



Second homes: A bibliometric analysis and systematic literature review

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Abstract:

Purpose: Despite second homes having been extensively studied in the tourism area during the last two decades, there is a lack of updated review. This work presents a systematic literature review and a revision of the main issues studied.

Methods: The document begins with a discussion about different concepts and definitions. It highlights the lack of an internationally accepted definition of second home tourism and proposed one. Then, our literature review in second homes shows the growth of publications, country specification, the affiliation of lead authors and the leading serial source titles. The review is based on a comprehensive search in Scopus through keywords. Additionally, the main topics and issues related to second homes are summarised.

Results: Results show that the number of publications has grown almost steadily, with a maximum in 2018. American, Nordics and South African authors dominate second homes research. Publications have been shifted from Tourism Geographies journals to Tourism journals showing a greater specification in the area.

Implications: Finally, based on our review on topics, we conclude that there is still more to study, most of all in the field of theoretical work, the analysis of economic, environmental, and social impacts and the role of unexpected events, such as Covid 19, that has changed the use of second homes.

Keywords: Literature review, Second homes tourism, Second homes impacts, Bibliometric Analysis

JEL Classification: Z00, Z11, Z32

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1 INTRODUCTION

The interest in second homes on tourism, growth and local development has been increasing during the last decades. Second homes are related to mobility, housing and circulation. The number of second homes has increased and the academic interest in this topic too, which mainly has its origins in the Nordic countries and Canada (Hall & Müller, 2018). Tourism is a cultural, political and economic force that moves people in time and space, shaping society and the environment at local and global levels (Edelheim & Ilola, 2017). Both terms, second homes and tourism, have been

analysed by their effects in the destination, such as the increase in the number of visitors and the generation of new development opportunities due to the migration of retired and active people who seek a new place and way of life.

Although several studies have been developed internationally on second homes, the topic is still new and many questions remain without answered regarding the effect of second homes on tourist areas development. Questions and inconclusive issues in the field are growing as we observe new effects of second homes in other aspects such as cultural, economic, social, fiscal, institutional, environmental, governance, landscape, production system, planning and long-term effects. A bibliometric analysis is developed to



contribute to the knowledge of the state of second residencies as a research topic, identifying authors, universities, their relationships and trends. So, this study is motivated by the necessity of a systematic and updated review in order to understand the state of the art in second home research. We hope the work can help us and other researchers to organise and outline future investigations in second homes.

Coppock's research was the first second homes review, published in 1977. In the early literature, a common factor was the negative effect of second homes in rural environments. In the 1990s, interest in research on the subject resurfaced, led by Nordic researchers who highlighted the benefits of second-home tourism for rural economies and communities.

The number of publications has increased since 2004 (Hall, 2014), with geographic expansion with countries such as China, Iran, Latin America, Malaysia, South Africa. Müller (2021), found four clusters of second homes research, the first and major is made up of Nordic countries (with the exception of Denmark), New Zealand, and South Africa, the second one by Spain, France, Italy and Denmark, the third by North America, and the last one by the United Kingdom and Australia.

While early and Nordic studies often referred to cottage-type accommodation in a rural context, recent studies tend to contextualise second houses within the tourism industry in relation to urban areas, including the idea of residential tourism, addressing urbanised forms of second homes tourism (Hall & Müller, 2018). Location and other aspects, such as motivations of tourists and impacts of second houses, make it extremely hard to generalise and to give a unique definition of second home.

The aim and contribution of the study is to update the latest available international review Hall (2014) on second homes tourism. This allows us to know the growth of second homes publications from 1974 to 2020, considering countries of authors, leading journals, and number of publications. Finally, the paper analyses the main issues that have been studied on second homes and their impacts, taking into account the fact that the Covid 19 pandemic has impacted on the use of this type of accommodation and its role in the development of tourist destinations.

The following section introduces a brief discussion about possible definitions of second homes. Authors used to define second homes based on the scope of these studies and the absence of a unique meaning is remarkable. Then, we analyse the growth of the number of publications in second home research, updating the Hall (2014) investigation, and showing the country specification, the affiliation of lead author and leading serial source titles.

This review is based on a comprehensive search in Scopus through keywords. The main topics and issues related to second homes are also summarised, with a revision about in which countries certain issues are more explored. Finally, conclusions are introduced with the aim of enriching the debate without closing it.

There is no internationally accepted definition of a second home and the term acts as an umbrella expression for a variety of terms (Hall, 2014). There are different terms to refer to second homes such as "second homes", "alternate home", "recreational home", "holiday homes", "vacation homes", "summer home", "summer house", "cottage" and mobile homes, Back & Marjavaara (2017) and Zogal (2020) referred to second homes as recreational homes, holiday/vacation homes, summer homes, cottages or weekend homes used for a limited time period and for recreational purposes. Yan (2018) defines second homes as certain types of property which homeowners use as an alternative destination away from their primary homes, primarily used for holiday and leisure purposes.

