



Amherst Town, Massachusetts.

Current market data.

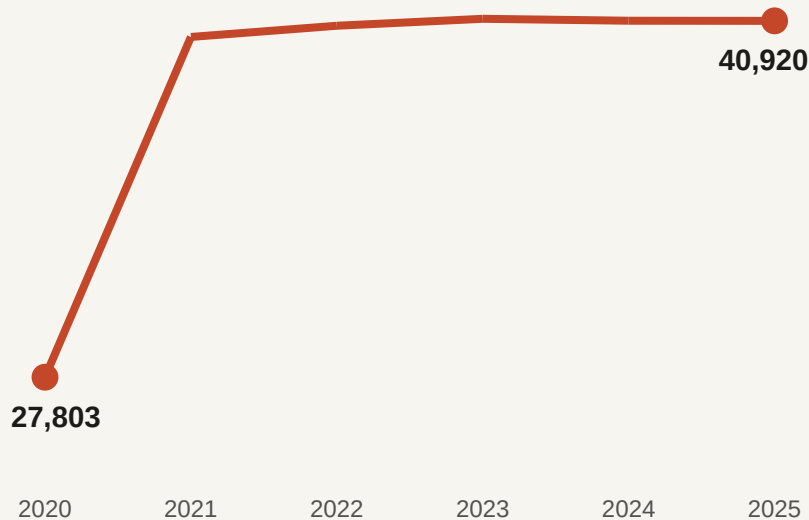
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 47.2% since 2020.

40,920

people, the 35th-largest of Massachusetts's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

88.0%

of 20,657 jobs located in Amherst Town are filled by
in-commuters.



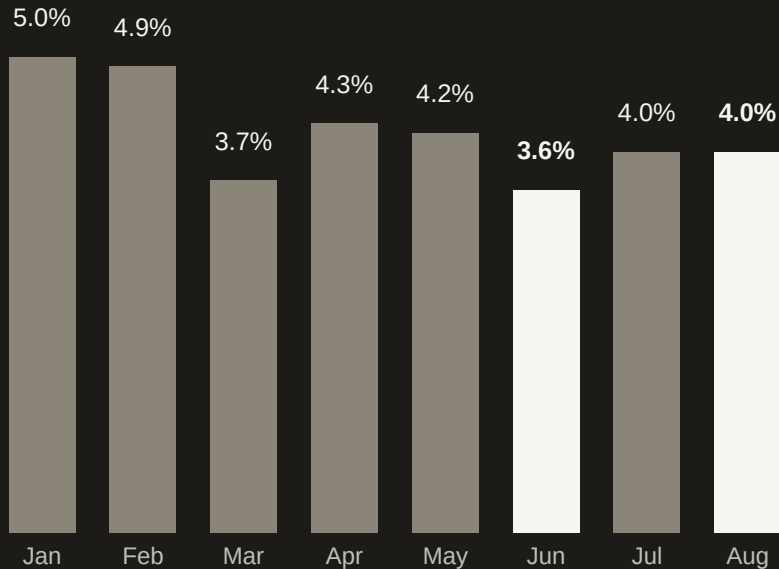
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in June:
3.6%.

4.0%

in August 2026, the latest month released. A year earlier it was 5.0%.





RENT

Median rent is \$1,671 a month.

\$1,671

a month. Massachusetts's median is \$1,762.

THE SEAM

Cross one tract line and median rent jumps \$1,256.

A \$1,256 gap between neighbors, the sharpest rent edge between adjacent tracts in Hampshire County.

TRACT 8214

\$1,402

TRACT 8204

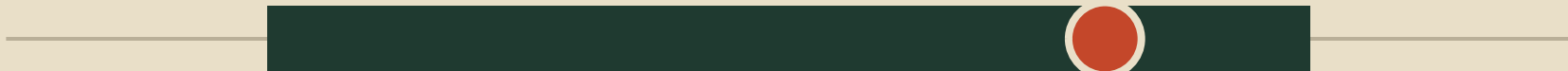
\$2,658



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,192–\$1,788



\$1,671 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 10,925 homes here.

95–207

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 14%
less than
Massachusetts's.

\$484,900

median home value in Amherst Town.

Amherst Town



\$484,900

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS AMHERST TOWN'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ma/amherst-town/

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