

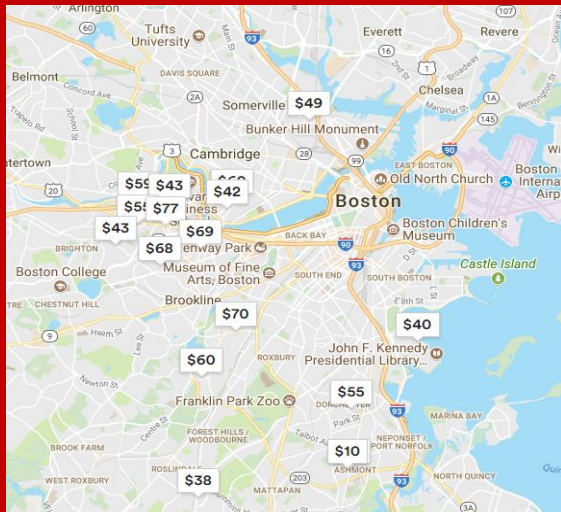
# ANALYSIS REPORT

## Airbnb Price Gouging for Boston Area College Graduations

(Boston College, Boston University, Tufts, Suffolk University Simmons College)

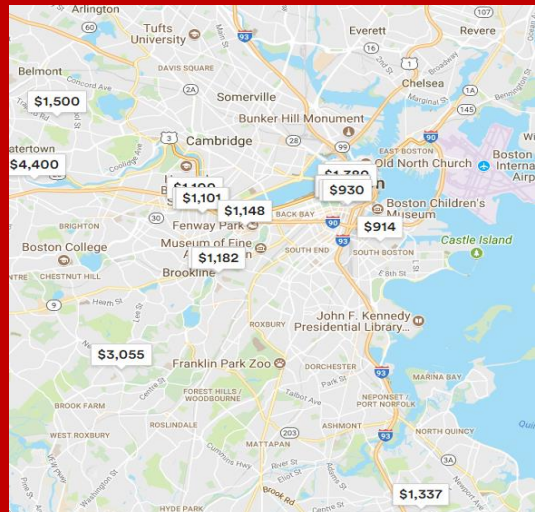
Boston, Massachusetts

From normal rates  
on Airbnb



Screenshot on Airbnb  
(No dates selected)

To highway robbery  
on Airbnb



Screenshot on Airbnb  
(May 19 - May 21, Boston Area College Graduations)



The following report provides a summary of an analysis conducted between May 1 - 2, 2018 on Airbnb rentals available for rent on May 19 – May 21 in the Boston area, for local college/university graduations. Data and pricing were pulled directly from the Airbnb.com website.



# REPORT

Airbnb's Boston Area College Graduations price gouging in Boston, MA – May 19 – May 21, 2018

## AIRBNB PRICE GOUGING DURING BOSTON AREA COLLEGE GRADUATIONS - 2018

Below is a sample list of Airbnb rentals with significant price increases for college graduations around Boston, Massachusetts.

Many of these listings are not true home sharing, but instead a cover for commercial operators who are taking advantage of the system and depleting affordable housing citywide.

Airbnb's in Boston	Off event Rate/night	Boston Area College Graduations May 19-21 Rate/night	\$ Rate Increase	Percent Increase	Hosted by
<a href="#">3 BR 2.5 BA Renovated House Parking Top Location</a>	\$200	\$1,015	\$815	408%	<a href="#">John**</a>
<a href="#">Charming 4BR in Downtown Crossing by Sonder</a>	\$309	\$1,284	\$975	316%	<a href="#">Sonder**</a>
<a href="#">Delightful 2BR in Downtown Crossing by Sonder</a>	\$79	\$689	\$610	772%	<a href="#">Sonder**</a>
<a href="#">Handsome 2BR in Seaport by Sonder</a>	\$69	\$689	\$620	899%	<a href="#">Sonder**</a>
<a href="#">Bi-Level 2BR in Downtown Crossing by Sonder</a>	\$139	\$759	\$620	446%	<a href="#">Sonder**</a>
<a href="#">Chic 2BR in Seaport by Sonder</a>	\$69	\$689	\$620	899%	<a href="#">Sonder**</a>
<a href="#">Boston Commons Condos 2BD 2</a>	\$553	\$1,099	\$546	98%	<a href="#">Nadia**</a>
<a href="#">Elegant &amp; Cozy Boston Fenway 2-BR Apt!!!</a>	\$457	\$1,098	\$641	140%	<a href="#">Bluebird Suites**</a>
<a href="#">Bluebird Lavish 2-BR Boston Apt + 24 HR Doorman</a>	\$457	\$1,098	\$641	140%	<a href="#">Bluebird Suites**</a>
<a href="#">Renovated Gorgeous Luxury 2 BR, Private Patio</a>	\$199	\$465	\$266	134%	<a href="#">Lara**</a>
<a href="#">Lux Studio Apt w/rooftop deck, gym, WiFi</a>	\$229	\$339	\$110	48%	<a href="#">Mike**</a>
<a href="#">Boston Studio Across from Majestic Theater</a>	\$128	\$304	\$176	138%	<a href="#">Voyage**</a>
<a href="#">Beautiful Studio and Great Location</a>	\$149	\$249	\$100	67%	<a href="#">Isa**</a>

