", "tourist attraction", "tourism economics", "ethnicity", "neighborhood", and "stakeholder". This cluster emphasizes alternative, more sustainable and responsible tourism models, as well as the role of ethnicity and community in tourism management. Concepts such as shared space and local government demonstrate the importance of stakeholders in managing tourism to be more inclusive.

The yellow cluster reflects community-based tourism and how cultural identity is maintained in a changing environment. Keywords: "community-based tourism", "place attachment", "social capital", "economic impact", and "migration". This cluster highlights how local communities try to adapt to the economic pressures of tourism, either by forming coping strategies or taking advantage of economic opportunities from the tourism sector. Issues such as heritage tourism and urban housing demonstrate the challenges in maintaining a balance between economic development and cultural preservation. The purple cluster focuses on the sharing economy, especially platforms such as Airbnb, in the housing and hospitality sectors. Keywords: "Airbnb", "rental sector", "affordable housing", "hotels", "sharing economy" and "Airbnb effect". This indicates that studies in this cluster are more focused on how Airbnb changes the dynamics of the housing market, causing rent increases, reducing the availability of housing for local residents, and shifting the traditional hospitality industry. From these results, it can be seen that gentrification in the context of tourism is not only a housing and economic issue but also concerns social, cultural, and environmental changes in tourist destinations.

Figure 2.
Bibliography mapping for research on Tourism Gentrification.

4.2. Themes

The results of this study indicate that most research on "urban change" has been conducted by academics and is a frequently studied theme in tourism gentrification research. This process involves the transformation of urban areas due to tourism development, which often causes the displacement of indigenous people [31].

Table 3.
The Theme of Tourism Gentrification.

Themes (based on the frequency of the most frequently occurring keywords)		
Urban change (5)	Rent gap (3)	Attitude (3)
Place attachment (2)	Consumer behavior (1)	Value co-creation (1)
Social capital (2)	Entrepreneurship (1)	Life satisfaction (1)
Community response (3)	Sustainability (1)	Resident support (2)
Cultural capital (2)	Newcomers (2)	Leisure economy (2)
Mobility (2)	Host guest relationship (1)	Place displacement (2)
Resident perception (3)	Perceived value (2)	

4.3. Recent Research Framework

This section presents a conceptual framework that describes the antecedents and consequences of systematically reviewed studies on tourism gentrification. Antecedents and consequences were developed to describe antecedents as inputs and consequences as outputs in an effort to develop tourism gentrification. These findings were obtained from 30 studies identified in the systematic review. Figure 3 presents a framework for factors influencing antecedents and consequences.
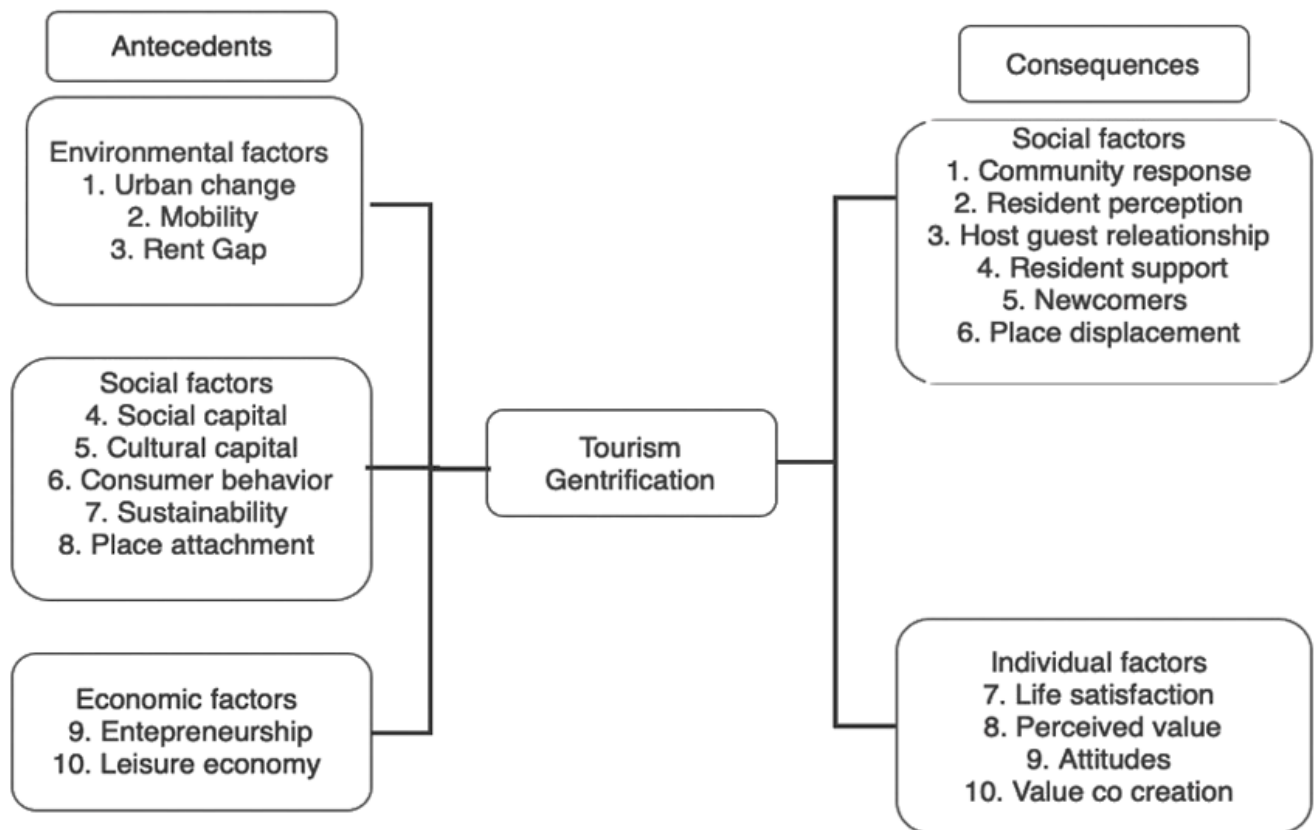
Figure 3.
Antecedents & Consequences of Tourism Gentrification.

