ABOUT THE 86 SHREWSBURY ST NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is $243,304, which is less expensive than 81.5% of Massachusetts neighborhoods and 81.5% of all U.S. neighborhoods.

The average rental price in this neighborhood is currently $985, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 86.0% of Massachusetts neighborhoods.

This is an urban neighborhood (based on population density) located in Worcester, Massachusetts.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and small apartment buildings. Most of the residential real estate is renter occupied. Many of the residences in this neighborhood are relatively historic, built no later than 1939, and in some cases, quite a bit earlier. A number of residences were also built between 1970 and 1999.

Home and apartment vacancy rates are 8.9% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 51.8% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood has some outstanding things about the way it looks and its way of life that are worth highlighting.

Notable & Unique: Diversity

Did you know that this neighborhood has more Brazilian and Iranian ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 5.2% of this neighborhood's residents have Brazilian ancestry and 3.0% have Iranian ancestry.

This neighborhood is also pretty special linguistically. Significantly, 6.0% of its residents five years old and above primarily speak Portuguese at home. While this may seem like a small percentage, it is higher than 99.4% of the neighborhoods in America.

Notable & Unique: Real Estate

Corner bodegas, stores on the first floor and apartments above, former grand Victorian residences converted into apartments, three-deckers built shoulder-to-shoulder, duplexes. Such building types define the real estate of neighborhoods dominated by small 2, 3, and 4 unit apartment buildings. Many are in older core neighborhoods of Eastern and Midwestern cities, or historic town centers in their hinterlands. If you wax romantic about the look and feel of such neighborhoods, with fresh pizza, falafel and an independent florist at the corner, then you might find this neighborhood worth a close look. This neighborhood is an absolutely outstanding example of the dominance of small 2, 3, and 4 unit apartment buildings compared to neighborhoods across the nation, as they make up a substantial portion of this neighborhood's real estate stock. In fact, no less than 43.4% of the real estate here is made up of such dwellings, which is higher than 97.0% of all U.S. neighborhoods.

Notable & Unique: People

This neighborhood stands out for having an average per capita income lower than 96.5% of the neighborhoods in the United States.

In addition, one of the most interesting things about this neighborhood is that it has a greater concentration of residents who live alone than most all neighborhoods in America. With 46.7% of the households here made up of people living alone, NeighborhoodScout's research reveals that this is a larger proportion of people living alone than in 95.3% of the neighborhoods in America.

The Neighbors

The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in this neighborhood in Worcester are low income, making it among the lowest income neighborhoods in America. NeighborhoodScout's research shows that this neighborhood has an income lower than 96.5% of U.S. neighborhoods. With 44.2% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 86.5% of U.S. neighborhoods.

The Neighbors: Occupations

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In this neighborhood, 36.9% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is executive, management, and professional occupations, with 26.4% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (19.5%), and 16.3% in clerical, assistant, and tech support occupations.

The Neighbors: Ethnicity / Ancestry

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In this neighborhood in Worcester, MA, residents most commonly identify their ethnicity or ancestry as Puerto Rican (22.5%). There are also a number of people of Italian ancestry (14.1%), and residents who report Irish roots (11.4%), and some of the residents are also of Asian ancestry (7.1%), along with some Dominican ancestry residents (6.6%), among others. In addition, 28.8% of the residents of this neighborhood were born in another country.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in this neighborhood is English, spoken by 50.8% of households. Other important languages spoken here include Spanish, Portuguese, South Asian languages and Italian.

Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in this neighborhood spend between 15 and 30 minutes commuting one-way to work (48.6% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (67.0%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (18.0%) and 10.8% of residents also hop out the door and walk to work for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.
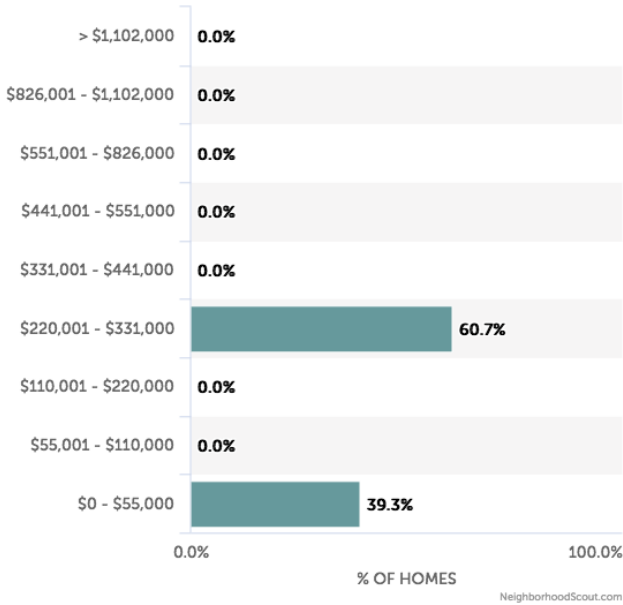
NEIGHBORHOOD REAL ESTATE DATA

AVERAGE HOME VALUES

MEDIAN HOME VALUE:
$245,168

MEDIAN REAL ESTATE TAXES:
$3,860 (1.6% effective rate)

NEIGHBORHOOD HOME PRICES

Price Range	% of Homes
> $1,102,000	0.0%
$826,001 - $1,102,000	0.0%
$551,001 - $826,000	0.0%
$441,001 - $551,000	0.0%
$331,001 - $441,000	0.0%
$220,001 - $331,000	60.7%
$110,001 - $220,000	0.0%
$55,001 - $110,000	0.0%
$0 - $55,000	39.3%

