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# The Boston Globe

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By **Matt Rocheleau**

GLOBE STAFF AUGUST 24, 2015

Here are some interesting facts about Airbnb in Boston:

- The Back Bay is home to the most Airbnb listings of any neighborhood. There were 188 properties advertised there, according to a Globe review of data collected earlier this month by online data extraction software company [import.io](#).

- The average price per night for an Airbnb stay in the Back Bay is \$239.58, around the same as the average for hotel rooms in the neighborhood, which, as of 2013, was \$230 per night, according to a [report](#) by the Boston Redevelopment Authority.

- The area of Boston with the second largest number of listings is Allston-Brighton, where rates were far lower, averaging \$119.35 per night, the Globe's analysis found.



## Airbnb listings, price by neighborhood

The site has 1,496 properties listed in Boston.

Neighborhood	No. of listings	Avg price
Allston-Brighton	178	\$119.35

Back Bay	188	\$239.58
Beacon Hill	103	\$180.38
Charlestown	54	\$242.65
Dorchester	93	\$104.71
Downtown	96	\$274.10
East Boston	45	\$118.84
Fenway/Kenmore	110	\$190.75
Jamaica Plain	129	\$157.17
Mission Hill	41	\$136.37
North End	80	\$211.76
Roslindale	42	\$99.00
Roxbury	72	\$150.79
South Boston	86	\$234.97
South End	145	\$203.23
West End	34	\$233.82

**SOURCE: Globe/import.io analysis**

- For the year ending in June 2014, some 34,000 people visited Boston using Airbnb, contributing an estimated \$51 million to the area's economy, including spending \$8.8 million on Airbnb bookings, according to the company.
- More than half of hosts said the extra income — the typical host in Boston earns \$8,000 per year — has helped them to stay in their homes, according to the company.

## Types of properties listed on Airbnb

Of the 1,496 listings in Boston, the typical ad is for a one-bed, one-bathroom spot with a 4.6 out of 5 rating.

Property type	% of listings
Apartment	80.4%
House	13.1%
Condominium	2.3%
Bed & Breakfast	1.5%
Loft	1.5%

Townhouse	0.5%
Boat	0.4%
Other	0.2%
Villa	0.1%

**SOURCE: Globe/[import.io](#) analysis**

- The user with the most listings was not an individual. It was a relocation agency named SeamlessTransitions, which had 56 properties listed. The company provides an array of services to help companies move people to a new city. The owner, Kitty Franklin, said the 10-year-old business existed before Airbnb and the site is just one of the ways it advertises.

## Airbnb listings, price by suburb

The site has 1,286 properties listed in areas just outside Boston.

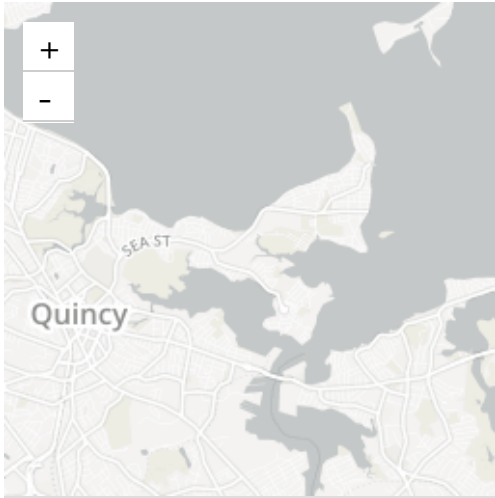
Area	No. of listings	Avg price
Brookline	141	\$146.80
Cambridge	591	\$164.75
Chelsea	14	\$112.43
Malden	32	\$86.31
Medford	63	\$91.44
Newton	83	\$142.10
Revere	37	\$98.43
Somerville	290	\$136.13
Winthrop	30	\$121.60
Other	5	\$228.20

**SOURCE: Globe/[import.io](#) analysis**

- With 1,496 properties listed in the city of Boston, Airbnb appears to be the busiest of short-term rental sites. The Globe's analysis found there are about 350 listings on HomeAway and 175 more on FlipKey. Other sites where people advertise their homes include 9Flats, Roomorama, VRBO, and Craigslist.

## Airbnb, HomeAway, & FlipKey listings in the Boston area

This map displays the more than 2,300 listings for which coordinates were available.



**DATA: Globe/[import.io](#) analysis**

MATT ROCHELEAU/GLOBE STAFF

*Matt Rocheleau can be reached at [matthew.rocheleau@globe.com](mailto:matthew.rocheleau@globe.com). Follow him on Twitter [@mrochele](#)*

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