

Worcester 01606

ZIP code · MA · Massachusetts > Worcester County > Worcester

BALANCED MARKET

\$431K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

243

SALES (12 MO)

\$443K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



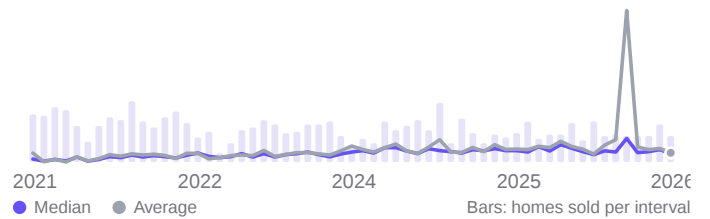
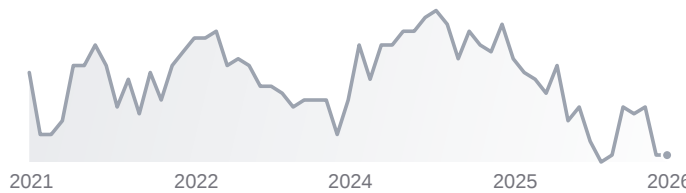
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$412K · Average \$418K

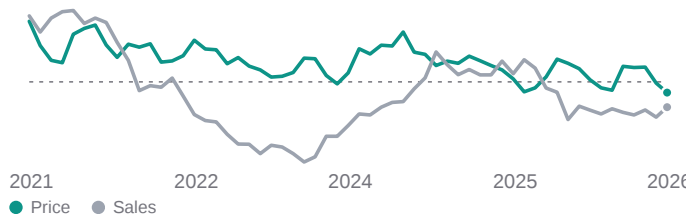


Growth (year over year)

Price -3.9% · Sales -9.3%

Price per square foot

\$330/ft²

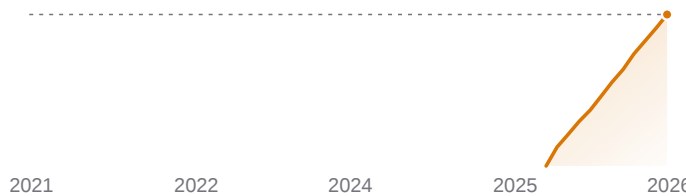


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

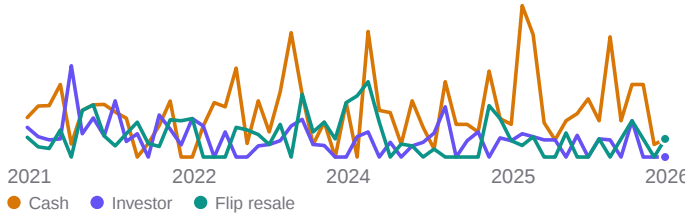
3.8%



BUYERS & OUTCOMES

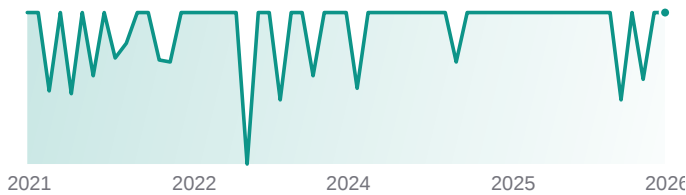
Buyer mix

Cash 5.6% · Investor 0% · Flip resale 5.6%



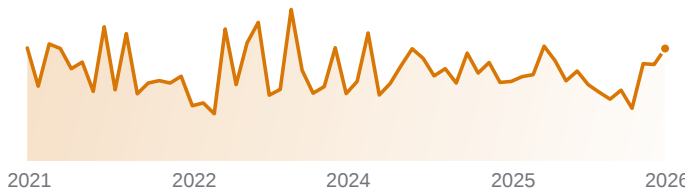
Sellers who sold at a gain

100%

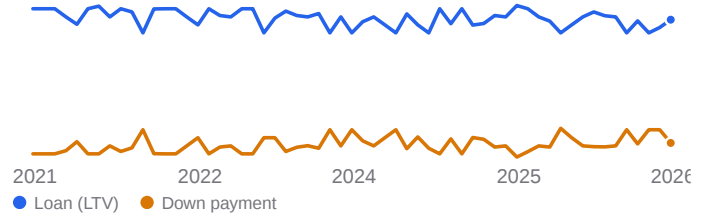


Median annualized return at resale

+8.0%

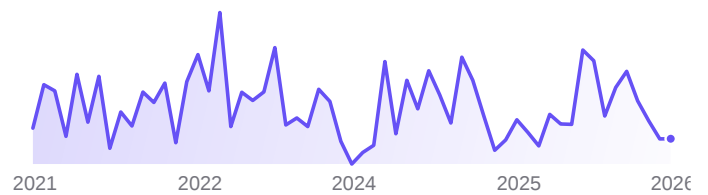


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



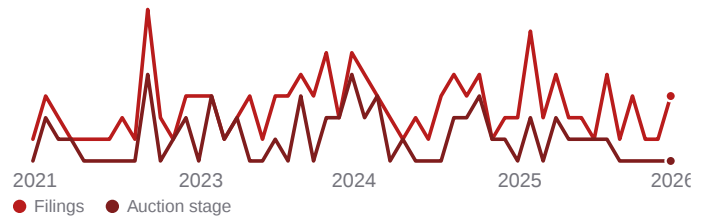
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	6,420
Median value (AVM)	\$443K
Median size	1,406 ft²
Median bedrooms	3
Median year built	1950
Single family	81%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.6%
Owner occupied	83%
Company owned	8.4%
Median loan-to-value	46%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	23,856
Density	4,110 / mi²
Median household income	\$83K
Average household income	\$102K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	67
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	13.3%
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.