% OF HOMES

NeighborhoodScout.com

YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
15 YEARS AND 3 MONTHS

AVERAGE MARKET RENT

AVERAGE MARKET RENT:
⚡ **$985** / per month

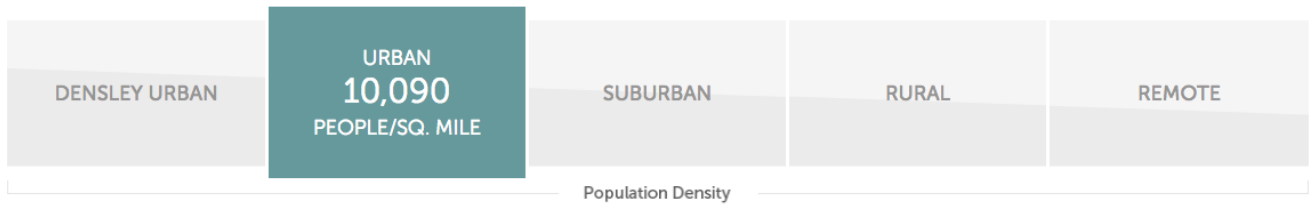## MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS
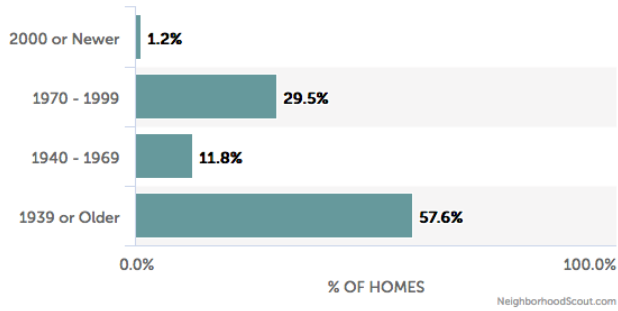
SETTING

◯ COASTAL   ◯ LAKEFRONT   ◯ FARMS
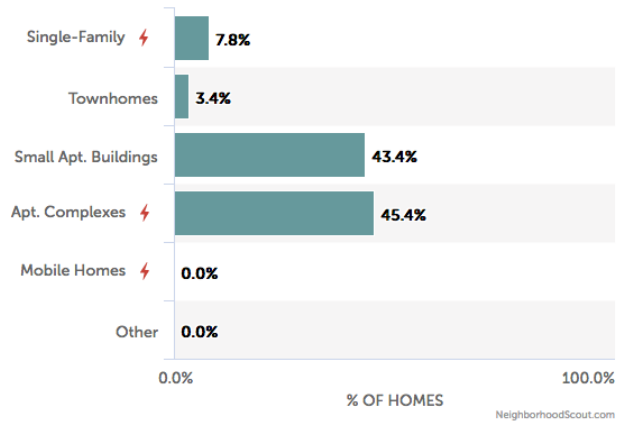
NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN	URBAN 10,090 PEOPLE/SQ. MILE	SUBURBAN	RURAL	REMOTE

Population Density

HOUSING DETAILS

AGE OF HOMES

2000 or Newer	1.2%
1970 - 1999	29.5%
1940 - 1969	11.8%
1939 or Older	57.6%

0.0% — 100.0%
% OF HOMES

NeighborhoodScout.com

TYPES OF HOMES ⚡

Single-Family ⚡	7.8%
Townhomes	3.4%
Small Apt. Buildings	43.4%
Apt. Complexes ⚡	45.4%
Mobile Homes ⚡	0.0%
Other	0.0%

0.0% — 100.0%
% OF HOMES

NeighborhoodScout.com

HOME SIZE

No Bedroom	4.9%
1 Bedroom	32.1%
2 Bedrooms	20.6%
3 Bedrooms	35.4%
4 Bedrooms	5.6%
5 or more bedrooms	1.4%

0.0% — 100.0%
% OF HOMES

NeighborhoodScout.com
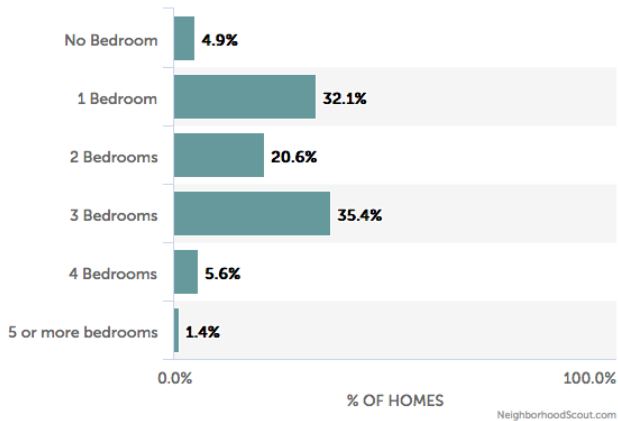
SPECIAL PURPOSE HOUSING

