

Worcester County, MA

County · MA · Massachusetts

BALANCED MARKET

\$492K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

8,762

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



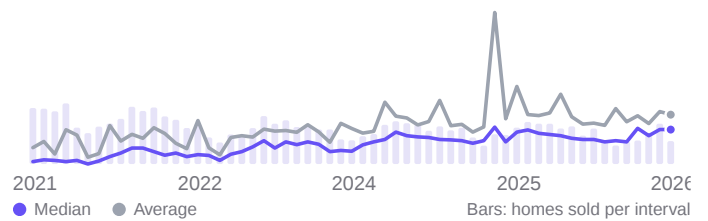
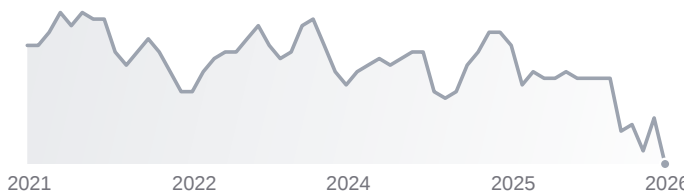
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$500K · Average \$561K

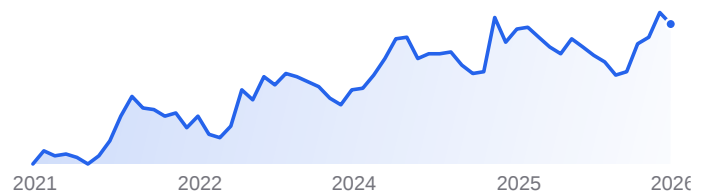
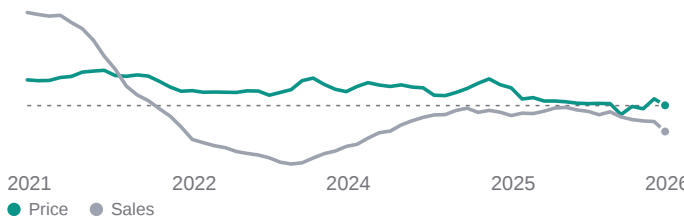


Growth (year over year)

Price +0.1% · Sales -11.0%

Price per square foot

\$306/ft²

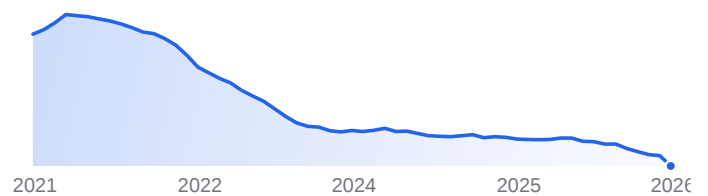
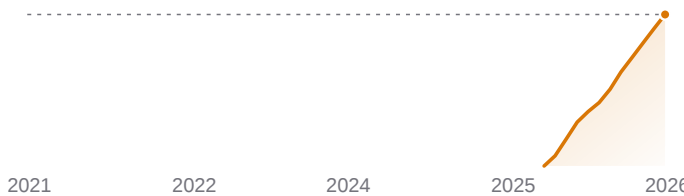


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

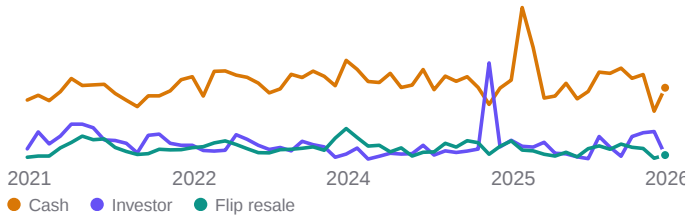
3.5%



BUYERS & OUTCOMES

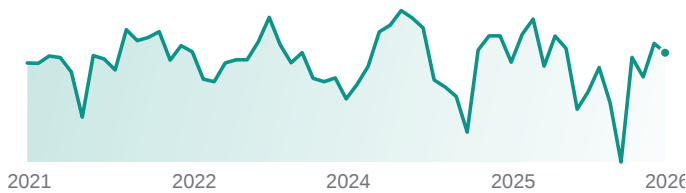
Buyer mix

Cash 18% · Investor 4.1% · Flip resale 4.1%



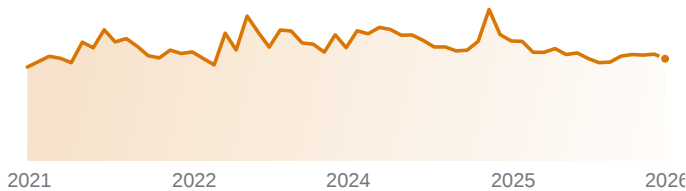
Sellers who sold at a gain

97%

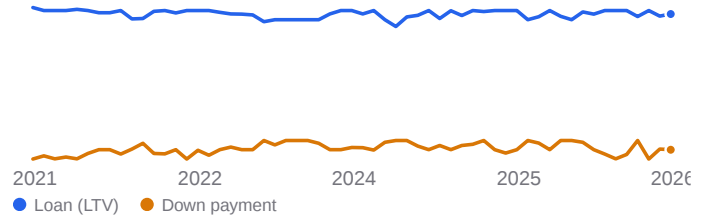


Median annualized return at resale

+5.4%

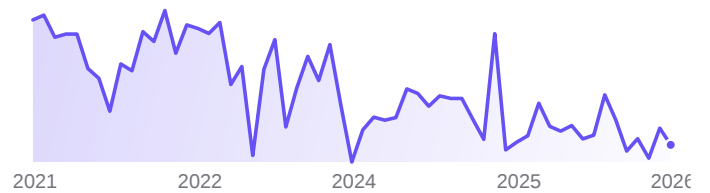


Financing (share of purchase price) Loan (LTV) 88% · Down payment 15%



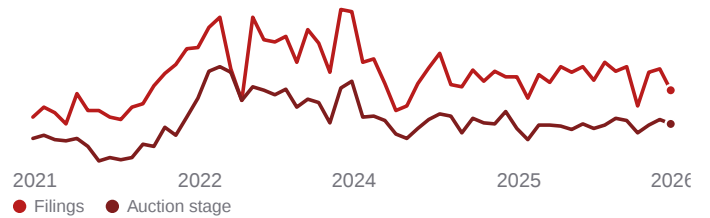
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 63 · Auction stage 33



HOUSING STOCK

Homes	250,268
Median value (AVM)	\$484K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1969
Single family	77%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	13%
Median loan-to-value	47%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	882,374
Density	584 / mi²
Median household income	\$89K
Average household income	\$117K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	61
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	10.1%
Unemployment	1.3%
Average temp	47°F
Annual precip	48 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.