



Salem, Massachusetts.

Current market data.

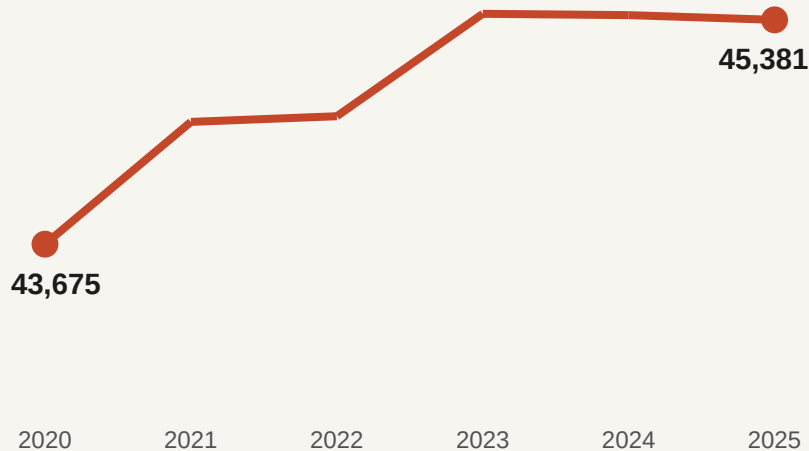
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

45,381

people, the 28th-largest of Massachusetts's cities and towns.



THE WORKDAY

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

79.3%

of 19,072 jobs located in Salem are filled by in-commuters.



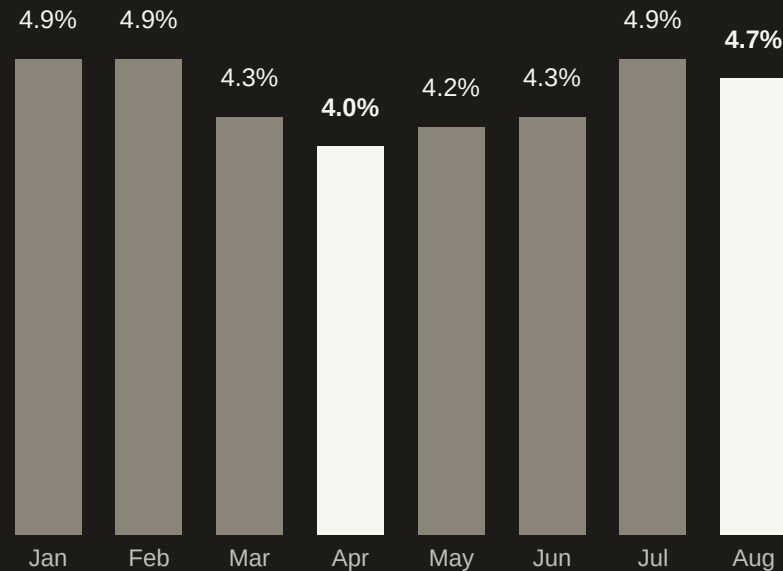
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.0%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.7%.



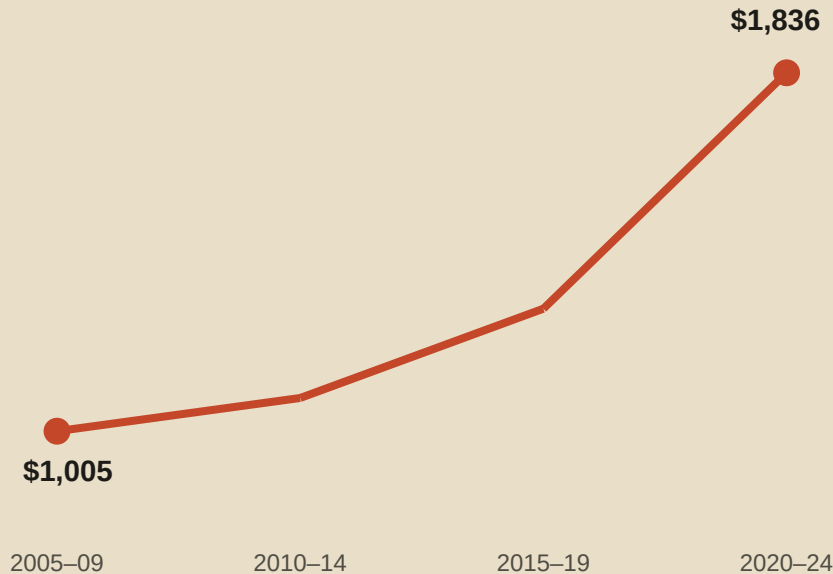


RENT

**Median rent is up 83%
since the 2005–2009
survey, before inflation.**

\$1,836

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

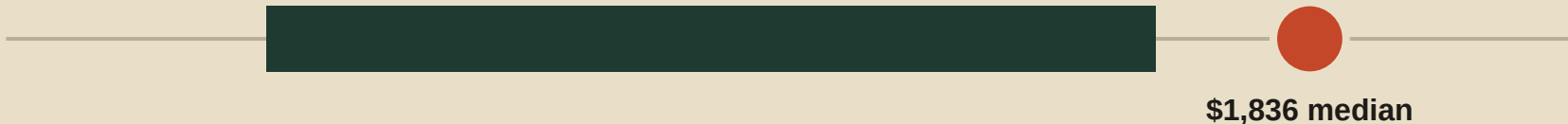
TRACT 2084.01

\$3,406

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,157–\$1,736



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

810

homes permitted in ten years,
2016–2025

81%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 21,492 homes here.

95–191

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



HOME VALUE

A median home costs 3%
less than
Massachusetts's.

\$542,800

median home value in Salem.

Salem



\$542,800

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS SALEM'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/salem/**](https://almanacdata.ai/e/ma/salem/)

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