



Woburn, Massachusetts.

Current market data.

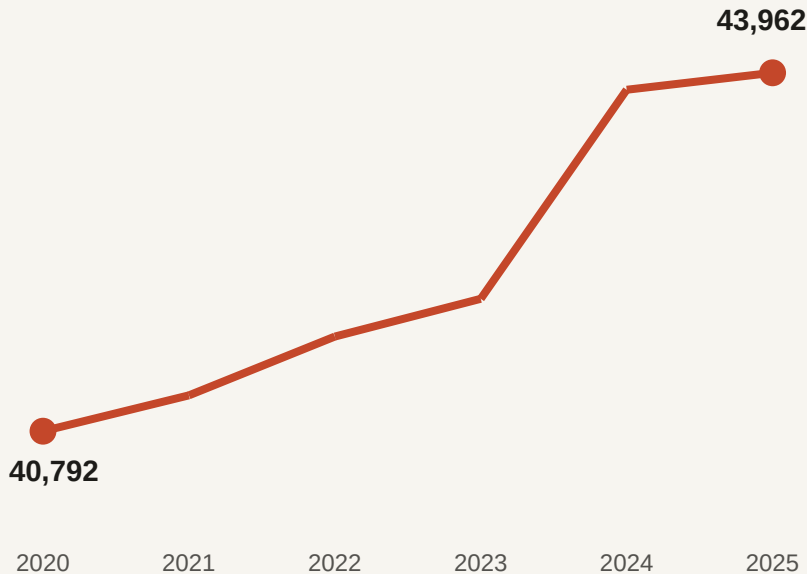
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 7.8% since
2020.**

43,962

people, the 30th-largest of Massachusetts's cities and towns.



THE WORKDAY

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

92.5%

of 44,696 jobs located in Woburn are filled by in-commuters.



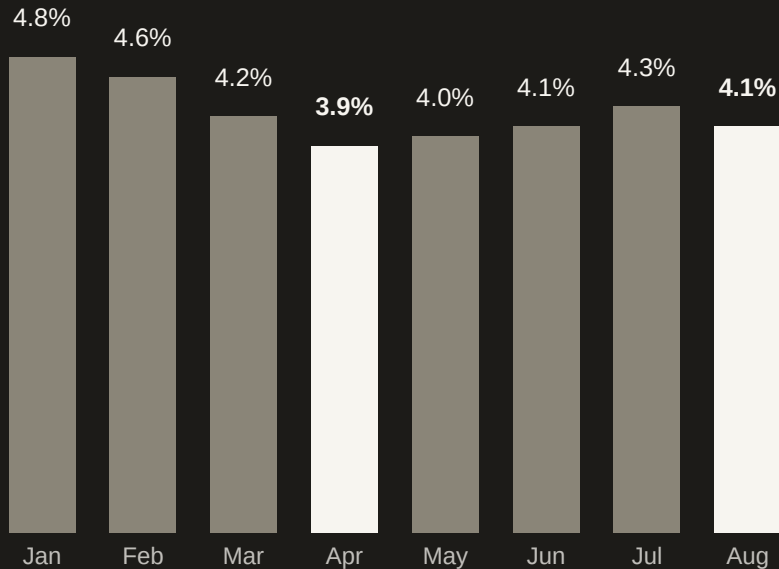
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.9%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.4%.

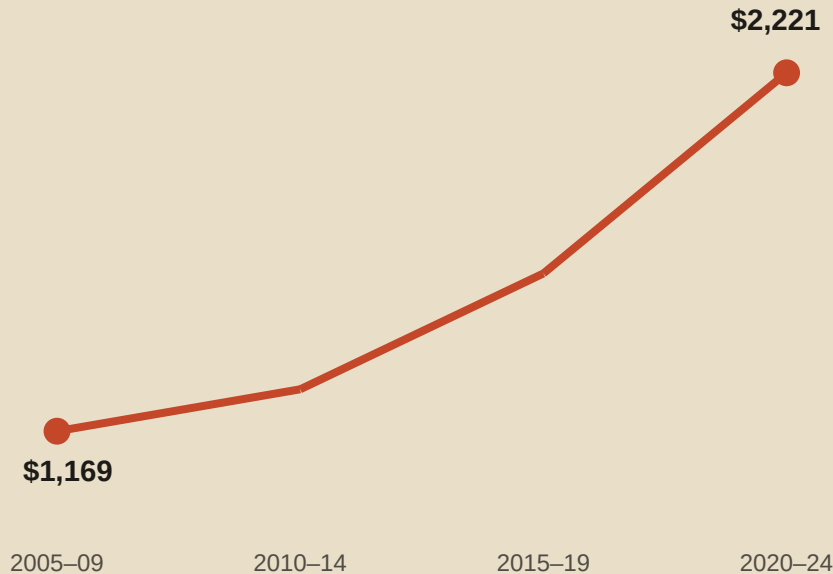


RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$2,221

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

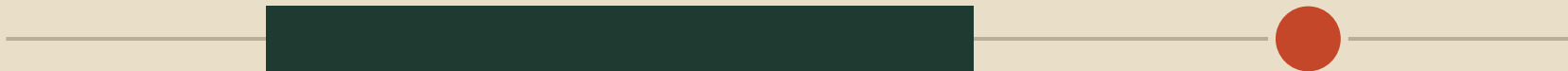
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,280–\$1,919



\$2,221 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,688

homes permitted in ten years,
2016–2025

81%

of those were in multifamily
buildings

86%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–2.6% to the 17,045 homes here.

81–447

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



HOME VALUE

A median home costs 20%
more than
Massachusetts's.

\$673,500

median home value in Woburn.

Woburn



\$673,500

Massachusetts



\$562,100

U.S.



\$332,700

THAT WAS WOBURN'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/woburn/

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