Incarcerated	0.0%
College Dorms	0.0%
Military Housing	0.0%
Public Housing	5.8%

0.0% — 100.0%
% OF HOMES

NeighborhoodScout.com
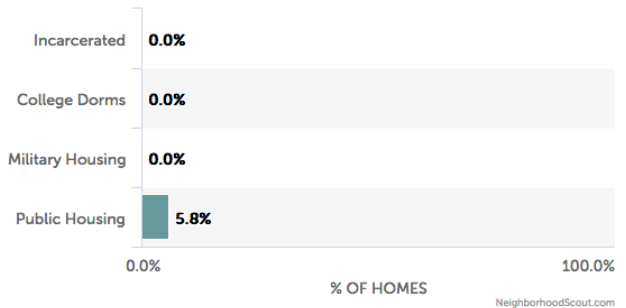
HOMEOWNERSHIP ⓘ
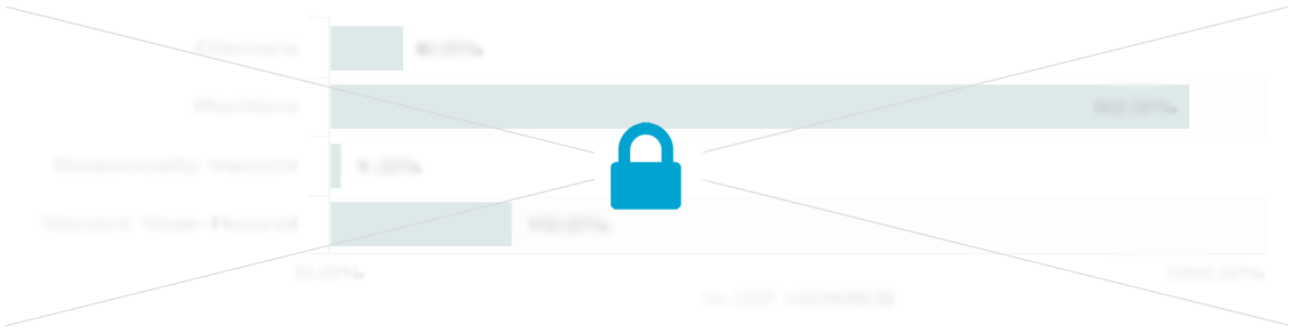
NEIGHBORHOOD DEMOGRAPHICS DATA

136 Vital Statistics. 1 Condition Alert found.

LIFESTYLE

Young Single Professionals	74.9%		Good
College Student Friendly	72.5%		Good
Luxury Communities	24.6%		Poor
First Time Homebuyers	7.5%		Poor
Retirement Dream Areas	6.7%		Poor
Family Friendly	4.3%		Poor
Vacation Home Locations	0.0%		Poor

SPECIAL CHARACTER

Walkable ⚡	94.3%		Excellent
Hip Trendy	93.4%		Excellent
Urban Sophisticates	26.6%		Poor
Quiet	9.6%		Poor
Nautical	0.0%		Poor

AGE / MARITAL STATUS

AGE

65 Years And Over: 14.4%
Under 5 Years: 5.5%
5 To 17: 15.6%
55 To 64: 12.8%
18 To 24: 10.4%
35 To 54: 27.9%
25 To 34: 13.4%
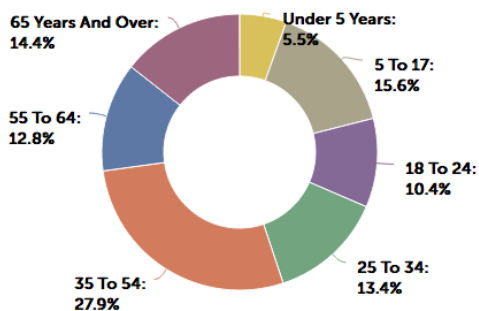
NeighborhoodScout.com

MARITAL STATUS

Widowed: 11.0%
Divorced: 13.8%
Single: 44.5%
Married: 22.8%
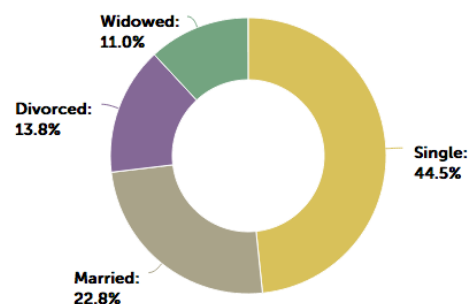
NeighborhoodScout.com

GENDER RATIO

MALE **48.2%** **51.8%** FEMALE
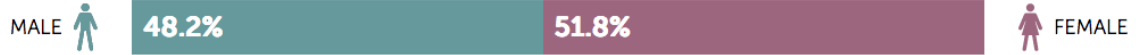
MILITARY & COLLEGE STATUS

Active Military **0.0%**

Attending College **6.0%**

0.0% 100.0%

% OF RESIDENTS

NeighborhoodScout.com

HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS

This Neighborhood **46.7%**

Nation **27.8%**

0.0% 100.0%

% OF RESIDENTS

NeighborhoodScout.com

SAME SEX PARTNERS

This Neighborhood **0.7%**

Nation **0.4%**

0.0% 100.0%

% OF RESIDENTS
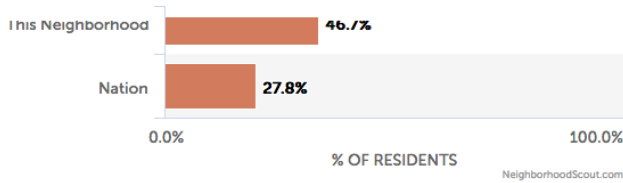
NeighborhoodScout.com
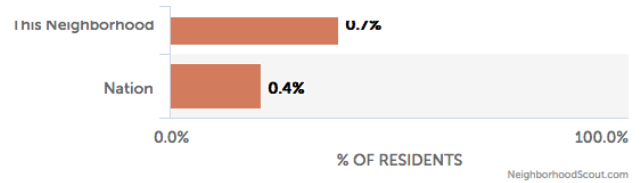
MARRIED COUPLE WITH CHILD

This Neighborhood **11.7%**

Nation **18.9%**

0.0% 100.0%

% OF RESIDENTS

NeighborhoodScout.com
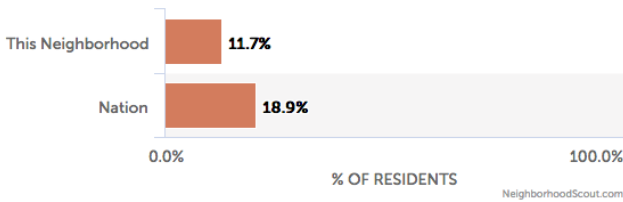
SINGLE PARENT WITH CHILD

