



Braintree Town, Massachusetts.

Current market data.

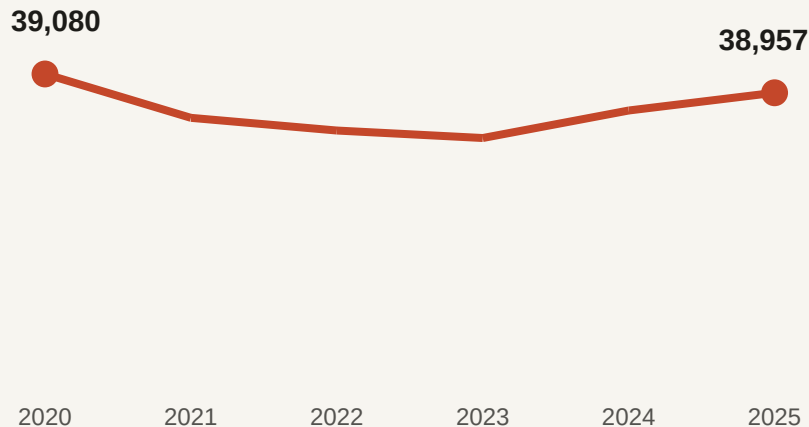
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.3% since 2020.

38,957

people, the 38th-largest of Massachusetts's cities and towns.



THE WORKDAY

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

91.1%

of 28,492 jobs located in Braintree Town are filled by
in-commuters.



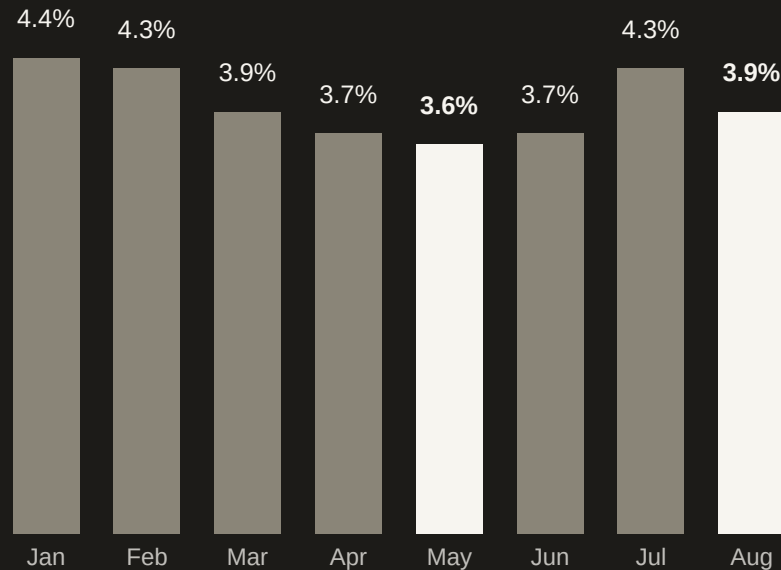
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.6%.

3.9%

in August 2026, the latest month released. A year earlier it was 4.3%.

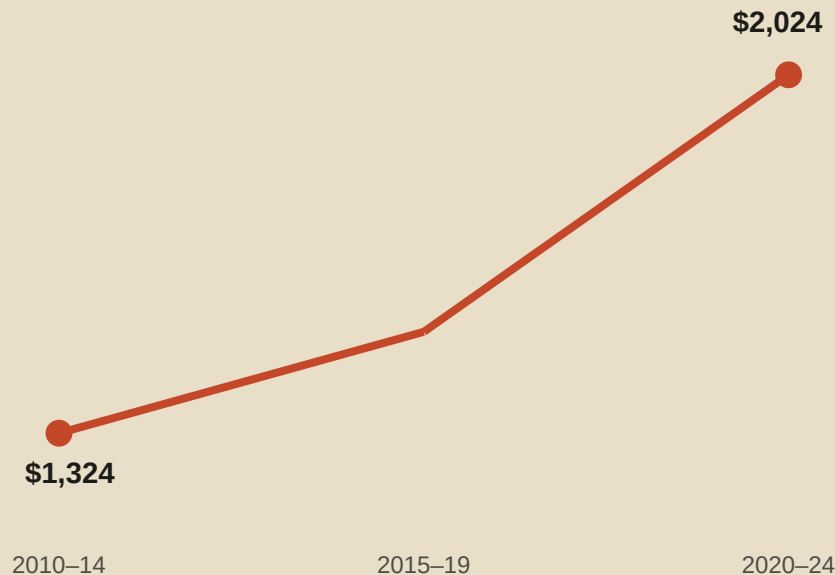


RENT

Median rent is up 53%
since the 2010–2014
survey, before inflation.

\$2,024

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,284 gap between neighbors, the sharpest rent edge between adjacent tracts in Norfolk County.

TRACT 4161.01

\$784

TRACT 4164

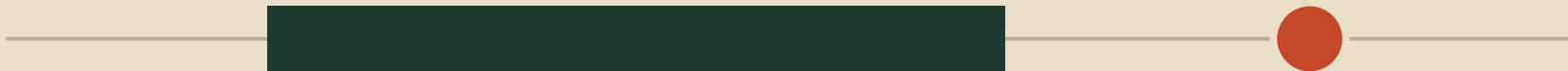
\$3,068



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,186–\$1,779



\$2,024 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

184

homes permitted in ten years,
2016–2025

60%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.9% to the 15,163 homes here.

36–285

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



HOME VALUE

A median home costs 17% more than Massachusetts's.

\$656,800

median home value in Braintree Town.

Braintree Town



\$656,800

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS BRAINTREE 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/braintree-town/**](https://almanacdata.ai/e/ma/braintree-town/)

The Almanac · your hyper-diligent research partner