



Beverly, Massachusetts.

Current market data.

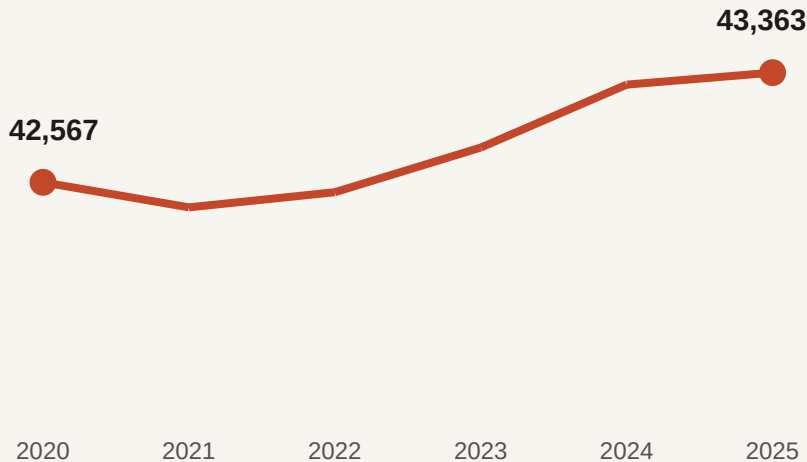
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.9% since 2020.

43,363

people, the 31st-largest of Massachusetts's cities and towns.

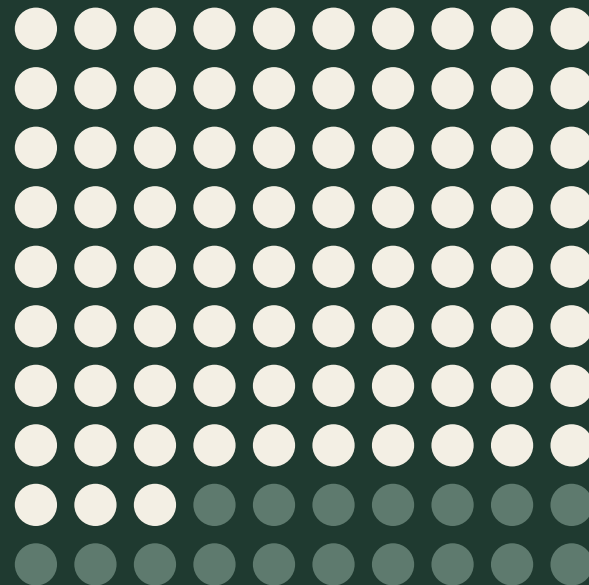


THE WORKDAY

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

83.4%

of 25,208 jobs located in Beverly are filled by in-commuters.



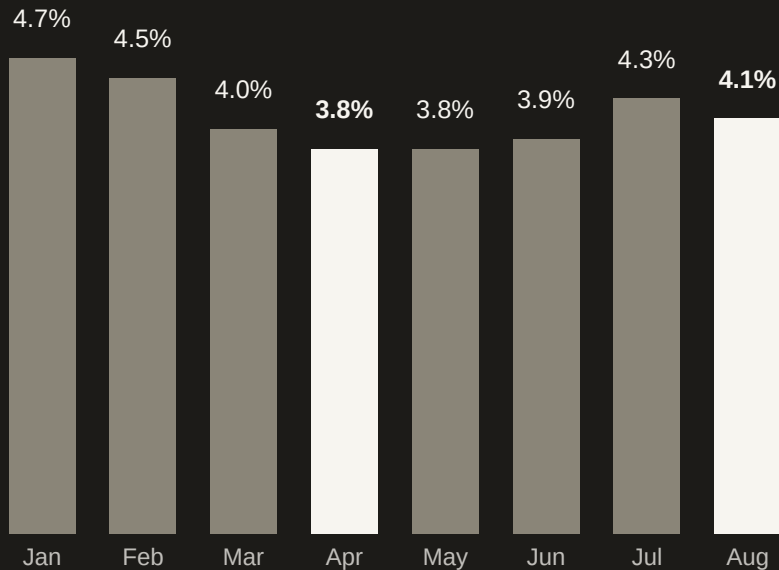
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.8%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.4%.

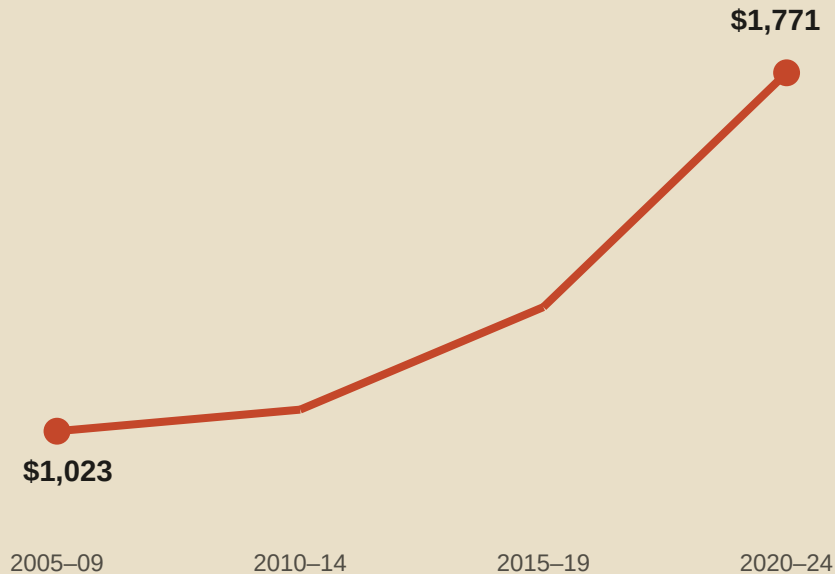


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,771

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,858 gap between neighbors, the sharpest rent edge between adjacent tracts in Essex County.

TRACT 2083.01

\$548

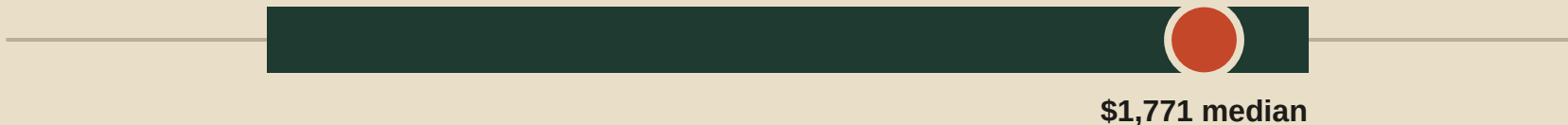
TRACT 2084.01

\$3,406

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,221–\$1,832



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

326

homes permitted in ten years,
2016–2025

56%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 17,630 homes here.

72–252

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



HOME VALUE

A median home costs 16%
more than
Massachusetts's.

\$650,300

median home value in Beverly.

Beverly



\$650,300

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS BEVERLY'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/beverly/

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