This Neighborhood **15.9%**

Nation **9.4%**

0.0% 100.0%

% OF RESIDENTS

NeighborhoodScout.com

INDIGENOUS INDUSTRIES

Industry	% of Residents
Healthcare	27.6%
Retail	13.0%
Manufacturing	10.6%
Education	6.6%
Transportation	6.5%
Construction	5.9%
Finance	5.4%
Other	5.2%
Accommodation	5.0%
Public Service	4.8%
Arts	3.0%
Administration	2.3%
Wholesale	2.0%
Professional, scientific, and technical services	1.4%
--	
Management	0.0%
Real estate	0.0%
Utilities	0.0%
Mining	0.0%
Agriculture	0.0%

% OF RESIDENTS

NeighborhoodScout.com

COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

Commute Time	% of Residents
Less than 15 minutes	31.7%
15-30 minutes	48.6%
30-45 minutes	14.4%
45-60 minutes	4.9%
Over 60 minutes	0.4%

% OF RESIDENTS

NeighborhoodScout.com

MEANS OF TRANSPORT

Work at Home: 5.2%
Walk: 10.8%
Ferry: 0.0%
Subway / Train: 0.4%
Bus: 1.9%
Carpool: 18.0%
Drives Alone: 67.0%

VEHICLES PER HOUSEHOLD

3 or More Vehicles: 10.7%
0 Vehicles: 8.0%
1 or 2 Vehicles: 81.3%
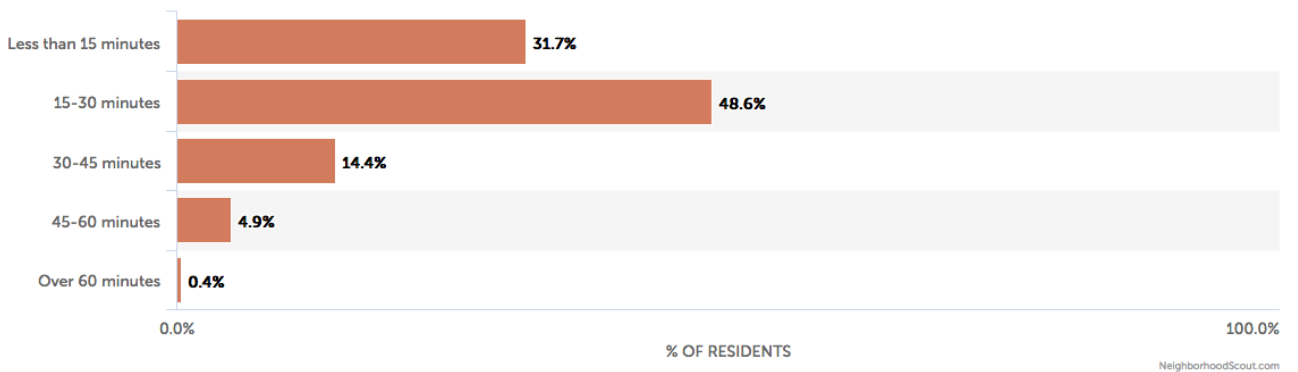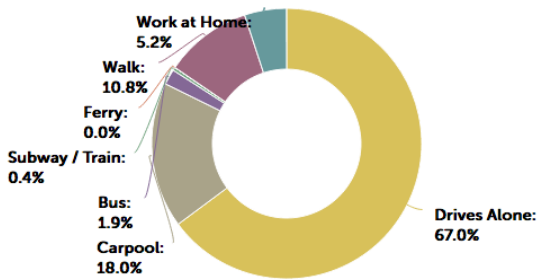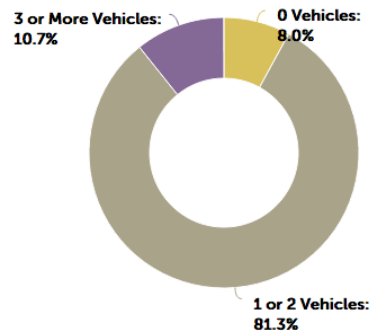
NeighborhoodScout.com

NeighborhoodScout.com

MIGRATION & MOBILITY

Moved Last Year	17.3%
Born out of State	54.3%
Foreign Born	28.8%

0.0% — 100.0%
% OF RESIDENTS
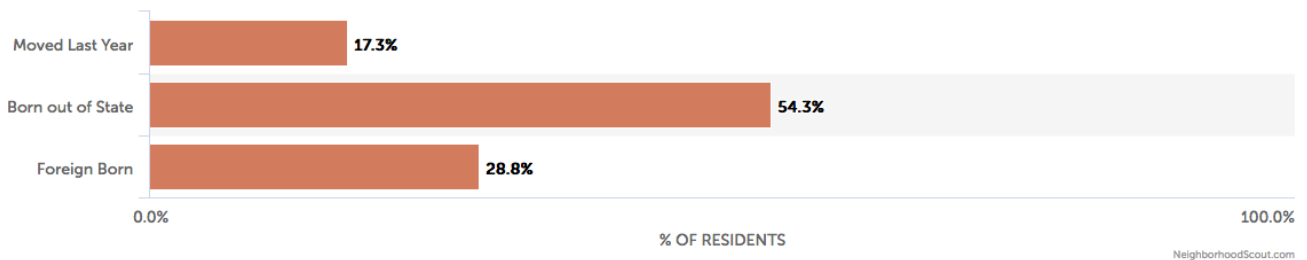
NeighborhoodScout.com

RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

98

(100 is the most diverse)

More diverse than 98% of U.S. neighborhoods.