\*All rates and unit availabilities subject to change per host preference

\*\*Denotes commercial operator with multiple other listings including:

Host John (3 listings), Host Sonder (100 listings), Host Nadia (100 listings), Host Bluebird Suites (100 listings), Host Lara (5 listings), Host Mike (100 listings), Host Voyage Management LLC (20 listings), Host Isa (12 listings)

## EXAMPLES OF AIRBNB PRICE GOUGING FOR BOSTON AREA COLLEGE GRADUATIONS

**Ad Listing: 3 BR|2.5 BA Renovated House Parking Top Location**

Entire House · Boston, Hosted by John a commercial operator with currently three other listings on Airbnb.

May 19 – May 21	May 29
\$1,015/night	\$200/night
<a href="https://www.airbnb.com/rooms/11866651?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-19&amp;check_out=2018-05-21">https://www.airbnb.com/rooms/11866651?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-19&amp;check_out=2018-05-21</a>	<a href="https://www.airbnb.com/rooms/11866651?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-28">https://www.airbnb.com/rooms/11866651?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-28</a>



Screenshot of pricing on Airbnb.com

**\$1,015** per night  
★★★★★ 174

Dates: 05/19/2018 → 05/21/2018

Guests: 1 guest

\$1,015 x 2 nights	\$2,029
Cleaning fee	\$250
Service fee	\$176
<b>Total</b>	<b>\$2,455</b>

**Book**

**\$200** per night  
★★★★★ 174

Dates: 05/28/2018 → Check Out

Guests: 1 guest

**Book**

You won't be charged yet

**AIRBNB**  
Price increase for  
Boston Area College  
Graduations  
  
**+\$815/night**  
  
**408%**  
increase



# REPORT

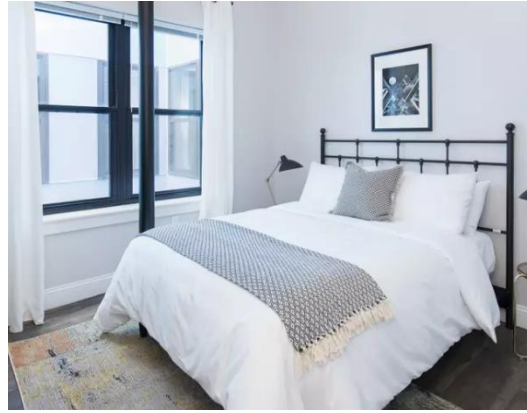
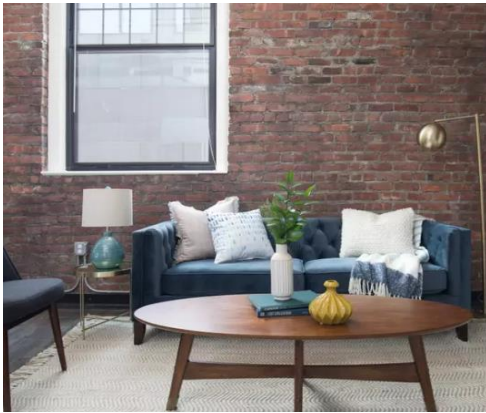
Airbnb's Boston Area College Graduations price gouging in Boston, MA – May 19 – May 21, 2018

## EXAMPLES OF AIRBNB PRICE GOUGING FOR BOSTON AREA COLLEGE GRADUATIONS

Ad Listing: Charming 4BR in Downtown Crossing by Sonder

Entire Apartment · Boston, Hosted by Sonder a commercial operator with currently 100 other listings on Airbnb.

