



Springfield, Massachusetts.

Current market data.

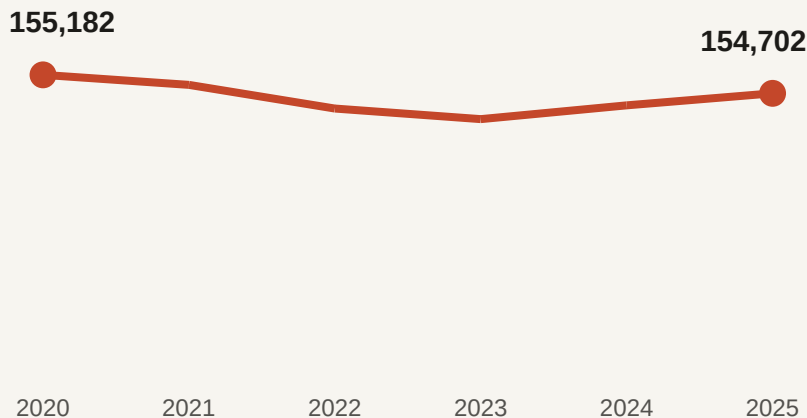
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

154,702

people, the 3rd-largest of Massachusetts's cities and towns.



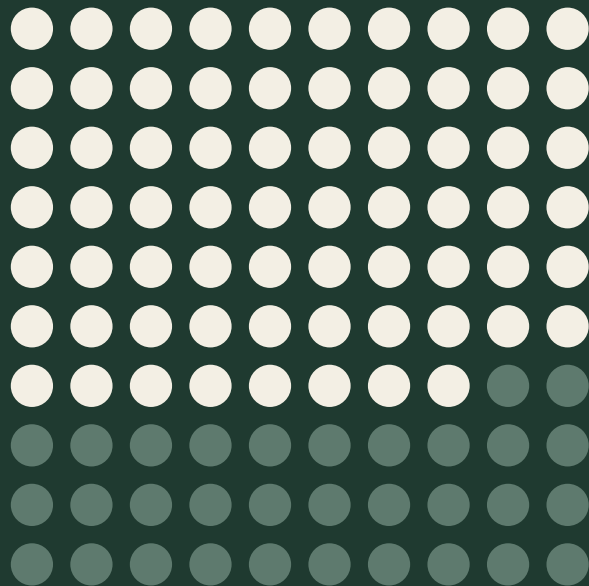
THE WORKDAY

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

67.6%

of 79,862 jobs located in Springfield are filled by in-commuters.

Source: Census LEHD LODES, 2023



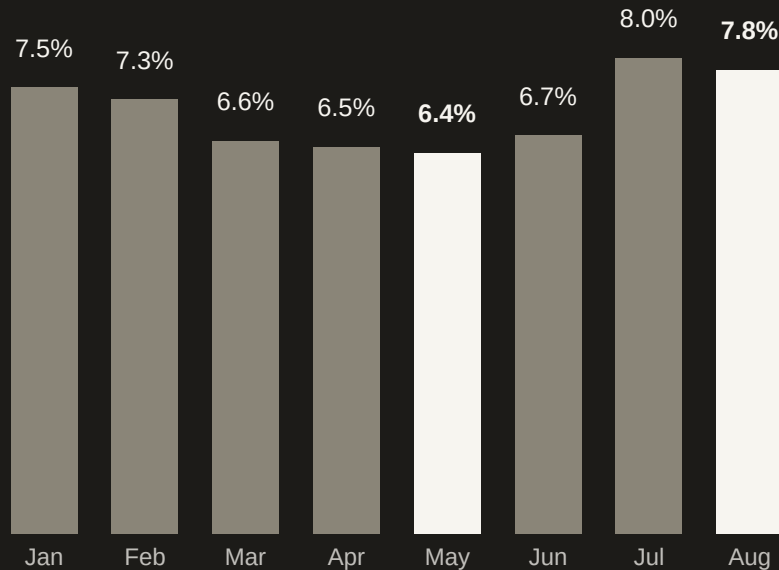
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
6.4%.

7.8%

in August 2026, the latest month released. A year earlier it was 7.8%.

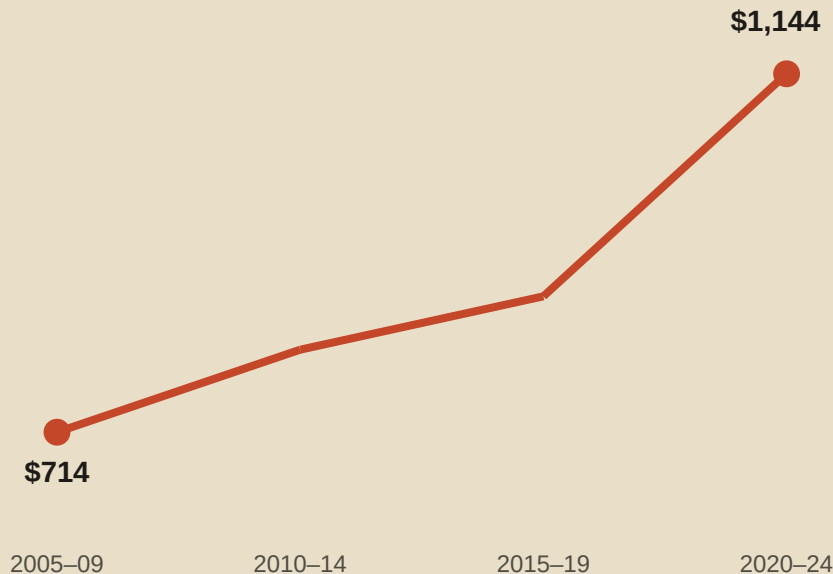


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,144

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,626 gap between neighbors, the sharpest rent edge between adjacent tracts in Hampden County.

TRACT 8016.05

\$524

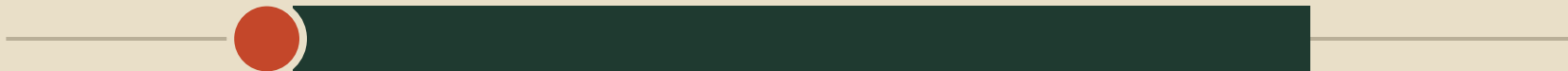
TRACT 8016.04

\$2,150

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,159–\$1,738



\$1,144 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

306

homes permitted, 2022–2025

47%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 62,217 homes here.

323–799

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



HOME VALUE

A median home costs 56%
less than
Massachusetts's.

\$245,000

median home value in Springfield.

Springfield



\$245,000

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS SPRINGFIELD'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/springfield/

The Almanac · your hyper-diligent research partner