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# Snapshot of Housing Data

**Worcester Regional Research Bureau**  
**Paul Matthews, Executive Director & CEO**

*May 2025*

RESEARCH IN THE PUBLIC INTEREST

# WRRB MISSION



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***The Research Bureau serves the public interest of Greater Worcester by conducting independent, non-partisan research and analysis of public-policy issues to promote informed public debate and decision-making***

- **Collecting Objective & Credible Data**
- **Identifying & Analyzing Greater Worcester's Challenges & Opportunities**
- **Issuing Briefs, Reports, & Visualizations**
- **Conducting Briefings for Interested Stakeholders**
- **Convening Issue Based Forums & Programs**
- **Sharing Research Results via Professional & Social Media**
- **Collaborating With Appropriate Partners**

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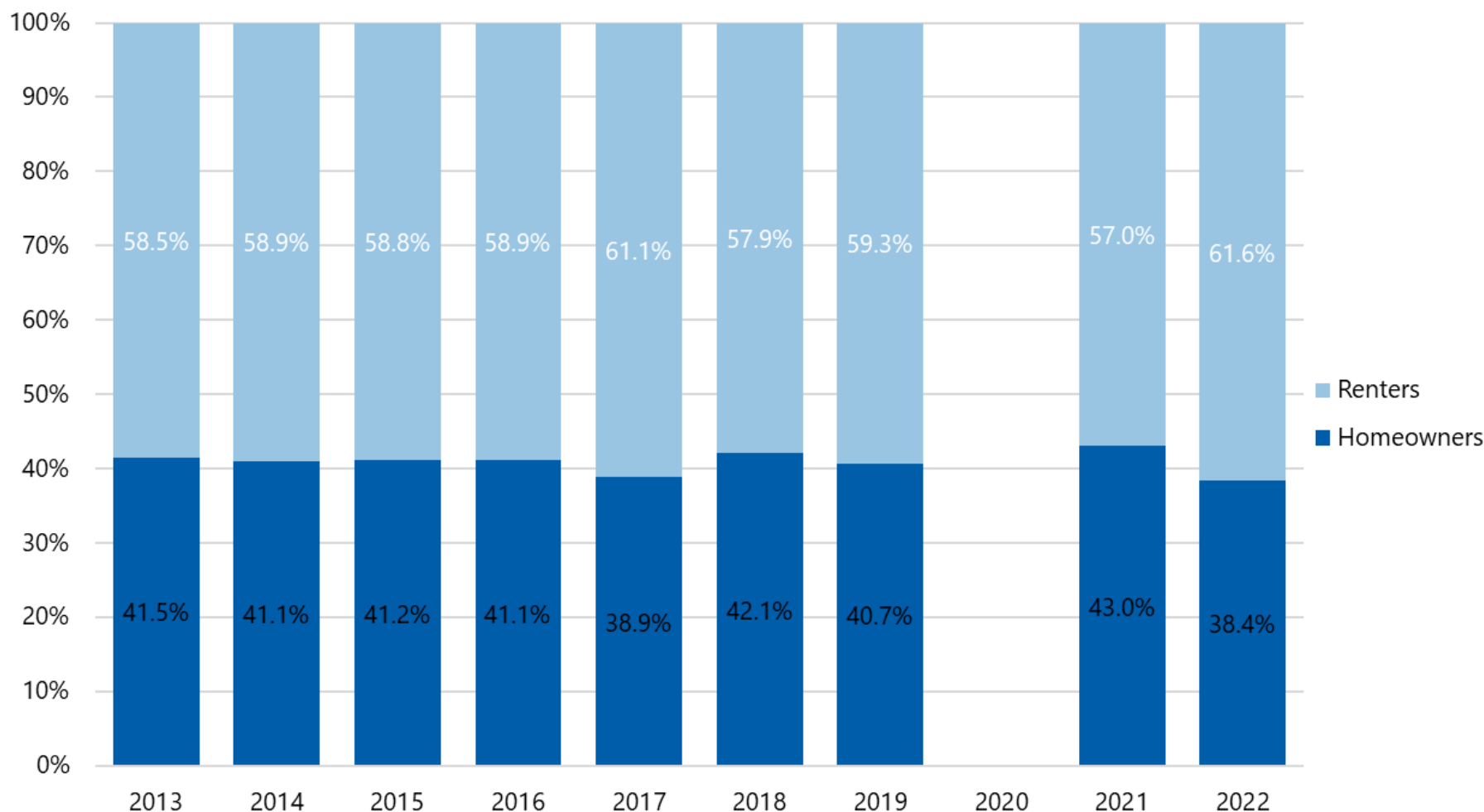
# HOUSING DATA TRENDS FROM WORCESTER ALMANAC



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## Worcester Owner- occupied, and Renter- occupied as % of total households, 2010-2022

*Source: U.S. Census  
Bureau, 2022 1-Year  
American Community  
Survey Estimates*



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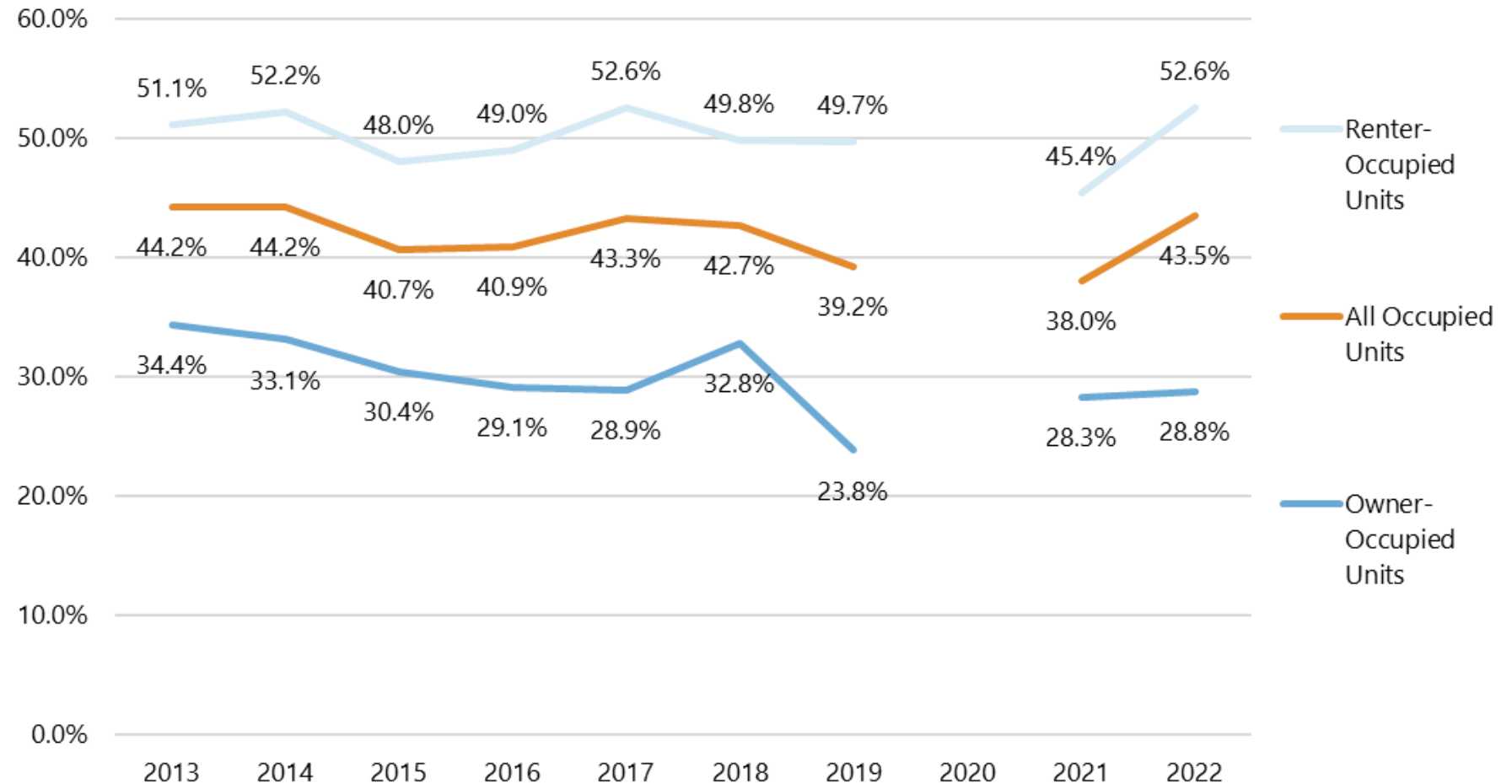
# HOUSING DATA TRENDS FROM WORCESTER ALMANAC



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## Worcester: % Of Households Spending 30% Or More Of Income On Housing, 2010-2022

*Source: U.S. Census  
Bureau, 2022 1-Year  
American Community  
Survey Estimates*



