

Worcester 01602

ZIP code · MA · Massachusetts > Worcester County > Worcester

BALANCED MARKET

\$478K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

234

SALES (12 MO)

\$446K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



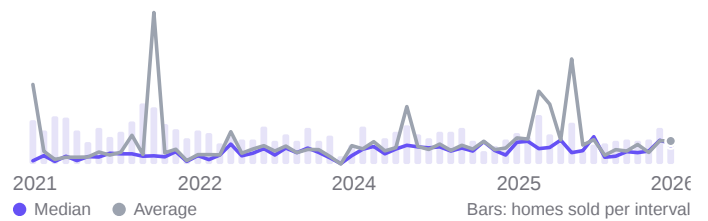
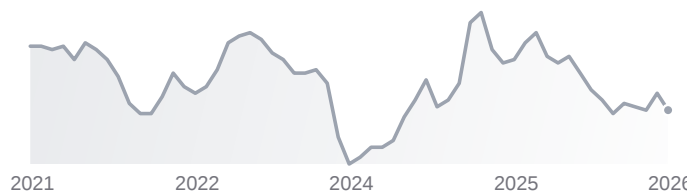
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$490K · Average \$512K

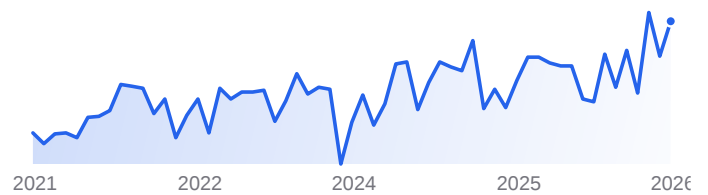
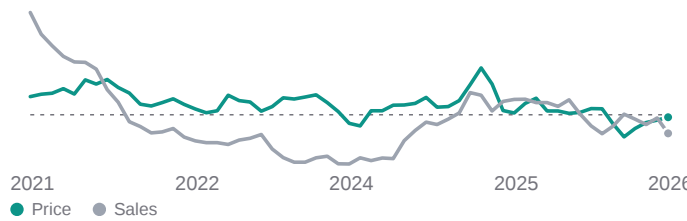


Growth (year over year)

Price -1.5% · Sales -11.7%

Price per square foot

\$333/ft²

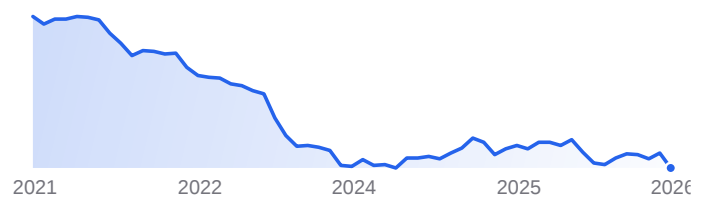
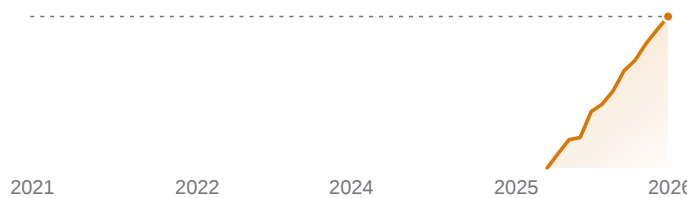


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

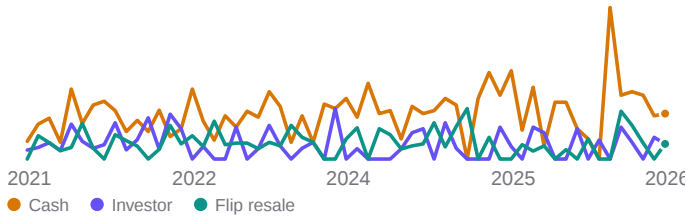
3.5%



BUYERS & OUTCOMES

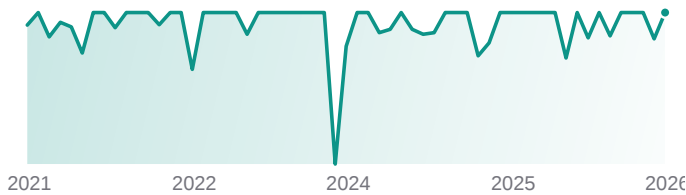
Buyer mix

Cash 15% · Investor 5.0% · Flip resale 5.0%



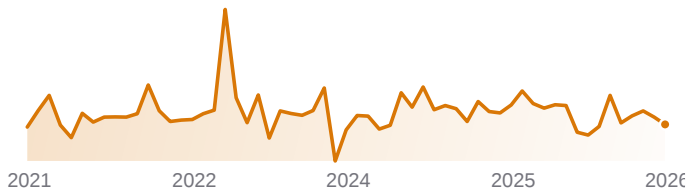
Sellers who sold at a gain

100%

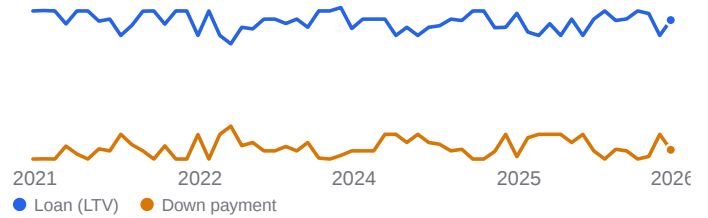


Median annualized return at resale

+4.6%

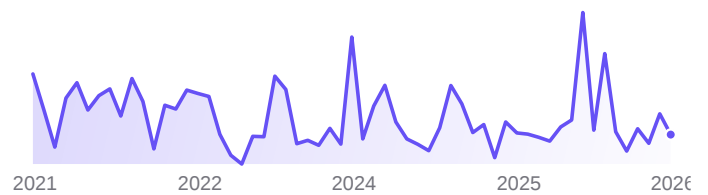


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



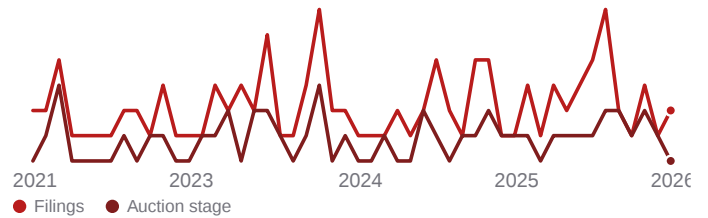
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	6,707
Median value (AVM)	\$446K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1940
Single family	79%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.6%
Owner occupied	83%
Company owned	8.9%
Median loan-to-value	46%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	25,609
Density	4,222 / mi²
Median household income	\$94K
Average household income	\$120K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	62
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	12.2%
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.