May 19 – May 21	May 29
\$1,284/night	\$309/night
<a href="https://www.airbnb.com/rooms/19823907?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-19&amp;check_out=2018-05-21">https://www.airbnb.com/rooms/19823907?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-19&amp;check_out=2018-05-21</a>	<a href="https://www.airbnb.com/rooms/19823907?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-29">https://www.airbnb.com/rooms/19823907?location=Boston%2C%20MA%2C%20United%20States&amp;guests=1&amp;adults=1&amp;check_in=2018-05-29</a>



### Screenshot of pricing on Airbnb.com

**\$1,284** per night  
★★★★★ 20

Dates  
05/19/2018 → 05/21/2018

Guests  
1 guest

\$1,284 x 2 nights \$2,568  
Cleaning fee ⓘ \$191  
Service fee ⓘ \$175  
**Total \$2,934**

**Book**  
You won't be charged yet

**\$309** per night  
★★★★★ 20

Dates  
05/29/2018 → Check Out

Guests  
1 guest

**Book**  
You won't be charged yet

**AIRBNB**  
Price increase for  
Boston Area College  
Graduations  
**+\$975/night**  
**316%**  
increase



# REPORT

Airbnb's Boston Area College Graduations price gouging in Boston, MA – May 19 – May 21, 2018

## EXAMPLES OF AIRBNB PRICE GOUGING FOR BOSTON AREA COLLEGE GRADUATIONS

Ad Listing: Boston Commons Condos 2BD 2

Entire Apartment · Boston, Hosted Nadia a commercial operator with currently 100 other listings on Airbnb.

May 19 – May 21	May 29
\$1,099/night	\$553/night
<a href="https://www.airbnb.com/rooms/24518149?guests=1&amp;adults=1&amp;check_in=2018-05-19&amp;check_out=2018-05-21">https://www.airbnb.com/rooms/24518149?guests=1&amp;adults=1&amp;check_in=2018-05-19&amp;check_out=2018-05-21</a>	<a href="https://www.airbnb.com/rooms/24518149?guests=1&amp;adults=1&amp;check_in=2018-05-29">https://www.airbnb.com/rooms/24518149?guests=1&amp;adults=1&amp;check_in=2018-05-29</a>



Screenshot of pricing on Airbnb.com

**\$1,099** per night

Dates: 05/19/2018 → 05/21/2018

Guests: 1 guest

\$1,099 x 2 nights	\$2,198
Cleaning fee ⓘ	\$139
Service fee ⓘ	\$176
<b>Total</b>	<b>\$2,513</b>

**Book**

You won't be charged yet

**\$553** per night

Dates: 05/29/2018 → Check Out

Guests: 1 guest

**Book**

You won't be charged yet

**AIRBNB**  
**Price increase for Boston Area College Graduations**  
**+\$546/night**  
**98% increase**



# REPORT

Airbnb's Boston Area College Graduations price gouging in Boston, MA – May 19 – May 21, 2018

## EXAMPLES OF AIRBNB PRICE GOUGING FOR BOSTON AREA COLLEGE GRADUATIONS

Ad Listing: Elegant & Cozy Boston Fenway 2-BR Apt!!!

Entire Apartment · Boston, Hosted by Bluebird Suites a commercial operator with currently 100 other listings on Airbnb.

May 19 – May 21	May 29
\$3,500/night	\$457/night
<a href="https://www.airbnb.com/rooms/18503888?check_in=2018-05-19&amp;guests=1&amp;adults=1&amp;check_out=2018-05-21">https://www.airbnb.com/rooms/18503888?check_in=2018-05-19&amp;guests=1&amp;adults=1&amp;check_out=2018-05-21</a>	<a href="https://www.airbnb.com/rooms/18503888?check_in=2018-05-29&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/18503888?check_in=2018-05-29&amp;guests=1&amp;adults=1</a>



Screenshot of pricing on Airbnb.com

**\$1,098** per night

Dates: 05/19/2018 → 05/21/2018

Guests: 1 guest

\$1,098 x 2 nights: \$2,196  
 Cleaning fee: \$100  
 Service fee: \$176  
**Total: \$2,472**

**Request to Book**  
 You won't be charged yet

[Report this listing](#)

**\$457** per night

Dates: 05/29/2018 → Check Out

Guests: 1 guest

**Request to Book**  
 You won't be charged yet

[Report this listing](#)

**AIRBNB**  
 Price increase for  
 Boston Area College  
 Graduations  
 +\$641/night  
 140%  
 increase