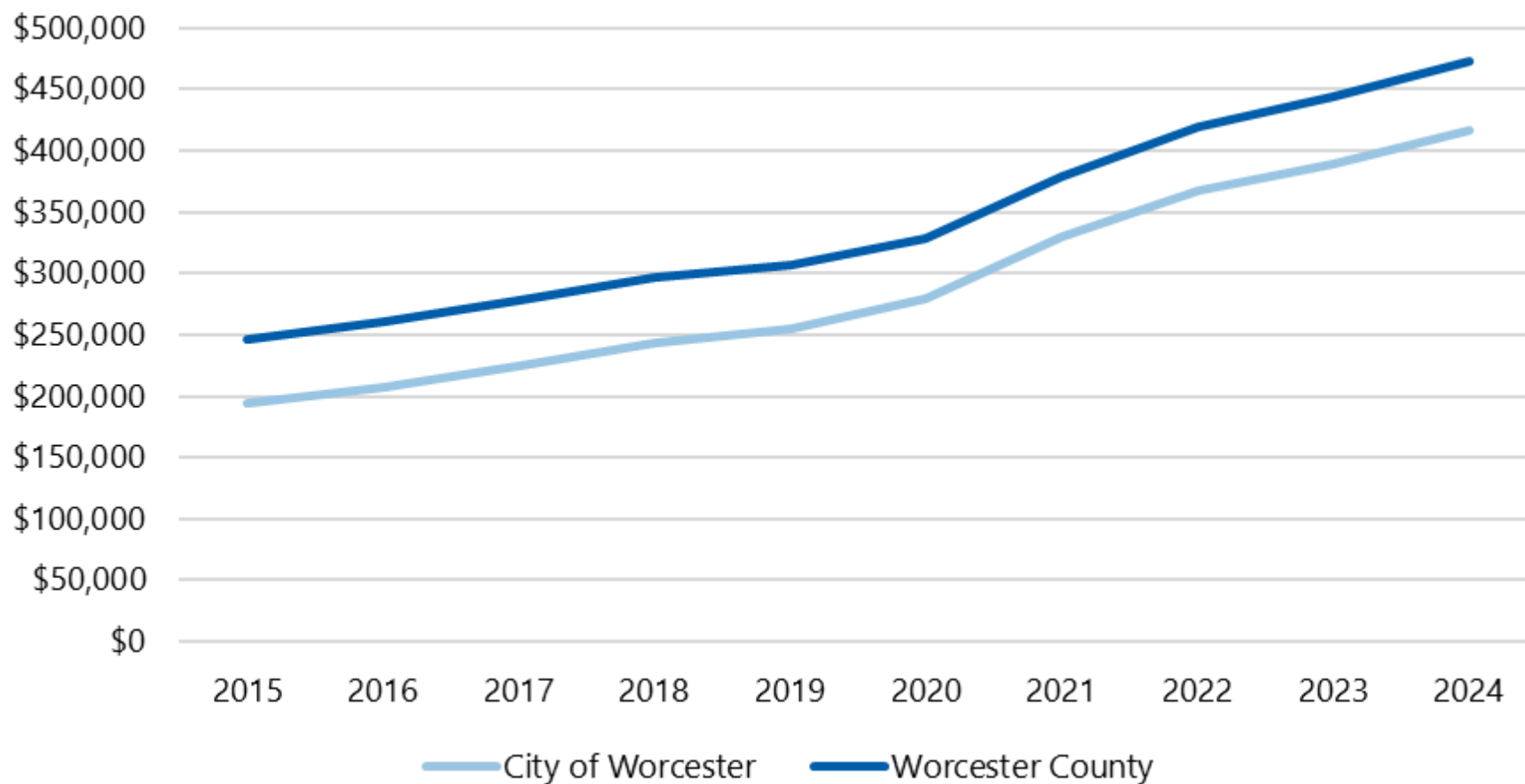
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# HOUSING DATA TRENDS FROM WORCESTER ALMANAC



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## Worcester: Typical Home Value, 2000- 2024



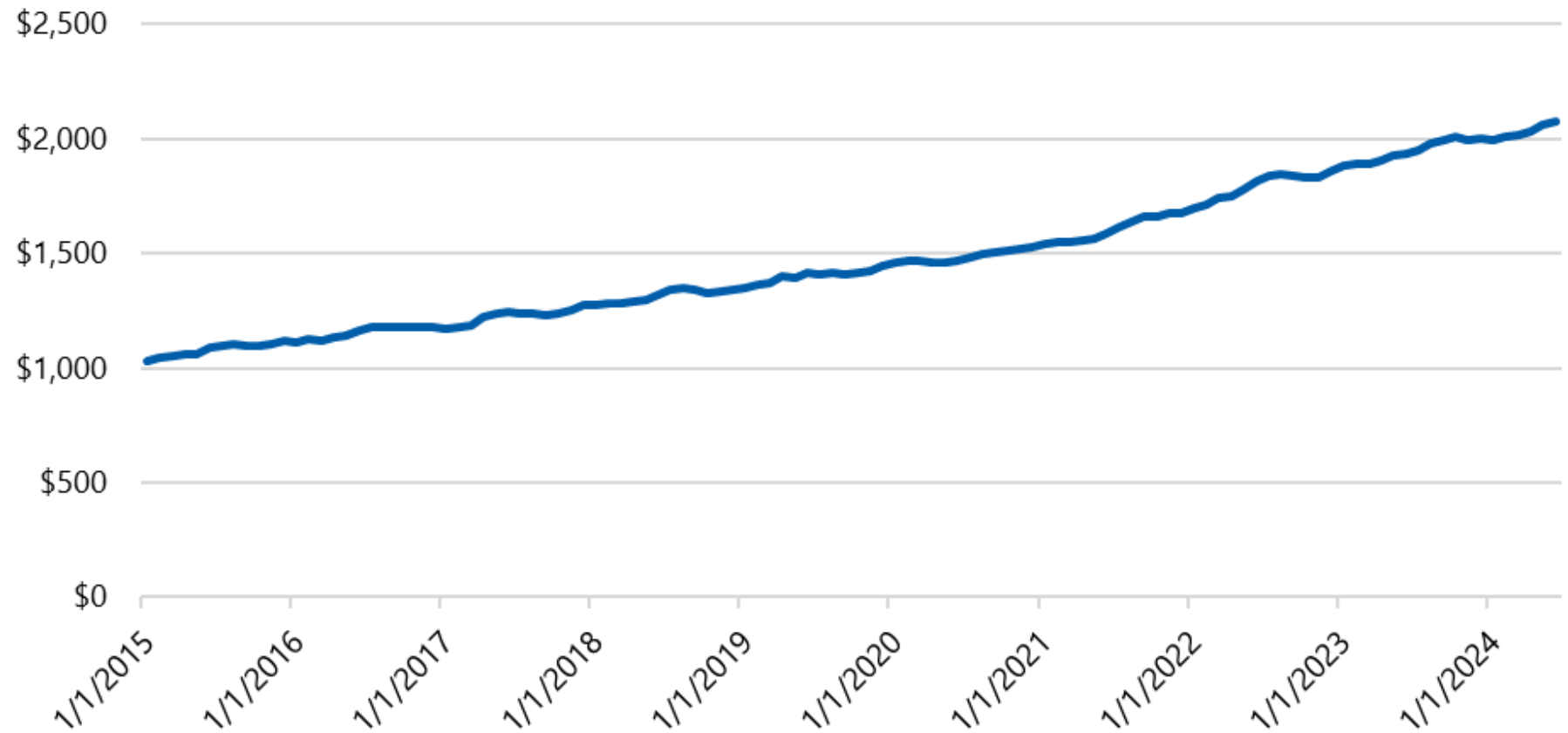
*Source: Zillow Home  
Value Index (ZHVI)*

# HOUSING DATA TRENDS FROM WORCESTER ALMANAC



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## Worcester: Typical Observed Market Rate Rent, 2015- 2024



