



Brockton, Massachusetts.

Current market data.

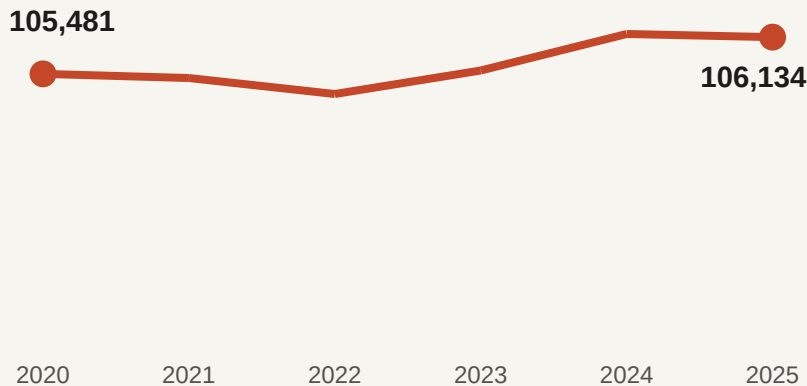
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

106,134

people, the 6th-largest of Massachusetts's cities and towns.

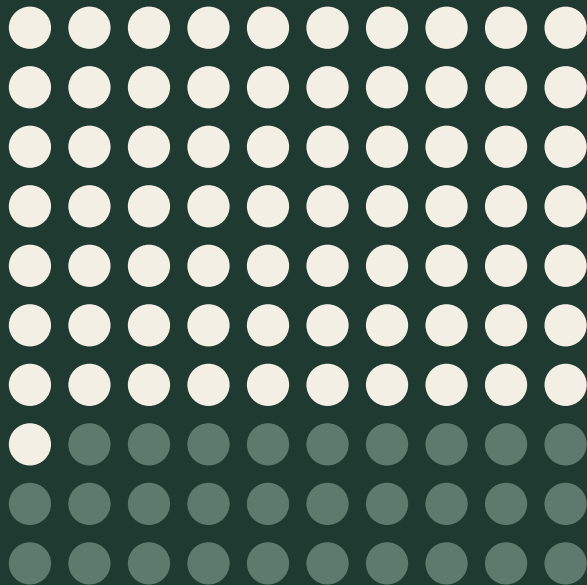


THE WORKDAY

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

70.9%

of 39,557 jobs located in Brockton are filled by in-commuters.



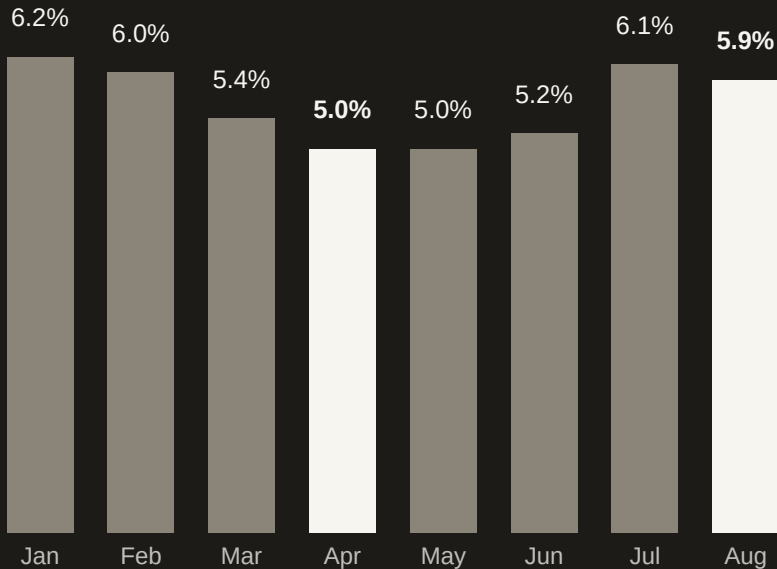
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
5.0%.

5.9%

in August 2026, the latest month released. A year earlier it was 6.2%.

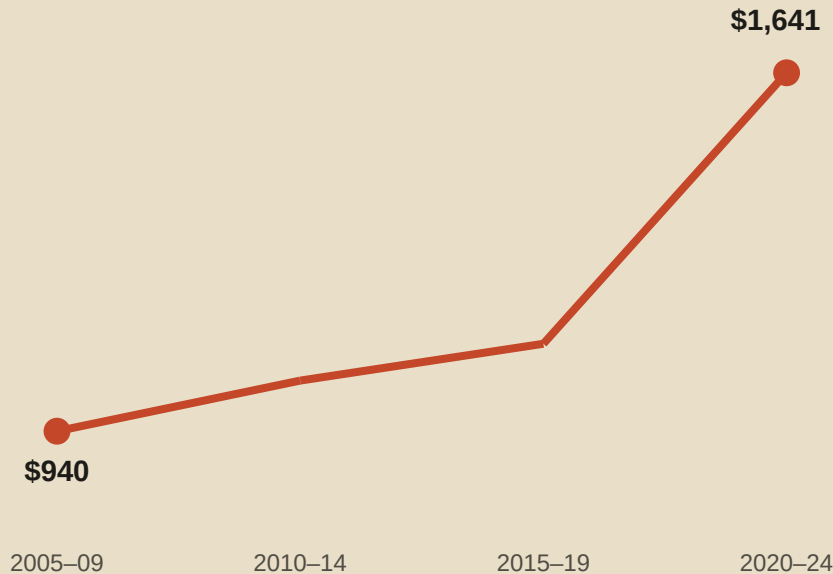


RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$1,641

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,311 gap between neighbors, the sharpest rent edge between adjacent tracts in Plymouth County.

TRACT 5031.02

\$735

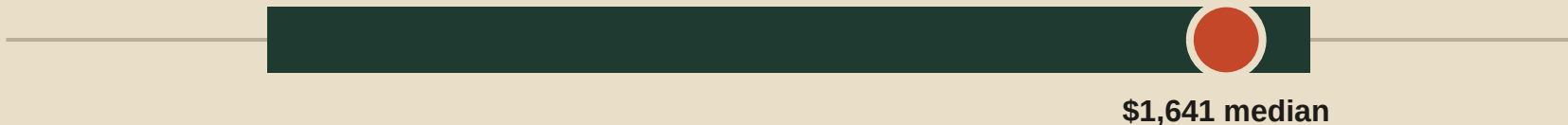
TRACT 5031.01

\$3,046

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,124–\$1,686



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

606

homes permitted in ten years,
2016–2025

33%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 37,730 homes here.

188–396

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



HOME VALUE

A median home costs 22%
less than
Massachusetts's.

\$437,500

median home value in Brockton.

Brockton



\$437,500

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS BROCKTON'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/brockton/

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