Boston Airbnb Data Analysis - Answers

1. Busiest Times to Visit Boston and Price Spikes

1.1. What are the busiest times to visit Boston?

Answer:

The busiest times of the year to visit Boston are **September** and **October**. These months exhibit the highest average monthly prices, indicating increased demand for accommodations during these periods.

Query:

```
with monthly_avg_price as (
    select
        extract(month from c.date) as month,
        avg(c.price) as avg_monthly_price
    from calendar_table c
    group by month
),
annual_avg as (select avg(price) as avg_price from calendar_table)
select
    m.month,
    m.avg_monthly_price,
    round(((m.avg_monthly_price - a.avg_price) / a.avg_price) * 100, 2) as
price_spike_percentage
from monthly_avg_price m, annual_avg a
order by m.month;
```

```
mysql> with monthly_avg_price as (
    ->     select
    ->         extract(month from c.date) as month,
    ->         avg(c.price) as avg_monthly_price
    ->     from calendar_table c
    ->     group by month
    -> ),
    -> annual_avg as (select avg(price) as avg_price from calendar_table)
    -> select
    ->     m.month,
    ->     m.avg_monthly_price,
    ->     round(((m.avg_monthly_price - a.avg_price) / a.avg_price) * 100, 2) as price_spike_percentage
    -> from monthly_avg_price m, annual_avg a
    -> order by m.month;
+-------+--------------------+-----------------------+
| month | avg_monthly_price  | price_spike_percentage |
+-------+--------------------+-----------------------+
|     1 | 178.36371694021938 |                 -6.95 |
|     2 | 175.86229537053336 |                 -8.26 |
|     3 | 175.93381779960492 |                 -8.22 |
|     4 | 187.18761433965201 |                 -2.35 |
|     5 |  184.1742723880597 |                 -3.92 |
|     6 | 189.99918454040318 |                 -0.88 |
|     7 |  193.2161454069101 |                   0.8 |
|     8 | 190.21059736145858 |                 -0.77 |
|     9 | 231.52407329780226 |                 20.78 |
|    10 | 230.26755852842808 |                 20.12 |
|    11 |  199.2004822714305 |                  3.92 |
|    12 | 187.96191615981112 |                 -1.95 |
+-------+--------------------+-----------------------+
12 rows in set (4.08 sec)
```

1.2. How much do the calendar prices increase?

Answer:

In **September** and in **October**, the represent price increases of **+20.78%** and **+20.12%** respectively compared to the annual average price.

Query:

```sql
with monthly_avg_price as (
    select
        extract(month from c.date) as month,
        avg(c.price) as avg_monthly_price
    from calendar_table c
    group by month
),
annual_avg as (select avg(price) as avg_price from calendar_table)
select
    m.month,
    m.avg_monthly_price,
    round(((m.avg_monthly_price - a.avg_price) / a.avg_price) * 100, 2) as
price_spike_percentage
from monthly_avg_price m, annual_avg a
order by m.month;
```

```
mysql> with monthly_avg_price as (
    ->     select
    ->         extract(month from c.date) as month,
    ->         avg(c.price) as avg_monthly_price
    ->     from calendar_table c
    ->     group by month
    -> ),
    -> annual_avg as (select avg(price) as avg_price from calendar_table)
    -> select
    ->     m.month,
    ->     m.avg_monthly_price,
    ->     round(((m.avg_monthly_price - a.avg_price) / a.avg_price) * 100, 2) as price_spike_percentage
    -> from monthly_avg_price m, annual_avg a
    -> order by m.month;
+-------+--------------------+-----------------------+
| month | avg_monthly_price  | price_spike_percentage |
+-------+--------------------+-----------------------+
|     1 | 178.36371694021938 |                 -6.95 |
|     2 | 175.86229537053336 |                 -8.26 |
|     3 | 175.93381779960492 |                 -8.22 |
|     4 | 187.18761433965201 |                 -2.35 |
|     5 |  184.1742723880597 |                 -3.92 |
|     6 | 189.99918454040318 |                 -0.88 |
|     7 |  193.2161454069101 |                   0.8 |
|     8 | 190.21059736145858 |                 -0.77 |
|     9 | 231.52407329780226 |                 20.78 |
|    10 | 230.26755852842808 |                 20.12 |
|    11 |  199.2004822714305 |                  3.92 |
|    12 | 187.96191615981112 |                 -1.95 |
+-------+--------------------+-----------------------+
12 rows in set (4.08 sec)
```

1.3. What is the price gap between peak and off-peak months?

Answer:

There is a significant price gap between peak months (September and October) and off-peak months (January to March). While peak months see average prices exceeding **$230**, off-peak months have average prices around $175—$178$, indicating a decrease of approximately **7-8%** below the annual average.