*Source: Zillow  
Observed Rent Index  
(ZORI)*

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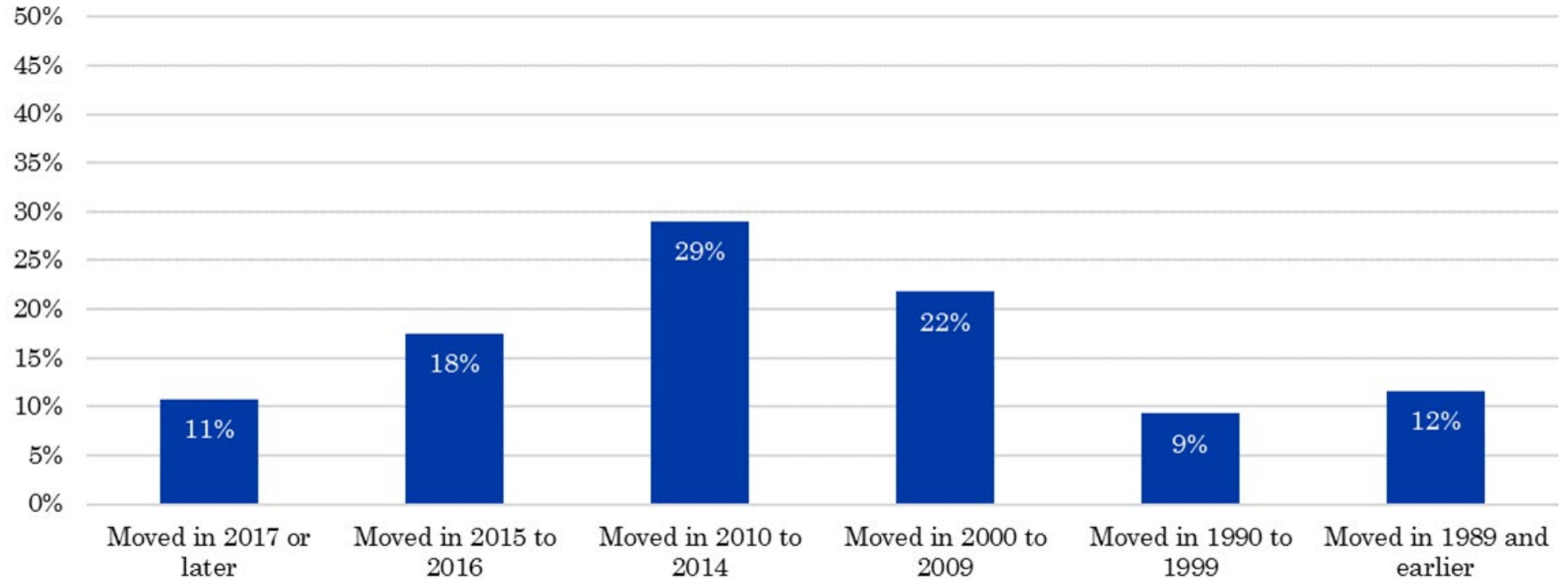
# WRRB 2021 REPORT: ACHIEVING THE AMERICAN DREAM



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## Year Head of Household Moved Into Housing

*Source: 2019 5-year American Community Survey*



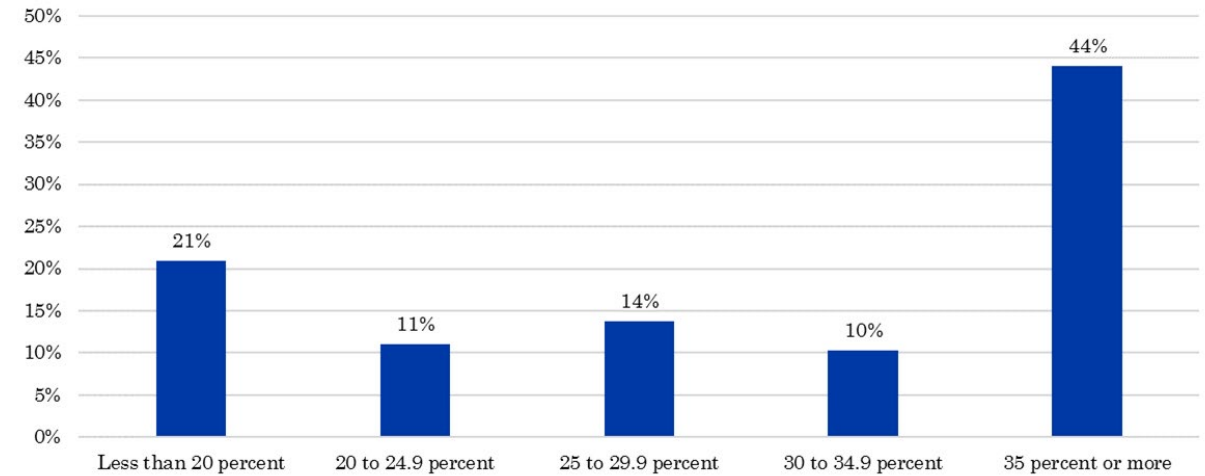
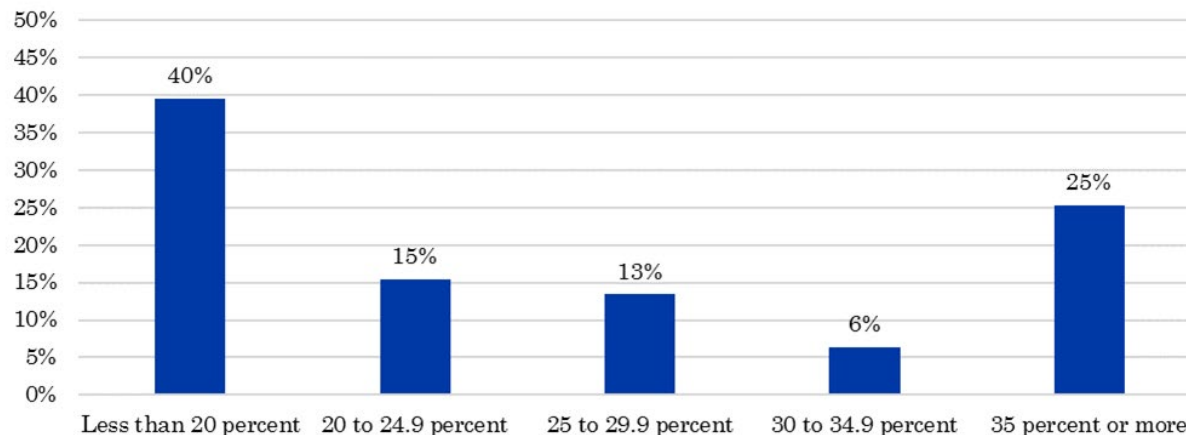
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# WRRB 2021 REPORT: ACHIEVING THE AMERICAN DREAM



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## Gross Rent as a % of Household Income



## Selected Monthly Owner Costs as a % of Household Income

*Source: 2019 5-year American Community Survey*



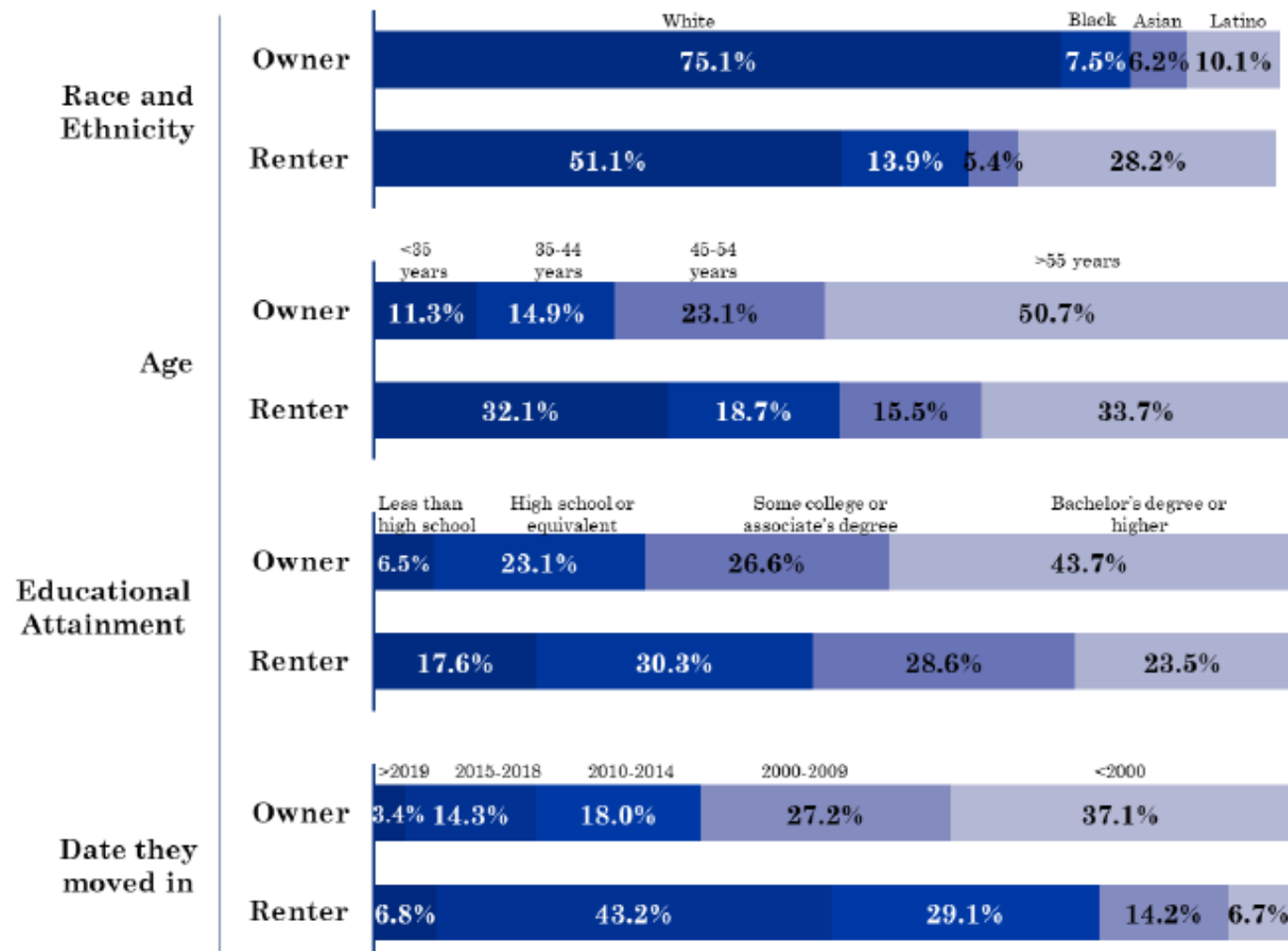
# WRRB 2023 REPORT: STATIC INCOME, INCREASED COSTS