White	41.1%
Black Or African American	10.6%
American Indian And Alaska Native	0.3%
Asian	7.1%
Native Hawaiian And Other Pacific Islanders	0.2%
Other Race / Two or More Races	7.5%
Hispanic Or Latino (Of Any Race)	33.3%

0.0% — 100.0%
% OF RESIDENTS
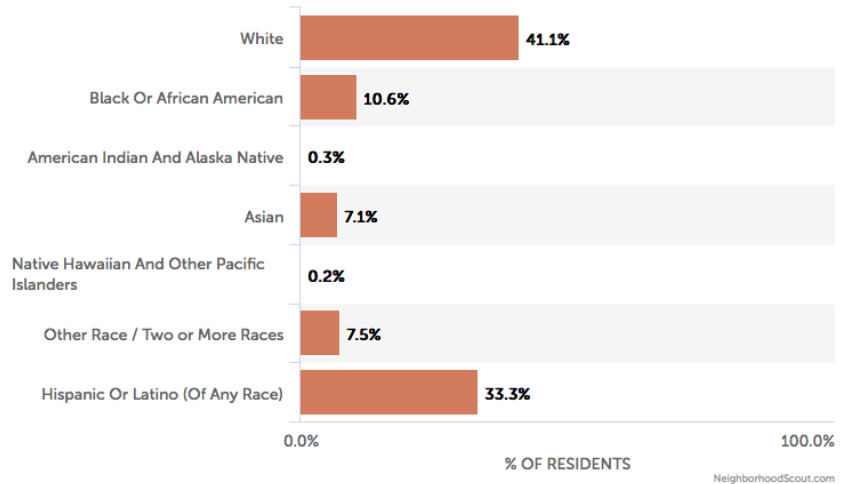
NeighborhoodScout.com

OCCUPATIONS

Executives, managers, & professionals	26.4%
Sales and service workers	36.9%
Office support workers	16.3%
Factory workers & laborers	19.5%
Farmers, foresters, & fishers	0.9%

0.0% — 100.0%
% OF EMPLOYED RESIDENTS 16 OR OLDER
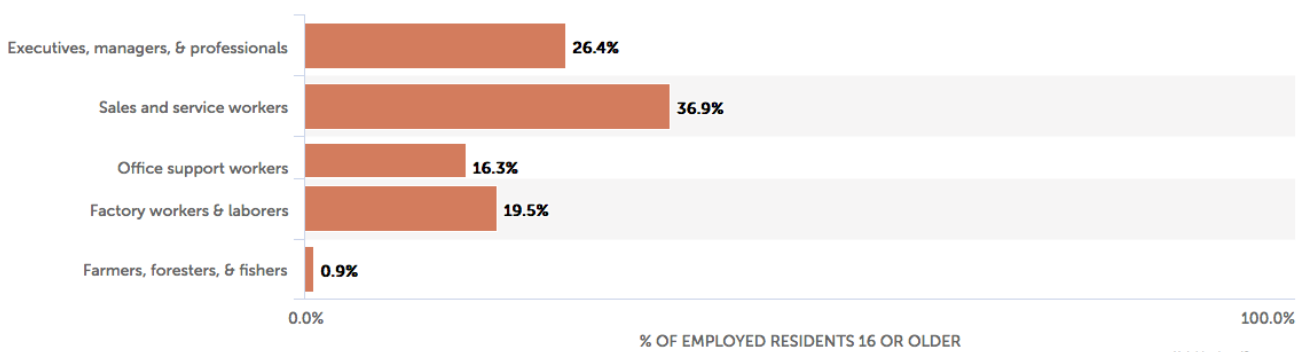
NeighborhoodScout.com

ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)

Ancestry	%
Puerto Rican	22.5%
Italian	14.1%
Irish	11.4%
Dominican	6.6%
French	5.6%
Brazilian	5.2%
U.S. or American	3.1%
Iranian	3.0%
French Canadian	2.5%
South American	2.0%
Potuguese	1.8%
Arab	1.7%
German	1.6%
Polish	1.4%
English	1.3%
Jamaican	1.3%
Swedish	1.2%
Sub-African	1.1%
Lebanese	1.1%
Mexican	0.8%

% OF RESIDENTS

NeighborhoodScout.com

LANGUAGES SPOKEN (TOP 20)

Language	%
English	50.8%
Spanish	24.8%
Portuguese	6.0%
South Asian	5.7%
Italian	3.3%
Persian	3.0%
Arabic	1.5%
African	1.2%
Vietnamese	0.9%
Chinese	0.8%
French	0.7%
Greek	0.3%
Russian	0.2%
Hindi	0.2%
Polish	0.1%
Yiddish	0.0%
Urdu	0.0%
Tagalog	0.0%
Native American	0.0%
Mon-Khmer	0.0%

% OF RESIDENTS

NeighborhoodScout.com

UNEMPLOYMENT RATE

	%
This Neighborhood	4.9%
Nation	5.0%

% OF RESIDENTS

NeighborhoodScout.com

AVERAGE INCOME

PER CAPITA INCOME

MEDIAN HOUSEHOLD INCOME

EDUCATION

PERCENT WITH COLLEGE DEGREE

PERCENT WITH ADVANCED DEGREE

INCOME & EDUCATION

HOUSEHOLD INCOME

EDUCATION LEVEL

NEIGHBORHOOD SCOUT

NEIGHBORHOOD CRIME DATA

67 Vital Statistics. 6 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

14

(100 is safest) ⚡

Safer than 14% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES

	VIOLENT	PROPERTY	TOTAL
Number of Crimes	94	256	350
Crime Rate (per 1,000 residents)	15.23	41.48	56.71

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

🔒

(100 is safest)

Safer than of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE

MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
🔒	🔒	🔒	🔒
100 is safest	100 is safest	100 is safest	100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)

