

West Warren 01092

ZIP code · MA · Massachusetts > Worcester County > West Warren

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

12

SALES (12 MO)

\$343K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



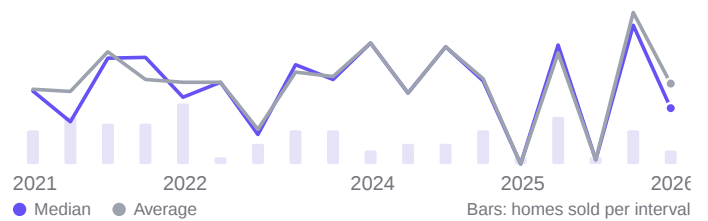
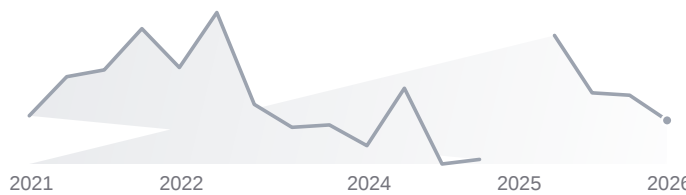
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$200K · Average \$271K

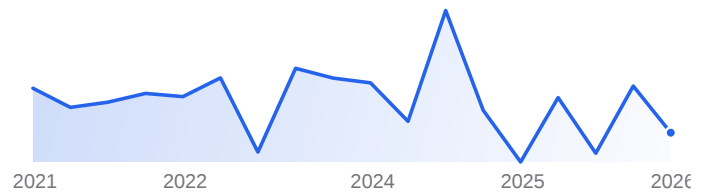
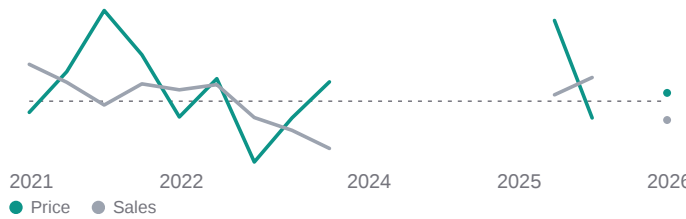


Growth (year over year)

Price +8.7% · Sales -20.0%

Price per square foot

\$74/ft²

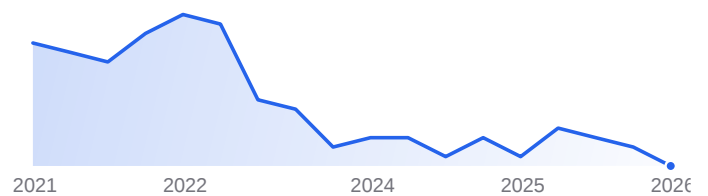
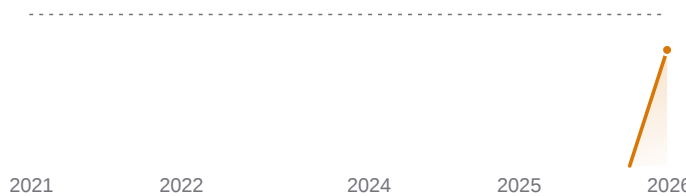


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

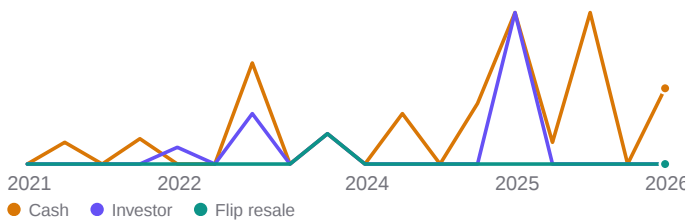
2.9%



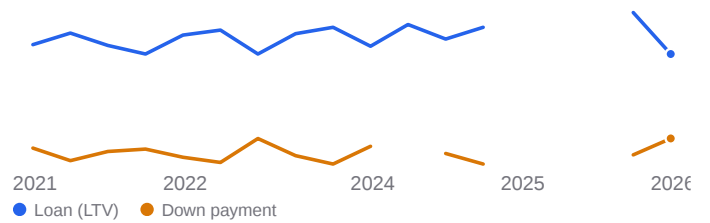
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

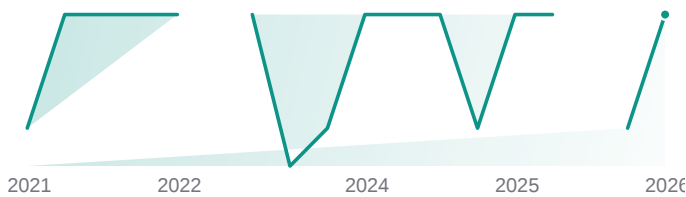


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



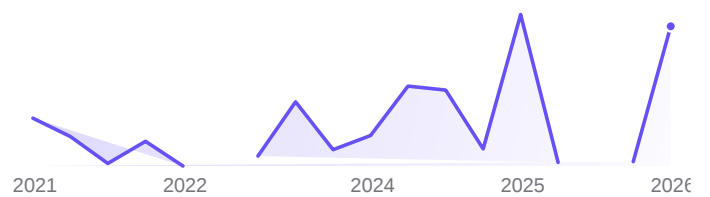
Sellers who sold at a gain

100%



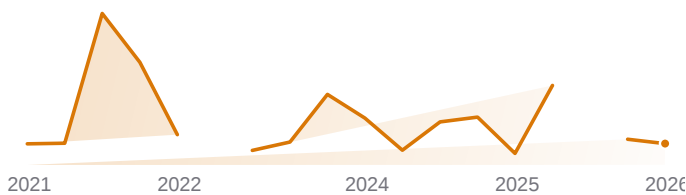
Typical hold before selling

30.9 yrs



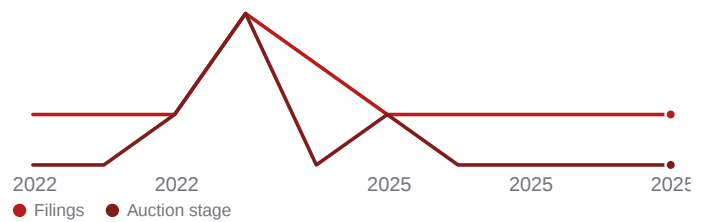
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	417
Median value (AVM)	\$343K
Median size	1,752 ft²
Median bedrooms	3
Median year built	1952
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	61%
Company owned	8.2%
Median loan-to-value	48%
Typical ownership tenure	18.9 yrs

COMMUNITY

Population	31
Density	260 / mi²
Median household income	\$71K
Average household income	\$107K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	11.4%
Unemployment	1.5%
Average temp	46°F
Annual precip	48 in
Sunshine	50%

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