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## Selected Household Demographics Owner- and Renter- Occupied Units

*Source: American Community Survey,  
2020 5-year estimates*



# WRRB 2023 REPORT: STATIC INCOME, INCREASED COSTS



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**Table 3H: Percentage of Cost-Burdened Units, Gateway Cities and Northeast**

|                | Owner-Occupied Units |             |                 | Renter-Occupied Units |             |                 |
|----------------|----------------------|-------------|-----------------|-----------------------|-------------|-----------------|
| <i>City</i>    | <i>2010</i>          | <i>2020</i> | <i>% Change</i> | <i>2010</i>           | <i>2020</i> | <i>% Change</i> |
| Lowell         | 39.80%               | 27.92%      | −29.85%         | 48.70%                | 48.77%      | 0.13%           |
| New Bedford    | 43.70%               | 30.19%      | −30.91%         | 50.60%                | 43.52%      | −13.99%         |
| Quincy         | 39.50%               | 35.47%      | −10.22%         | 44.50%                | 43.91%      | −1.33%          |
| Springfield    | 38.80%               | 30.97%      | −20.17%         | 56.70%                | 56.02%      | −1.20%          |
| Worcester      | 39.10%               | 28.47%      | −27.19%         | 47.70%                | 50.50%      | 5.87%           |
| Providence, RI | 48.00%               | 34.94%      | −27.21%         | 53.50%                | 44.34%      | −17.12%         |
| Rochester, NY  | 30.80%               | 22.52%      | −26.89%         | 59.30%                | 53.19%      | −10.31%         |

**Source: American Community Survey, 2010-2020 5-Year Estimates**

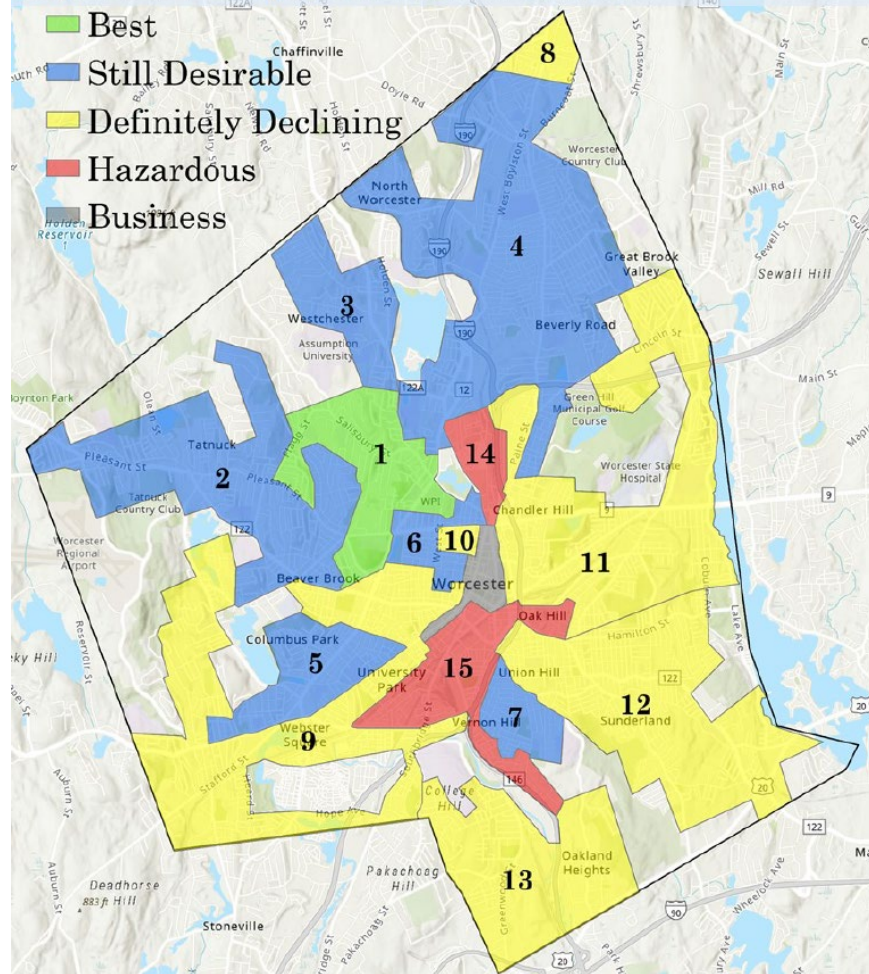
**Note: Tables are in 2020 inflation-adjusted dollars.**

# WRRB 2023 REPORT: STATIC INCOME, INCREASED COSTS

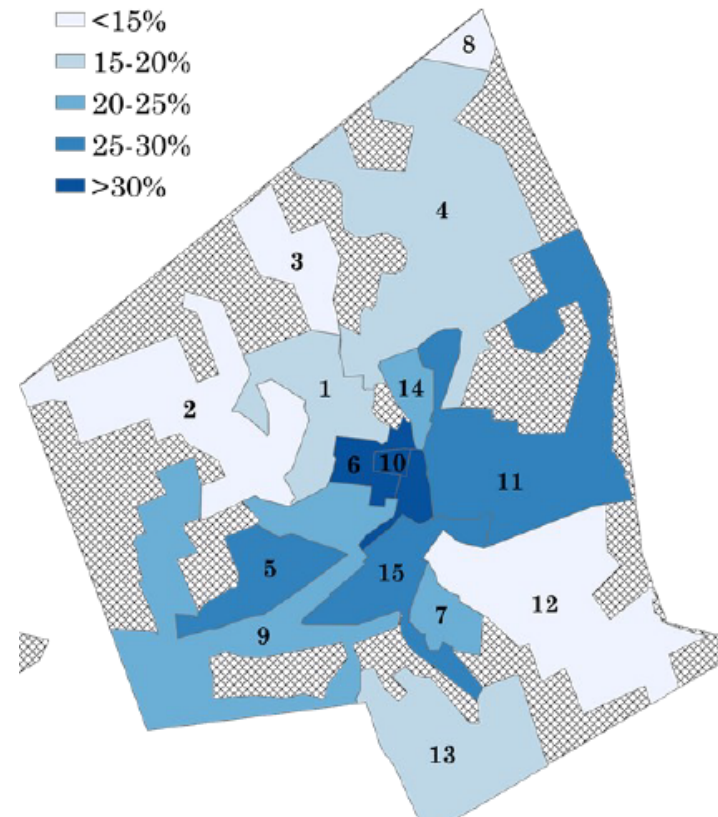


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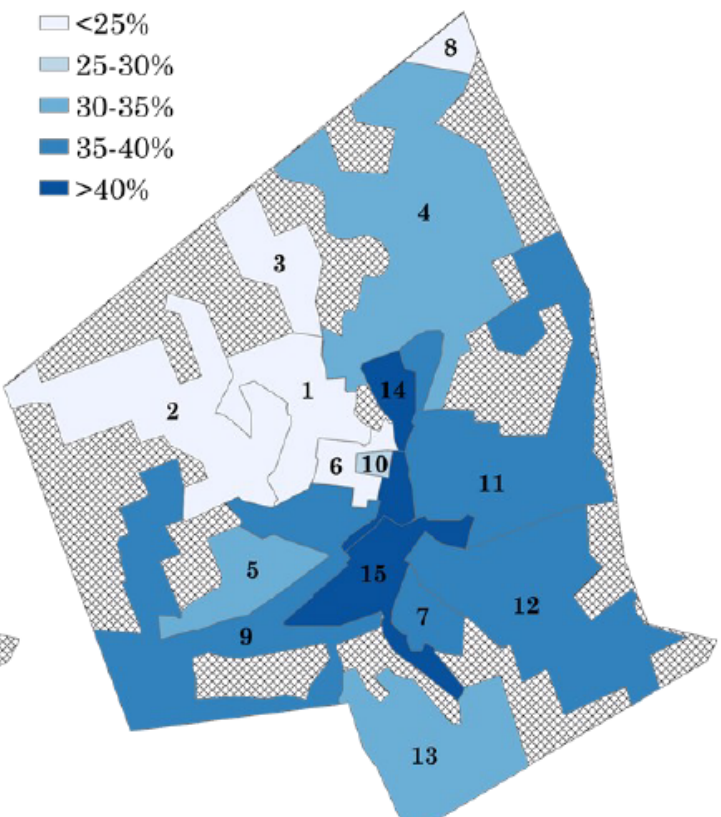
Map 4B: 1936 Map of Redlined Worcester



