Greenfield, Massachusetts.

Current market data.

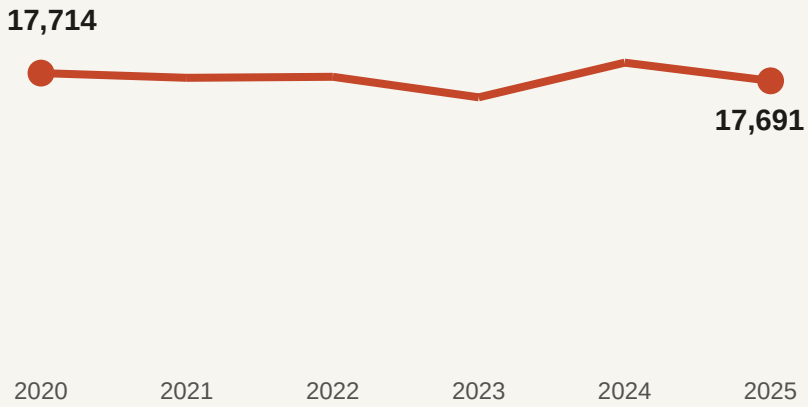
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

17,691

people, the 54th-largest of Massachusetts's cities and towns.



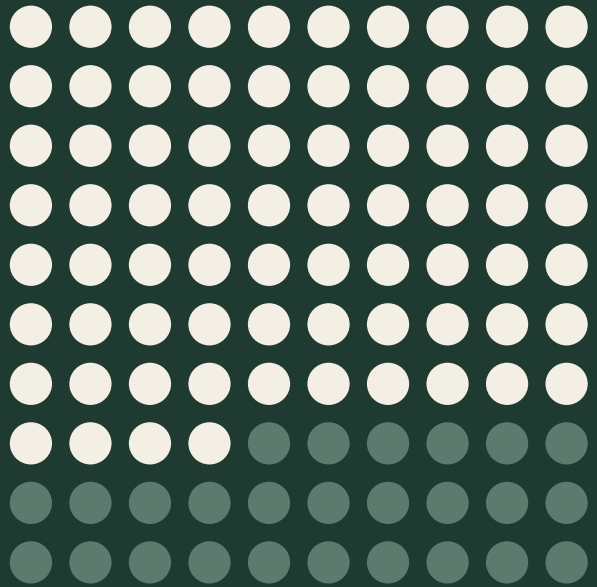
Source: Census Population Estimates, 2025

THE WORKDAY

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

74.4%

of 9,746 jobs located in Greenfield are filled by in-commuters.



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

Source: Census LEHD LODES, 2023

RENT

Median rent is up 52% since the 2005–2009 survey, before inflation.

$1,107

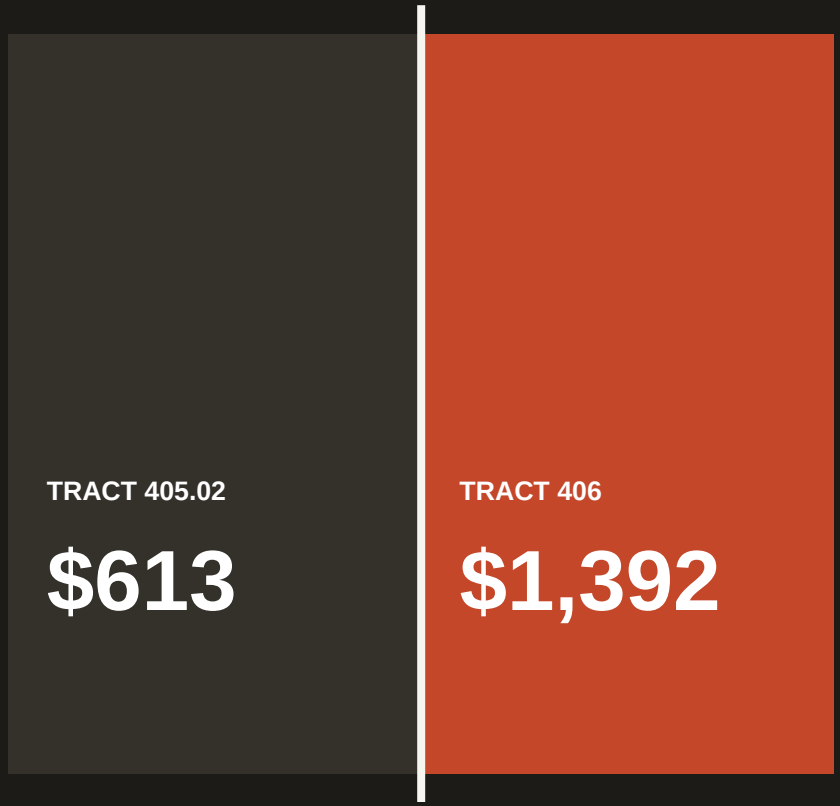
a month. Massachusetts's median is $1,762.

Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $779 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

40

homes permitted, 2022–2025

48%

of those were in multifamily buildings

93%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 8,723 homes here.

33–97

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

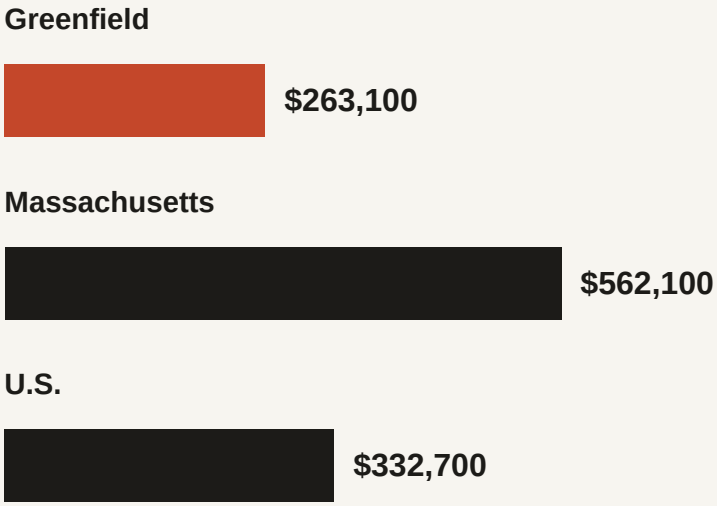
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 53% less than Massachusetts's.

$263,100

median home value in Greenfield.



Source: Census ACS 5-year, 2020-2024

THAT WAS GREENFIELD'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/greenfield/**