



Peabody, Massachusetts.

Current market data.

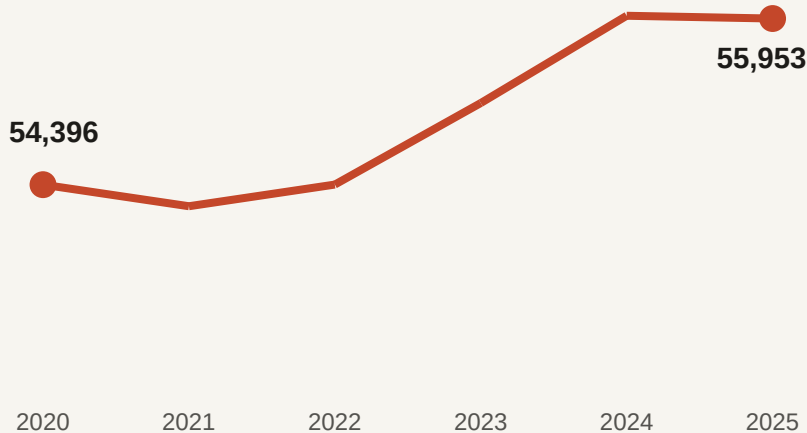
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.9% since 2020.

55,953

people, the 22nd-largest of Massachusetts's cities and towns.

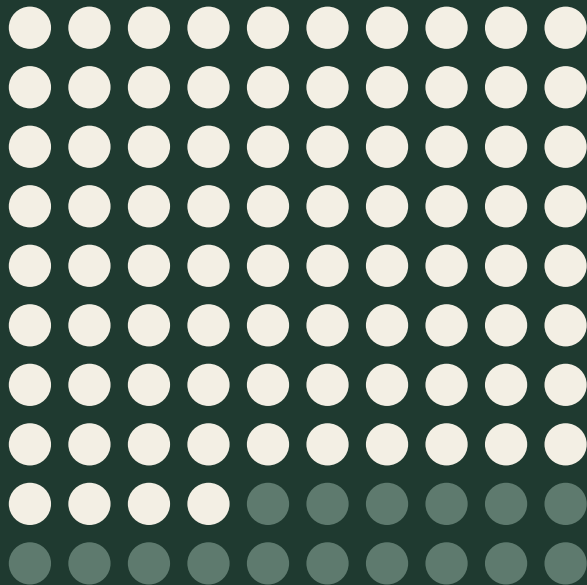


THE WORKDAY

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

84.0%

of 23,765 jobs located in Peabody are filled by in-commuters.



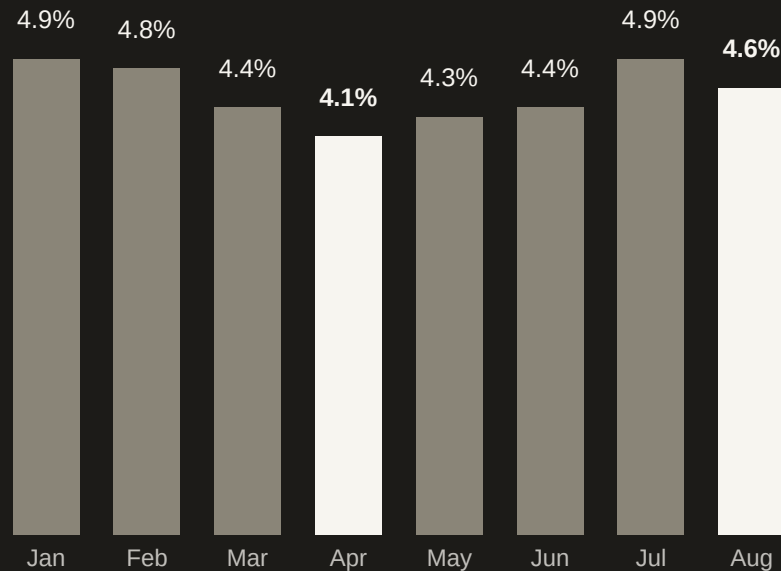
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.1%.

4.6%

in August 2026, the latest month released. A year earlier it was 4.6%.

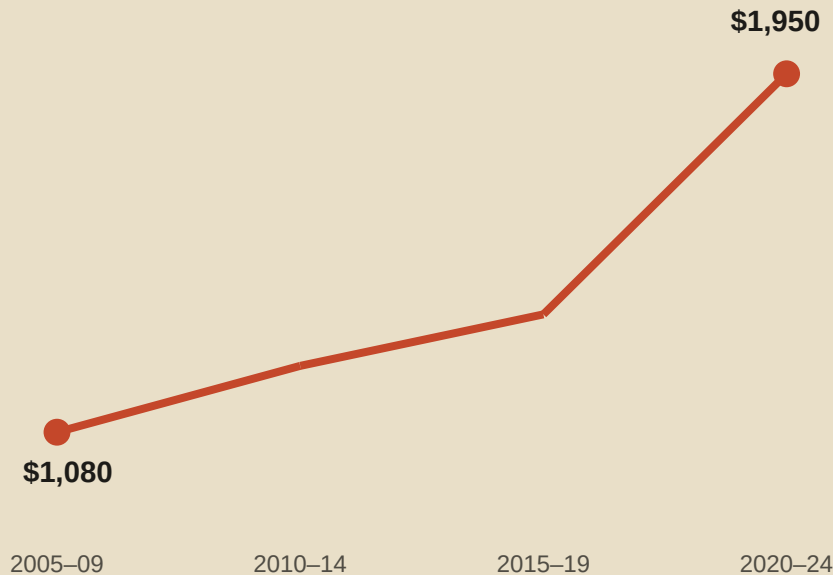


RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$1,950

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

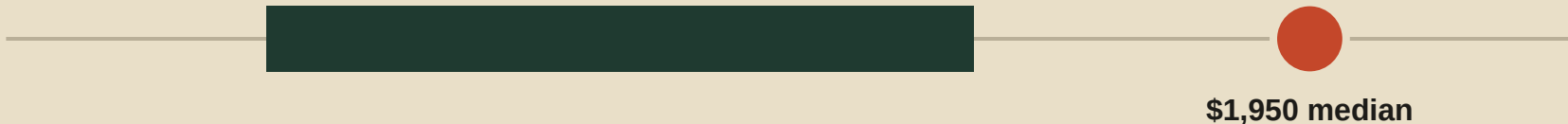
\$3,406



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,123–\$1,684



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

266

homes permitted in ten years,
2016–2025

14%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 23,081 homes here.

80–238

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



HOME VALUE

A median home costs 6% more than Massachusetts's.

\$596,200

median home value in Peabody.

Peabody



\$596,200

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS PEABODY'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/peabody/

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