Query:

```sql
with monthly_avg_price as (
    select
        extract(month from c.date) as month,
        avg(c.price) as avg_monthly_price
    from calendar_table c
    group by month
),
annual_avg as (select avg(price) as avg_price from calendar_table)
select
    m.month,
    m.avg_monthly_price,
    round(((m.avg_monthly_price - a.avg_price) / a.avg_price) * 100, 2) as
price_spike_percentage
from monthly_avg_price m, annual_avg a
order by m.month;
```

```
mysql> with monthly_avg_price as (
    ->     select
    ->         extract(month from c.date) as month,
    ->         avg(c.price) as avg_monthly_price
    ->     from calendar_table c
    ->     group by month
    -> ),
    -> annual_avg as (select avg(price) as avg_price from calendar_table)
    -> select
    ->     m.month,
    ->     m.avg_monthly_price,
    ->     round(((m.avg_monthly_price - a.avg_price) / a.avg_price) * 100, 2) as price_spike_percentage
    -> from monthly_avg_price m, annual_avg a
    -> order by m.month;
+-------+--------------------+-----------------------+
| month | avg_monthly_price  | price_spike_percentage |
+-------+--------------------+-----------------------+
|     1 | 178.36371694021938 |                 -6.95 |
|     2 | 175.86229537053336 |                 -8.26 |
|     3 | 175.93381779960492 |                 -8.22 |
|     4 | 187.18761433965201 |                 -2.35 |
|     5 |  184.1742723880597 |                 -3.92 |
|     6 | 189.99918454040318 |                 -0.88 |
|     7 |  193.2161454069101 |                   0.8 |
|     8 | 190.21059736145858 |                 -0.77 |
|     9 | 231.52407329780226 |                 20.78 |
|    10 | 230.26755852842808 |                 20.12 |
|    11 |  199.2004822714305 |                  3.92 |
|    12 | 187.96191615981112 |                 -1.95 |
+-------+--------------------+-----------------------+
12 rows in set (4.08 sec)
```

2. Top Hosts

2.1. Who owns the highest number of listings, and how many?

Answer:

The host with the highest number of listings is **Kara**, who owns **1,088** listings. Other top hosts include **Seamless** with **711** listings, **Mike** with **488** listings, and **Flatbook** with **464** listings.

Query:

```sql
select h.host_id, h.host_name, count(l.id) as total_listings
from host_table h
join listings_table l on h.host_id = l.host_id
group by h.host_id, h.host_name
order by total_listings desc
limit 10;
```

```
mysql> select h.host_id, h.host_name, count(l.id) as total_listings
    -> from host_table h
    -> join listings_table l on h.host_id = l.host_id
    -> group by h.host_id, h.host_name
    -> order by total_listings desc
    -> limit 10;
+----------+----------------+----------------+
| host_id  | host_name      | total_listings |
+----------+----------------+----------------+
| 30283594 | Kara           |           1088 |
|    25188 | Seamless       |            711 |
|  9419684 | Mike           |            488 |
| 12243051 | Flatbook       |            464 |
| 22348222 | Alicia         |            250 |
|  1444340 | Will           |            144 |
| 21184200 | Paige          |            144 |
| 32532791 | Marie          |            120 |
| 18202088 | Beantown Suites |           102 |
|  4962900 | Stay Alfred    |            100 |
+----------+----------------+----------------+
10 rows in set (0.05 sec)
```

2.2. What is the average number of listings owned by a host?

Answer:

The average number of listings owned by a host is **3.4172**. This calculation is based on the total number of listings divided by the number of active hosts.