Map 4E: Percentage of Population Below the Poverty Level, 2020



Map 4F: Percentage of Non-White Population, 2020



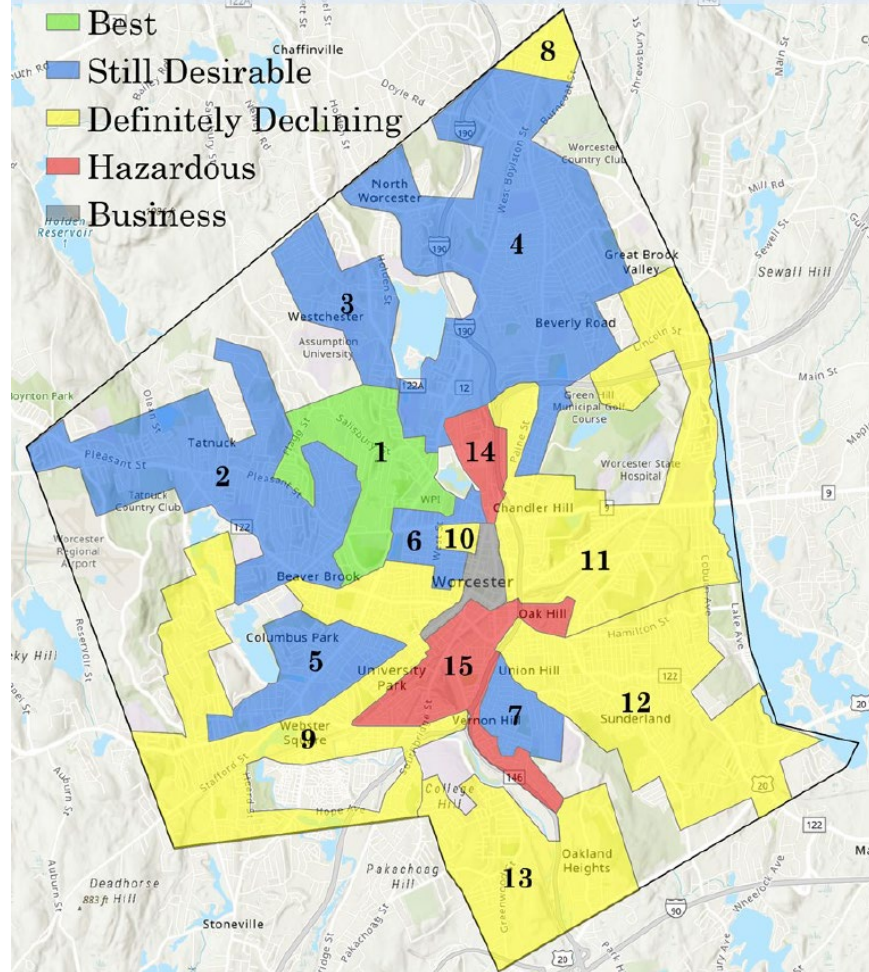


# WRRB 2023 REPORT: STATIC INCOME, INCREASED COSTS

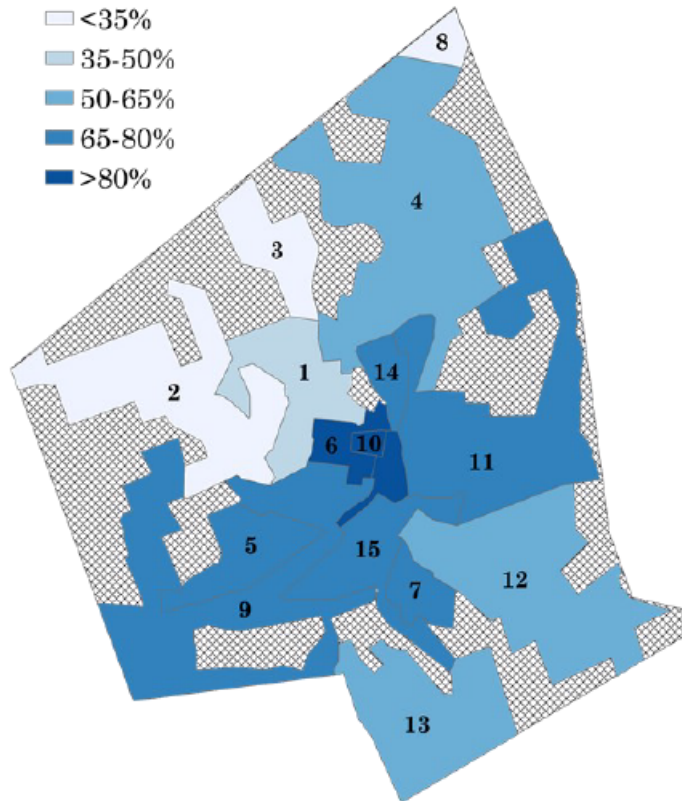


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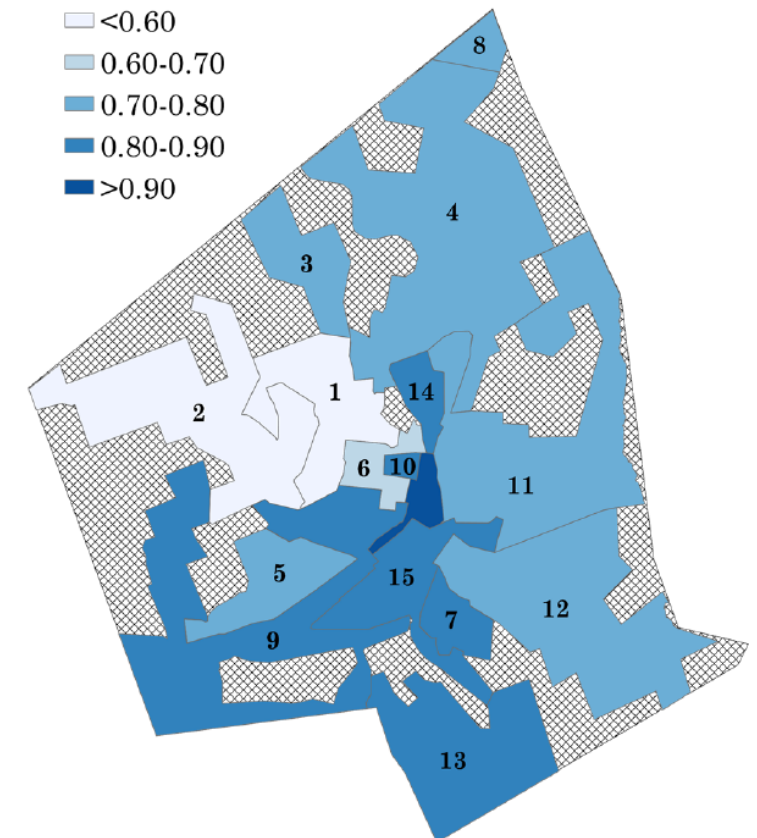
Map 4B: 1936 Map of Redlined Worcester



Map 4C: Percentage of Renter-Occupied Units, 2020



Map 4G: Social Vulnerability Index, 2020. Mapped onto Redlining Zones using Geographic Apportionment



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# WORKING RESIDENT GROWTH DOWNTOWN

