Barnstable Town, Massachusetts.

Current market data.

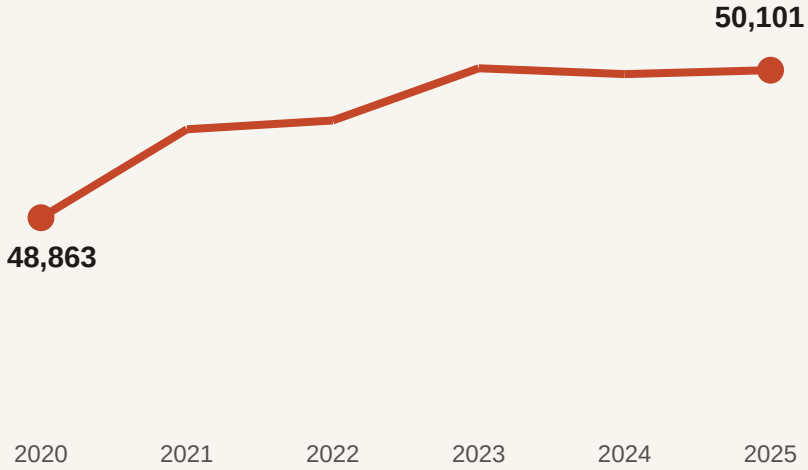
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.5% since 2020.

50,101

people, the 26th-largest of Massachusetts's cities and towns.



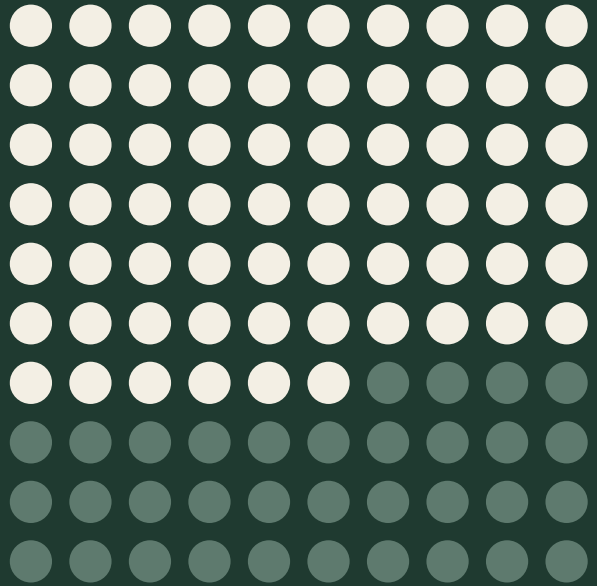
Source: Census Population Estimates, 2025

THE WORKDAY

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

65.9%

of 25,789 jobs located in Barnstable Town are filled by in-commuters.



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

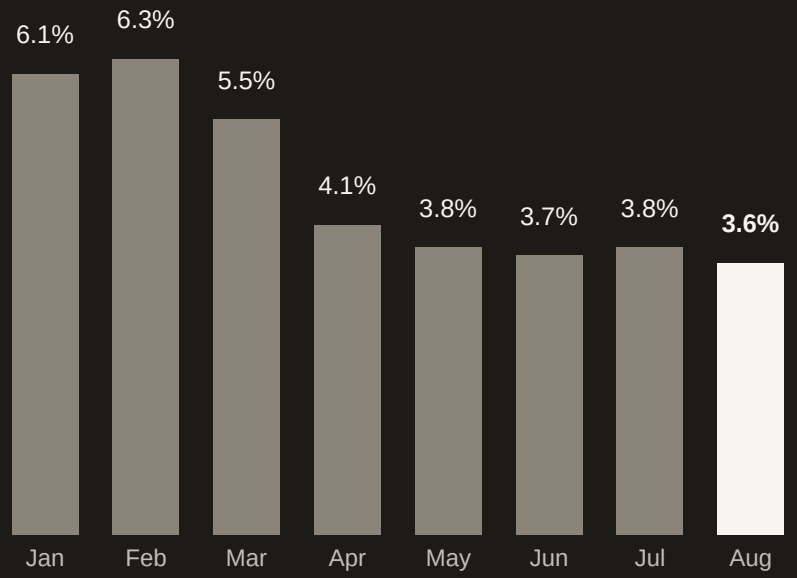
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in August: 3.6%.

3.6%

in August 2026, the latest month released. A year earlier it was 3.5%.