Query:

```sql
select avg(total_listings) as avg_host_listings
from (
    select h.host_id, count(l.id) as total_listings
    from host_table h
    join listings_table l on h.host_id = l.host_id
    group by h.host_id
) subquery;
```

```
mysql> select avg(total_listings) as avg_host_listings
    -> from (
    ->     select h.host_id, count(l.id) as total_listings
    ->     from host_table h
    ->     join listings_table l on h.host_id = l.host_id
    ->     group by h.host_id
    -> ) subquery;
ERROR 2006 (HY000): MySQL server has gone away
No connection. Trying to reconnect...
Connection id:    2522
Current database: Boston

+------------------+
| avg_host_listings |
+------------------+
|           3.4172 |
+------------------+
1 row in set (0.70 sec)
```

2.3. Who earns the most, and how much do they earn?

Answer:

Seamless is the top-earning host with estimated earnings of **$1.5 million**. They are followed by **Jason** with **$1.3 million** and **Mike** with **$881,856** in estimated earnings.

Query:
First, delete the "$" and turn it into float.

```sql
update listings_table
set price = cast(replace(price, '$', '') as decimal(10, 2))
where price is not null;

alter table listings_table
modify price float;
```

Then, we estimate the historical earnings using number of reviews.

```sql
select h.host_id, h.host_name, sum(l.price * r.number_of_reviews) as
total_earnings
from host_table h
join listings_table l on h.host_id = l.host_id
join availability_table a on l.id = a.listing_id
join review_table r on l.id = r.listing_id
group by h.host_id, h.host_name
order by total_earnings desc
limit 10;
```

```
mysql> select h.host_id, h.host_name, sum(l.price * r.number_of_reviews) as total_earnings
    -> from host_table h
    -> join listings_table l on h.host_id = l.host_id
    -> join availability_table a on l.id = a.listing_id
    -> join review_table r on l.id = r.listing_id
    -> group by h.host_id, h.host_name
    -> order by total_earnings desc
    -> limit 10;
+----------+-----------+----------------+
| host_id  | host_name | total_earnings |
+----------+-----------+----------------+
|    25188 | Seamless  |        1577592 |
|  9410008 | Jason     |        1367885 |
|  9419684 | Mike      |         881856 |
|  1444340 | Will      |         864174 |
| 12243051 | Flatbook  |         692304 |
|   324630 | Sean      |         400968 |
| 21184200 | Paige     |         365868 |
|  5618949 | Alan      |         358602 |
|   814298 | Brent     |         350505 |
|   508268 | Richard   |         240180 |
+----------+-----------+----------------+
10 rows in set (0.23 sec)
```

2.4. What is the average earnings per host?

Answer:

The average earnings per host are **8161.55**. This figure is derived from the total estimated earnings of all hosts divided by the number of hosts.

Query:

```sql
select avg(total_earnings) as avg_host_earnings
from (
    select h.host_id, sum(l.price * r.number_of_reviews) as total_earnings
    from host_table h
    join listings_table l on h.host_id = l.host_id
    join availability_table a on l.id = a.listing_id
    join review_table r on l.id = r.listing_id
    group by h.host_id
) subquery;
```

```
mysql> select avg(total_earnings) as avg_host_earnings
    -> from (
    ->     select h.host_id, sum(l.price * r.number_of_reviews) as total_earnings
    ->     from host_table h
    ->     join listings_table l on h.host_id = l.host_id
    ->     join availability_table a on l.id = a.listing_id
    ->     join review_table r on l.id = r.listing_id
    ->     group by h.host_id
    -> ) subquery;
+-------------------+
| avg_host_earnings |
+-------------------+
| 8161.552957359009 |
+-------------------+
1 row in set (0.08 sec)
```

2.5. Who has the highest rating, and what is their score?

Answer:

Several hosts have achieved the highest average rating of **100%**. These include **Shahid**, **Andrew**, **Kelly**, and others. This perfect rating reflects exceptional service quality and guest satisfaction.

Query:

```
select h.host_id, h.host_name, avg(r.review_scores_rating) as avg_rating
from host_table h
join listings_table l on h.host_id = l.host_id
join review_table r on l.id = r.listing_id
where r.review_scores_rating is not null
group by h.host_id, h.host_name
order by avg_rating desc
limit 10;
```

```
mysql> select h.host_id, h.host_name, avg(r.review_scores_rating) as avg_rating
    -> from host_table h
    -> join listings_table l on h.host_id = l.host_id
    -> join review_table r on l.id = r.listing_id
    -> where r.review_scores_rating is not null
    -> group by h.host_id, h.host_name
    -> order by avg_rating desc
    -> limit 10;
+----------+-----------+------------+
| host_id  | host_name | avg_rating |
+----------+-----------+------------+
| 70552156 | Shahid    |        100 |
| 26413047 | Andrew    |        100 |
| 16379445 | Kelly     |        100 |
| 68927890 | Cole      |        100 |
| 43779441 | Tanmay    |        100 |
|  9350281 | Emily     |        100 |
| 69028974 | Christine |        100 |
| 45851126 | Kelly     |        100 |
| 26420664 | Michael   |        100 |
| 36275619 | Sam       |        100 |
+----------+-----------+------------+
10 rows in set (0.08 sec)
```

2.6. What is the average rating across all hosts?

Answer:

The average rating across all hosts is **93.28**. This statistic provides an overall view of guest satisfaction within the Boston Airbnb market.