Tran & Weaver (2019) argued that "defining home has become a complex matter in a mobile world, with many people now able to move fairly freely and having a number of options with respect to where they can reside, the conventional concept of home that links it to one particular place is no longer as useful". Pontes et al. (2020) defines second homes as a property which homeowners use as an alternative destination away from their primary homes, mostly used for holiday or weekends and leisure purposes. Some authors think that it is necessary to follow the terminologies and definitions and several of them argue for viewing it as a comprehensive concept for different terms. In addition, differences in available data make this kind of concept necessary (Back & Marjavaara, 2017; Hall, 2014; Hall & Müller, 2018; Müller, 2002, Müller, 2004; Schegg & Stangl, 2017). Otherwise, second homes are often analysed as a unique category and it makes it difficult to understand the heterogeneity within second homes definition and their impacts in a tourism destination. Therefore, the lack of an internationally accepted definition of second homes has its correlation in the difficulty of measuring and having internationally comparable statistics.

Due to different aspects of the subject, researchers have created additional terms such as lifestyle mobility, hetero-local lifestyle, multi-local living, multiple dwelling and residential tourism. In the earlier studies, researchers have discussed about what physical forms of property would be considered as second homes (Hall, 2014; Yang, 2018). For instance, Hall & Müller (2004) classified second homes according to the mobility, structure, and architectural forms in the following categories: Houses and apartments, Camping, Boats and Recreational Vehicles and Non-mobile, semi-mobile and mobile ones.

This category is focused on physical aspects of second homes tourism. Nevertheless, recently works have recognized second homes with focus on its usage rather than its physical form. Other authors take an anthropologist approach studying the reason why visitors travel to seek a 'home away from home'. Also, the term second should be analysed because second homes owners often own multiple properties, so the notion of 'second' might lead to misunderstandings of the topic. The nature of home is changing and an identification based on the physical form could not be accurate. Second homes from the usage of the property can be better, even when it is not easy to distinguish second homes from primary ones as the usage of property is entirely up to the home owners (Yang, 2018). Furthermore, a second home could be classified considering the frequency of usage as a function of

2 SECOND HOMES, SECOND HOMES TOURISM AND RESIDENTIAL TOURISM DEFINITIONS

distance to the user's primary home and the condition of whether it was converted or a purpose-built second home. Second homes used during the weekends are near the principal residence and holiday homes are far from them (Back & Marjavaara, 2017). Using these categories, authors classified second homes in four groups: a) converted weekend; b) converted holiday; c) purpose-built weekend and c) purpose-built vacation.

On the other hand, the concept of residential tourism is which was defined in the 1970s in Spain, and is considered as "the economic activity dedicated to the development, construction and sale of dwellings that make up the extra-hotel sector, whose users use them as accommodation for summer holidays or permanent or semi-permanent residence, away from their usual places of residence" (Mazón & Aledo, 2005 page 10). The most recent definition is "residential tourism can be understood as the set of social practices that revolve around the social production of second homes, production of infrastructures, services and nearby spaces, and whose use is mostly linked to the sphere of leisure and not to reproduction and production" (Aledo, 2016 page 41). Pontes et al. (2020) argued that in spite of disagreements about the residential tourism concept, real estate production is associated with tourism expansion and the main objective of residential tourism is to buy land, build residences and sell them.

Hence, there are different concepts and classifications of second homes, second homes tourism, and residential tourism, among government, industry and the research community. It is important to consider that while second homes tourism is defined by the demand side; residential tourism is defined by the supply side. It is also relevant, to take into account this difference in definitions, when making economic policy on tourism, as promoting second homes tourism will not have the same implications as promoting residential tourism.

In conclusion, we remark the need for an academic discussion on the second homes definition. Different concepts are used and this fact makes it difficult to produce internationally comparable statistics, and therefore limits research on this topic.

Based on the review we carried out, we propose to take as a definition of the second residence the following: a property which homeowners use as an alternative destination away from their primary homes, mostly used for leisure purposes, or/and tourist accommodation rental purposes. The dwellings can be classified into the following categories: Non mobile, purpose built or convert; semi mobile and mobile.

This definition involves the particularities of the evolving phenomena, due to evident difference in the understanding between second homes tourism and residential tourism.

3 THE GROWTH OF SECOND HOMES RESEARCH

This paper studies the growth of second homes publications, considering countries of authors, leading journals, and number of publications and finally examined the major themes in second homes research.

In this section we update Hall (2014), thus we obtain the number of publications from 1974 to 2020 in the Scopus database, searching by the following words: "second homes," "holiday home," "vacation home," "summer house," or

"summer cottage" in publication title, abstract or keyword. As pointed above, the data to perform the analysis were obtained from the Scopus database. Scopus is one of the most important databases in scientific literature, based on peer-reviewed literature. Both, the search words and the source of information, were the same as those used by Hall (2014), which allows us to analyse the results comparatively.

As was pointed out by (Donyhu et al, 2021), bibliometric analysis is a common and severe method for analyzing a large quantity of academic studies. In our case, it enables us to unpack the evolutionary nuances of the academic research in second homes, allowing us to explore the emerging areas in this topic.

