



# Southbridge Town, Massachusetts.

Current market data.

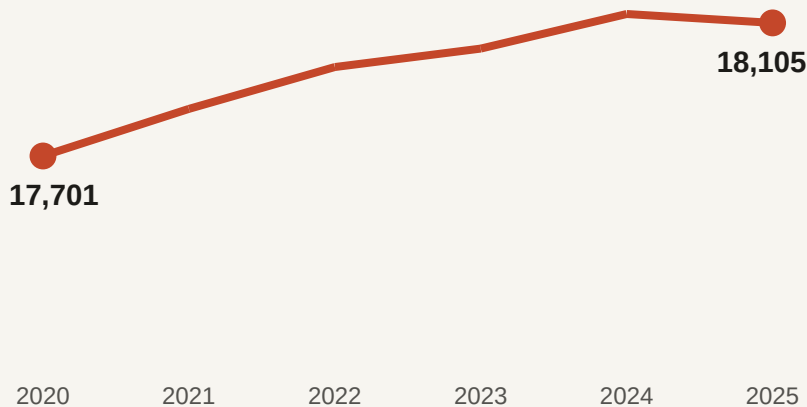
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.3% since 2020.

18,105

people, the 53rd-largest of Massachusetts's cities and towns.



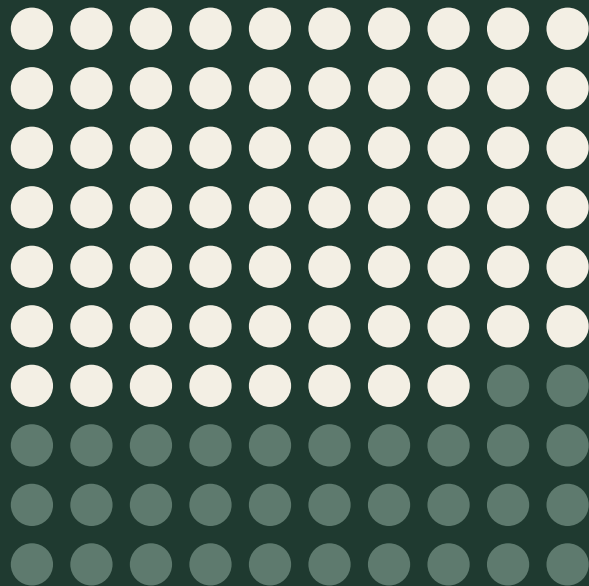
## THE WORKDAY

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

68.1%

of 6,151 jobs located in Southbridge Town are filled by in-commuters.

Source: Census LEHD LODES, 2023



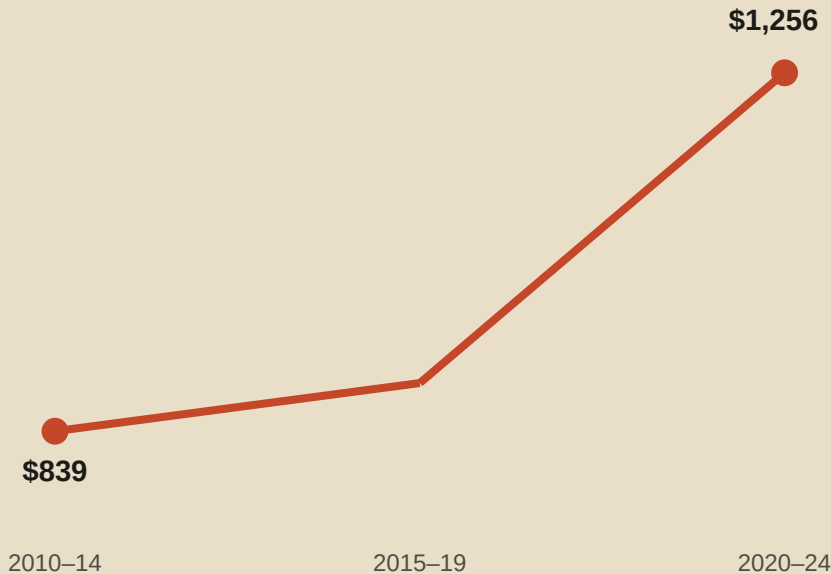
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%  
since the 2010–2014  
survey, before inflation.

**\$1,256**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,142 gap between neighbors, the sharpest rent edge between adjacent tracts in Worcester County.

TRACT 7431

**\$948**

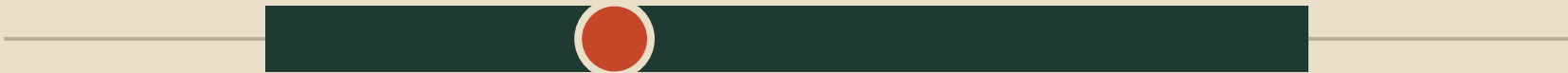
TRACT 7424.01

**\$3,090**

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,076–\$1,613



\$1,256 median

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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**36**

homes permitted, 2022–2025

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**17%**

of those were in multifamily  
buildings

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**94%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.6–0.8% to the 7,599 homes here.**

**43–62**

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



## HOME VALUE

**A median home costs 48%  
less than  
Massachusetts's.**

**\$294,800**

median home value in Southbridge Town.

Southbridge Town



\$294,800

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS SOUTHBRIDGE TOWN'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/southbridge-town/\*\*](https://almanacdata.ai/e/ma/southbridge-town/)

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