



Medford, Massachusetts.

Current market data.

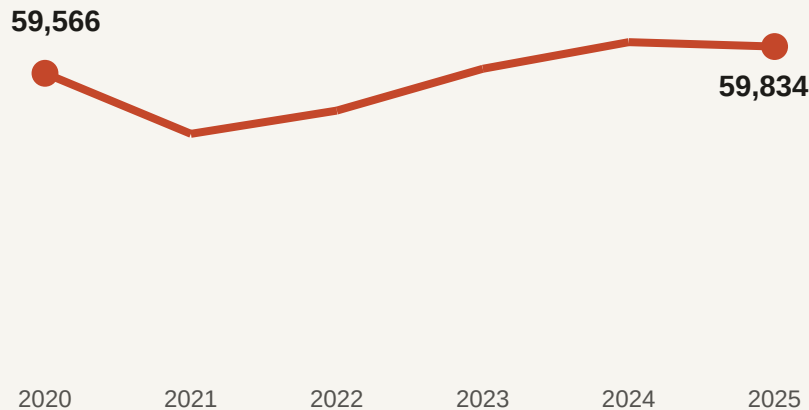
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.4% since 2020.

59,834

people, the 20th-largest of Massachusetts's cities and towns.

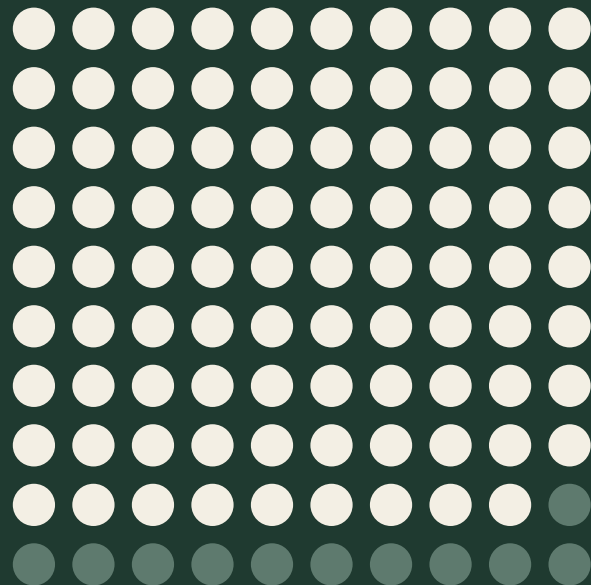


THE WORKDAY

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

89.0%

of 23,603 jobs located in Medford are filled by in-commuters.



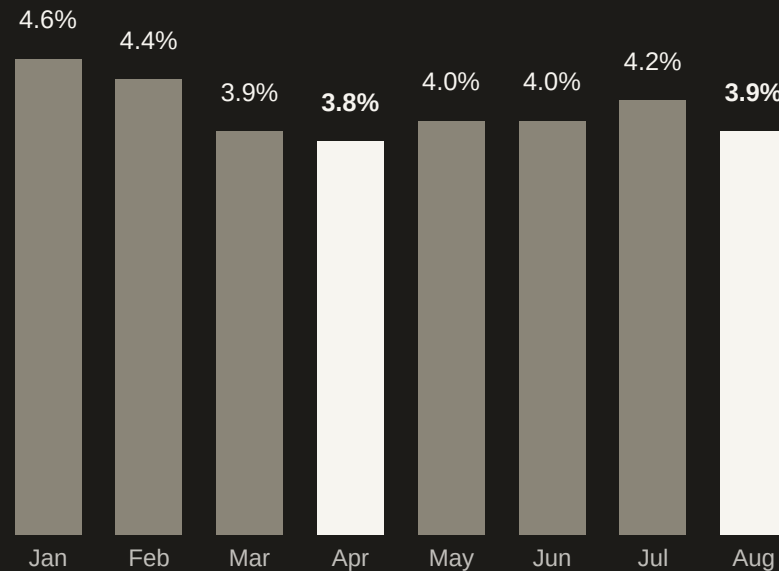
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.8%.

3.9%

in August 2026, the latest month released. A year earlier it was 4.1%.

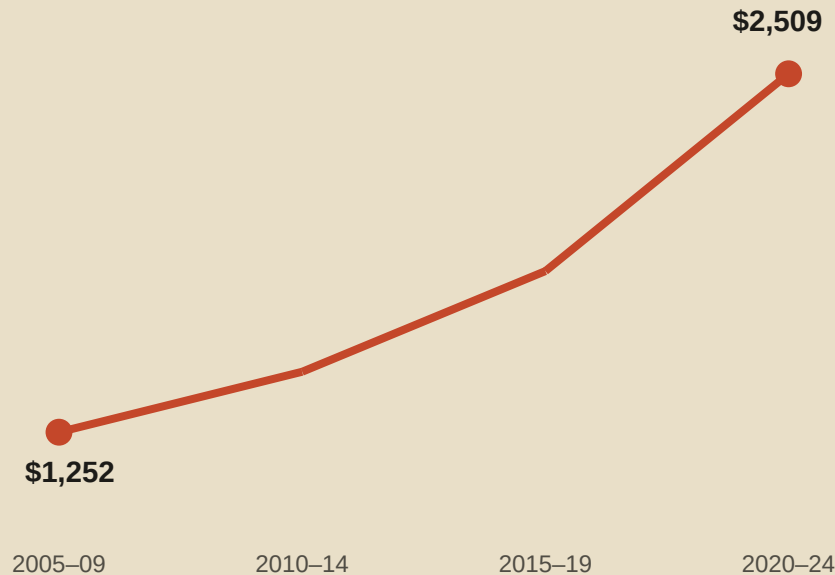


RENT

**Median rent is up 100%
since the 2005–2009
survey, before inflation.**

\$2,509

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

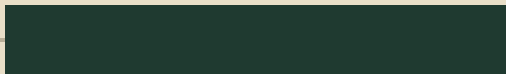
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,195–\$1,792



\$2,509 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

5,618

homes permitted in ten years,
2016–2025

99%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 25,587 homes here.

114–236

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



HOME VALUE

A median home costs 34% more than Massachusetts's.

\$755,500

median home value in Medford.

Medford



\$755,500

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS MEDFORD'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/medford/**](https://almanacdata.ai/e/ma/medford/)

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