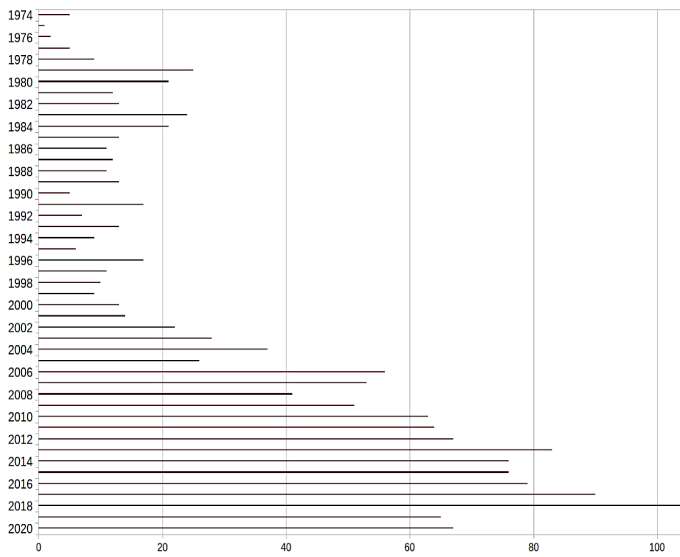
Figure 1: Word cloud with the most used words related with second home



Scopus currently has in its records approximately 80 million articles, more than 27,000 scientific journals, more than 1,500 books and more than 700 conference proceedings in different disciplines. At the same time, it provides reliable and consistent metadata, with relevant information about the publications, as well as about the authors and references of the articles. To justify the choice of Scopus, (Ahmad et al., 2020) proposes some advantages of using Scopus compared to other databases. In particular, the authors state that Scopus has a very wide coverage of academic journals, thus the coverage of citations is also very wide. On the other hand, it is important to consider that Scopus database discriminates against other languages than English and against many scientific sources, so the number of publications could be higher. Also, one of the disadvantages of bibliometric approaches is the inclusion of a lot of literature that mentions the term second home, but does not actually deal with second home tourism, but with other aspects of destination development.

As it is shown in Figure 2, second homes publications continued the increasing trend found by Hall (2014) until 2013. From 2014 to 2018 the growth has been steady, peaking in the last year. In 2019 there was a decrease, with a slight year-on-year increase in 2020. It means that interest and research in second homes has been growing. But it must be considered that this growth accompanies the overall growth of the academic literature on tourism and the scientific literature in general. The lower number of publications observed before 2004 may also be due to the fact that articles were not always published in scientific journals or in English and not only due to a limited interest in the topic (Hall & Müller, 2018).

Figure 2: Scopus search for second homes and synonyms in Title, Abstract and Keywords (1974-2020)



Source: own elaboration based on Scopus and Hall (2014).

Furthermore, we analyse the country of the lead author with two or more publications.

Table 1: Country of Lead Author in Scopus Second Homer Search 1974-2020 (greater than or equal to 2)

Country	No. of Publications
United States	280
United Kingdom	136
Sweden	90
Finland	90
Spain	83
Canada	81
Norway	78
France	59
Germany	44
South Africa	41

Source: own elaboration based on Scopus and Hall (2014).

Table 1 shows that the first place is still held by the United States and second place by the United Kingdom; Sweden moves from 6th to 3rd place, whereas Finland, Spain and Canada remain in 4th, 5th and 6th place and Norway moves from 3rd to 7th place

Table 2: Affiliation of Lead Author in Scopus second homes Search 1974–2020 (greater than or equal to 3 Publications)

Umeå Universitet	Sweden	54
Itä-Suomen yliopisto	Finland	27
University of Canterbury	New Zealand	19
Norges Teknisk-Naturvitenskapelige Universitet	Norway	18
Universitat d'Alacant	Spain	16
University of the Free State	South Africa	14
University of Otago	New Zealand	14
Oulun Yliopisto	Finland	13
University of Witwatersrand	South Africa	13
Universitat Autònoma de Barcelona	Spain	13
Finnish Environment Institute	Finland	13
Natural Resources Institute Finland Luke	Finland	12
University College London	United Kingdom	12
University of Johannesburg	South Africa	11
Charles University	Czech Republic	11

Source: own elaboration based on Scopus and Hall (2014)

As in Hall (2014), we found that American authors and European, especially Nordic ones and South Africa dominate second homes research. A cluster analysis showed Nordic

(without Finland) second homes research in the centre, a Finnish cluster and a Mediterranean cluster.

Nordic community dominates second homes cited articles with European and South African researchers (Hall & Müller, 2018). An interpretation of why the Scandinavian countries are pioneers in this subject is probably because second homes tourism is very important. However, Spain and the Mediterranean cities started to analyse second homes effects. Also, it would seem that the phenomenon in the Scandinavian countries is essentially national, while in the Mediterranean is international.

In comparison with Hall (2014), the institution of lead author in the Scopus second homes publication search shows that Umeå Universitet - Sweden remains in first place, while Itä-Suomen yliopisto -Finland moves from sixth to second place. University of Canterbury - New Zealand is in third place, while it does not appear in Hall's work. The same goes for Finnish Environment Institute, Natural Resources Institute - Finland and University of Johannesburg in South Africa. The fact that two institutions study of environmental issues marks that this topic has gained relevance in recent years, which is confirmed by (Müller, 2021) and can be appreciated in the results shown in Table 3.

