



Northampton, Massachusetts.

Current market data.

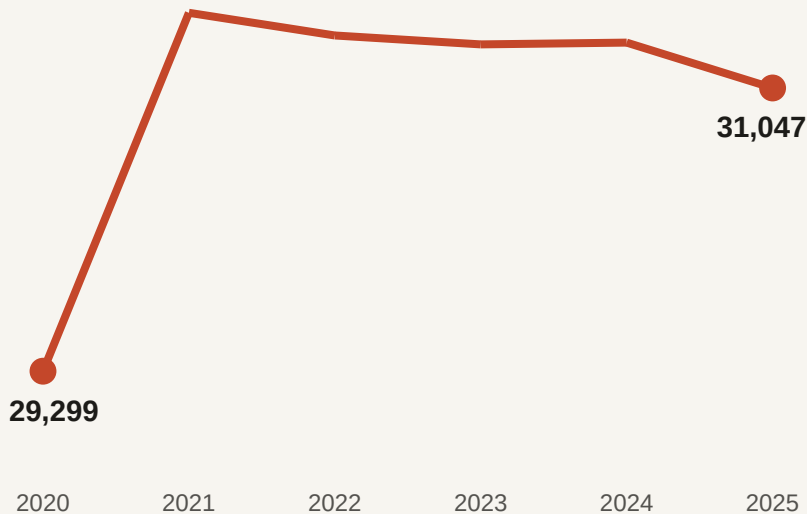
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.0% since 2020.

31,047

people, the 44th-largest of Massachusetts's cities and towns.



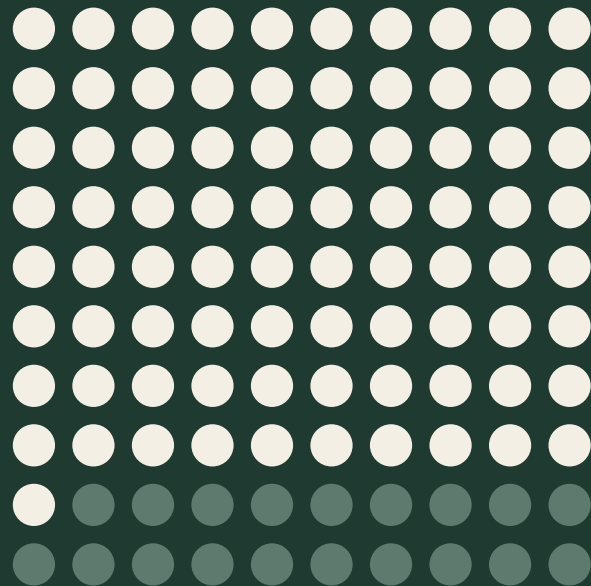
THE WORKDAY

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

81.5%

of 22,117 jobs located in Northampton are filled by
in-commuters.

Source: Census LEHD LODES, 2023



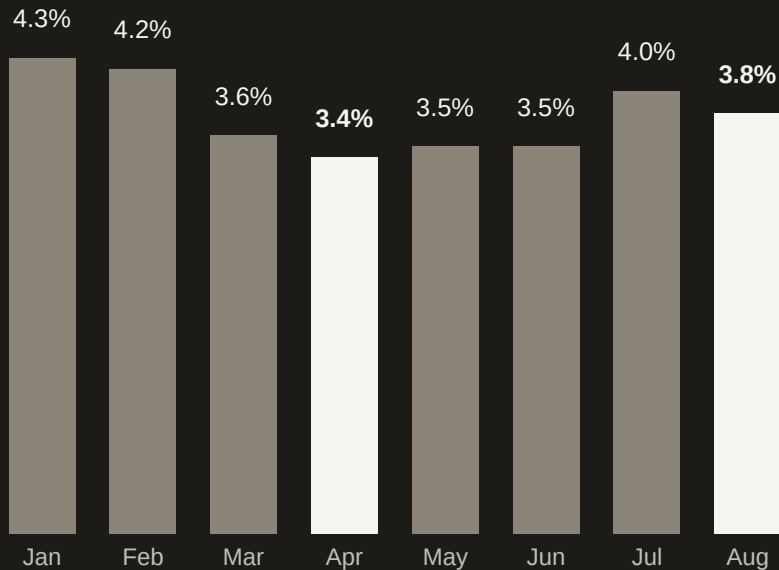
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.4%.

3.8%

in August 2026, the latest month released. A year earlier it was 3.9%.

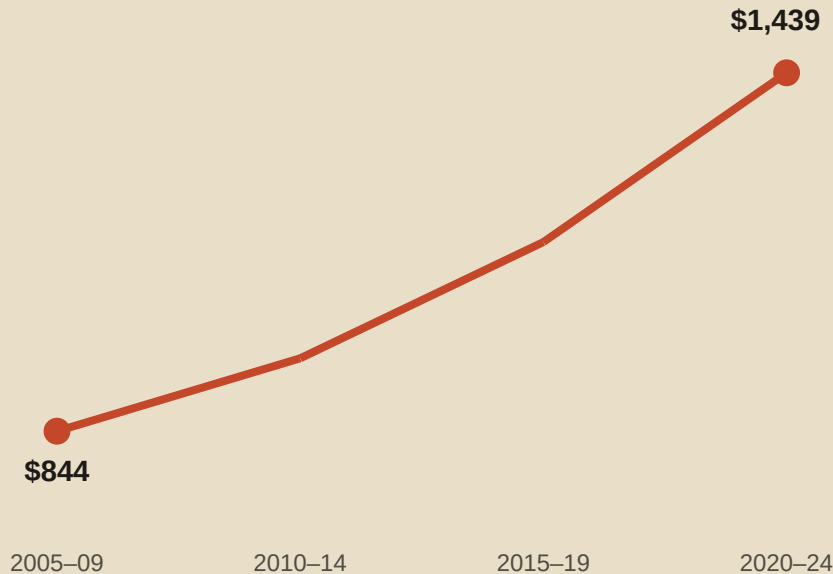


RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,439

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



THE SEAM

Cross one tract line and median rent jumps \$1,256.

A \$1,256 gap between neighbors, the sharpest rent edge between adjacent tracts in Hampshire County.

TRACT 8214

\$1,402

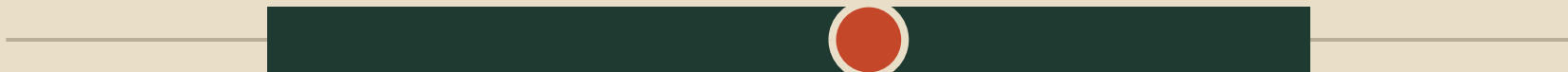
TRACT 8204

\$2,658

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,117–\$1,675



\$1,439 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

161

homes permitted, 2022–2025

47%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 14,192 homes here.

55–221

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



HOME VALUE

A median home costs 24%
less than
Massachusetts's.

\$429,700

median home value in Northampton.

Northampton



\$429,700

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS NORTHAMPTON'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/northampton/**](https://almanacdata.ai/e/ma/northampton/)

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