4.4. Antecedents in Tourism Gentrification

Based on the figure, the antecedents of tourism gentrification include ten main factors that act as triggers or causes. Antecedents are divided into several categories, namely environmental factors, social factors, and economic factors. Environmental factors, such as urban change, show the transformation of urban areas due to tourism development [32]. Mobility or displacement factors have little positive effect and a strong negative effect on residents' attitudes towards newcomers in the context of further tourism development [33]. Rent gap or rental value gap is a multisubject and multiscalar consequence of uneven development in a power-oriented process and driven by large capital through investors [34]

Social factors, including place attachment, social capital, and cultural capital, describe emotional relationships and social networks within communities that influence gentrification and contribute to increasing resident attachment [7].

Consumer behavior and entrepreneurship also contribute by encouraging tourist consumption patterns and entrepreneurial activities. Finally, sustainability and the leisure economy reflect the demands of a tourism-based economy that supports growth but has the potential to create social and environmental pressures [35].

4.5. Consequences of Tourism Gentrification

The consequences of tourism gentrification include a variety of impacts that affect the community and the surrounding environment. In social factors, one of the impacts is the community response and perception of residents, which reflects how the community reacts to and understands the social and economic changes that occur. If the perception of residents is positive towards newcomers, it will have an impact on providing greater support [36]. The entry of newcomers and the relationship between hosts and tourists (host-guest relationship) describe the interactions that occur between local residents and tourists [37].

In addition, factors such as tourists' perceived value from the tourism gentrification experience affect residents' attitudes, and value co-creation indicates the community's assessment of the benefits obtained and joint efforts to create responsible tourism [26]. The economic and socio-cultural benefits perceived by residents from tourism development have a positive effect on shared value creation and life satisfaction [38]. Residents' power and trust in the government significantly influence their life satisfaction and their perception of positive impacts. Resident support reflects the well-being of local residents and their support for tourism development [39]. Finally, displacement indicates the potential migration of local people due to economic pressures and rising living costs, which are among the main consequences of tourism gentrification [37].

5. Conclusion

Tourism gentrification is a process that transforms residential areas into tourist destinations, causing socio-spatial changes and displacement of native residents [40]. This phenomenon is characterized by increasing property values, demographic changes, and the proliferation of entertainment venues and tourist attractions. Although it can bring economic benefits and physical improvements to the surrounding environment, it also has negative social and environmental consequences. This process is driven by a variety of factors, including globalization, government policies, and real estate development. Tourists' perceptions of the gentrification experience can influence responsible tourism attitudes and intentions, with functional and conditional values playing an important role [26]. Understanding these dynamics is essential for managing the impacts of tourism gentrification and promoting responsible tourism practices in affected areas.