Table 3: Leading Serial Source Title in Scopus second homes Search 1974–2020 (greater than or equal to 3 Citations)

Scandinavian Journal Of Hospitality And Tourism	27
Tourism Geographies	17
Current Issues In Tourism	15
Revue De Géographie Alpine	13
Journal Of Wildlife Management	13
Norsk Geografisk Tidsskrift	12
Journal Of Rural Studies	11
Tourism Management	10
Tijdschrift Voor Economische En Sociale Geografie	10
Tourism	9

Source: own elaboration based on Scopus and Hall (2014)

Finally, we analyse the Leading Serial Source Title and compare the results found by Hall's. We do this in order to find out if new journals have been incorporated in the publication of research on second homes and to be able to compare the results with those obtained by Hall (2014). While in Hall's work the first place is for Tourism Geographies, followed by Norsk Geografisk Tidsskrift and Scandinavian Journal Of Hospitality And Tourism, our results show in the top of the references Scandinavian Journal Of Hospitality And Tourism, followed by Tourism Geographies and Current Issues In Tourism. .

4 THEMES AND ISSUES IN SECOND HOMES RESEARCH

The following are the main themes analysed by the academic literature on second homes in recent years. This includes both articles citing Hall (2014) and complementary literature that we have considered on the study of second homes. Looking at a sub-sample, consisting of the articles mentioned above, we find that certain countries are more interested in certain topics, for example Russia in urban planning and landscape, New Zealand in definitions of home and the relationship between second homes and Brexit, Turkey in second homes and COVID 19, second homes and quality of life, and

motivations, Poland in second homes and protected areas and development, Iceland on tourist perceptions, Spain on regional development and second homes, urban planning and landscape South America on urban planning and social impacts, China on housing market, Switzerland on regional development and second homes, Finland on key concepts in tourism research and second homes and population redistribution, UK on climate exchange, Australia on sharing economy housing, Romania on socio-cultural impact and Sweden on geography.

4.1 Motivations

The driving factors that motivate people to buy second homes are diverse, such as wanting to be in a natural environment, looking for an authentic lifestyle, rest by the sea/lake far from stress, and tension. Other factors can be related to culture and family traditions. On the other hand, second homes have other users not only their own: many visitors rent this type of accommodation, so the demand for second homes has increased for speculation processes, not only for holiday purposes, lifestyle and retirement migration (Cengizci et al., 2020; Zoğal et al., 2020).

4.2 Planning and Policy Issues

Invisible population of second-home owners generates an impact that is necessary to take into account from a planning perspective (Back & Marjavaara, 2017). Some examples are the Swiss Alps, where more than 50% of residences are second homes. In the area took place the popular initiative of “Stop the endless construction of second homes” to limit the share of second homes in a municipality (Gerber & Tanner, 2018). In the Nature Reserve “Deliblato Sands”, Serbia, the unplanned construction of weekend homes generated problems, showing that spatial reconstructions and protection concepts should be considered (Vesić, 2017). Overcrowding tourist destinations in Iceland is another example about how the development of infrastructure and services need to be better managed (Sæþórsdóttir et al., 2019). The diverse natural area occupied with second homes in Poland illustrates the needed of a complete planning process (Soszyński et al., 2017). In San Carlos de Bariloche, Argentina, some characteristics of this tourist city were identified and could inspire the construction of an urban model for Latin American tourist cities (Medina & Niembro, 2020). In Europe, second homes tourism has been in discussion by tourist experts, real estate agents and politicians in both Mediterranean countries and Alpine destinations, where policy measures on land use, coordination at multi-level governance and cross-sectorial interrelations are necessary to have sustainable development (Brida et al., 2009). In Turkey during the 2000s, legal obstacles for foreign investment were eradicated raising the demand for second homes. The criteria for the locational choices of construction were studied ranking them according to their importance. (Öztürk, C. Ü., & Türk, E., 2021). Finally, the impacts on local housing markets and the management efforts by local planning authorities depend on context when it comes to growth, housing demand and effects for locals' access to housing (Back, 2021).

4.3 Housing and Building Impacts

Considering the building and housing effect, some literature found second homes with high financial margins are creating

problems of inequality, limiting access to housing for locals, and generating different real estate markets. On the other hand, the settlement system in Finland was transformed; the average population has been concentrating while the seasonal population has been dispersed due to the growing number of second homes (Adamiak et al., 2017). In the Bory Tucholskie area, Poland, expansion of second homes contributes to the creation of a disorganised, discontinuous and increasingly dispersed pattern in the vicinity of natural areas (Adamiak, 2016). Second homes in Mediterranean cities consider natural, cultural attractions, and built environment as important factors for location selection (Ghabouli-Mankalpa, 2018; Schegg & Stangl, 2017).

China is a very different ownership society, where many homeowners do not live in their houses but live in rental ones, explained by temporal, spatial and functional mismatches between housing needs. Institutional barriers in the housing market, housing purchase limit policy, and subsidised housing encourage owner-renting, are additional items to be considered (Huang et al., 2020). In Colombia, the cultural landscape of Sierra Nevada in Santa Marta was studied evaluating tourism effects and reflecting the opportunities and decisions made by local actors regarding productive activities and available sources of income. The control exercised by governmental entities in the purchase of land, was studied from the point of view of the local inhabitants (Rodríguez García, s. f.).

