

Worcester 01604

ZIP code · MA · Massachusetts > Worcester County > Worcester

SELLER'S MARKET

\$477K

MEDIAN SALE PRICE

+13.5%

1-YR CHANGE

371

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100



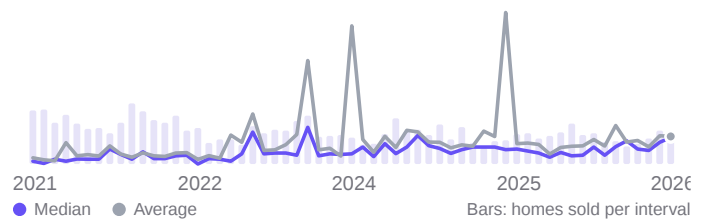
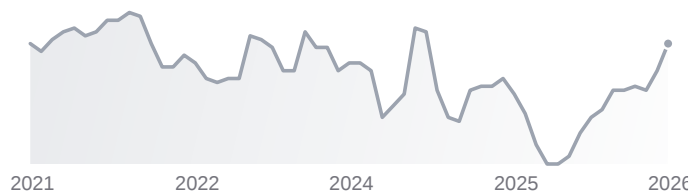
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$520K · Average \$528K

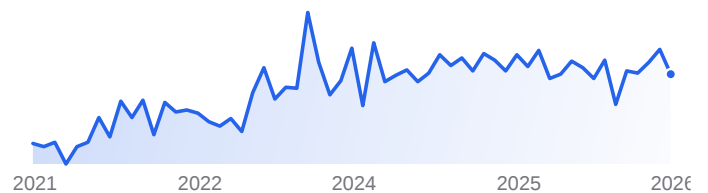
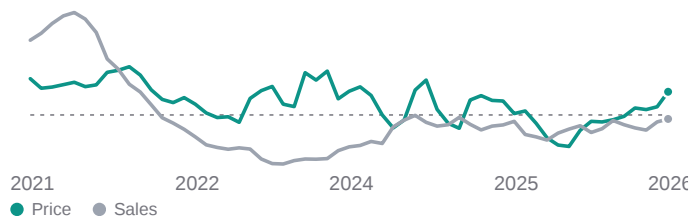


Growth (year over year)

Price +13.5% · Sales -2.4%

Price per square foot

\$275/ft²

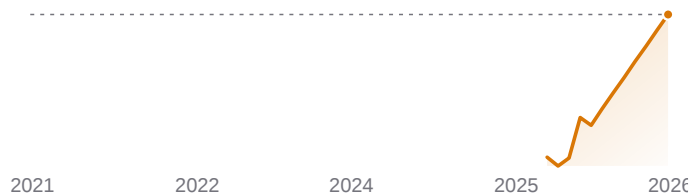


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

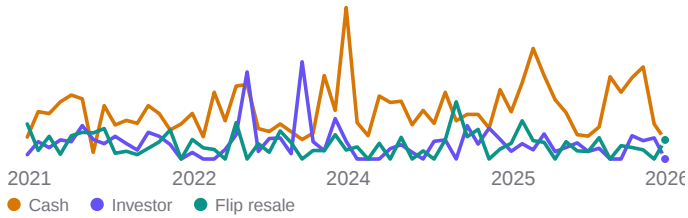
4.1%



BUYERS & OUTCOMES

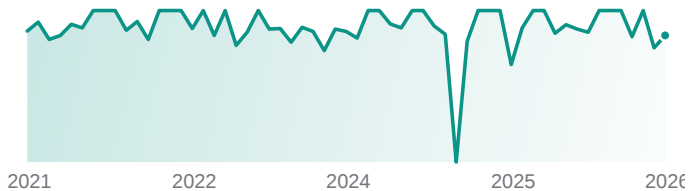
Buyer mix

Cash 7.1% · Investor 0% · Flip resale 7.1%



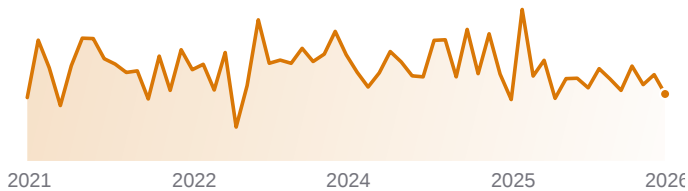
Sellers who sold at a gain

95%

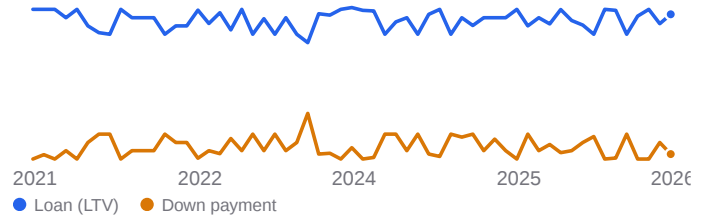


Median annualized return at resale

+5.3%

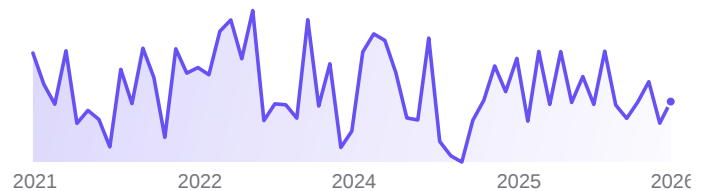


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.0%



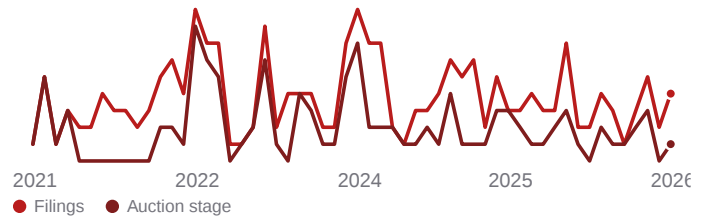
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	9,106
Median value (AVM)	\$404K
Median size	1,498 ft²
Median bedrooms	3
Median year built	1954
Single family	57%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	13%
Median loan-to-value	48%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	41,449
Density	6,319 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	16.5%
Unemployment	1.4%
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.