	This Neighborhood	Worcester	Massachusetts
	15.23	8.97	3.91

National Median: 3.8

NeighborhoodScout.com
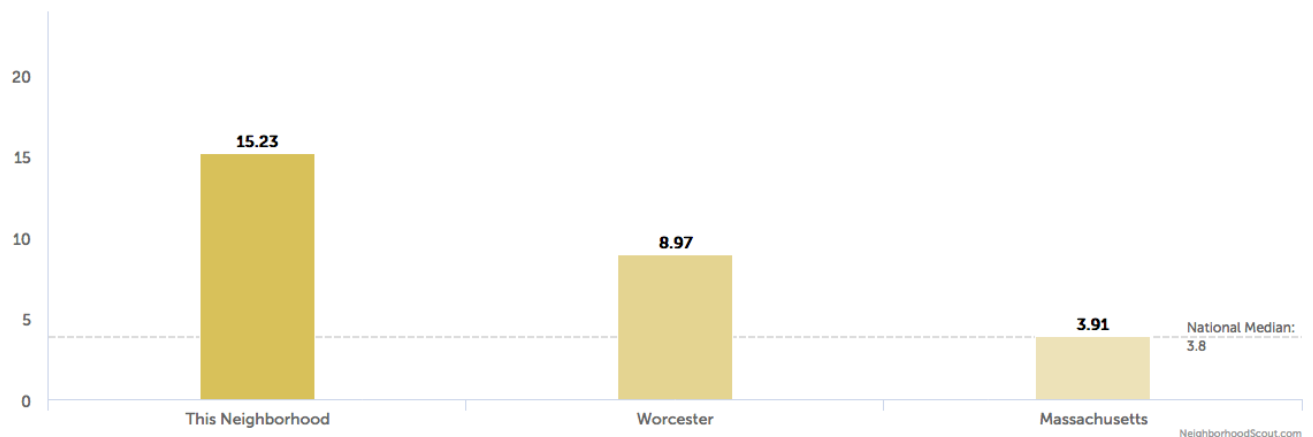
MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 66 ⚡	1 IN 112	1 IN 256
in this Neighborhood	in Worcester	in Massachusetts

WORCESTER VIOLENT CRIMES

POPULATION: 184,815

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	8	35	409	1,205
Rate per 1,000	0.04	0.19	2.21	6.52

UNITED STATES VIOLENT CRIMES

POPULATION: 321,418,820

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	15,696.0	124,047.0	327,374.0	764,449.0
Rate per 1,000	0.05	0.39	1.02	2.38

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX
🔒
🔒 (100 is safest)
Safer than of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
🔒	🔒	🔒
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

National Median: 26

This Neighborhood	Worcester	Massachusetts
41.48	30.54	16.91
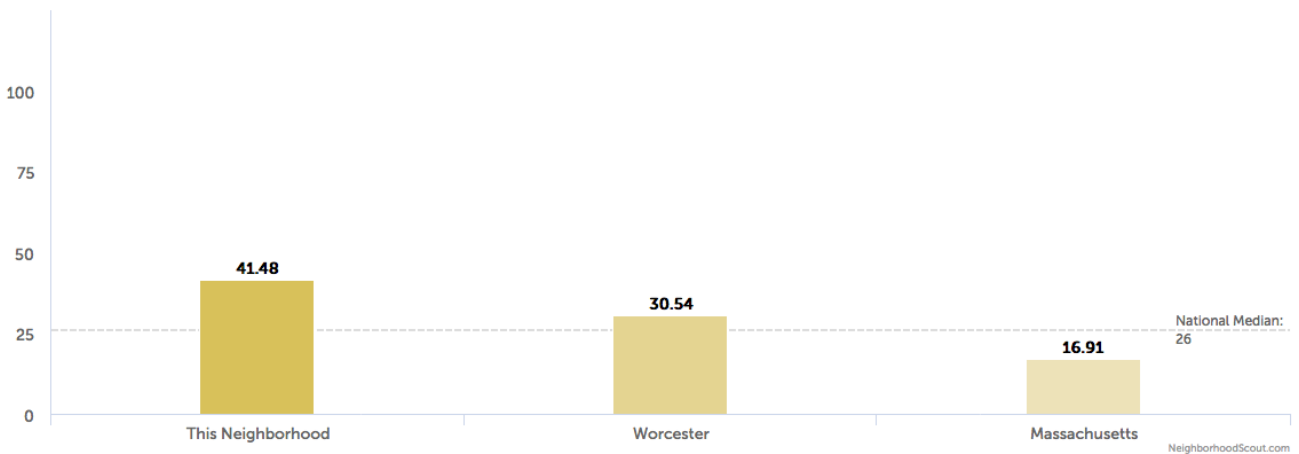
MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 24 ⚡	1 IN 33	1 IN 59
in this Neighborhood	in Worcester	in Massachusetts

WORCESTER PROPERTY CRIMES   POPULATION: 184,815

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,235	4,013	397
Rate per 1,000	6.68	21.71	2.15

UNITED STATES PROPERTY CRIMES   POPULATION: 321,418,820

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,579,527	5,706,346	707,758
Rate per 1,000	4.91	17.75	2.20

