Manchester, New Hampshire.

Current market data.

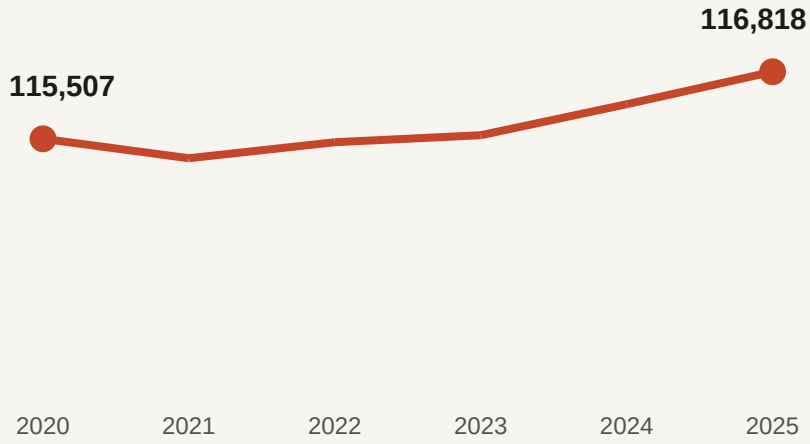
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.1% since 2020.

116,818

people, the largest of New Hampshire's cities and towns.



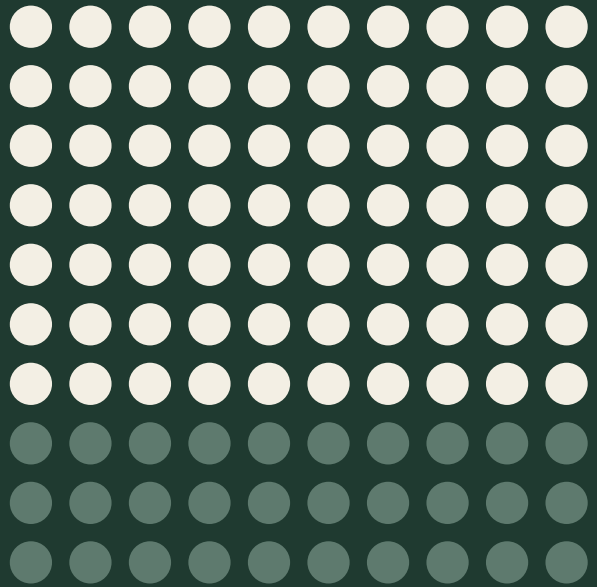
Source: Census Population Estimates, 2025

THE WORKDAY

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

70.3%

of 74,997 jobs located in Manchester are filled by in-commuters.



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

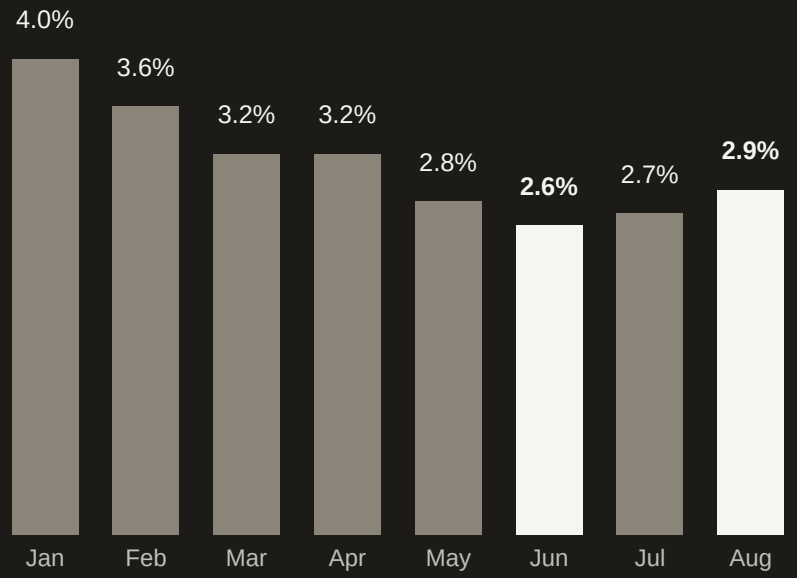
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in June: 2.6%.

2.9%

in August 2026, the latest month released. A year earlier it was 3.3%.



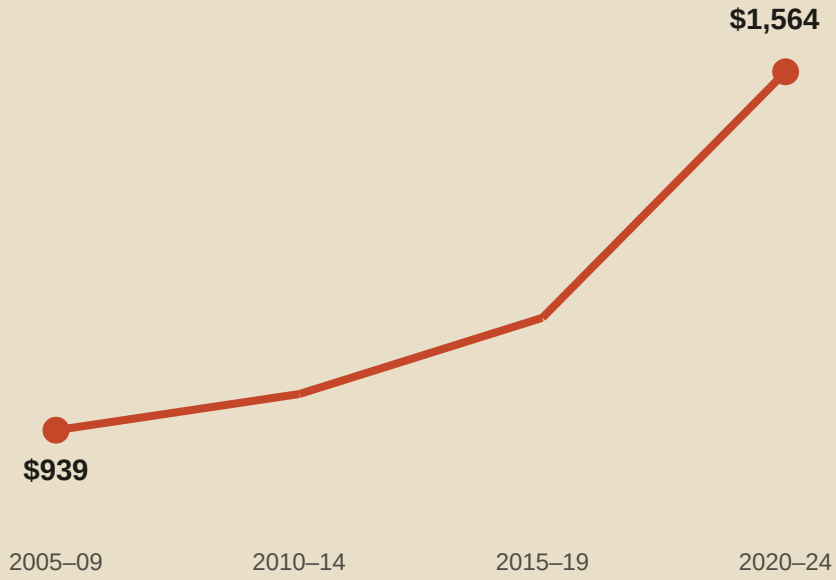
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 67% since the 2005–2009 survey, before inflation.

