



Newburyport, Massachusetts.

Current market data.

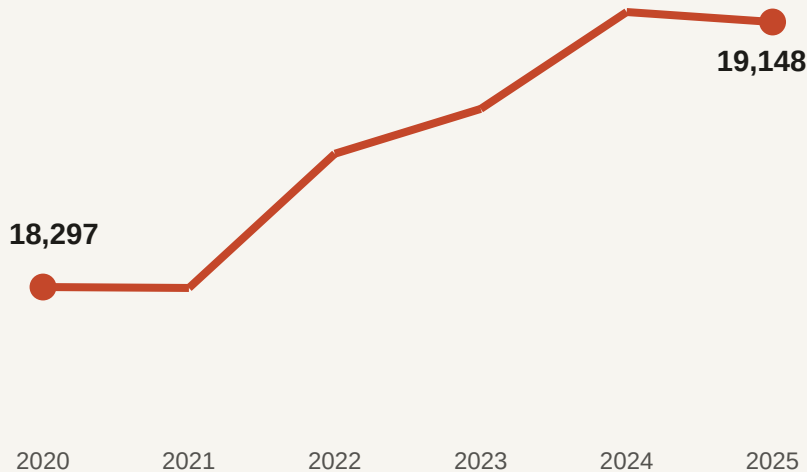
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.7% since 2020.

19,148

people, the 51st-largest of Massachusetts's cities and towns.



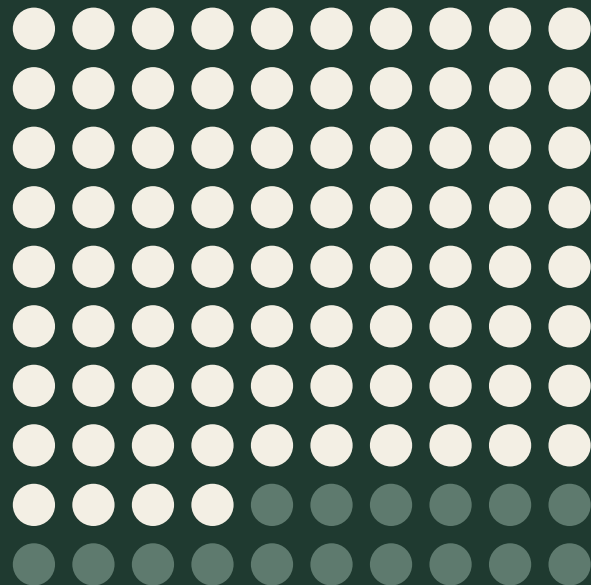
THE WORKDAY

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

84.4%

of 12,336 jobs located in Newburyport are filled by in-commuters.

Source: Census LEHD LODES, 2023



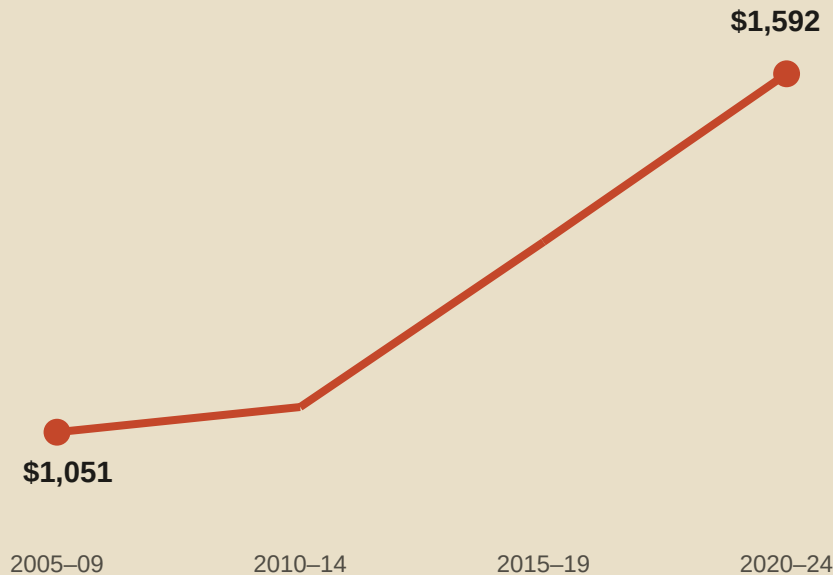
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,592

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

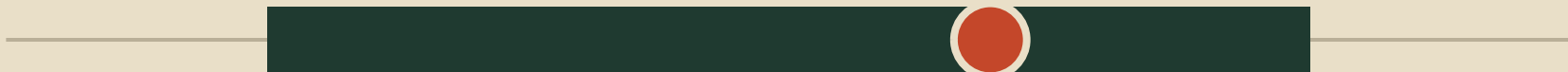
TRACT 2084.01

\$3,406

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,182–\$1,773



\$1,592 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

613

homes permitted in ten years,
2016–2025

69%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 8,710 homes here.

18–123

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



HOME VALUE

A median home costs 48%
more than
Massachusetts's.

\$834,000

median home value in Newburyport.

Newburyport



\$834,000

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS NEWBURYPORT'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/newburyport/

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