4.4 Community and social dimensions

Second homes have diverse socio-cultural effects on destinations, impact on the local community can be analysed from a spatial perspective and the evidence suggests that the socio-cultural impacts of second homes tourism are significantly influenced by the spatial context (Babeş & Ciupe, 2019). Urban research in Latin America has incorporated the subjectivity and intersubjectivity to understand how some aspects, such as imaginaries have promoted a process of urbanisation without a city extending urban life along the coastline of the V Region of Valparaíso in Chile (Hiernaux et al., 2015).

Back & Marjavaara (2017) argue that there are differences within the category of second homes, and these differences can be analysed from a geographical point of view. Besides, it allows us to answer an important question of where impacts of second-home tourism might happen. Such as, public services demand, new local businesses opportunities, or in what places are second homes owners likely to be frequent or infrequent visitors. They consider that it is easier to resolve such questions connecting the invisible population with second-home landscapes.

In some places, second homes owners can be considered a threat, such as the case of Russian owners in Savonlinna, Eastern Finland. A study examined the attitudes of permanent and second homes residents and found that local residents and the Finnish second homes owners were on average of the same negative opinion. Nevertheless, a closer examination shows three separate groups: the first group mentioned the effect in raising property prices, the second perceived Russian second homes owners as an opportunity for the area and for the third group the perceptions were of threats and nothing positive (Honkanen et al., 2016).

A qualitative study explored the social connections of international second homes owners in the city of Merida, Mexico placing emphasis on the concept of social capital. Three main themes emerged during the data analysis: 1. connecting with others, encountering challenges related to communication in Spanish; 2. cultural differences, and tensions among groups of foreigners hindered social interactions and 3. Creation of social ties and accumulating social capital in a collective sense (Aguilar Mendez, 2017). Another study in Alanya, Turkey, about the perception of quality of life of residential tourists, shows that demographic factors, years of living in Alanya and nationality are important. Proficiency level in Turkish Language, type of accommodation and interaction with both locals and other foreigners are also relevant. In addition, the level of happiness of living in Alanya lowers to a neutral view when residential tourists stay more than ten years (Özyurt et al., 2018).

About rural tourism and the opportunities to improve the process of rural abandonment, a study was carried out in two depopulated villages in Serbia, Gostuša (Pirot) and Poganovo (Dimitrovgrad). The authors identified the perspective and perception of residents in rural areas with respect to second homes tourism development and assessing rural capital. The conclusion points that is not realistic to expect fast and sustainable tourism development (Terzić et al., 2020). Two similar studies were carried out in Iran, one in Alamut rural areas, Central Alborz (Kheyroddin, R. et al 2021) and the other in Rudbar-e Qasran District of Shemiranat Township (Najafikani, A., & Isanejad, N. 2022).

Kauppila (2020) shows that second homes promote the local community's social life. Besides, homeowners are part-time residents and are potential future migrants. In many Finnish municipalities new leisure residents affect the quality of public services and access to public services.

In Croatia, second homes development is associated with increased dynamism of the local economy, particularly with higher local budget income per capita and positively connected to the local educational structure and the population index change (Miletić et al., 2018).

4.5 Environmental dimensions

The impact of second homes on the environment has also been extensively studied (Hall & Müller, 2018). In Finland, a survey showed that local residents think that second homes tourism poses a harmful environmental impact and second homes owners are not so worried about these environmental impacts (Hiltunen et al., 2016).

A study about consumer behaviors and the accommodation supply in relation to sustainability, show that there is a dearth of longitudinal studies, limitations in geographical coverage and methods, and it represents a challenge to reducing emissions, energy and water use and waste production (Hall et al., 2016; Gill et al., 2010).

Another study showed that owners of second homes produce more CO₂ by their leisure mobility than non-owners, so this accommodation does not seem to be a substitute for high emission long travels (Adamiak et al., 2016). Coles (2020) show that in the United Kingdom where much of tourism activity takes place in coastal and natural areas little is known about the impacts of climate change on environment Three knowledge gaps were identified visitor preferences,

vulnerability of coastal destinations, and the magnitude and timing of climate change impacts.

4.6 Economic impacts

Muller, 2020 says “economic aspects of second-home tourism have not been properly scrutinised for quite a while, and the impact of second-home tourism on property markets and national economies are poorly understood. Similar claims can be made regarding the nexus of demographic development and second homes. Big data covering second-home owner’s mobilities, expenses, and experiences further opens up for new, exciting research opportunities. Furthermore, commercial uses of second homes and new forms of second-home tourism, such as home exchange, have not been sufficiently addressed”.

Second homes are often considered as a significant contributor to local economies. However, they also generate negative impacts in different aspects, such as restrictions on the availability of the housing stock and in the price of houses (Adamiak et al., 2015).