Query:

```
select avg(avg_rating) as avg_host_rating
from (
    select h.host_id, avg(r.review_scores_rating) as avg_rating
    from host_table h
    join listings_table l on h.host_id = l.host_id
    join review_table r on l.id = r.listing_id
    where r.review_scores_rating is not null
    group by h.host_id
) subquery;
```

```
mysql> select avg(avg_rating) as avg_host_rating
    -> from (
    ->     select h.host_id, avg(r.review_scores_rating) as avg_rating
    ->     from host_table h
    ->     join listings_table l on h.host_id = l.host_id
    ->     join review_table r on l.id = r.listing_id
    ->     where r.review_scores_rating is not null
    ->     group by h.host_id
    -> ) subquery;
+------------------+
| avg_host_rating  |
+------------------+
| 93.28137721011832 |
+------------------+
1 row in set (0.09 sec)
```

3. Supply and Demand in Each Neighborhood

3.1. Neighborhoods that have the most number of reviews

Answer:

The neighborhoods with the highest number of reviews are:

- **Jamaica Plain**: **9,055** reviews
- **Dorchester**: **7,396** reviews
- **South End**: **5,714** reviews

These figures indicate high visitor engagement and rental activity in these areas.

Query:

```sql
select n.neighborhood_id, n.neighbourhood_cleansed AS neighborhood_name,
sum(r.number_of_reviews) AS total_reviews
from neighborhood_table n
join listings_table li on n.neighborhood_id = li.neighborhood_id
join review_table r on li.id = r.listing_id
group by n.neighborhood_id, n.neighbourhood_cleansed
order by total_reviews desc;
```

```
mysql> select n.neighborhood_id, n.neighbourhood_cleansed AS neighborhood_name, sum(r.number_of_reviews) AS total_reviews
    -> from neighborhood_table n
    -> join listings_table li on n.neighborhood_id = li.neighborhood_id
    -> join review_table r on li.id = r.listing_id
    -> group by n.neighborhood_id, n.neighbourhood_cleansed
    -> order by total_reviews desc;
+-----------------+------------------------+---------------+
| neighborhood_id | neighborhood_name      | total_reviews |
+-----------------+------------------------+---------------+
|               2 | Jamaica Plain          |          9055 |
|              22 | Dorchester             |          7396 |
|              10 | South End              |          5714 |
|              12 | East Boston            |          5504 |
|               8 | North End              |          4483 |
|              11 | Back Bay               |          4389 |
|              15 | Beacon Hill            |          4098 |
|              24 | South Boston           |          3851 |
|               9 | Roxbury                |          3775 |
|              18 | Brighton               |          3052 |
|              25 | Allston                |          2988 |
|              17 | Fenway                 |          2817 |
|              16 | Downtown               |          2535 |
|              13 | Charlestown            |          1981 |
|               3 | Mission Hill           |          1469 |
|               1 | Roslindale             |          1387 |
|              23 | South Boston Waterfront |           744 |
|              19 | West Roxbury           |           690 |
|               7 | Chinatown              |           669 |
|              21 | Mattapan               |           442 |
|               4 | Longwood Medical Area  |           393 |
|              20 | Hyde Park              |           376 |
|               5 | Bay Village            |           241 |
|              14 | West End               |           157 |
|               6 | Leather District       |            69 |
+-----------------+------------------------+---------------+
25 rows in set (0.11 sec)
```

3.2. Neighborhoods that have the most listings

Answer:

The neighborhoods with the most listings are:

- **Jamaica Plain**: **343** listings
- **South End**: **326** listings
- **Back Bay**: **302** listings

A higher number of listings suggests strong supply and host interest in these popular neighborhoods.

