

Worcester 01603

ZIP code · MA · Massachusetts > Worcester County > Worcester

BALANCED MARKET

\$418K

MEDIAN SALE PRICE

+10.9%

1-YR CHANGE

159

SALES (12 MO)

\$393K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



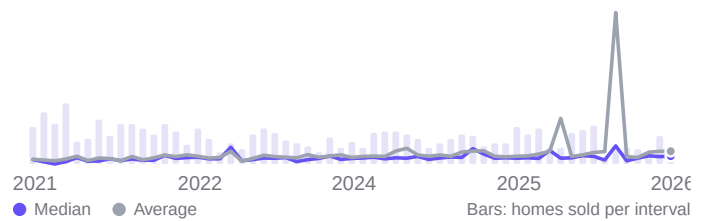
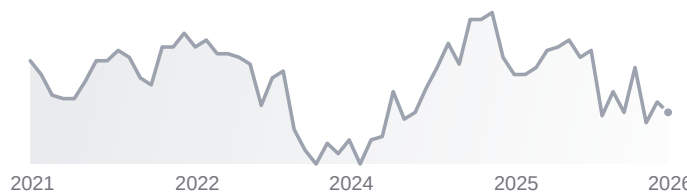
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$420K · Average \$522K

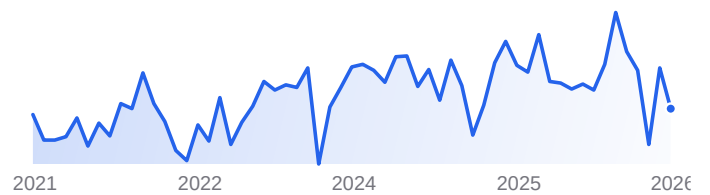
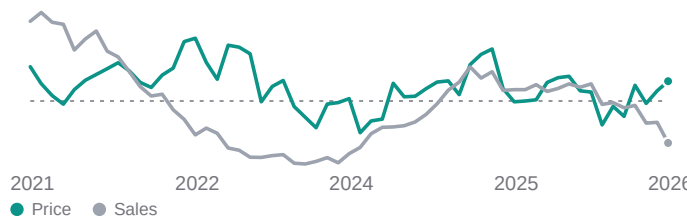


Growth (year over year)

Price +10.9% · Sales -23.2%

Price per square foot

\$231/ft²

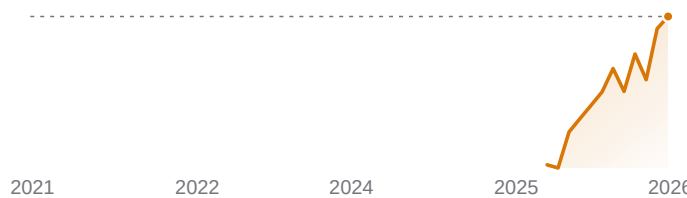


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

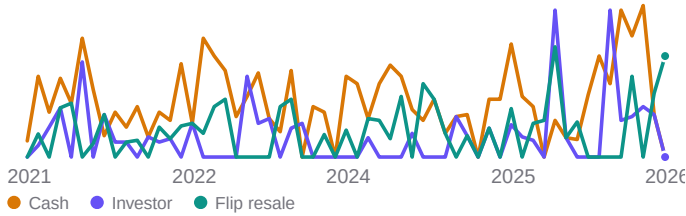
3.4%



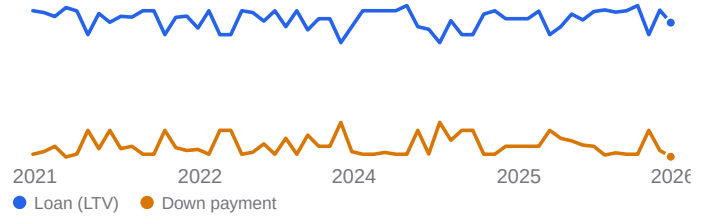
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 25%

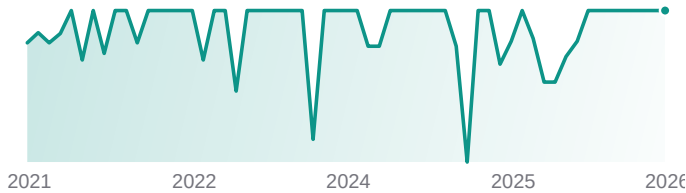


Financing (share of purchase price) Loan (LTV) 88% · Down payment 3.5%



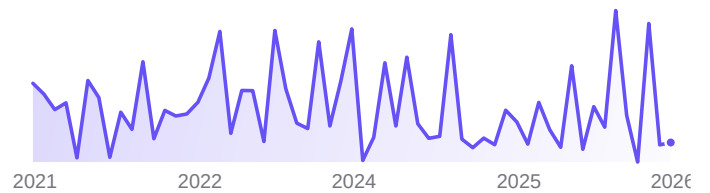
Sellers who sold at a gain

100%



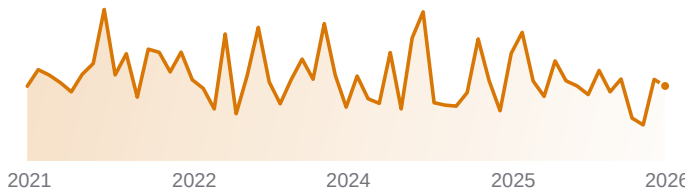
Typical hold before selling

5.1 yrs



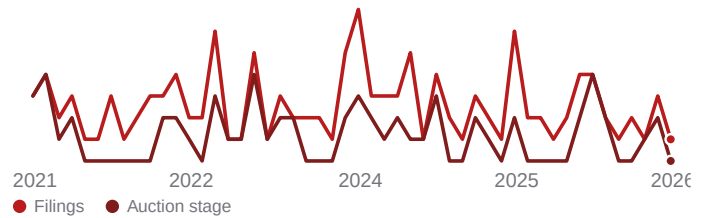
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,632
Median value (AVM)	\$393K
Median size	1,443 ft²
Median bedrooms	3
Median year built	1926
Single family	64%
Condos	9.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	10.0%
Median loan-to-value	47%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	23,089
Density	4,925 / mi²
Median household income	\$58K
Average household income	\$79K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	18.4%
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.