The economic impact of holiday tourism with residential tourism has been compared in Spain. The research found that there is no difference among both tourism models contradicting the assumptions of holiday destinations performing economically better than residential ones (Perles Ribes et al., 2018). Other research in Turkey has shown that buying property could be considered as a result of satisfaction of visitors staying in the country. And that the most significant economic impacts of residential tourism on the destination are buying or renting property, spending on renovation and maintenance and paying taxes (Özyurt et al., 2018). In Sweden, there has been developed geographical mapping of second homes and some authors suggest that it would be very interesting to study socio-economic differences between second homes owners using second-home landscapes. They also suggest different questions: does income inequality transfer over to the second home's landscapes? And how does this affect the destinations for second homes tourism? (Back & Marjavaara, 2017). Kauppila (2020) studied the regional economic impact of tourism leisure activities in Hyrynsalmi, Kuhmo, Sotkamo and Suomussalmi, Finland. Defining regional economic outputs as: - direct tourism income, - intermediate tourism income and expenditure, - direct tourism employment, - direct wage income and direct wage tax income. Results showed that with the exception of property management and maintenance, leisure accommodation provides few opportunities for new business activities. Instead, leisure residents used long term services, which in turn strengthens local industries and sustains the local economy, generating cash flows to local businesses, employment and tax revenues. (Czarnecki, A. et al 2021) studied the economic impact of second-home owners’ consumption of local food in the Nordic countries. They showed that the availability and accessibility of local food, as well as the activities of second-home owners shape their consumption patterns.

Another study in Spain, estimated a hedonic prices model that was applied to apartments for rent in the coastline. The results confirm the relevance of the determinants, such as tourism competitiveness and online reputation, as future drivers of prices (Perles Ribes et al., 2018). In Croatia, second homes development and local socio-economic development

relation, was studied by a linear regression analysis. The findings suggest that density of second homes is positively associated with several local socio-economic development indicators and with local economy dynamism. (Miletić et al., 2018). A study in Switzerland, about the dynamics of the formation and the evolution of property prices in the Alps destinations, showed that foreign customers and the increase in prices are linked. As a result, the local people segment is obliged to move assets in order to find a primary house (Scaglione, 2008).

On the other hand, some papers study the economic impact of second homes with a theoretical approach. For instance, Brida & Boffa (2010) analysed the decision problem of constructing second homes or hotels, introducing a two period game with two players representing a developer of buildings in a tourism destination D and a tourist T. They showed the persistence of sub-optimal equilibria in the game, in which the land is allocated in second homes rather than hotels, conducting a socially inefficient use. Furthermore, another paper set up a theoretical model, in which the government of a tourism destination has to choose how to allocate the land between second homes or hotels. The government minimises a loss function measuring the loss of political consensus and the final decision was made by assessing the welfare consequences of the policy implications (Candela et al., 2007). Another paper studied the impact of a correct valuation of the opportunity costs in individual decisions and social welfare. Using a partial equilibrium model, the study shows that the valuation of social welfare depends on the definition of individual opportunity costs and suggests that a free market of vacation homes is the best mechanism to obtain the maximum social welfare (Brida et al., 2007).

4.7 Unexpected events impacts: earthquakes, Brexit, Share economy and Covid 19

Some unexpected events, such as natural disasters, new regulations, new business models or Covid 19 pandemic, impact significantly second homes. These issues have also been addressed by the existing literature on second homes. In 2016, a study on a relevant second homes tourist destination in central Italy suffering an earthquake, focused on the discussion about disaster management policies (Mugnano et al., 2019). Migration and second homes also was studied, especially taking into account the Brexit decision. Reactions and intentions of a sample of United Kingdom owners' second homes in Spain were analysed, revealing how these intentions have potential economic and social consequences for the economy in Spain (Sedgley et al., 2017).

New business models have an impact in the second homes market. Digital platforms operating in the sharing economy are disrupting tourism accommodation. The lack of understanding how shared economy and second homes are linked could be yet a significant knowledge gap. A qualitative study explores three Australian regions. Findings uncover share economy second-home engagement is growing with platform providers, but at the expense of local destinations management organisations, so it must be under the policy makers microscope (Keogh et al., 2020).

Finally and most importantly, COVID-19 pandemic has led to changes in the pattern of second homes use, and several studies have been carried out on this issue. Zoğal et al.

(2020), based on media sources related to second homes role in Turkey, found that second homes owners migrated from crowded cities to low density areas, putting second homes at the centre of tourist activity. In Portugal people were asked not to move out of their homes and in Norway they were asked to return from their second homes to their first ones. In both cases, the future challenge will be to create conditions for people to live and work in the first or the second home. Oliveira, J. (2021). So, the role of second homes after the pandemic is expected to have effects on tourism and housing markets.

