



Framingham, Massachusetts.

Current market data.

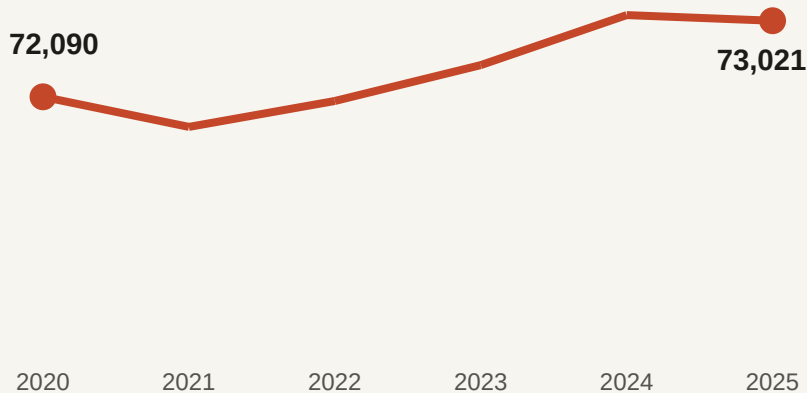
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.3% since 2020.

73,021

people, the 14th-largest of Massachusetts's cities and towns.



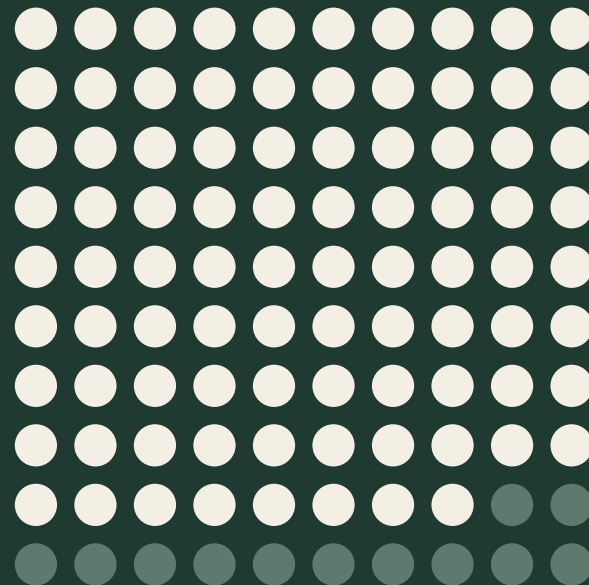
THE WORKDAY

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

87.8%

of 43,869 jobs located in Framingham are filled by in-commuters.

Source: Census LEHD LODES, 2023



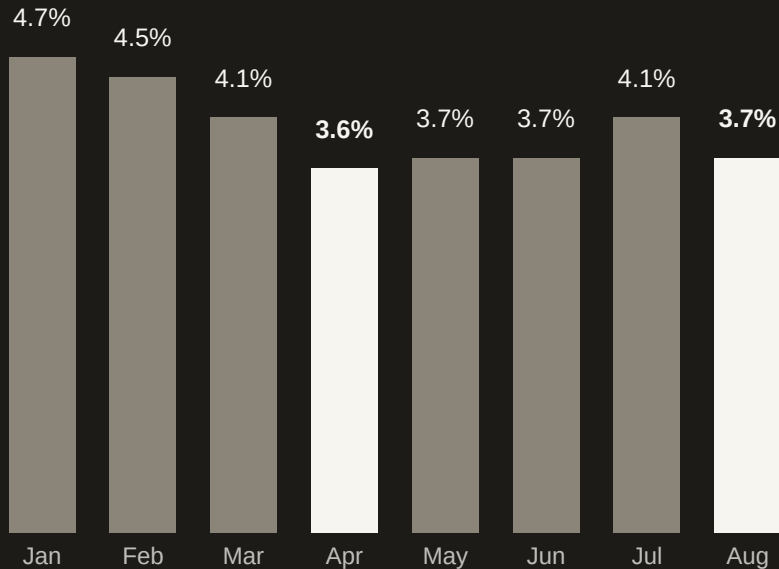
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

3.7%

in August 2026, the latest month released. A year earlier it was 4.2%.

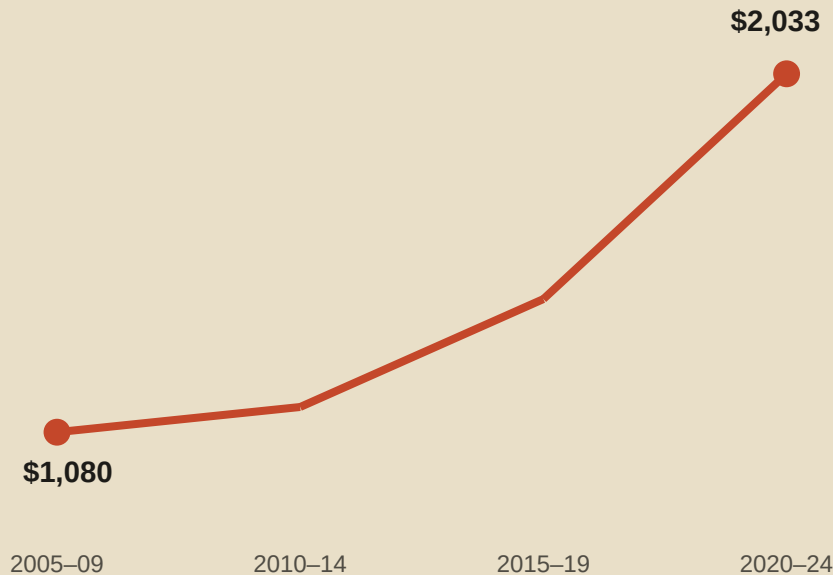


RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$2,033

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,432 gap between neighbors, the sharpest rent edge between adjacent tracts in Middlesex County.

TRACT 3201.05

\$1,069

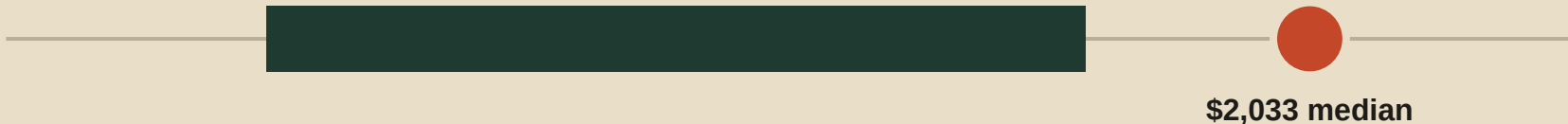
TRACT 3201.02

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,242–\$1,863



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

902

homes permitted, 2018–2025

68%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.6% to the 27,918 homes here.

137–439

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



HOME VALUE

A median home costs 12%
more than
Massachusetts's.

\$627,300

median home value in Framingham.

Framingham



\$627,300

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS FRAMINGHAM'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/framingham/**](https://almanacdata.ai/e/ma/framingham/)

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