Gentrification is a process that involves the replacement of a low-income, working-class residential area with a middle-class, middle-income residential area. The process can occur in both rural and urban areas, and it often leads to the displacement of long-term residents in favor of new residents who are willing to pay higher rents or purchase homes at higher prices. In many cases, gentrification is driven by economic factors, such as the demand for housing in urban areas that are experiencing economic growth. Gentrification can also be driven by cultural factors, such as the desire of middle-class residents to live in neighborhoods that are considered trendy or fashionable. In some cases, gentrification is also driven by political factors, such as the desire of developers to rehabilitate urban areas that are considered blighted or neglected.

Gentrification is a complex and controversial issue, and it has been the subject of much research and debate in recent years. While some argue that gentrification can lead to positive outcomes, such as improved property values and increased community pride, others argue that it can lead to negative outcomes, such as the displacement of long-term residents and the loss of community identity. In recent years, there has been a growing recognition that gentrification is a multifaceted issue that requires a nuanced and comprehensive approach to understanding and addressing.