



Gardner, Massachusetts.

Current market data.

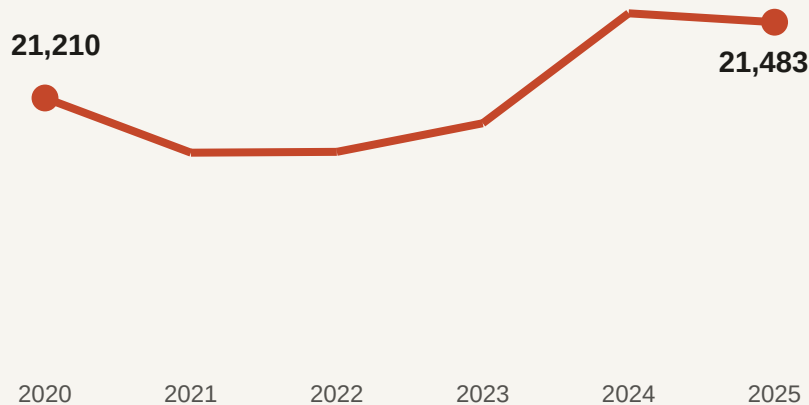
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.3% since 2020.

21,483

people, the 50th-largest of Massachusetts's cities and towns.



THE WORKDAY

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

78.7%

of 8,330 jobs located in Gardner are filled by in-commuters.



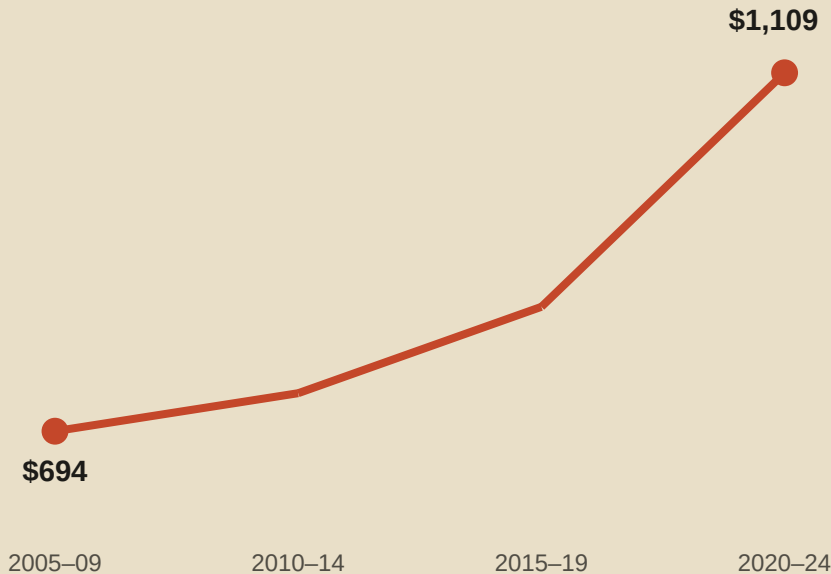
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,109

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,142 gap between neighbors, the sharpest rent edge between adjacent tracts in Worcester County.

TRACT 7431

\$948

TRACT 7424.01

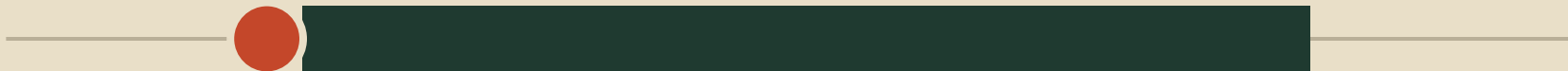
\$3,090



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,129–\$1,693



\$1,109 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

51

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 9,488 homes here.

37–83

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



HOME VALUE

A median home costs 46%
less than
Massachusetts's.

\$301,600

median home value in Gardner.

Gardner



\$301,600

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS GARDNER'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/gardner/**](https://almanacdata.ai/e/ma/gardner/)

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