Table 4: Main contributions of the identified papers

Theme and Issues	Author	Contribution
Motivation	Cengizci et al., 2020; Zoğal et al., 2020	Factors that motivate people to buy second homes diverse, including speculation processes, holiday purpose lifestyle and retirement migration
Planning and Policy	Back & Marjavaara, 2017; Gerber & Tanner, 2018; Vesic, 2017; Sæþórsdóttir et al., 2019; Soszynski et al., 2017; Medina & Niembro, 2020; Brida et al., 2009; Back, 2021; Öztürk, C. U., & Türk, E. (2021).	Invisible population of second-home owners generates impact that is necessary to take into account for planning perspective. Evidence from Swiss Alps, Ser Iceland, Poland, Mediterranean countries, Argentina shows that the unplanned construction generated problems policy measures on land use, coordination at multi-level governance and cross-sectorial interrelations necessary to have sustainable development
Housing and Building Impacts	Adamiak et al., 2017; Adamiak, 2016; Ghabouli-Mankalpa, 2018; Schegg & Stangl, 2017; Rodríguez García, s.f.; Huang et al., 2020	Second homes with high financial margins are area problems of inequality, limiting access to housing for local and generating different real estate markets Institutional barriers in housing markets and temporal, spatial functional mismatches in housing needs are especially relevant in China.
Community and social dimensions	Babeş & Clupe, 2019; Hiernaux et al., 2015; Back & Marjavaara (2017); Honkanen et al., 2016; Aguilar Mendez, 2017; Özyurt et al., 2018; Terzić et al., 2020; Kauppila (2020); Miletić et al., 2018, Kheyroddin, R. et al., 2021; Najafkani, A., & Isanejad, N. 2022.	Second homes have diverse socio-cultural effects destinations, which are significantly influenced by spatial context. They impact on public services demand new local businesses opportunities, or in what places second homes owners likely to be frequent or infrequent visitors. Many studies had been carried out in Finland, Mexico, Turkey, Serbia and Croatia.
Environmental dimensions	Hiltunen et al., 2016; Hall et al., 2016; Gill et al., 2010; Adamiak et al., 2016; Coles (2020)	The environmental impacts of second homes had been analysed in many countries. Results showed that owner second homes produce more CO2 by their leisure more than non-owners. In Finland, local residents think second homes tourism poses a harmful environmental impact. In the United Kingdom a knowledge gap was identified the magnitude and timing of climate change impacts.
Economic impacts	Muller, 2020; Adamiak et al., 2015; Perles Ribes et al., 2018; Özyurt et al., 2018; Back & Marjavaara, 2017; Kauppila (2020); Perles Ribes et al., 2018; Miletić et al., 2018; Scaglione, 2008, Czarniecki, A. et al 2021	Economic aspects of second-home tourism have not been properly scrutinised and the impact, positive and negative of second-home tourism on property markets and national or regional economies are poorly understood. Some empirical studies were carried out in Spain, Croatia, Switzerland. However, only few of them used a theoretical approach to study the investment process including second homes markets.
Unexpected events impacts: earthquakes, Brexit, Share economy and COVID 19	Mugnano et al., 2019; Sedgley et al., 2017; Keogh et al., 2020; Zoğal et al. (2020); Zenker & Kock, 2020; Rogerson & Rogerson, 2021; Vaishar & Štastná, 2020; Oliveira, J. (2021).	Some authors have analysed unexpected events and their relation with second homes, such as, disaster management policies, Brexit decision; New business models and digital platforms in tourism accommodation and the pandemic effects on tourism and housing markets.

Source: own elaboration based on literature review

The demand for tourism services has changed since COVID 19 and will never be the same again. In spite of vaccines, the impacts of the pandemic on the tourism psyche could not ensure the return to the pre-COVID-19 conditions. Furthermore, with no economic growth, exacerbated by COVID-19, the tourism demand will be reduced (Zenker & Kock, 2020) The magnitude of the pandemic will reshape existing patterns of tourism demand and supply which need to be understood and researched for designing appropriate policy interventions (Rogerson & Rogerson, 2021). Also, rural tourism destinations had a positive impact from the pandemic, while urban destinations had a decline. This new demand behaviour has created an opportunity for the development of rural tourism, which need infrastructure, marketing and regional cooperation in order to increase the supply (Vaishar & Štastná, 2020).

Critical reflections include the fact that interest in second homes research has been growing during the analyzed period.

However, some issues are not resolved, for example, there are not deep studies on the economic and environmental impact of second home tourism. In addition, when assessing the impact of international tourism on a destination, it is rare to include second homes. Also, the lack of data on second homes is an important limitation for the development of quality research, so it is a priority to start collecting them. Finally, although there are still many open research topics, bibliometric analysis has revealed that research on second home tourism has evolved rapidly in the last decade, accompanying the development of tourism general research.

5 CONCLUSIONS

Second homes and their impacts have been widely studied in the academic literature. The number of publications has been growing systematically. Our search confirms the maintenance of an increasing trend from 2014 to 2018, with annual increases in the number of publications until 2018, a decrease in 2019 and a subsequent slight year-on-year growth in 2020. The number of publications has a maximum in 2018 with 104 articles. The observation reflects the fact that interest and research in second homes have been rising. But it must be considered that this growth accompanies the overall growth of the academic literature on tourism and the scientific literature in general.

About the country of the lead author with two or more publications, the United States has the first place followed by the United Kingdom, Sweden is in the third, while Finland, Spain and Canada remain in the following places. So, American authors and Europeans, especially Nordic ones and South Africa dominate second homes research. Regarding the institution of lead authors, Umeå Universitet in Sweden remains in first place, Itä-Suomen yliopisto in Finland has the second place and University of Canterbury - New Zealand is in the third place. Lastly, considering the main journal sources, while in Hall's work the first places were for journals related to Tourism Geographies, we found these positions are occupied by tourism journals. In relation to the previous point, as was mentioned by Yang, 2018, the literature comes mainly from the United States and Europe. It is needed to promote research in developing countries, where second homes are growing and their impacts could be very different from Anglo-America research.