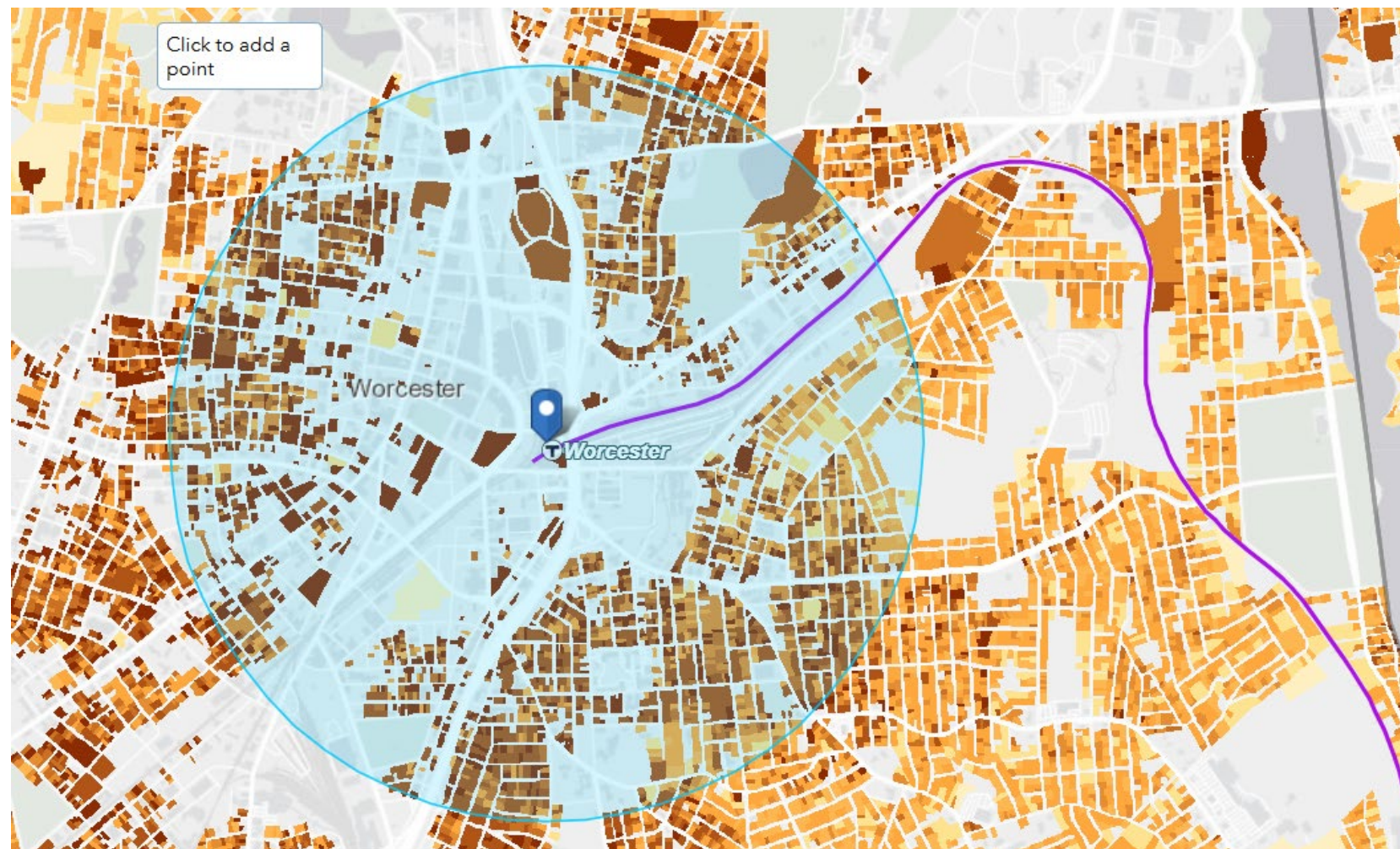


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***From 2018-2022  
+37.2% in half mile  
of Union Station***

***Data Source: U.S. Census  
Bureau, LEHD, Residence Area  
Characteristics (RAC). Note:  
This does not count everyone  
living within the specified  
radii from commuter rail  
stations, but just residents  
who actively have jobs.***

***Image Source:  
RESiDENSITY by  
Massachusetts Housing  
Partnership***



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# MASSINC'S HOUSING MONITOR

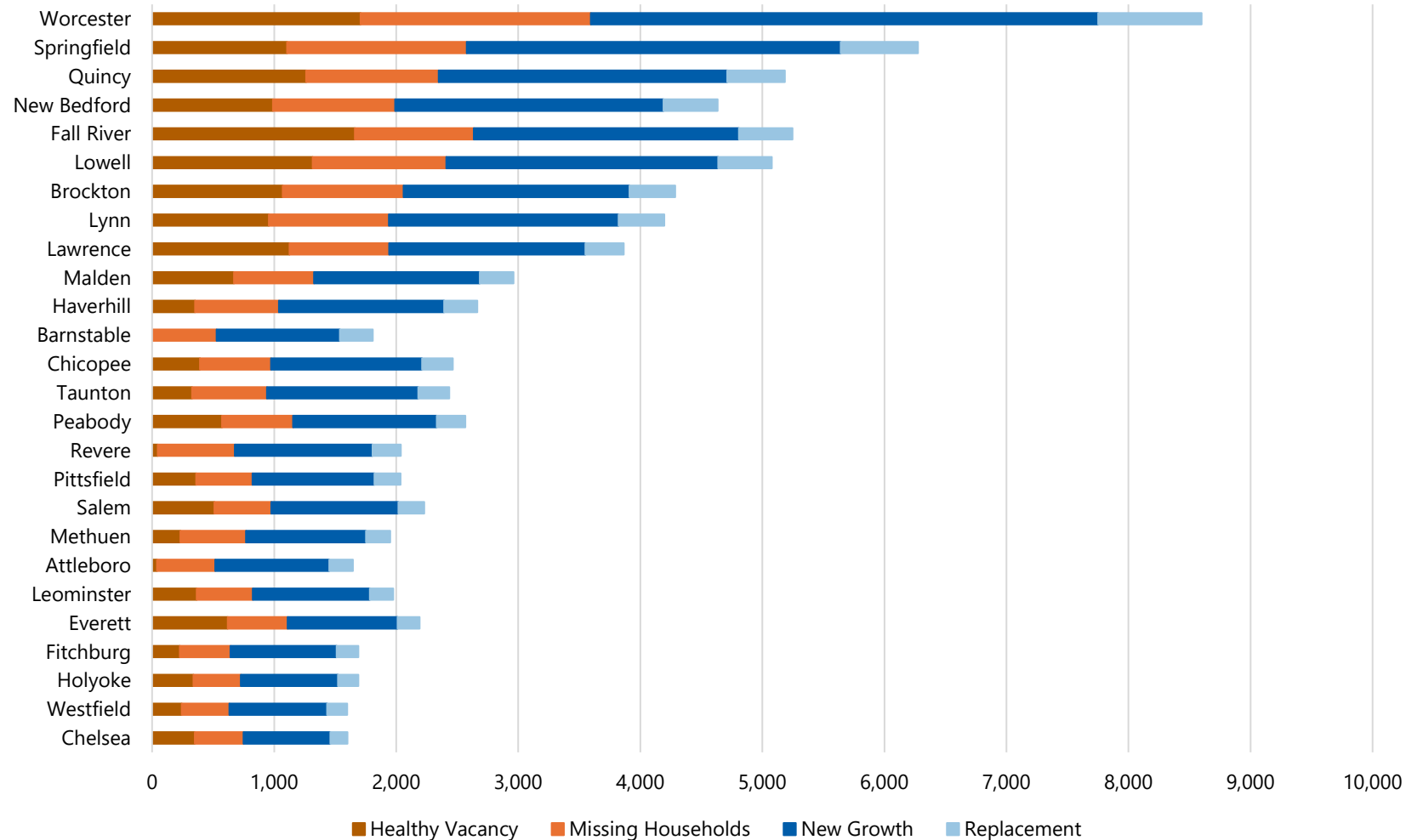


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## Estimated Housing Production Needed by 2032

Report at  
<https://massinc.org/2024GCHM>

Chart: MassINC Policy  
CenterSource: Analysis of  
American Community  
Survey 5-year estimates