Query:

```sql
select n.neighborhood_id, n.neighbourhood_cleansed AS neighborhood_name,
count(li.id) AS total_listings
from neighborhood_table n
join listings_table li on n.neighborhood_id = li.neighborhood_id
group by n.neighborhood_id, n.neighbourhood_cleansed
order by total_listings desc;
```

```
mysql> select n.neighborhood_id, n.neighbourhood_cleansed AS neighborhood_name, count(li.id) AS total_listings
    -> from neighborhood_table n
    -> join listings_table li on n.neighborhood_id = li.neighborhood_id
    -> group by n.neighborhood_id, n.neighbourhood_cleansed
    -> order by total_listings desc;
+-----------------+--------------------------+----------------+
| neighborhood_id | neighborhood_name        | total_listings |
+-----------------+--------------------------+----------------+
|               2 | Jamaica Plain            |            343 |
|              10 | South End                |            326 |
|              11 | Back Bay                 |            302 |
|              17 | Fenway                   |            290 |
|              22 | Dorchester               |            269 |
|              25 | Allston                  |            260 |
|              15 | Beacon Hill              |            194 |
|              18 | Brighton                 |            185 |
|              24 | South Boston             |            174 |
|              16 | Downtown                 |            172 |
|              12 | East Boston              |            150 |
|               9 | Roxbury                  |            144 |
|               8 | North End                |            143 |
|               3 | Mission Hill             |            124 |
|              13 | Charlestown              |            111 |
|              23 | South Boston Waterfront  |             83 |
|               7 | Chinatown                |             71 |
|               1 | Roslindale               |             56 |
|              14 | West End                 |             49 |
|              19 | West Roxbury             |             46 |
|              20 | Hyde Park                |             31 |
|               5 | Bay Village              |             24 |
|              21 | Mattapan                 |             24 |
|               4 | Longwood Medical Area    |              9 |
|               6 | Leather District         |              5 |
+-----------------+--------------------------+----------------+
25 rows in set (0.04 sec)
```

Rank Difference

```sql
select
    tr.neighborhood_id,
    tr.neighborhood_name,
    tr.review_rank as review_rank,
    tl.listing_rank as listing_rank,
    tr.review_rank - tl.listing_rank as rank_difference
from (
    select
        neighborhood_id,
        neighborhood_name,
        total_reviews,
        @review_rank := @review_rank + 1 as review_rank
    from (
        select
            n.neighborhood_id,
            n.neighbourhood_cleansed as neighborhood_name,
            sum(r.number_of_reviews) as total_reviews
        from neighborhood_table n
        join listings_table li on n.neighborhood_id = li.neighborhood_id
        join review_table r on li.id = r.listing_id
        group by n.neighborhood_id, n.neighbourhood_cleansed
        order by total_reviews desc
    ) subquery, (select @review_rank := 0) r
) tr
join (
    select
        neighborhood_id,
        neighborhood_name,
        total_listings,
        @listing_rank := @listing_rank + 1 as listing_rank
    from (
```

```
        select
            n.neighborhood_id,
            n.neighbourhood_cleansed as neighborhood_name,
            count(li.id) as total_listings
        from neighborhood_table n
        join listings_table li on n.neighborhood_id = li.neighborhood_id
        group by n.neighborhood_id, n.neighbourhood_cleansed
        order by total_listings desc
    ) subquery, (select @listing_rank := 0) r
) tl
on tr.neighborhood_id = tl.neighborhood_id
order by rank_difference;
```

```
+-----------------+-------------------------+-------------+--------------+-----------------+
| neighborhood_id | neighborhood_name       | review_rank | listing_rank | rank_difference |
+-----------------+-------------------------+-------------+--------------+-----------------+
|               8 | North End               |           5 |           13 |              -8 |
|              12 | East Boston             |           4 |           11 |              -7 |
|              22 | Dorchester              |           2 |            5 |              -3 |
|               4 | Longwood Medical Area   |          21 |           24 |              -3 |
|              21 | Mattapan                |          20 |           23 |              -3 |
|               9 | Roxbury                 |           9 |           12 |              -3 |
|              19 | West Roxbury            |          18 |           20 |              -2 |
|               1 | Roslindale              |          16 |           18 |              -2 |
|              24 | South Boston            |           8 |            9 |              -1 |
|              13 | Charlestown             |          14 |           15 |              -1 |
|               6 | Leather District        |          25 |           25 |               0 |
|               2 | Jamaica Plain           |           1 |            1 |               0 |
|              15 | Beacon Hill             |           7 |            7 |               0 |
|               3 | Mission Hill            |          15 |           14 |               1 |
|              23 | South Boston Waterfront |          17 |           16 |               1 |
|              20 | Hyde Park               |          22 |           21 |               1 |
|               5 | Bay Village             |          23 |           22 |               1 |
|              10 | South End               |           3 |            2 |               1 |
|              18 | Brighton                |          10 |            8 |               2 |
|               7 | Chinatown               |          19 |           17 |               2 |
|              16 | Downtown                |          13 |           10 |               3 |
|              11 | Back Bay                |           6 |            3 |               3 |
|              25 | Allston                 |          11 |            6 |               5 |
|              14 | West End                |          24 |           19 |               5 |
|              17 | Fenway                  |          12 |            4 |               8 |
+-----------------+-------------------------+-------------+--------------+-----------------+
25 rows in set, 4 warnings (0.65 sec)
```

