

# Spencer 01562

ZIP code · MA · Massachusetts > Worcester County > Spencer

BUYER'S MARKET

**\$395K**

MEDIAN SALE PRICE

**-3.3%**

1-YR CHANGE

**120**

SALES (12 MO)

**\$428K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



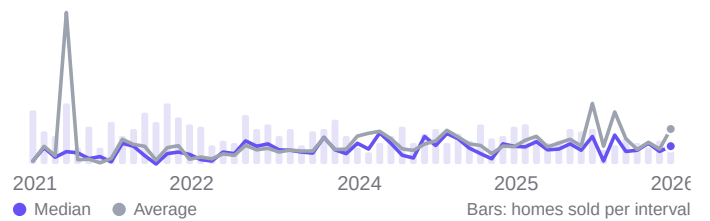
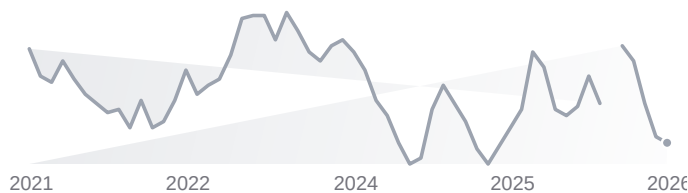
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$400K · Average \$516K

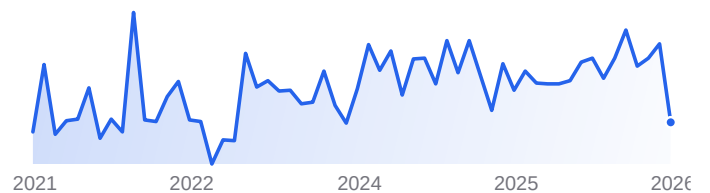
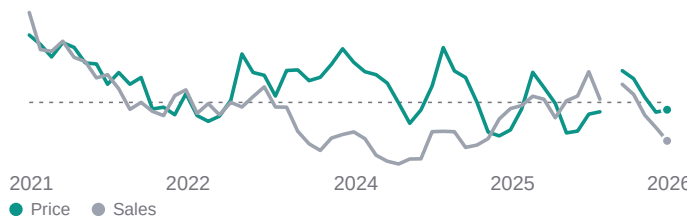


Growth (year over year)

Price -3.3% · Sales -17.2%

Price per square foot

\$194/ft²

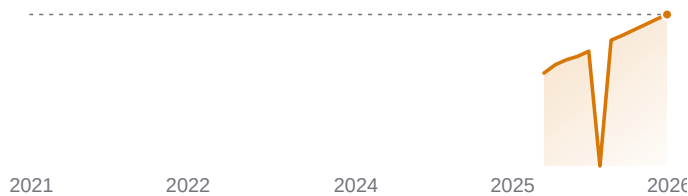


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

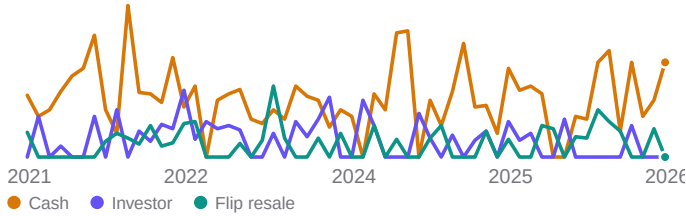
3.1%



## BUYERS & OUTCOMES

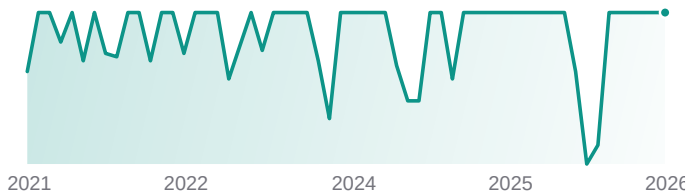
### Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



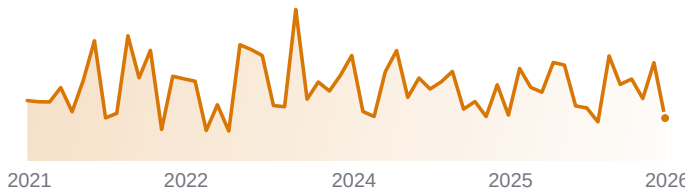
### Sellers who sold at a gain

100%

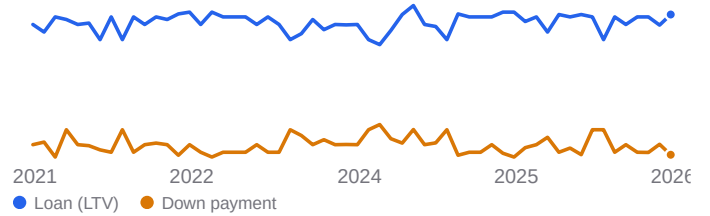


### Median annualized return at resale

+3.8%

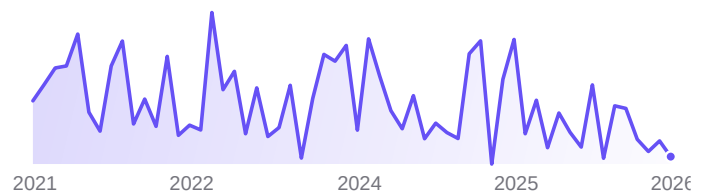


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



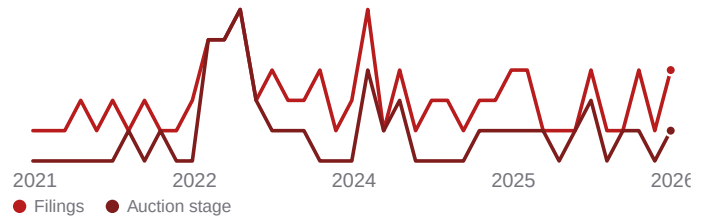
### Typical hold before selling

2.2 yrs



### Preforeclosure filings

Filings 3 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,927     |
| Median value (AVM) | \$428K    |
| Median size        | 1,636 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1968      |
| Single family      | 82%       |
| Condos             | 2.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 85%  |
| Company owned                 | 11%  |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**15.2 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>12,315</b>    |
| Density                          | <b>362 / mi²</b> |
| Median household income          | <b>\$75K</b>     |
| Average household income         | <b>\$100K</b>    |
| Crime index (US avg 100)         | <b>109</b>       |
| Air pollution index (US avg 100) | <b>107</b>       |
| Earthquake index (US avg 100)    | <b>58</b>        |
| Homes occupied                   | <b>94%</b>       |
| Bachelor's or higher             | <b>14%</b>       |
| Poverty rate                     | <b>6.2%</b>      |
| Unemployment                     | <b>1.2%</b>      |
| Average temp                     | <b>46°F</b>      |
| Annual precip                    | <b>49 in</b>     |
| Sunshine                         | <b>50%</b>       |

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.