



Methuen, Massachusetts.

Current market data.

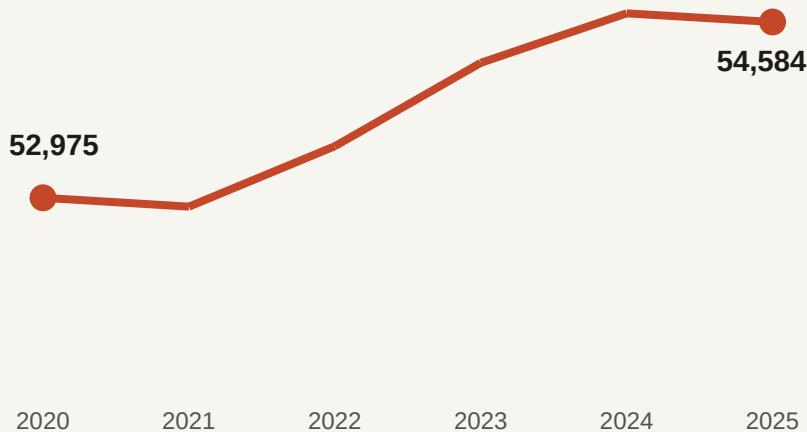
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 3.0% since
2020.**

54,584

people, the 24th-largest of Massachusetts's cities and towns.

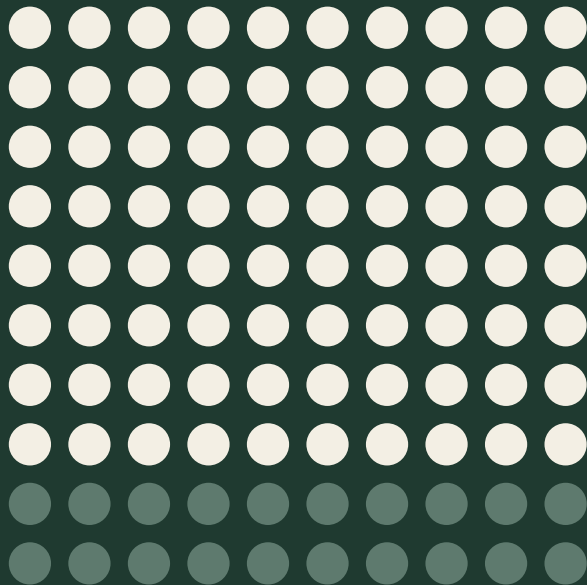


THE WORKDAY

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

80.0%

of 16,088 jobs located in Methuen are filled by in-commuters.



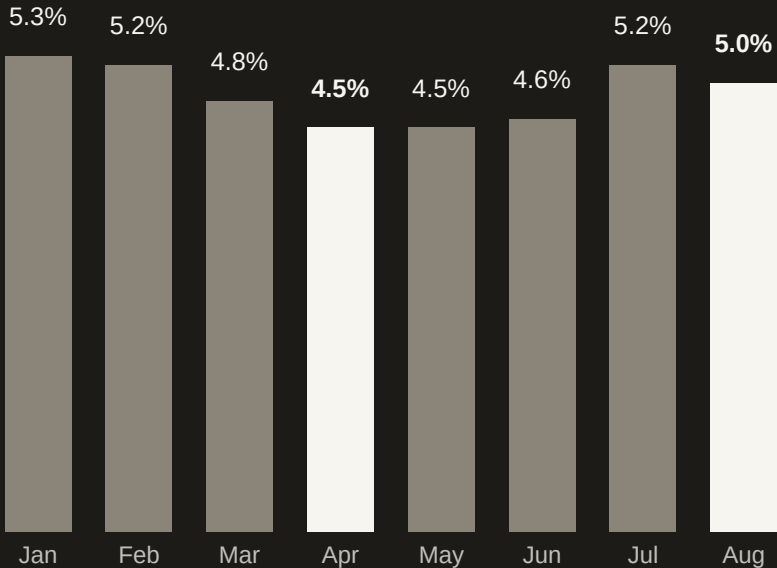
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.5%.

5.0%

in August 2026, the latest month released. A year earlier it was 5.2%.





RENT

Median rent is \$1,749 a month.

\$1,749

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

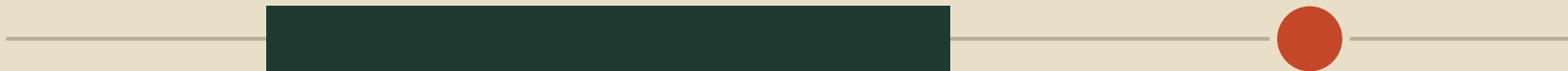
TRACT 2084.01

\$3,406

ROOM TO BUILD

The median rent is above what local wages can carry.

\$992–\$1,488



\$1,749 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

80

homes permitted, 2024–2025

66%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 19,191 homes here.

63–161

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



HOME VALUE

A median home costs 11%
less than
Massachusetts's.

\$499,700

median home value in Methuen.

Methuen



\$499,700

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS METHUEN'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/methuen/

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