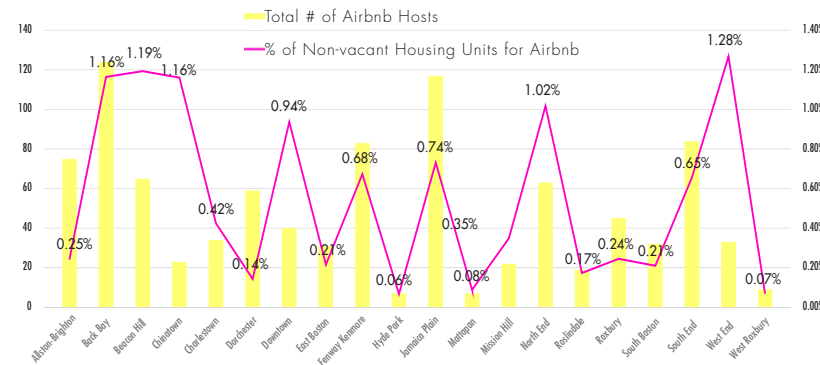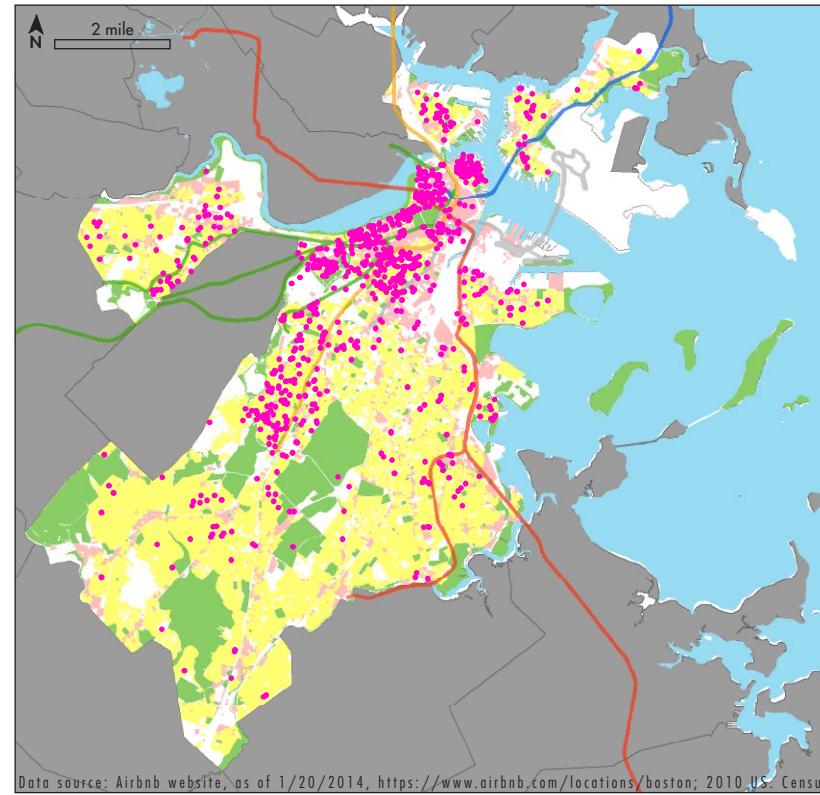# VISUALIZING AIRBNB IN BOSTON
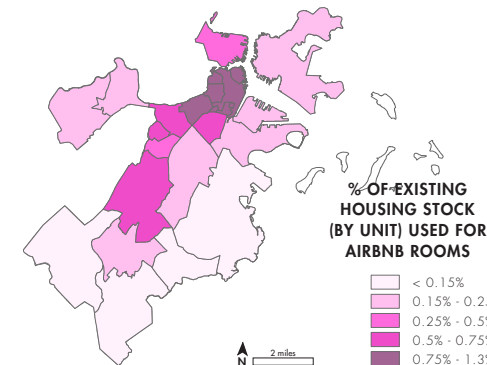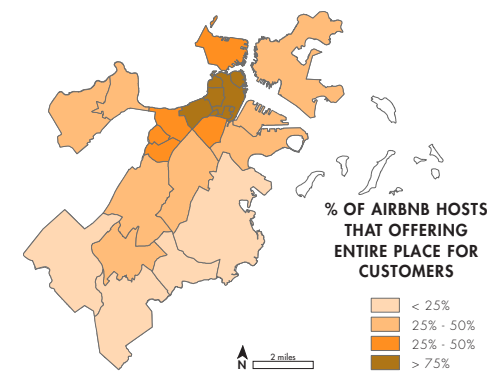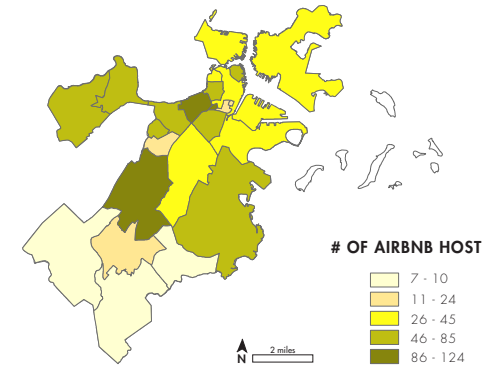## A GIS ANALYSIS OF SPACE-SHARING