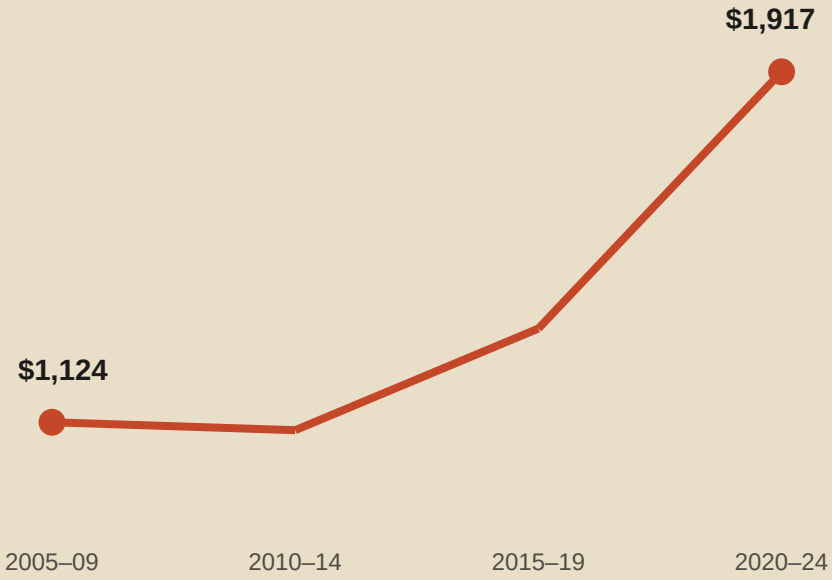
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 71% since the 2005–2009 survey, before inflation.

$1,917

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

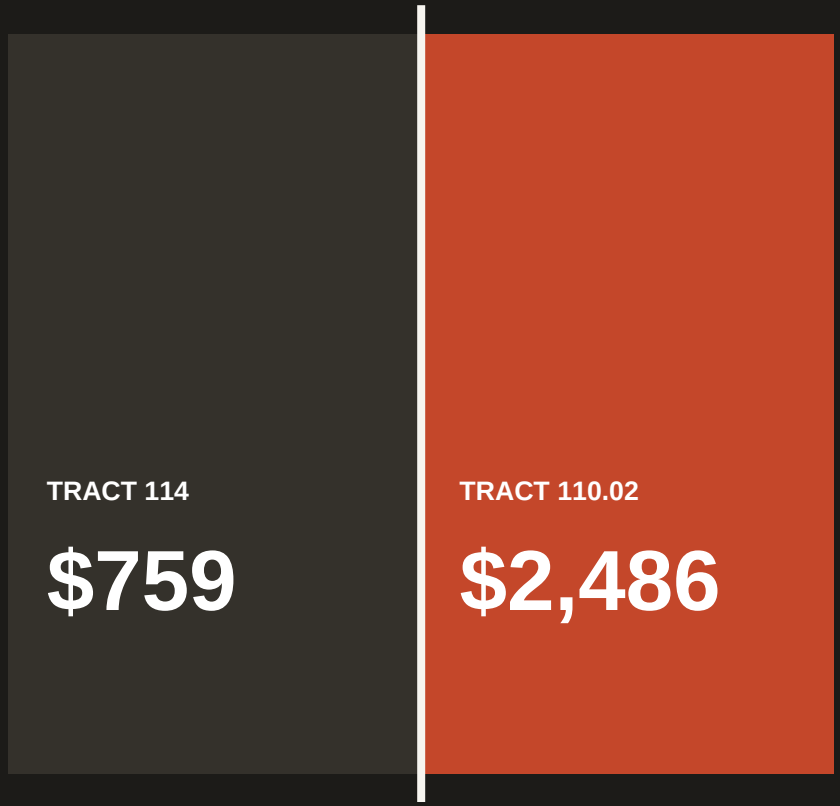


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $1,727 gap between neighbors, the sharpest rent edge between adjacent tracts in Barnstable County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

762

homes permitted, 2022–2025

82%

of those were in multifamily buildings

88%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 27,656 homes here.

50–258

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

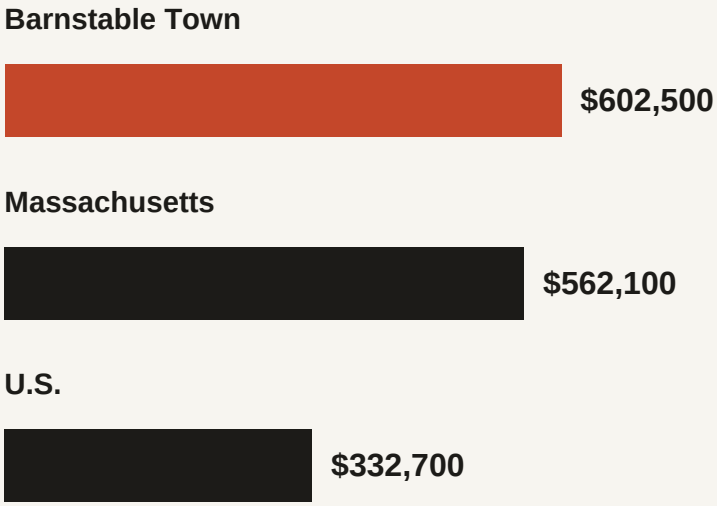
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 7% more than Massachusetts's.

$602,500

median home value in Barnstable Town.



Source: Census ACS 5-year, 2020-2024

THAT WAS BARNSTABLE 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/barnstable-town/**