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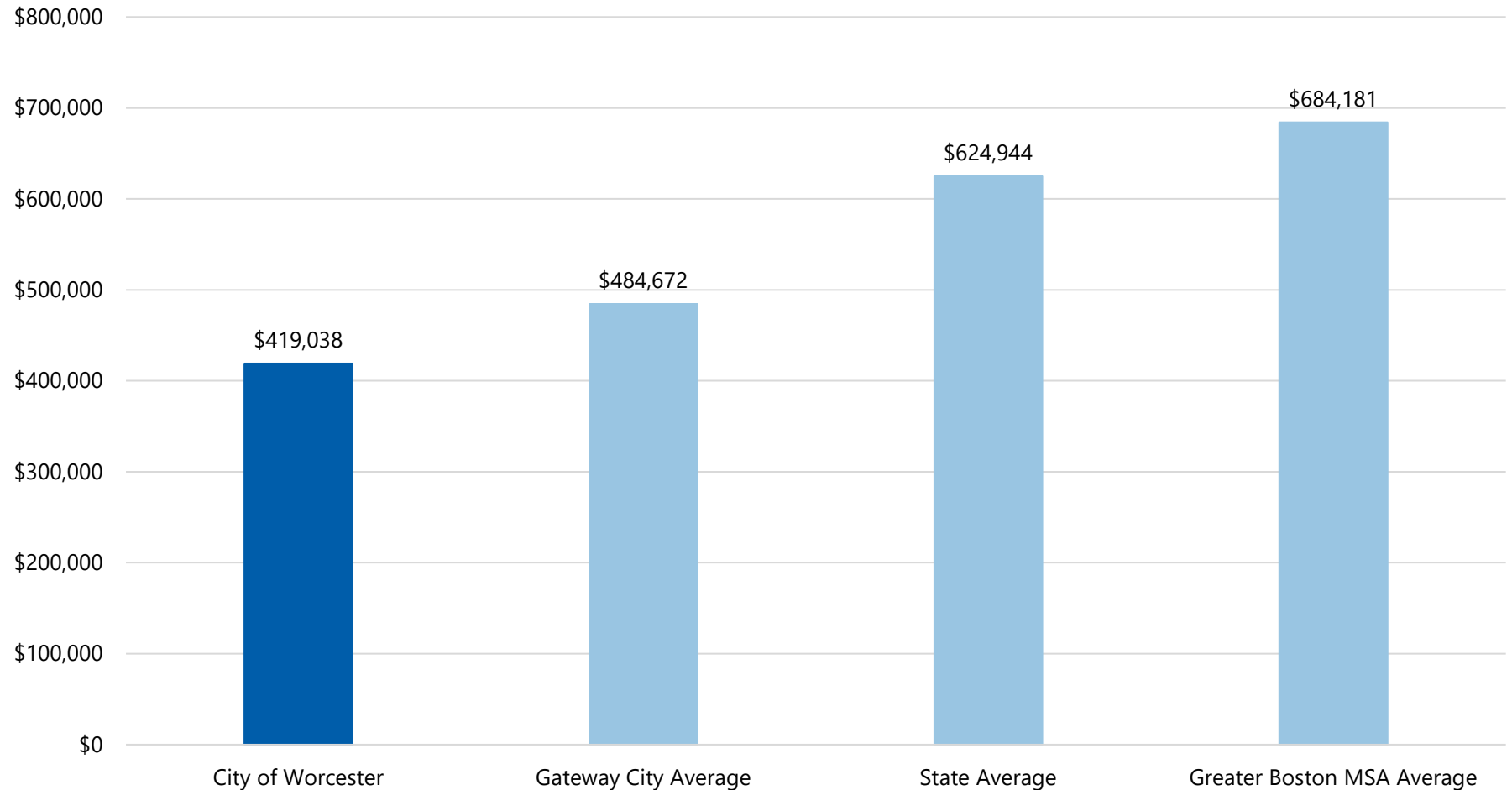
# MASSINC'S HOUSING MONITOR



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## Zillow Home Values as of July 2024

Report at  
<https://massinc.org/2024GCHM>



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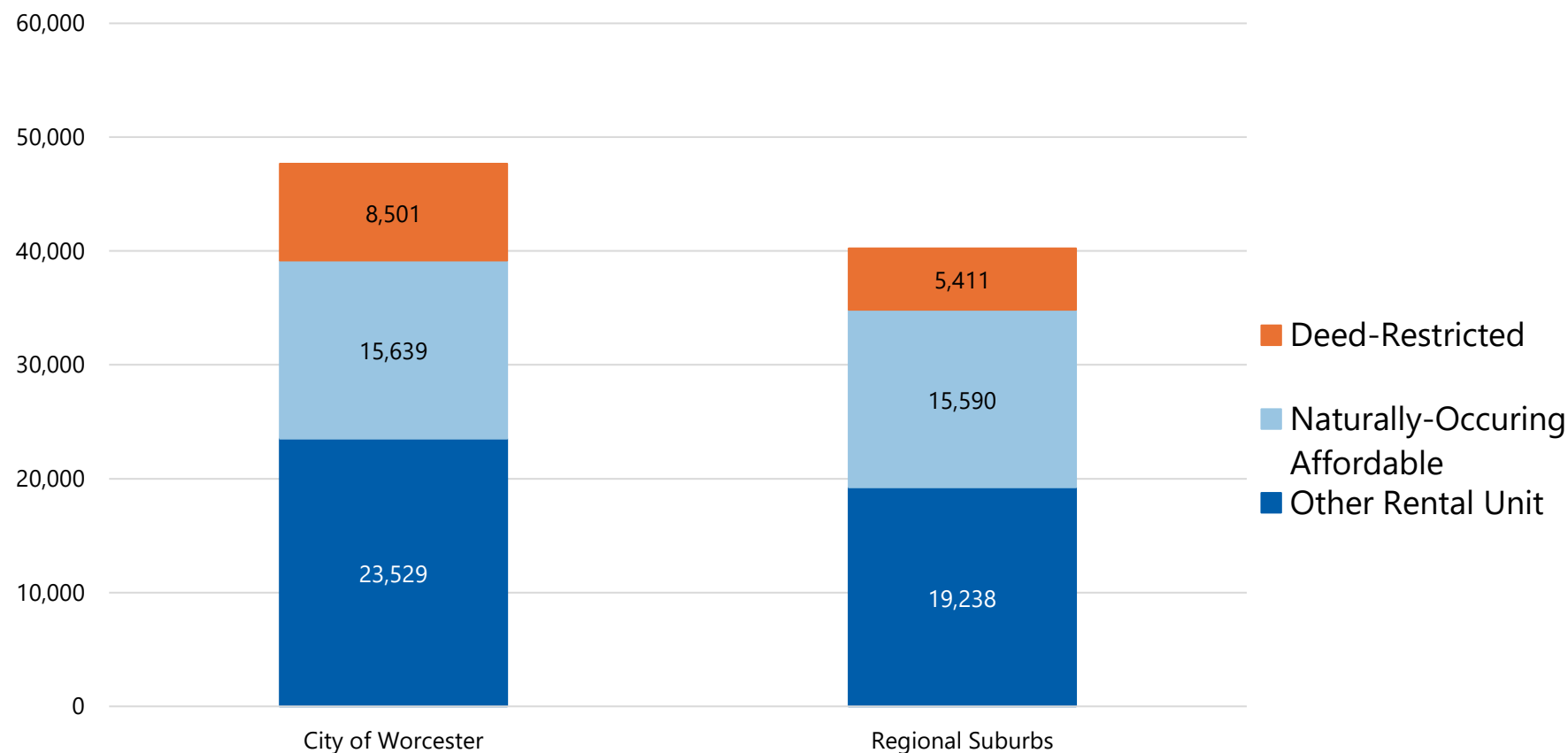
# MASSINC'S HOUSING MONITOR



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## Number of Rental Units by Affordability Type (2022)

Report at  
<https://massinc.org/2024GCHM>



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# WORCESTER'S HOUSING PRODUCTION PLAN



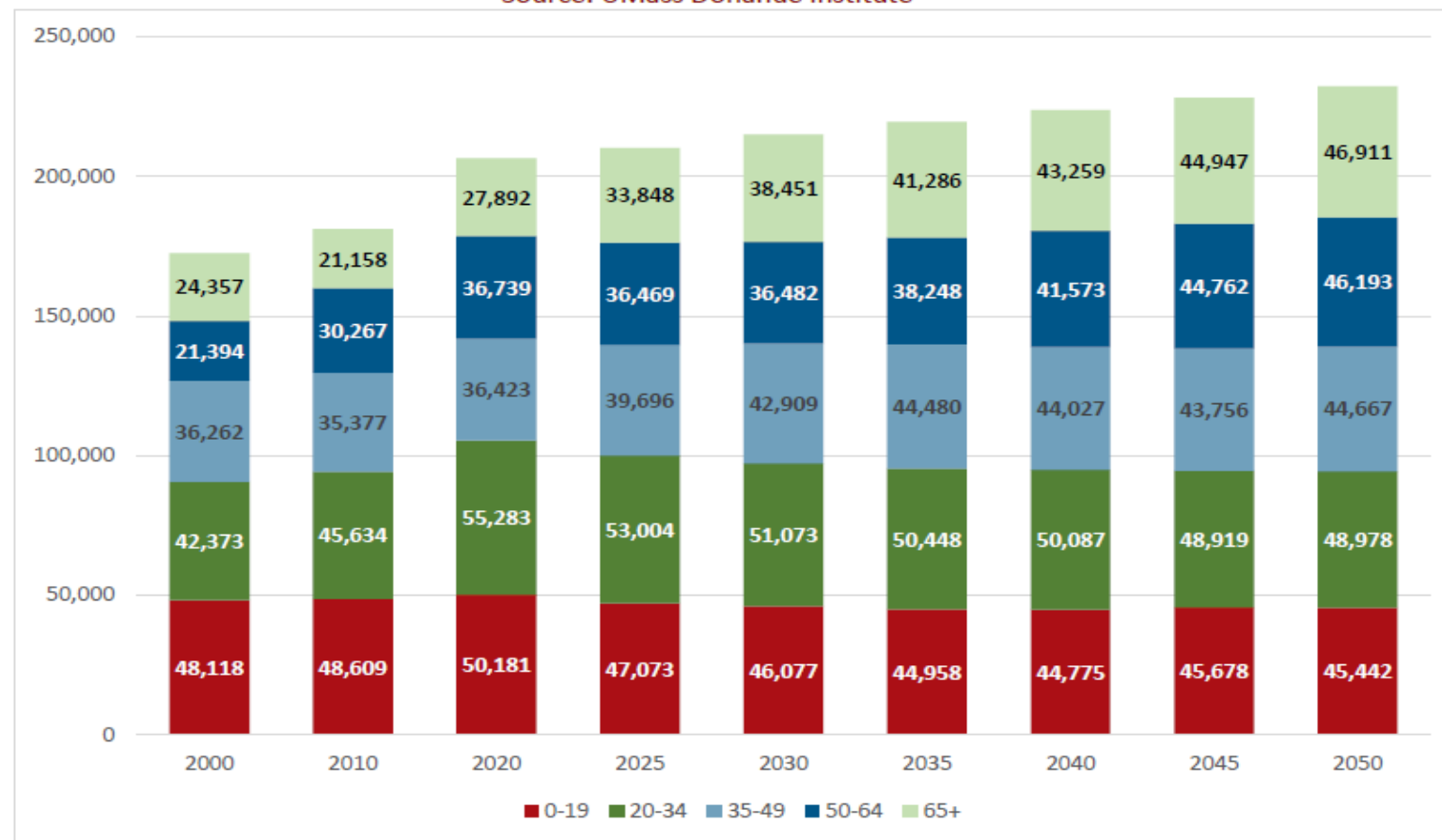
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## City Population Growth and Projections 2020 - 2050

