ZIP 01603, Worcester, Massachusetts.

Current market data.

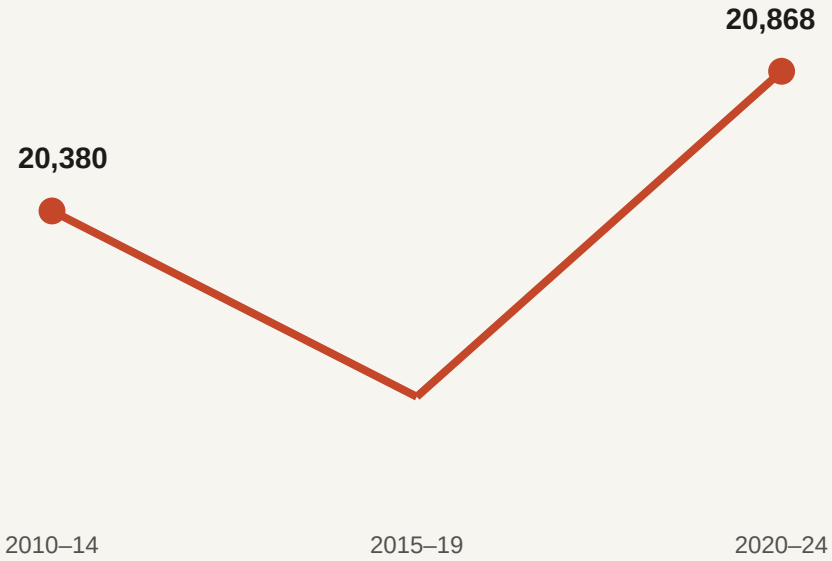
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

20,868 people call ZIP 01603 home.

20,868

people.



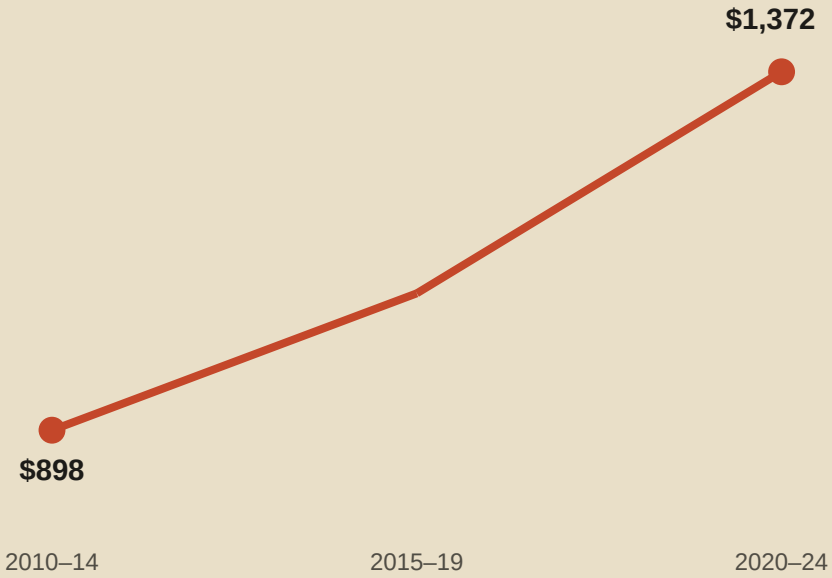
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 53% since the 2010–2014 survey, before inflation.

$1,372

a month. Massachusetts's median is $1,762.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

93%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 8,441 homes here.

44–73

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

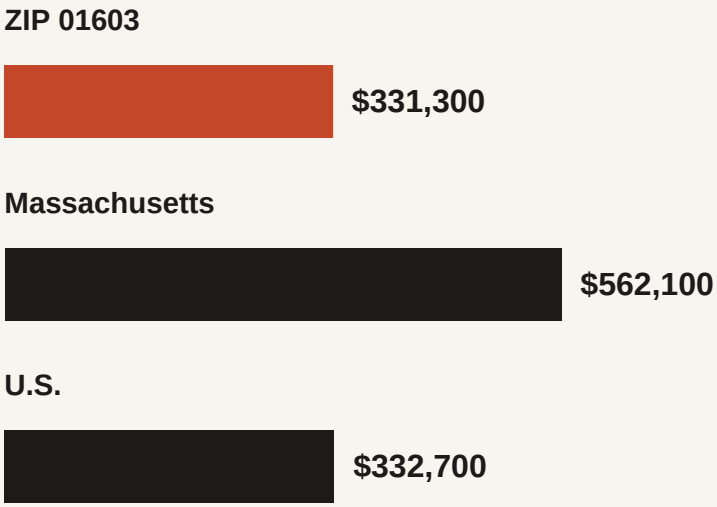
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 41% less than Massachusetts's.

$331,300

median home value in ZIP 01603.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 01603'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/zip/01603/**