CRIMES PER SQUARE MILE ⚡

National Median: 32.85

NeighborhoodScout.com

This Neighborhood	Worcester	Massachusetts
572	190	27
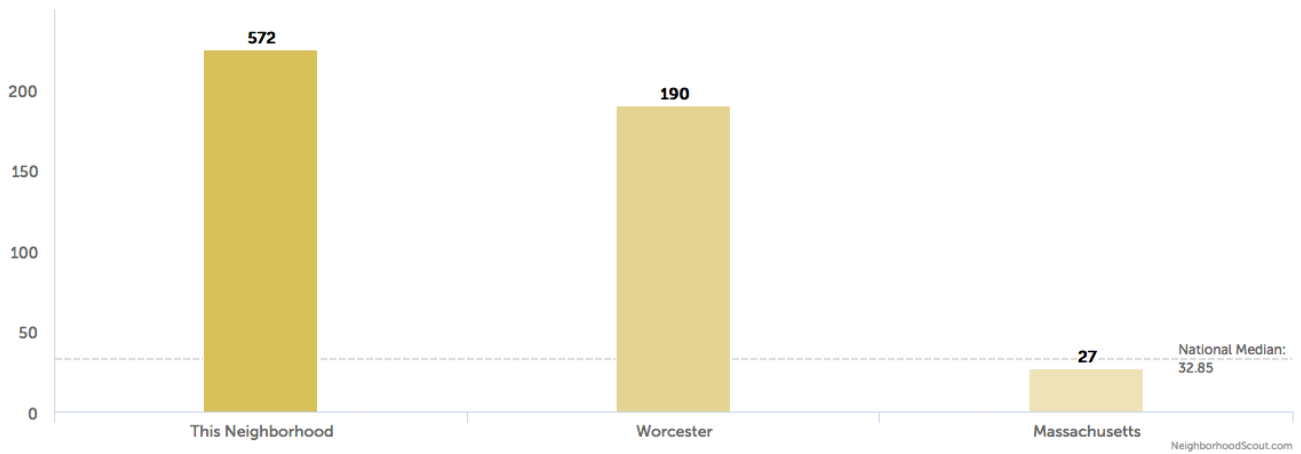
NEIGHBORHOOD PUBLIC SCHOOL DATA

65 Vital Statistics. 9 Condition Alerts found.

SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
19 (100 is best) Better than 19% of U.S. schools.	Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. (i)

SCHOOLS THAT SERVE THIS ADDRESS *

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO MA	QUALITY RATING COMPARED TO NATION
City View 80 Prospect Street Worcester, MA, 01605	PK-06	1	2
North High 140 Harrington Way Worcester, MA, 01604	09-12	1	3
Worcester East Middle 420 Grafton Street Worcester, MA, 01604	06-08	UNREPORTED	UNREPORTED

* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	17.9%
Children In The Neighborhood Living In Poverty ⚡	44.2%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

NEIGHBORHOOD scout

WORCESTER

24,562	**45**	**17** ⚡
Students Enrolled in This District	Schools in District	Students Per Classroom

DISTRICT QUALITY COMPARED TO MASSACHUSETTS ⚡	**DISTRICT QUALITY COMPARED TO U.S.** ⓘ
1	**4**
(10 is best)	(10 is best)
Better than 8.4% of MA school districts.	Better than 35.1% of US school districts.

Public School Test Scores (No Child Left Behind) ⚡

Bar chart comparing District and State proficiency:
- Proficiency in Reading and Math: District 49.0%, State 68.0%
- Proficiency in Reading: District 56.0%, State 72.0%
- Proficiency in Math: District 42.0%, State 63.0%

● District ● State

NeighborhoodScout.com
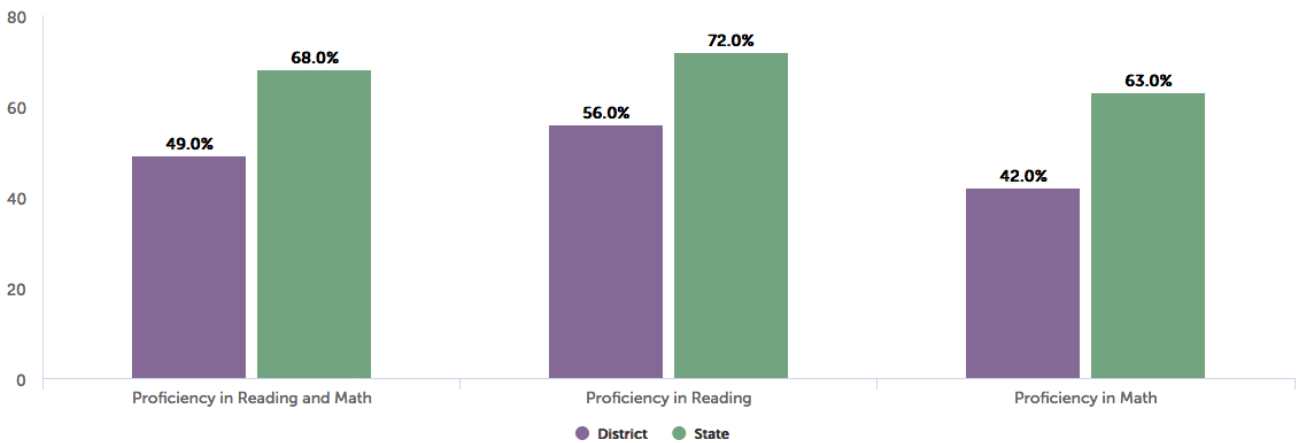
School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	35.8%	65.0%
Black	14.5%	8.6%
Hispanic	38.0%	17.0%
Asian Or Pacific Islander	7.7%	6.1%
American Indian Or Native Of Alaska	0.2%	0.2%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED ⚡	73.0%	38.2%
FREE LUNCH ELIGIBLE	67.2%	33.4%
REDUCED LUNCH ELIGIBLE	5.7%	4.7%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	$8,602	$212,823,000	55.5%
Support Expenditures			
Student	$749	$18,526,000	4.8%
Staff	$342	$8,467,000	2.2%
General Administration ⚡	$70	$1,728,000	0.5%
School Administration	$714	$17,659,000	4.6%
Operation	$1,029	$25,466,000	6.6%
Transportation	$647	$16,015,000	4.2%
Other	$337	$8,338,000	2.2%
Total Support ⚡	$3,888	$96,199,000	25.1%
Non-instructional Expenditures	$2,998	$74,181,000	19.4%
Total Expenditures	$15,489	$383,203,000	100.0%

