

Worcester 01609

ZIP code · MA · Massachusetts > Worcester County > Worcester

BALANCED MARKET

\$607K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

129

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



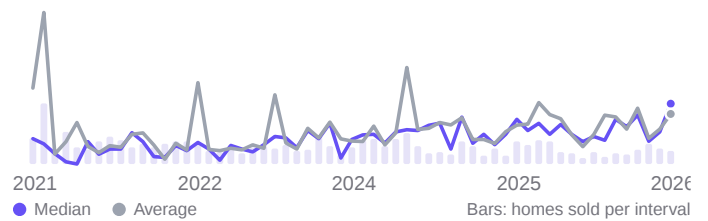
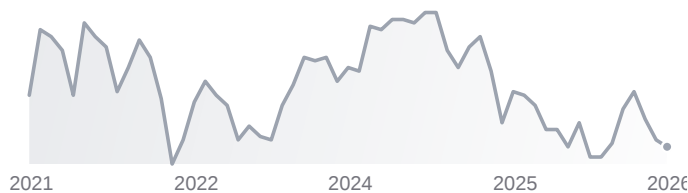
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$755K · Average \$686K

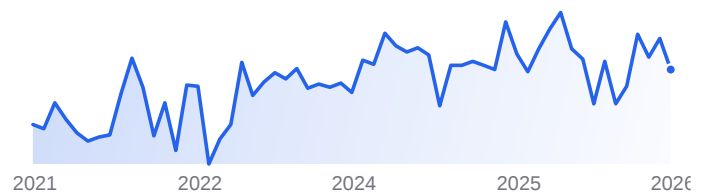
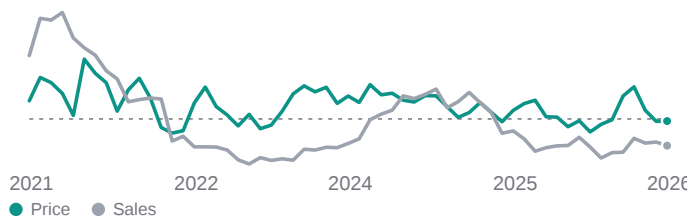


Growth (year over year)

Price -1.4% · Sales -18.4%

Price per square foot

\$258/ft²

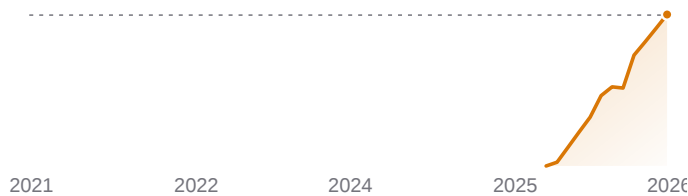


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

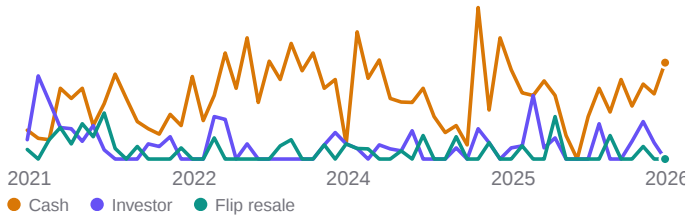
3.3%



BUYERS & OUTCOMES

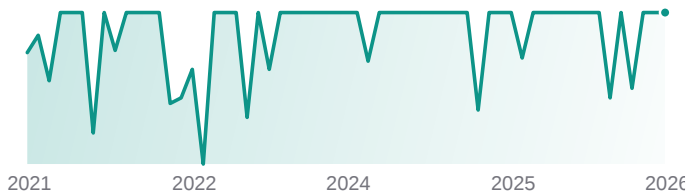
Buyer mix

Cash 45% · Investor 0% · Flip resale 0%



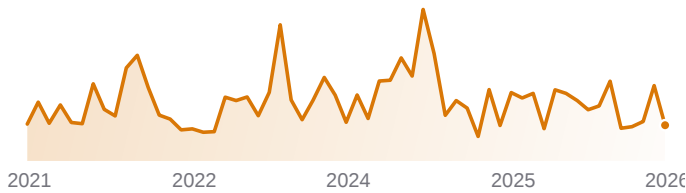
Sellers who sold at a gain

100%

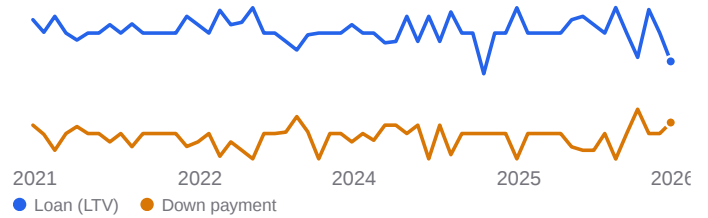


Median annualized return at resale

+3.8%

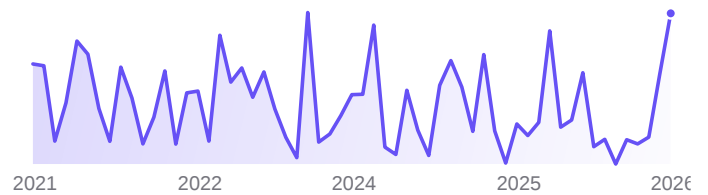


Financing (share of purchase price) Loan (LTV) 63% · Down payment 27%



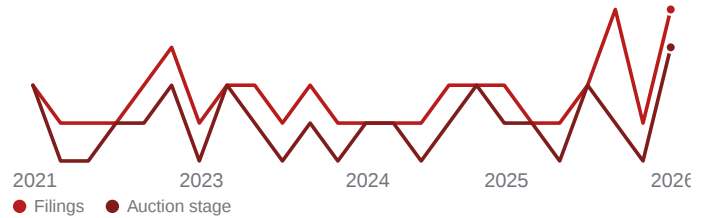
Typical hold before selling

21.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	3,878
Median value (AVM)	\$563K
Median size	2,132 ft²
Median bedrooms	3
Median year built	1943
Single family	55%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	68%
Company owned	18%
Median loan-to-value	44%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	22,689
Density	6,467 / mi²
Median household income	\$67K
Average household income	\$85K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	22.9%
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.