



Watertown, Massachusetts.

Current market data.

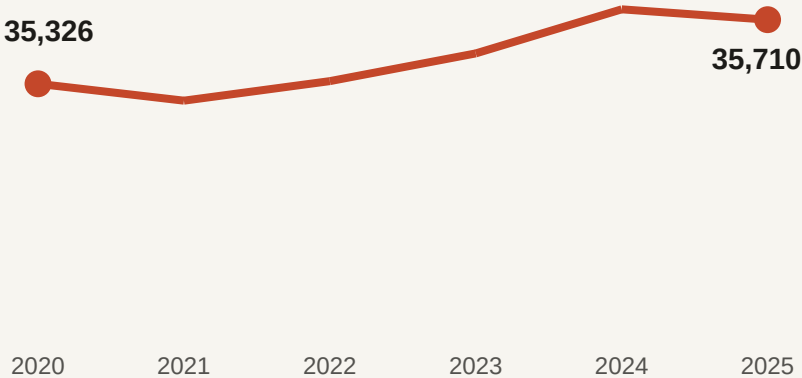
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.1% since 2020.

35,710

people, the 40th-largest of Massachusetts's cities and towns.



Source: Census Population Estimates, 2025

THE WORKDAY

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

90.5%

of 18,063 jobs located in Watertown are filled by in-commuters.



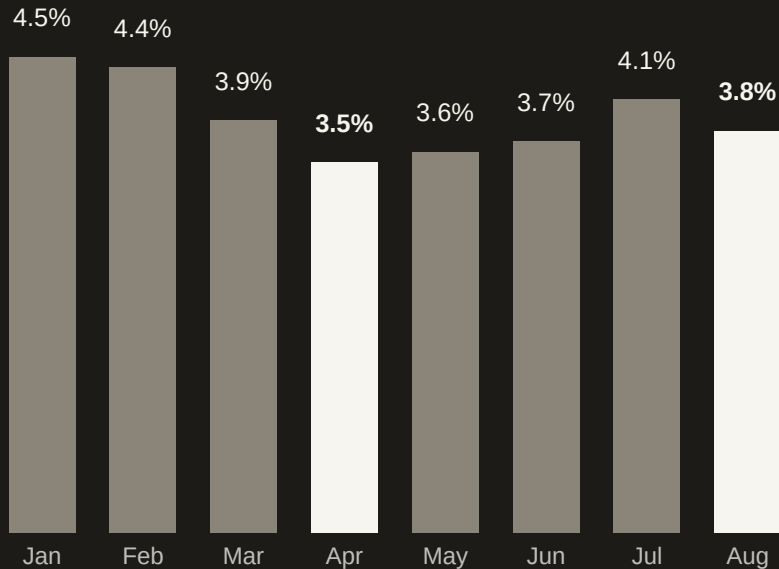
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

3.8%

in August 2026, the latest month released. A year earlier it was 4.2%.





RENT

Median rent is \$2,502 a month.

\$2,502

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,432 gap between neighbors, the sharpest rent edge between adjacent tracts in Middlesex County.

TRACT 3201.05

\$1,069

TRACT 3201.02

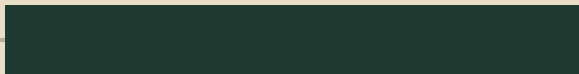
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,277–\$1,916



\$2,502 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

33

homes permitted, 2024–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 17,206 homes here.

77–181

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



HOME VALUE

A median home costs 40%
more than
Massachusetts's.

\$784,600

median home value in Watertown.

Watertown



\$784,600

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS WATERTOWN'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/watertown/**](https://almanacdata.ai/e/ma/watertown/)

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