NEIGHBORHOOD
scout

SCOUT VISION™ NEIGHBORHOOD TRENDS AND FORECASTS

227 Vital Statistics. 4 Condition Alerts found.

SCOUT VISION™ SUMMARY

OPPORTUNITY

LOCKED

Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star
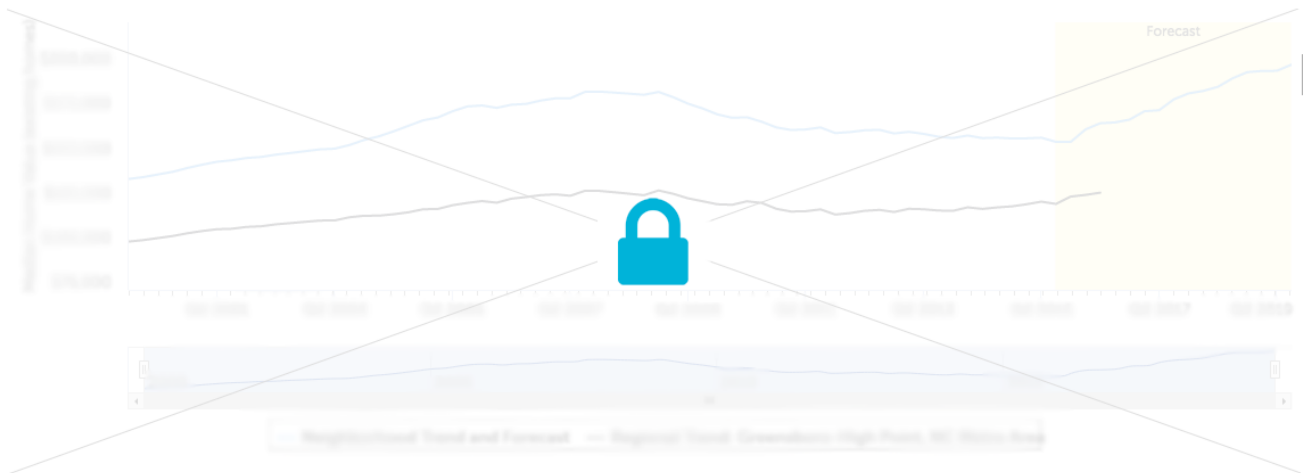
INVESTMENT SECURITY

LOCKED

Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast

Forecast

SCOUT VISION™ HOME VALUE TRENDS AND FORCAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2016 Q4 – 2019 Q4	🔒	🔒	🔒	🔒
Latest Quarter: 2016 Q2 – 2016 Q3	🔒	🔒	🔒	🔒
Last 12 Months: 2015 Q4 – 2016 Q3	🔒	🔒	🔒	🔒
Last 2 Years: 2014 Q4 – 2016 Q3	🔒	🔒	🔒	🔒
Last 5 Years: 2011 Q4 – 2016 Q3	🔒	🔒	🔒	🔒
Last 10 Years: 2006 Q4 – 2016 Q3	🔒	🔒	🔒	🔒
Since 2000: 2000 Q1 – 2016 Q3	🔒	🔒	🔒	🔒

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

🔒

Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

🔒

SCOUT VISION™ PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS

LOCKED

Price advantage score

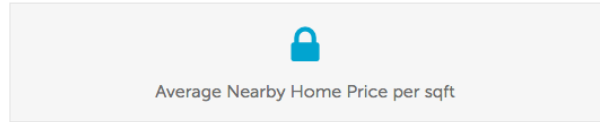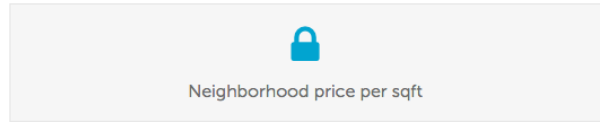RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

Neighborhood price per sqft

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS

LOCKED

Jobs score

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	🔒
10 minutes	🔒
15 minutes	🔒
20 minutes	🔒
30 minutes	🔒
45 minutes	🔒
60 minutes	🔒

*Annual salary of $75,000 or more

SCOUT VISION™ REAL ESTATE TRENDS AND FORECAST

AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years

AVG. ANNUAL RENT PRICE TREND Over last 5 years

AVG. ANNUAL VACANCY TRENDS Over last 5 years

NEIGHBORHOOD scout

SCOUT VISION™ CRIME TRENDS AND FORECAST

SCOUT VISION™ EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years

AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

SCOUT VISION™ ECONOMIC TRENDS AND FORECAST

AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years

AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years

AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years

SCOUT VISION™ DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	🔒	🔒	🔒
1 Mile	🔒	🔒	🔒
3 Miles	🔒	🔒	🔒
5 Miles	🔒	🔒	🔒
10 Miles	🔒	🔒	🔒
15 Miles	🔒	🔒	🔒
25 Miles	🔒	🔒	🔒
50 Miles	🔒	🔒	🔒

SCOUT VISION™ REGIONAL HOUSING MARKET ANALYSIS

WORCESTER, MA-CT METRO AREA
REGIONAL INVESTMENT POTENTIAL

LOCKED

Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High

HOUSING AFFORDABILITY TRENDS: WORCESTER, MA-CT METRO AREA
YEARS OF AVERAGE HOUSEHOLD INCOME NEEDED TO BUY AVERAGE HOME

Region's Historical Low	Region's Historical High	Current
🔒	🔒	🔒

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	🔒	🔒	🔒	🔒
Job Growth	🔒	🔒	🔒	🔒
Income Trend (Wages)	🔒	🔒	🔒	🔒
Unemployment Trend	🔒	🔒	🔒	🔒
Stock Performance of Region's Industries	🔒	🔒	🔒	🔒
Housing Added	🔒	🔒	🔒	🔒
Vacancy Trend	🔒	🔒	🔒	🔒

* 10 is highest

Disclaimer

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