JANUARY 2014 / BOSTON, MA

Sharing economy refers to sharing underutilized assets (spaces, skills, stuff, etc.) for monetary or non-monetary benefits; the quality of sharing is ensured through peer-to-peer feedback. Airbnb is a C-to-C business model that provides a platform for people to share their living space. Studies in many cities shows that Airbnb has significant impact on local economy, and while representing new economic opportunities, also poses challenges to city regulation. This study is a preliminary spatial analysis on Airbnb supply in Boston.
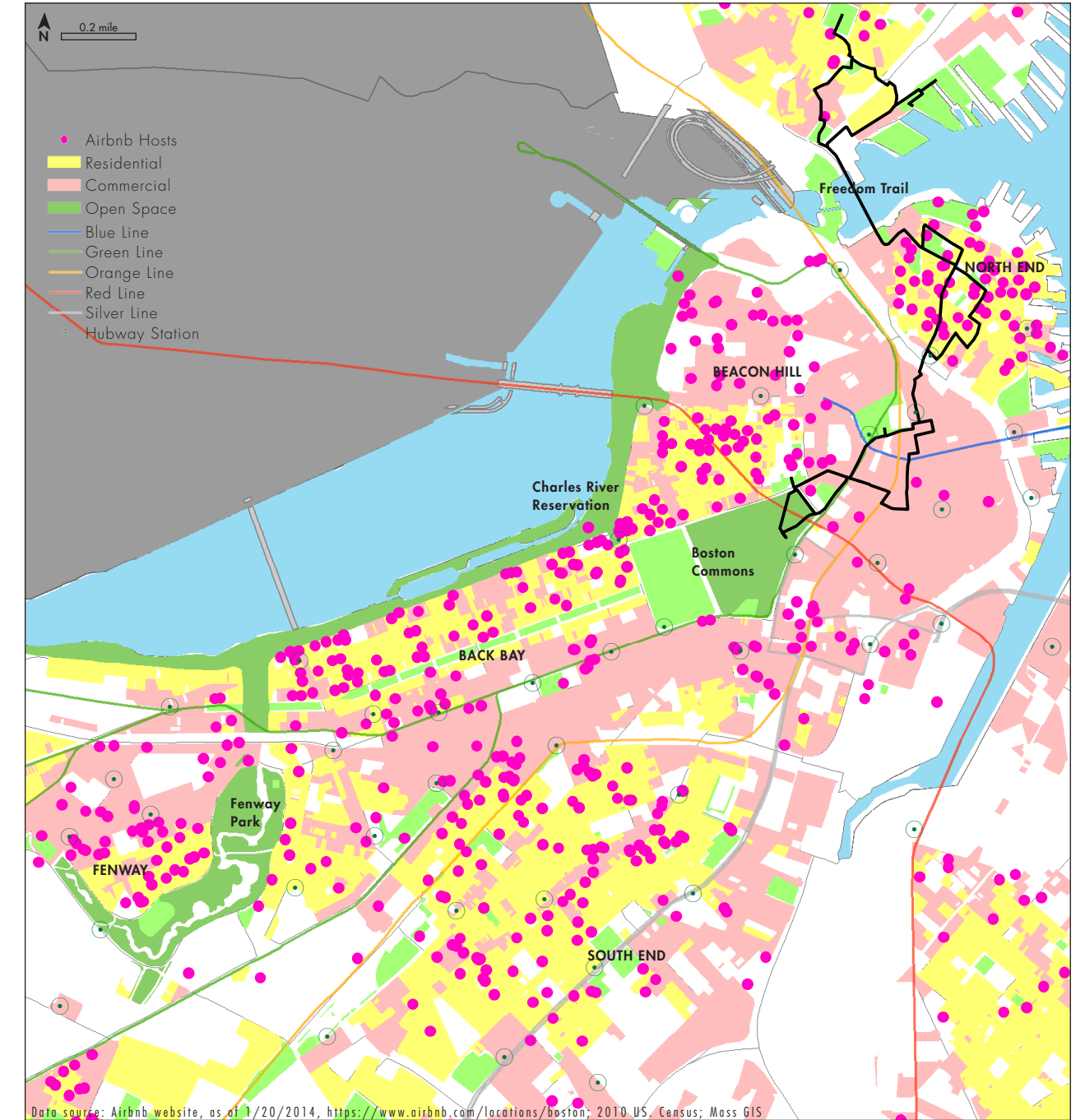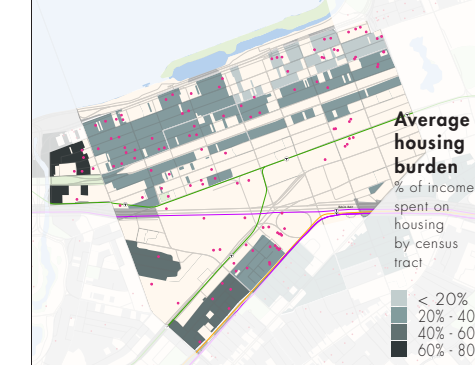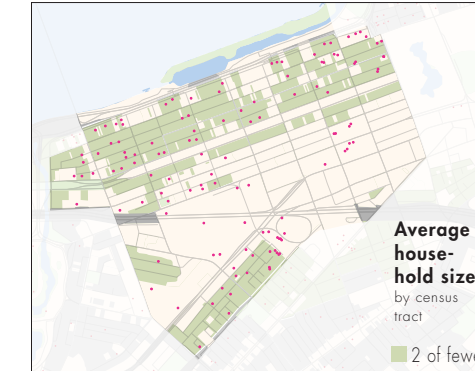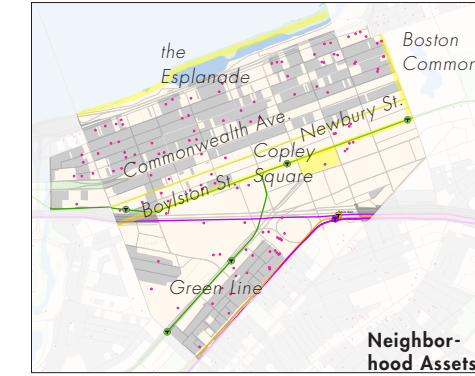
This project was part of the Sharing Space in a Regulated Place workshop at MIT, led by Corey Zehngebot, senior urban designer and architect of Boston Redevelopment Authority, and reviewed by a panel of researcher, business leaders and policy makers involved in Airbnb and other forms of sharing economy. The spatial analysis was conducted by a three-person team. I contributed to the analytical framework design, and was responsible for collecting and mapping Airbnb and neighborhood census data.