Report at  
<https://www.worcesterma.gov/housing-neighborhood-development/housing-production-plan>

Figure 1. Population Growth and Projections, City of Worcester 2000 – 2050

Source: UMass Donahue Institute



# WORCESTER COUNTY INSIGHTS



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- Collaboration with GWCF
- Interactive Data Dashboard for County with ten highlighted communities
- WRRB providing four Briefs annually to utilize and demonstrate data

- Provides objective data from respected sources
- Provides 60 individual indicators, chosen with input from Data Committee of community practitioners
- Across 7 key topic areas
- <https://worcestercountyinsights.org/>



COMMUNITY LIFE

DEMOGRAPHICS  
& DIVERSITY

ECONOMIC  
MOBILITY

EMPLOYMENT  
& WORKFORCE

HEALTH &  
WELLBEING

YOUTH &  
EDUCATION

RACIAL EQUITY

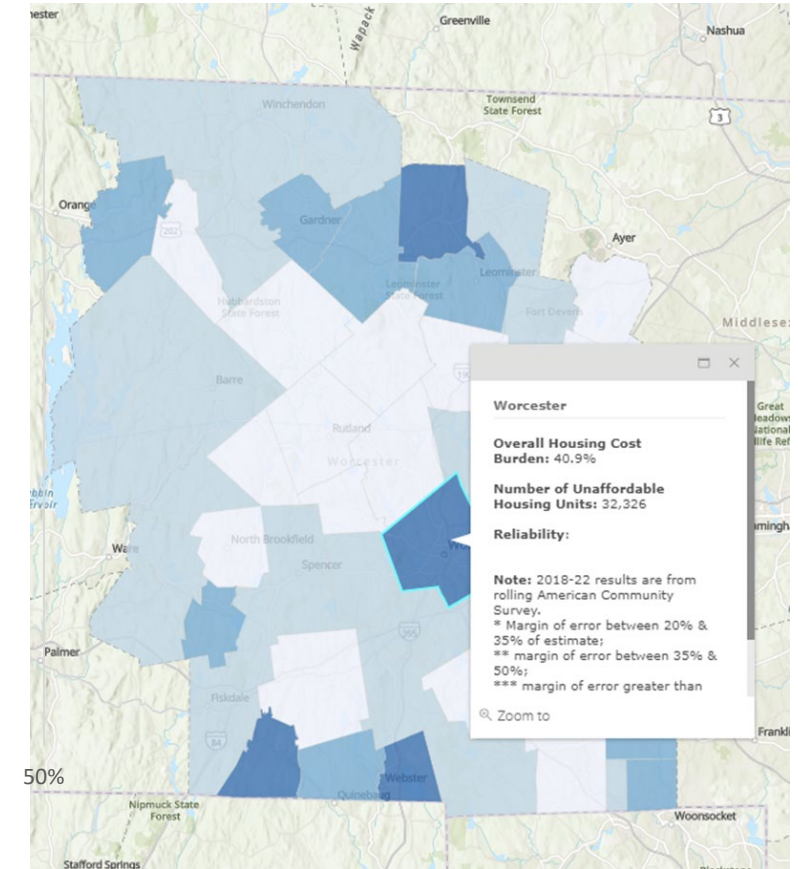
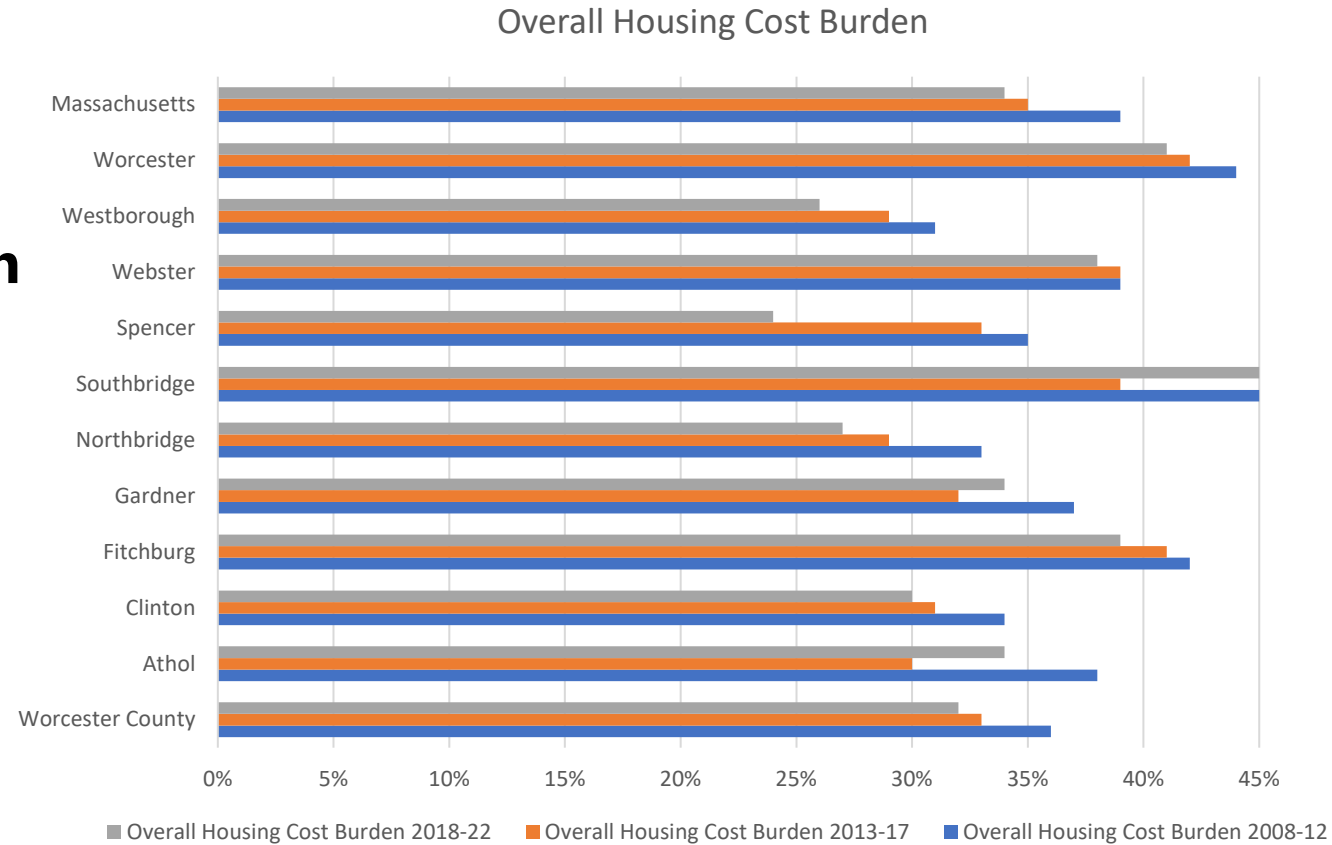
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# WORCESTER COUNTY INSIGHTS



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## Worcester County Housing Cost Burden



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# WRRB CONTACT & SOCIAL MEDIA



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