



Westfield, Massachusetts.

Current market data.

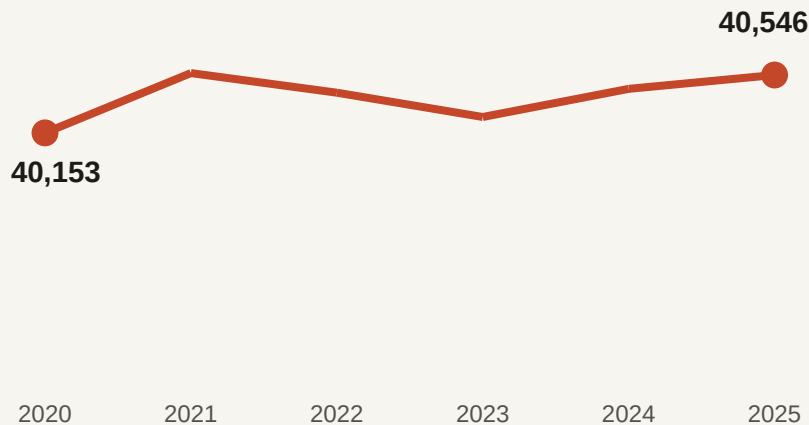
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 1.0% since
2020.**

40,546

people, the 36th-largest of Massachusetts's cities and towns.

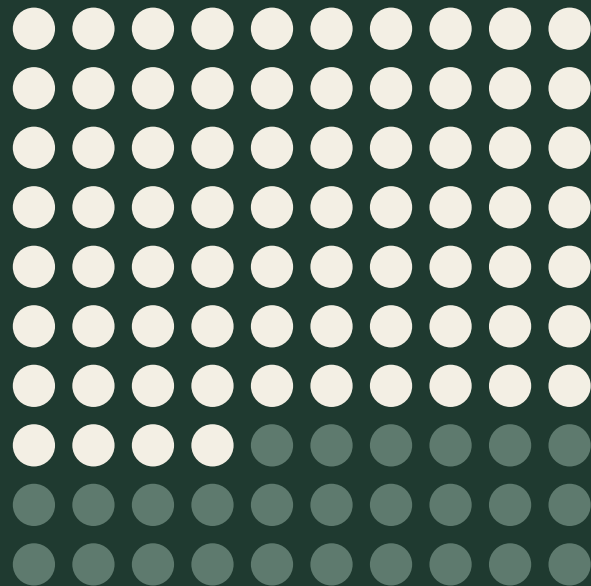


THE WORKDAY

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

74.4%

of 17,785 jobs located in Westfield are filled by in-commuters.



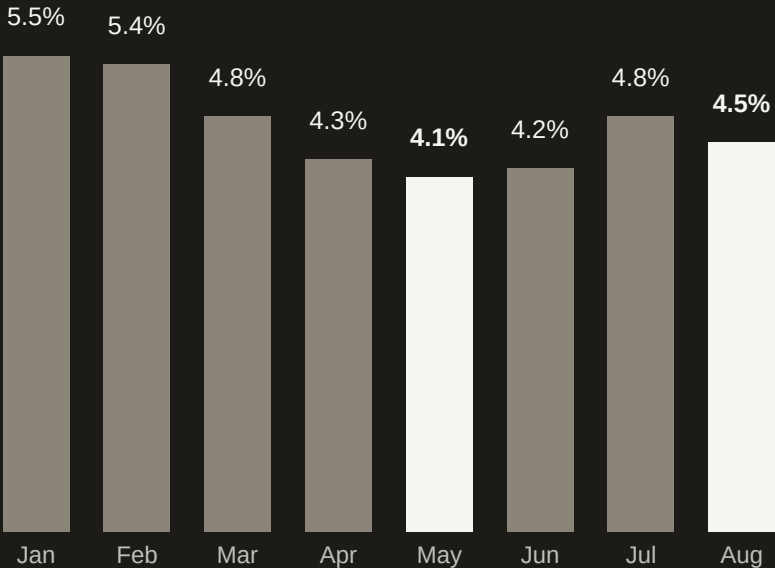
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.1%.

4.5%

in August 2026, the latest month released. A year earlier it was 5.0%.

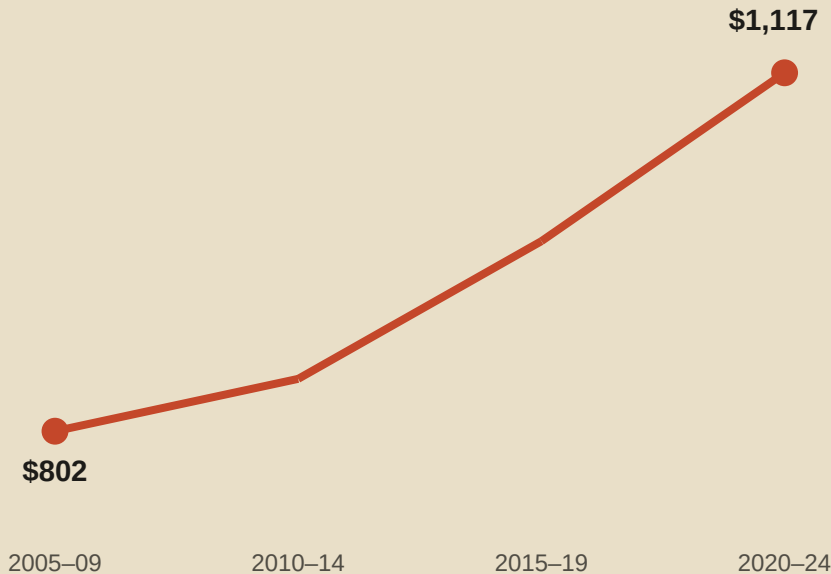


RENT

**Median rent is up 39%
since the 2005–2009
survey, before inflation.**

\$1,117

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

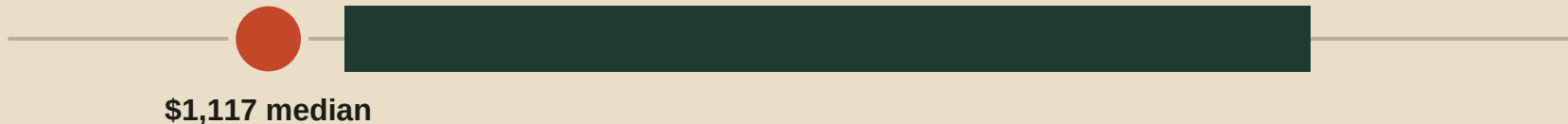
TRACT 8016.04

\$2,150

ROOM TO BUILD

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

\$1,163–\$1,745



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

169

homes permitted, 2022–2025

0%of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 16,834 homes here.

53–178

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



HOME VALUE

A median home costs 42%
less than
Massachusetts's.

\$325,100

median home value in Westfield.

Westfield



\$325,100

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS WESTFIELD'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/westfield/**](https://almanacdata.ai/e/ma/westfield/)

The Almanac · your hyper-diligent research partner