



Winthrop Town, Massachusetts.

Current market data.

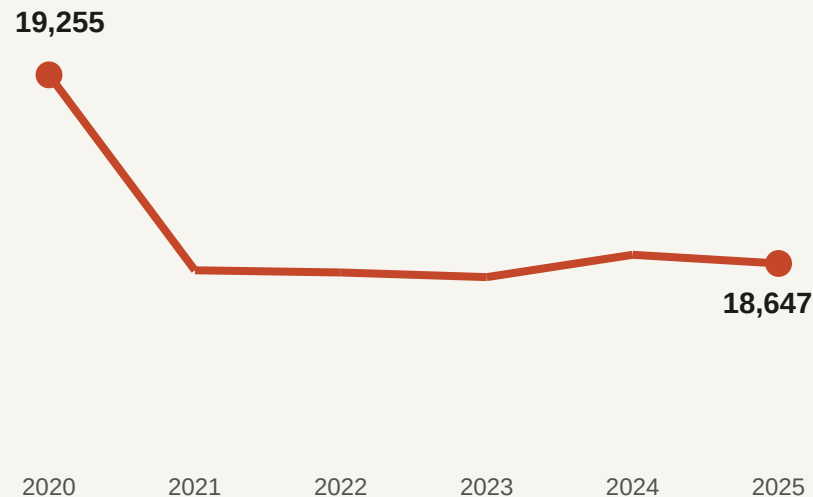
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.2% since 2020.

18,647

people, the 52nd-largest of Massachusetts's cities and towns.



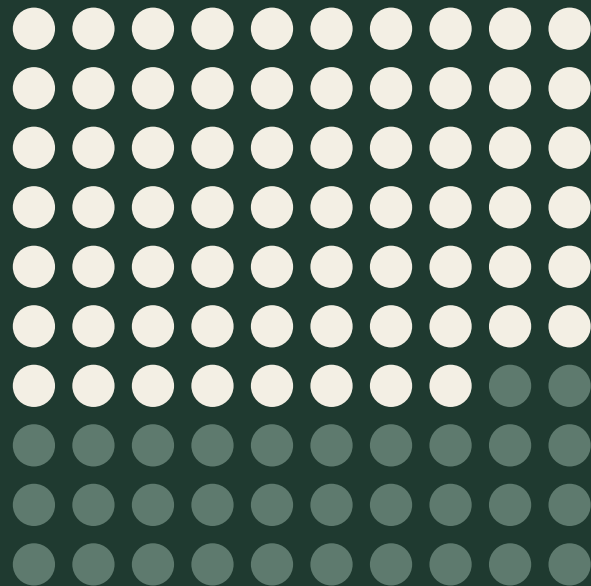
THE WORKDAY

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

67.8%

of 3,480 jobs located in Winthrop Town are filled by in-commuters.

Source: Census LEHD LODES, 2023



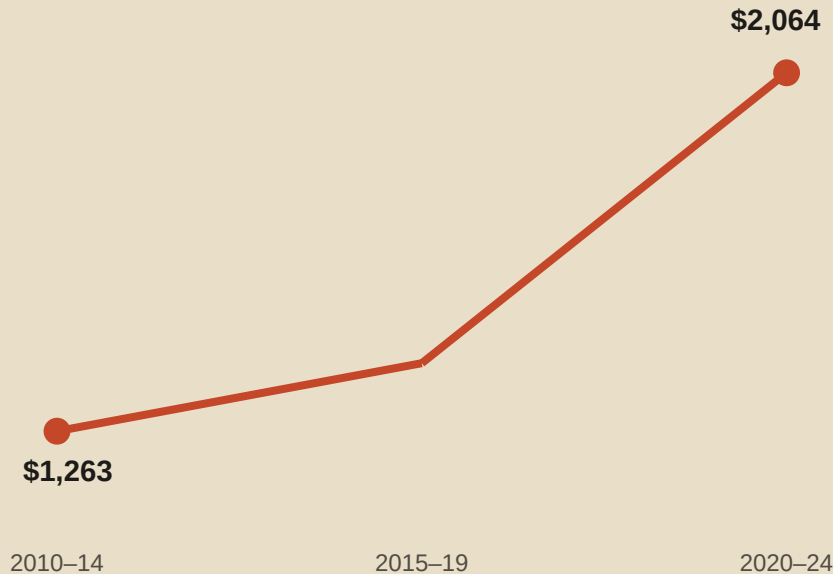
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 63%
since the 2010–2014
survey, before inflation.**

\$2,064

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,702 gap between neighbors, the sharpest rent edge between adjacent tracts in Suffolk County.

TRACT 607

\$799

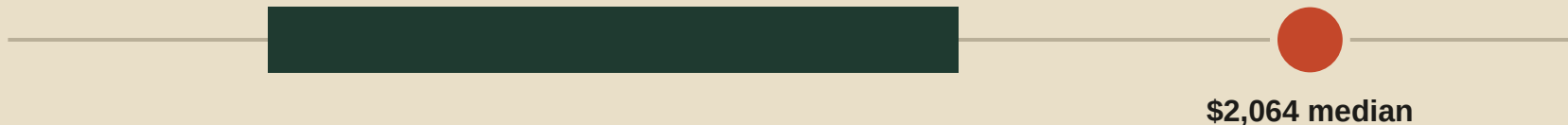
TRACT 612.03

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,177–\$1,765



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

619

homes permitted in ten years,
2016–2025

100%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4% to the 8,361 homes here.

33–37

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



HOME VALUE

A median home costs 16% more than Massachusetts's.

\$649,600

median home value in Winthrop Town.

Winthrop Town



\$649,600

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS WINTHROP 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/winthrop-town/**](https://almanacdata.ai/e/ma/winthrop-town/)

The Almanac · your hyper-diligent research partner