

Worcester 01607

ZIP code · MA · Massachusetts > Worcester County > Worcester

BALANCED MARKET

\$399K

MEDIAN SALE PRICE

+28.8%

1-YR CHANGE

73

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

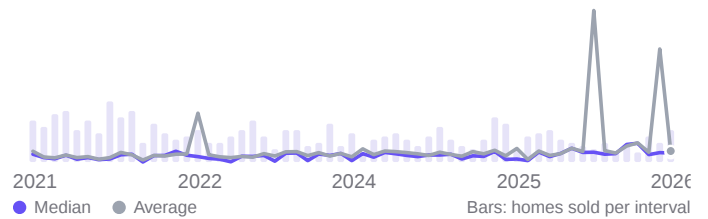
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$408K · Average \$457K

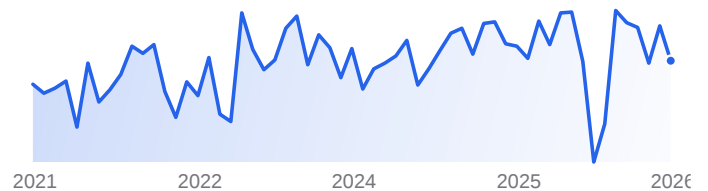
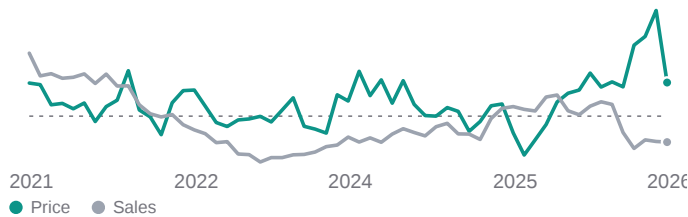


Growth (year over year)

Price +28.8% · Sales -22.3%

Price per square foot

\$235/ft²

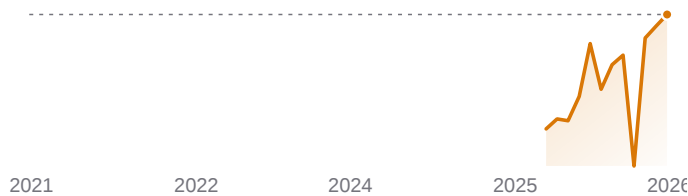


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

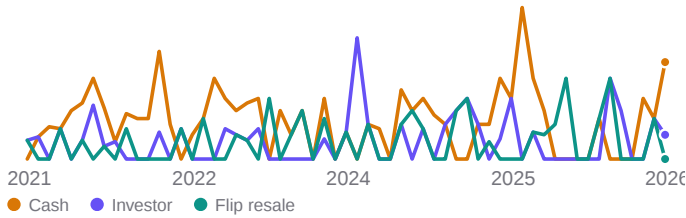
3.6%



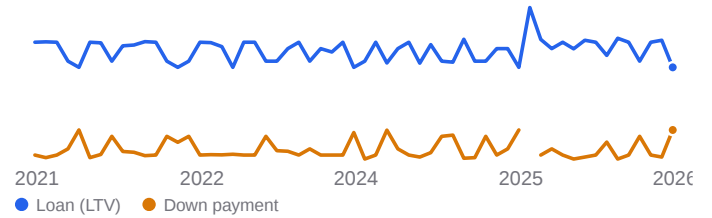
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 0%

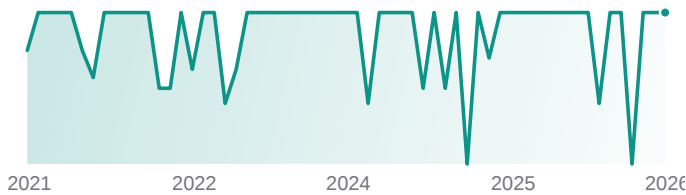


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



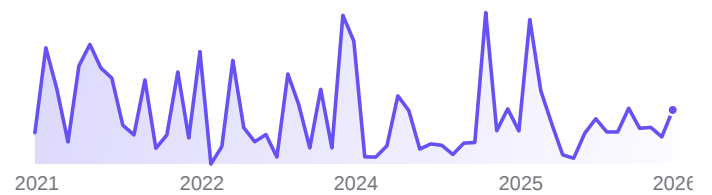
Sellers who sold at a gain

100%



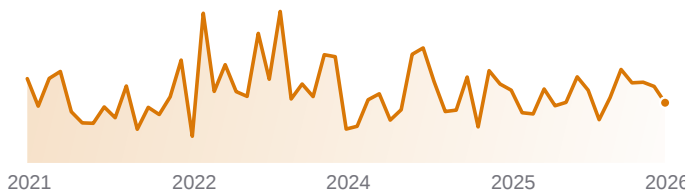
Typical hold before selling

8.2 yrs



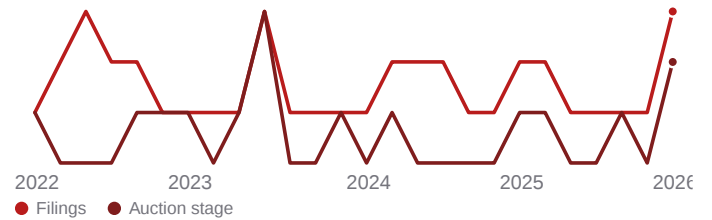
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	2,000
Median value (AVM)	\$404K
Median size	1,414 ft²
Median bedrooms	3
Median year built	1951
Single family	57%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.7%
Owner occupied	71%
Company owned	13%
Median loan-to-value	49%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	12,145
Density	3,734 / mi²
Median household income	\$68K
Average household income	\$94K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	57
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	15.8%
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.