5.1. Theoretical Implications

This study enriches the literature on tourism gentrification by identifying the antecedents and associated consequences. The findings help clarify how elements such as urban change, social capital, and cultural capital contribute to socio-economic transformation in tourism-impacted areas. Utilizing theories such as Social Exchange Theory (SET) and the concept of value co-creation, this study links economic, social, and cultural dynamics in the process of tourism gentrification [22]. This multidisciplinary approach provides a more holistic perspective on the phenomenon. This study emphasizes the importance of understanding the interaction between globalization and local dynamics in the process of tourism gentrification. This supports the development of a more contextual and relevant theory for different geographical areas. This study strengthens sustainability theory by emphasizing the importance of community-based tourism approaches and local community engagement to minimize the negative impacts of tourism gentrification [41].

5.2. Practical Implication

The results of this study can be used by policymakers to develop spatial regulations that maintain a balance between the needs of local communities and tourism development, such as limiting the conversion of local properties into commercial facilities [42]. Involving local communities in decision-making and managing tourist destinations can help create a sense of ownership of their areas, so that the negative impacts of tourism gentrification can be minimized. Governments and businesses can implement strategies to control property price increases and prevent the displacement of indigenous people due to economic pressures. Tourism businesses can support local communities through CSR programs that focus on cultural preservation and economic empowerment, such as skills training or support for micro-enterprises. The use of data and technology to monitor social, economic, and environmental impacts can help in evidence-based decision-making for destination management. To reduce dependence on tourism, local communities are encouraged to develop other sectors such as agribusiness, creative industries, or local crafts, which can increase the economic resilience of the region [30].

5.3. Future Research, Methodological, and Empirical Directions

As the phenomenon of tourism gentrification continues to grow, there is an urgent need to expand and deepen scientific studies in several strategic directions. Based on the results of the systematic literature review, there are several future research opportunities that can make significant contributions to the development of theory and practice in this field.
Future Research Directions

Future research directions in the field of tourism gentrification need to focus on deeper exploration of the Interrelationships between the main causal factors of gentrification, such as urban change, social capital, cultural capital, and entrepreneurship, which are complex. Existing studies show that these factors do not stand alone but interact with each other in shaping the dynamics of tourism gentrification [40, 43]. Therefore, a multidisciplinary approach is necessary to understand how social, economic, and cultural variables influence each other within the context of tourism.

Furthermore, future research is recommended to expand the focus to the context of developing countries, especially in Southeast Asia, Africa, and Latin America. This is important considering that the majority of previous research is still dominated by studies in Europe, the United States, and China [44]. Socio-economic conditions, government policies, and characteristics of local communities in developing countries have their own dynamics that deserve further study. In addition, the role of digital technology and sharing economy platforms, such as Airbnb, also requires special attention. Digitalization has been shown to affect the structure of the property market, rental prices, and social relations in tourist destinations, but there is still limited research that comprehensively examines the impact of this technological development on tourism gentrification [45].

5.4. Future Methodological Directions

In the methodological aspect, there is a need to adopt a more integrative and innovative approach. Most previous studies still use quantitative or qualitative approaches separately. To capture the complexity of the tourism gentrification phenomenon, future research is advised to implement more mixed methods, which combine the strengths of quantitative data with the depth of qualitative insights [46]. Then, a longitudinal research design that maps the long-term impact of gentrification on the well-being of local communities and the sustainability of tourist destinations is highly recommended, as stated by Xu et al. [47]. Such studies are important to provide an understanding of how the gentrification process develops and has long-term impacts.

Another method that can be applied is Social Network Analysis to identify the relationships between stakeholders involved in the gentrification process, such as government, investors, local residents, and tourists [48]. Finally, the use of big data analysis from digital platforms such as Airbnb, TripAdvisor, or Google Reviews is a new alternative to map the perceptions of tourists and local communities in real time. In addition, it is important to examine how the value capture process by digital platforms affects the distribution of benefits in the tourism sector, as well as its implications for local communities [49].

5.5. Future Empirical Directions

From an empirical perspective, there are several research paths that have great potential for further exploration. One of them is comparative research across countries or across tourist destinations that have different characteristics. Such studies allow the identification of contextual variables, such as spatial policy systems or the level of local community involvement, that influence the dynamics of tourism gentrification [50, 51].

Future research is recommended to examine various types of community participation, including economic, social, and cultural aspects, and to compare their differences in urban and rural areas [52]. Equally important, empirical research on the effectiveness of various gentrification control policies needs to be increased. An evaluation of policies such as zoning laws, property taxes, restrictions on property conversion into commercial facilities, and regulations on sharing economy platforms is necessary to understand how these policies impact the field [53]. Finally, studies on economic diversification strategies adopted by local communities to reduce dependence on the tourism sector are highly relevant. Such research is not only useful in the context of economic sustainability but also in increasing the social resilience of local communities to gentrification pressures [54].

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