Sharing Space in a Regulated Place
Department of Urban Studies + Planning, MIT

Team Members
Cristen Jones, Yuqi Wang, Leo Goldberg

Instructors
Corey Zehngebot (Boston Redevelopment Authority)

Data source: Airbnb website, as of 1/20/2014, https://www.airbnb.com/locations/boston; 2010 US. Census

CITY-WIDE DISTRIBUTION

 # OF AIRBNB HOST
- 7 - 10
- 11 - 24
- 26 - 45
- 46 - 85
- 86 - 124

% OF AIRBNB HOSTS THAT OFFERING ENTIRE PLACE FOR CUSTOMERS
- < 25%
- 25% - 50%
- 25% - 50%
- > 75%

% OF-EXISTING HOUSING STOCK (BY UNIT) USED FOR AIRBNB ROOMS
- < 0.15%
- 0.15% - 0.25%
- 0.25% - 0.5%
- 0.5% - 0.75%
- 0.75% - 1.3%

Total # of Airbnb Hosts
% of Non-vacant Housing Units for Airbnb

NEIGHBORHOOD CASE ANALYSIS

the Esplanade
Boston Commons
Commonwealth Ave.
Newbury St
Copley Square
Boylston St.
Green Line

Neighborhood Assets

Average household size by census tract
- 2 of fewer

Average housing burden % of income spent on housing by census tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

- Airbnb Hosts
- Residential
- Commercial
- Open Space
- Blue Line
- Green Line
- Orange Line
- Red Line
- Silver Line
- Hubway Station

Freedom Trail
NORTH END
BEACON HILL
Charles River Reservation
Boston Commons
BACK BAY
Fenway Park
FENWAY
SOUTH END

Data source: Airbnb website, as of 1/20/2014, https://www.airbnb.com/locations/boston; 2010 US. Census; Mass GIS