$1,564

a month. New Hampshire's median is $1,491.

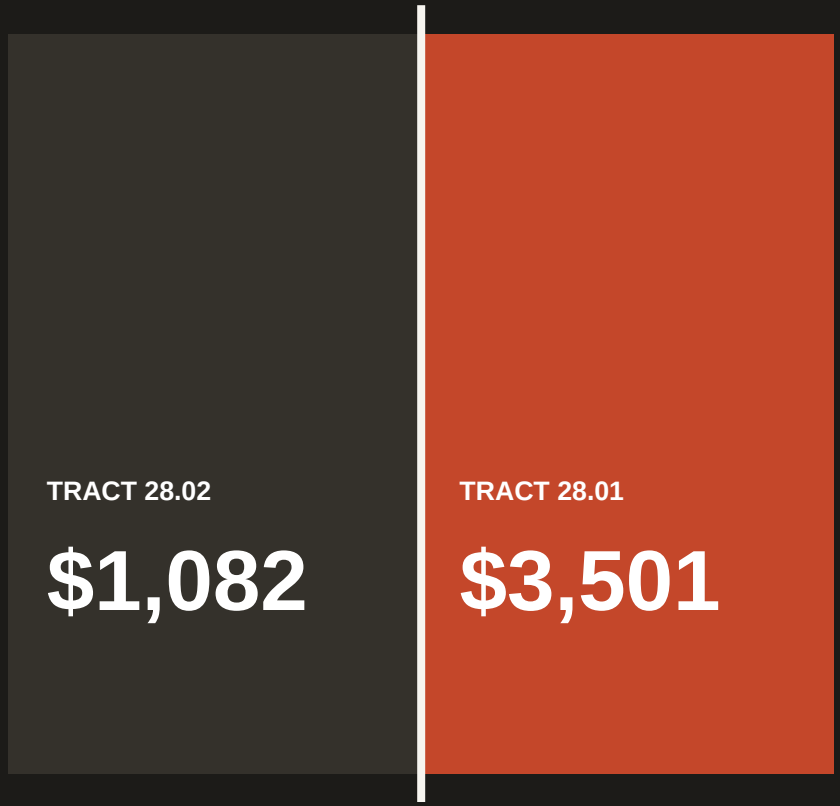


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

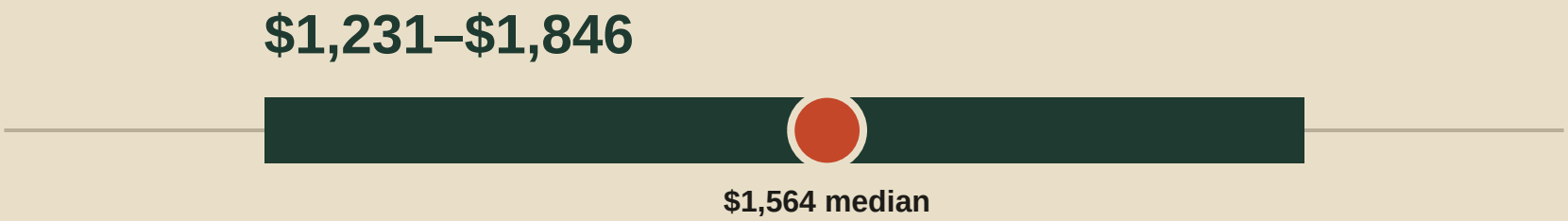
A $2,419 gap between neighbors, the sharpest rent edge between adjacent tracts in Hillsborough County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

2,221

homes permitted in ten years, 2016–2025

47%

of those were in multifamily buildings

88%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–1.4% to the 52,108 homes here.

249–750

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

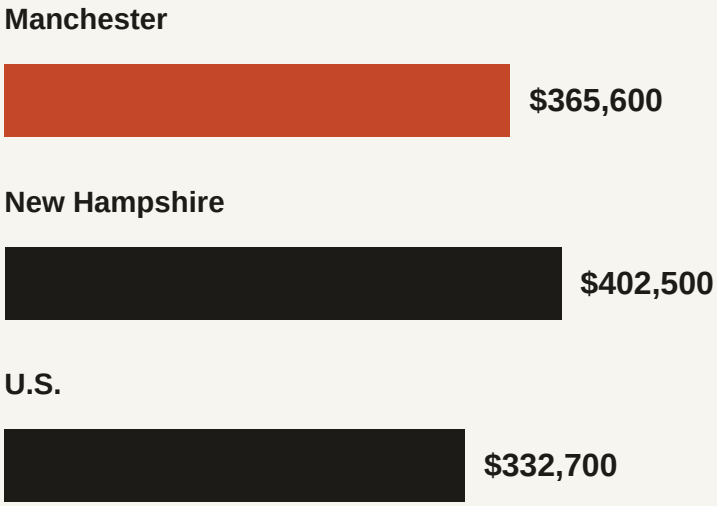
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 9% less than New Hampshire's.

$365,600

median home value in Manchester.



Source: Census ACS 5-year, 2020-2024

THAT WAS MANCHESTER'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/nh/manchester/**