



Newton, Massachusetts.

Current market data.

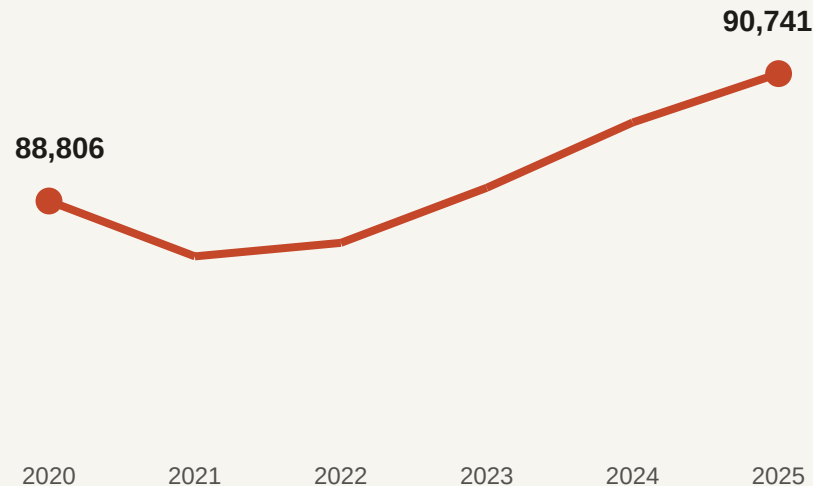
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.2% since 2020.

90,741

people, the 11th-largest of Massachusetts's cities and towns.

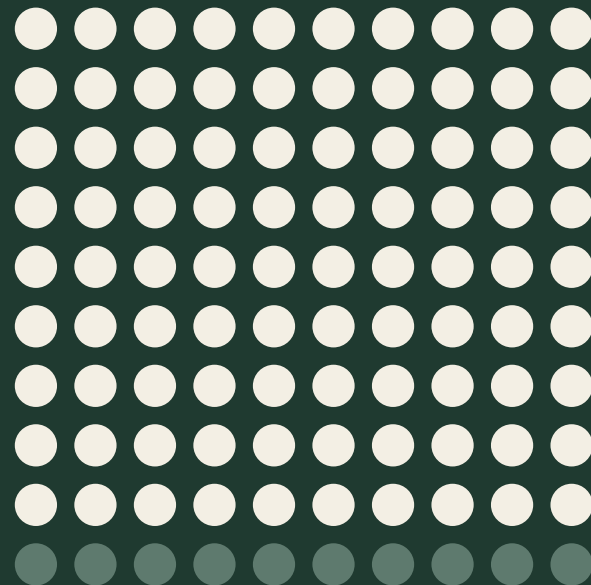


THE WORKDAY

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

89.8%

of 51,653 jobs located in Newton are filled by in-commuters.



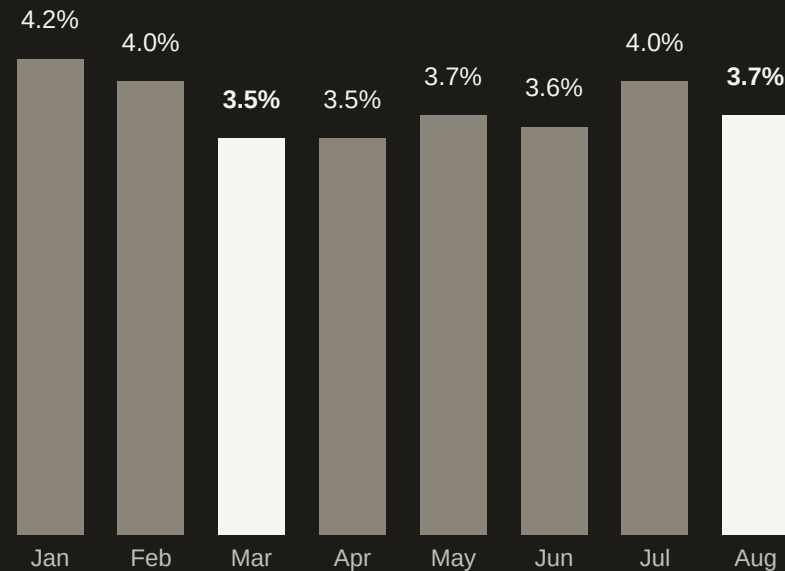
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.5%.

3.7%

in August 2026, the latest month released. A year earlier it was 4.2%.

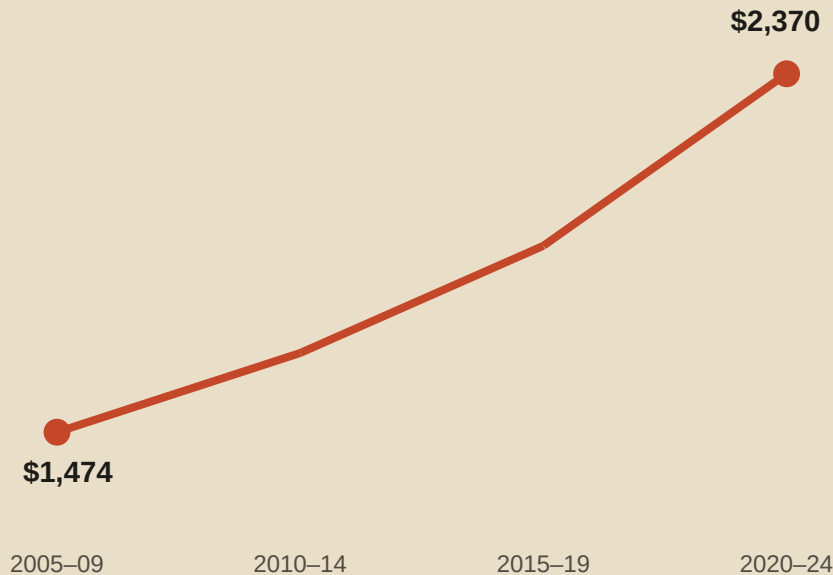


RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$2,370

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

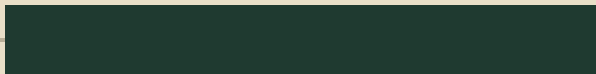
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,227–\$1,840



\$2,370 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,689

homes permitted in ten years,
2016–2025

78%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.5% to the 33,959 homes here.

113–517

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



HOME VALUE

A median home costs
125% more than
Massachusetts's.

\$1,264,900

median home value in Newton.

Newton



\$1,264,900

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS NEWTON'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/newton/**](https://almanacdata.ai/e/ma/newton/)

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