Another relevant aspect found in the literature review is the agreement among researchers, on the lack of an internationally accepted definition of second homes. Different concepts are used for second homes, second homes tourism and residential tourism. This fact makes it difficult to produce internationally comparable statistics, and therefore limits research on this topic. Most countries use the statistical information provided by the censuses of the National Statistical Institutes, but sometimes the classifications of dwellings and their use varies from country to country. Based on the review of the literature that we have carried out in this study, we propose to take as a definition of the second residence the following: a property which homeowners use as an alternative destination away from their primary homes, mostly used for leisure purposes, or/and tourist accommodation rental purposes. The dwellings can be

classified into the following categories: Non mobile, purpose built or convert; semi mobile and mobile.

On the other hand, different aspects have been studied in relation to second homes. Issues such as the motivations for people to look for a home away from home, as well as the definition of public policy and planning in relation to land use, the impact on construction and access to housing for the local population. The impact on community and social sustainability has been studied, especially the generation of social capital and possible conflicts of interest between the community and second homes owners. The environmental dimension has also been studied, especially in recent years.

On the economic impacts of second homes, the existing literature mostly uses an empirical approach, where several countries have studied the issue by implementing different methodologies, such as econometric methods or models based on national accounting, with applications at national and local level. There are very few theoretical studies. In general, these approaches are related to the analysis of the behavior of agents using the game theory and general equilibrium frameworks. The aim of these kinds of studies is to analyse by using analytical tools the best available alternatives for the development of tourist destinations where second homes have an important role.

Literature on unexpected events and their effects on second homes destinations has taken a significant role during recent years. Natural disasters, tsunamis, earthquakes, floods, etc. can cause major complications for the owners, the homes and the destination. Legal aspects such as Brexit, which affect the mobility of people, also have an impact on this type of destination. Finally, and more recently, the covid-19 pandemic has prompted several investigations into changes in visitor habits, teleworking policies, preference for less inhabited locations, and how these have had an effect on the use of second homes.

In conclusion, from the literature review, it emerges that what is known about second homes are a complex form of tourist accommodation, with diverse effects on society, the environment, public policies, territorial planning and the economy of the destination. It is known that there are various motives leading owners to acquire a property in a given location, the effects on the local community are varied (including positive and negative consequences), and the development of second homes tourism require specific public policies. The same is true for the effects on land use, access to housing for the local population and the environmental effects caused, as second homes are often located in places where landscapes and natural environments are very important.

Investigations need to be carried out in order to show the link between second homes tourism specialisation and sustainability. Thus can give adequate indications to policy-makers who have to generate development without compromising future growth.

Tourist destinations with a strong presence of second homes seem to have different economic impacts compared to resorts and hotel destinations. Second homes can mainly change the economic and social base of communities as a result of new consumer practices (Mottiar & Quinn, 2003). The results can be positive or negative. Such as, rural communities where the population decrease, second homes can become an important

economic contributor. A non-exhaustive list of these impacts includes:

- The local government revenue, where tourists who own second homes pay their taxes annually, but also where governments face higher costs by providing services to a larger number of homes.
- In terms of job creation, second homes require certain maintenance and property management services that are demanded throughout the year, unlike hotels, and also require certain additional services during their stay.
- Second homes also tend to generate new business opportunities for micro and small businesses, both in the sale of goods and certain associated services.
- Likewise, studies show areas with high concentrations of second homes can also become retirement centres over time, which has long-term planning implications for housing (Hoggart & Buller, 1995). In this case, owner's characteristics could be elements with positive impacts on the local economy.

This study shows us that future research remains open on the impacts of second homes in tourist destinations. In relation to the economic impacts, it is necessary to study the convenience or not of an economic development based on second homes, analyse the characteristics of employment generated by second homes, study the tourist owner behaviour of as a consumer comparing to tourists who use other types of accommodation. In addition, analyse the social impacts generated by visitors who own second homes with prolonged stays. Also is essential to study the environmental impact of buildings and second home tourism.

Some limitations of the study include that the Scopus database discriminates against other languages than English and against many scientific sources, so the number of publications could be higher. Also, one of the disadvantages of bibliometric approaches is the inclusion of literature mentioning the term second home and not dealing actually with second home tourism, but with other aspects of destination development.

Summarising, we critically analyse the results, considering both theoretical and practical implications. The number of publications has been growing systematically, reflecting the fact that interest and research in second homes has been rising. American authors and Europeans, especially Nordic ones and South Africa dominate second homes research. So, it is needed to promote research in developing countries.

Another relevant aspect found is the lack of a second home internationally accepted definition. We propose to take the following definition: a property which homeowners use as an alternative destination away from their primary homes, mostly used for leisure purposes, or/and tourist accommodation rental purposes. The dwellings can be classified into the following categories: Non mobile, purpose built or convert; semi mobile and mobile.

On the other hand, different aspects have been studied in relation to second homes, such as motivations, public policy and planning, social impact on community, environmental dimension, and the economic impact. In the last issue, existing literature mostly uses an empirical approach, while theoretical studies are very scarce. So, it is needed to promote research from a theoretical point of view, especially considering that investment is the most volatile variable of an

economy's aggregate demand. Unexpected events and their effects on second homes destinations has taken a significant role during recent years. Covid-19 pandemic has changed the use of second homes. There are various effects on the local community, so second homes tourism development requires specific public policies.

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