



Gloucester, Massachusetts.

Current market data.

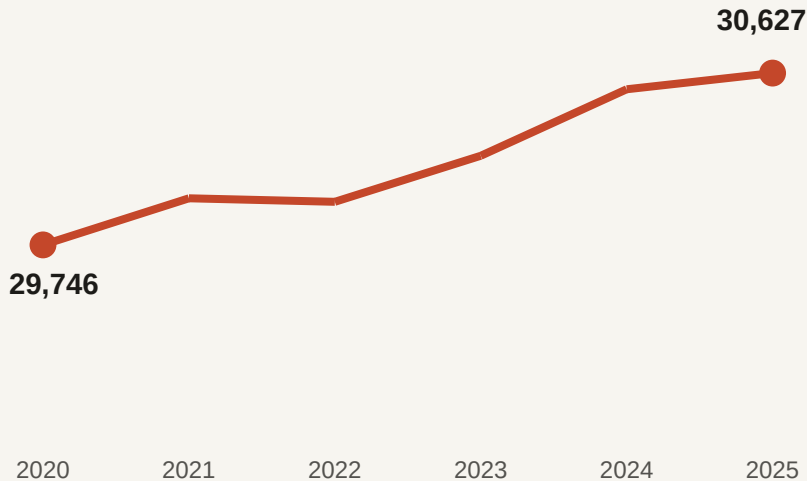
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.0% since 2020.

30,627

people, the 45th-largest of Massachusetts's cities and towns.



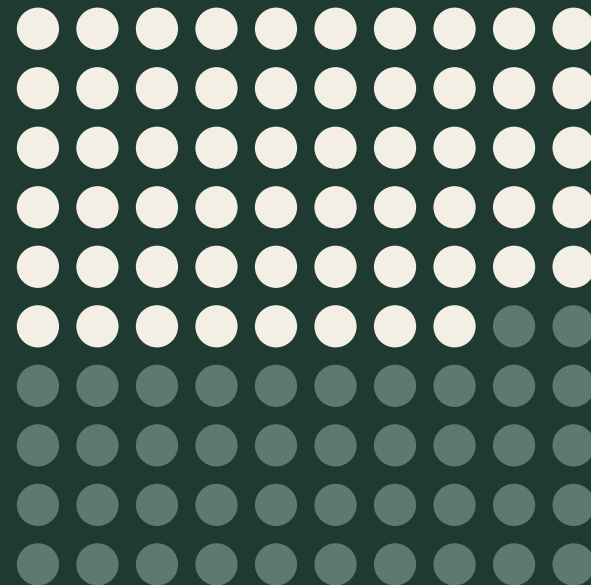
THE WORKDAY

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

57.5%

of 10,671 jobs located in Gloucester are filled by
in-commuters.

Source: Census LEHD LODES, 2023



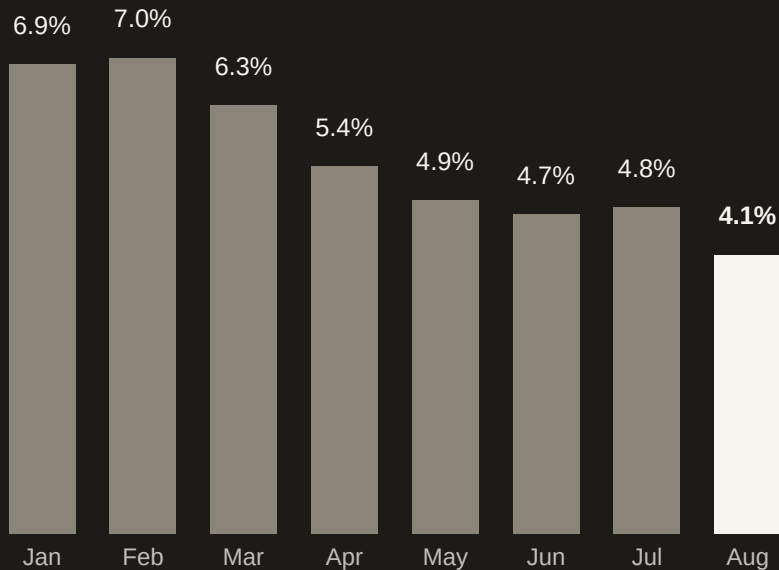
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
4.1%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.7%.

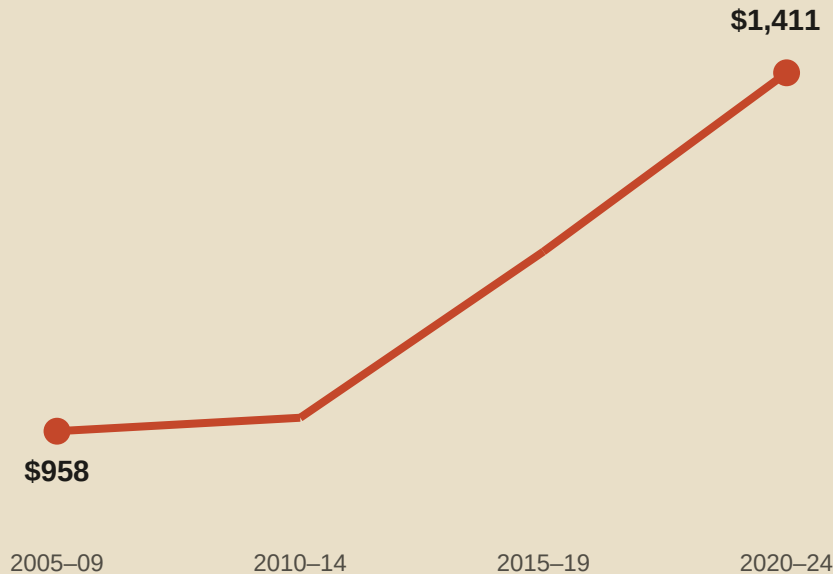


RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$1,411

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

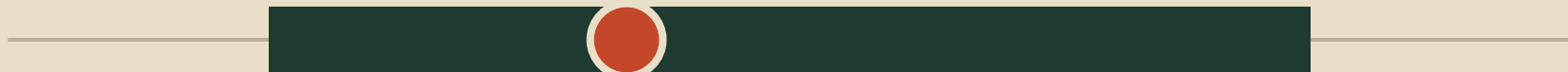
TRACT 2084.01

\$3,406

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,204–\$1,806



\$1,411 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

810

homes permitted in ten years,
2016–2025

72%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 14,867 homes here.

46–107

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



HOME VALUE

**A median home costs 7%
more than
Massachusetts's.**

\$600,600

median home value in Gloucester.

Gloucester



\$600,600

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS GLOUCESTER'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/gloucester/**](https://almanacdata.ai/e/ma/gloucester/)

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