3.3. Average price per neighborhood

Answer:

Here is the list of neighborhoods with their respective average listing prices:

1. Bay Village: $266.832.SouthBostonWaterfront$:254.90
3. Leather District: $253.604.BackBay$:236.81
5. Downtown: $236.466.Chinatown$:232.35
7. Beacon Hill: $211.158.WestEnd$:209.59
9. South End: $200.3710.Fenway$:197.49
11. North End: $195.6712.Charlestown$:189.05
13. South Boston: $181.8714.JamaicaPlain$:138.48
15. Longwood Medical Area: $138.4416.Roxbury$:136.61
17. Mission Hill: $121.9718.EastBoston$:119.15
19. Brighton: $118.7620.Allston$:112.31

21. West Roxbury: $107.1122. Roslindale$:98.43
23. Dorchester: $91.6324. HydePark$:86.54
25. Mattapan: $75.12

These averages are helpful in understanding the market positioning and affordability of accommodations in each neighborhood.

Query:

```
select
    n.neighborhood_id,
    n.neighbourhood_cleansed AS neighborhood_name,
    avg(l.price) AS average_price
from
    neighborhood_table n
join
    listings_table l
    on n.neighborhood_id = l.neighborhood_id
group by
    n.neighborhood_id,
    n.neighbourhood_cleansed
order by
    average_price desc;
```

```
mysql> select
    ->     n.neighborhood_id,
    ->     n.neighbourhood_cleansed AS neighborhood_name,
    ->     avg(l.price) AS average_price
    -> from
    ->     neighborhood_table n
    -> join
    ->     listings_table l
    ->     on n.neighborhood_id = l.neighborhood_id
    -> group by
    ->     n.neighborhood_id,
    ->     n.neighbourhood_cleansed
    -> order by
    ->     average_price desc;
+-----------------+--------------------------+--------------------+
| neighborhood_id | neighborhood_name        | average_price      |
+-----------------+--------------------------+--------------------+
|               5 | Bay Village              |  266.8333333333333 |
|              23 | South Boston Waterfront | 254.90361445783134 |
|               6 | Leather District         |              253.6 |
|              11 | Back Bay                 | 236.81456953642385 |
|              16 | Downtown                 |  236.4593023255814 |
|               7 | Chinatown                | 232.35211267605635 |
|              15 | Beacon Hill              | 211.15463917525773 |
|              14 | West End                 | 209.59183673469389 |
|              10 | South End                | 200.36503067484662 |
|              17 | Fenway                   | 197.49310344827586 |
|               8 | North End                | 195.67832167832168 |
|              13 | Charlestown              | 189.04504504504504 |
|              24 | South Boston             |   181.867816091954 |
|               2 | Jamaica Plain            | 138.47813411078718 |
|               4 | Longwood Medical Area    | 138.44444444444446 |
|               9 | Roxbury                  | 136.61805555555554 |
|               3 | Mission Hill             | 121.96774193548387 |
|              12 | East Boston              | 119.15333333333334 |
|              18 | Brighton                 | 118.76756756756757 |
|              25 | Allston                  |  112.3076923076923 |
|              19 | West Roxbury             |  107.1086956521739 |
|               1 | Roslindale               |  98.42857142857143 |
|              22 | Dorchester               |  91.63940520446097 |
|              20 | Hyde Park                |  86.54838709677419 |
|              21 | Mattapan                 |              75.125 |
+-----------------+--------------------------+--------------------+
25 rows in set (0.24 sec)
```