



# Comprehensive Neighborhood Report

1003 Main St, Leicester, MA 01524

*Vanderburgh*  
SOBER LIVING

September 06, 2025

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**Economics & Demographics**

*Vanderburgh*  
SOBER LIVING 136 Statistics | 0 Alerts

**Crime**

67 Statistics | 0 Alerts

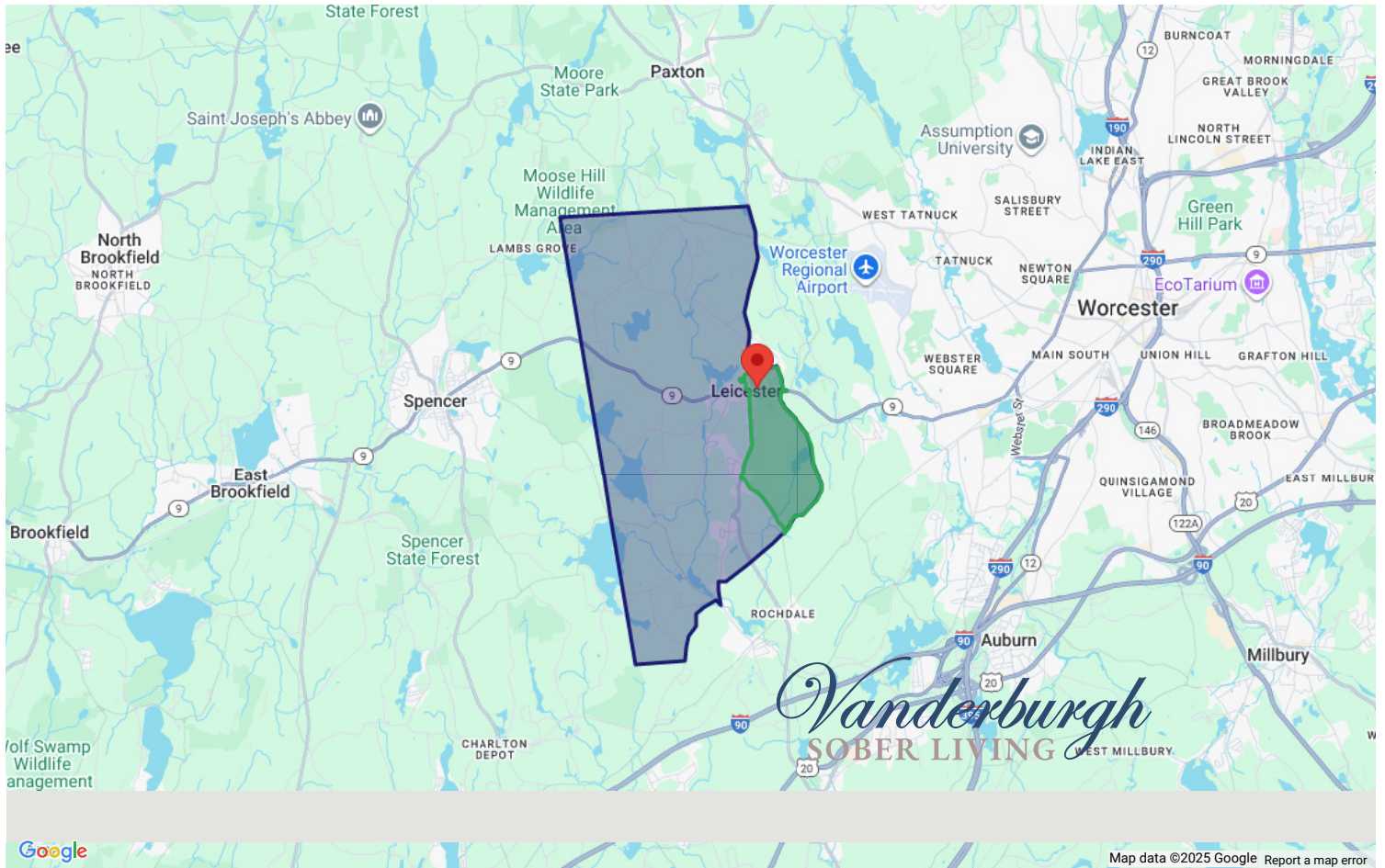
**Schools**

65 Statistics | 1 Alert

**Trends & Forecasts**

328 Statistics | 16 Alerts

NEIGHBORHOOD MAP



■ Neighborhood Boundary    ■ Micro-neighborhood Boundary

## REAL ESTATE PRICES & OVERVIEW

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This neighborhood's median real estate price is \$536,964, which is less expensive than 71.8% of Massachusetts neighborhoods and 31.2% of all U.S. neighborhoods.

The average rental price in this neighborhood is currently \$1,991, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 87.5% of Massachusetts neighborhoods.

This is a rural neighborhood (based on population density) located in Leicester, Massachusetts.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

Home and apartment vacancy rates are 7.8% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 47.9% of the neighborhoods in the nation, approximately near the middle range for vacancies.

## NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

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The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

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### Diversity

Did you know that this neighborhood has more French Canadian and French ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 6.5% of this neighborhood's residents have French Canadian ancestry and 12.0% have French ancestry.

## THE NEIGHBORS

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in this neighborhood in Leicester are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 68.3% of the neighborhoods in America. In addition, 3.0% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 71.0% of America's neighborhoods.

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In this neighborhood, 43.5% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 21.2% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (18.0%), and 16.5% in clerical, assistant, and tech support occupations.

### Languages

The most common language spoken in this neighborhood is English, spoken by 93.0% of households. Some people also speak Spanish (2.2%).

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### 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 Leicester, MA, residents most commonly identify their ethnicity or ancestry as Irish (17.3%). There are also a number of people of French ancestry (12.0%), and residents who report Italian roots (10.4%), and some of the residents are also of English ancestry (9.3%), along with some French Canadian ancestry residents (6.5%), among others.

## GETTING TO WORK

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in this neighborhood spend between 15 and 30 minutes commuting one-way to work (41.2% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (74.7%) 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 (8.4%) . 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

1003 Main St, Leicester, MA 01524

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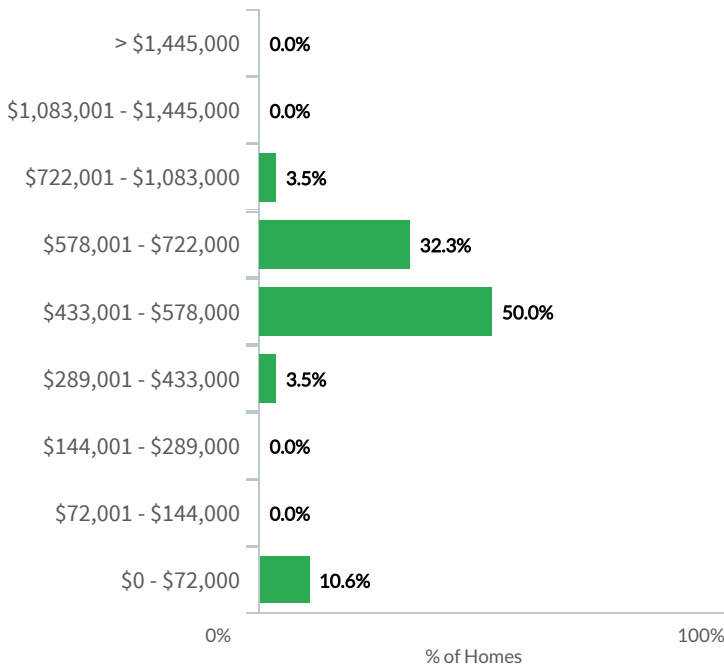
44 Vital Statistics | 4 Condition Alerts

September 06, 2025

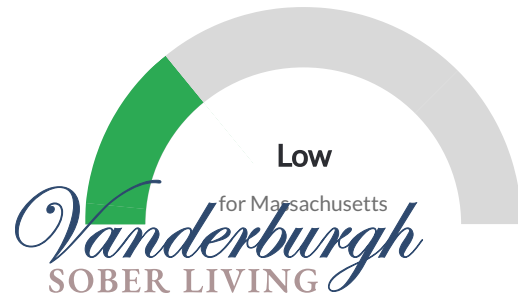
## AVERAGE HOME VALUES



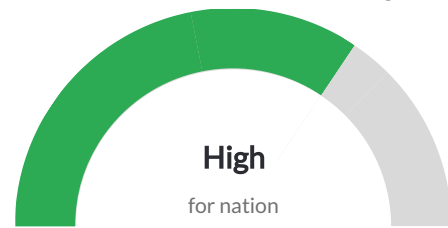
### Neighborhood Home Prices



Higher home value than **28.2%** of Massachusetts neighborhoods.



Higher home value than **68.8%** of U.S. neighborhoods.

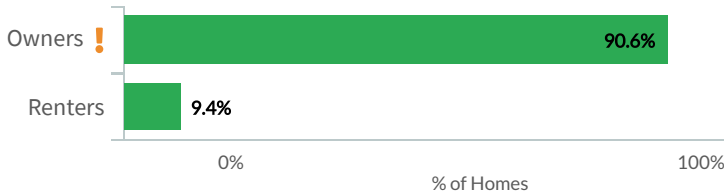


## HOMEOWNERSHIP

### Homeownership Rate

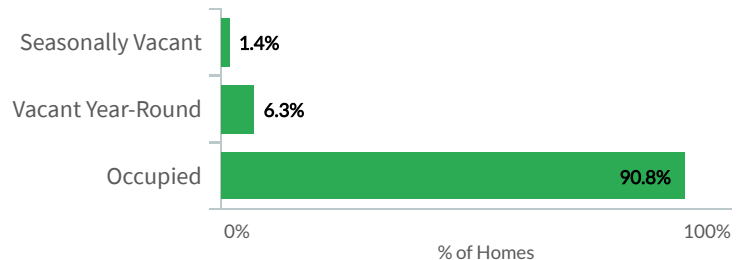
⚠ This neighborhood has among the **highest** percentage of owner-occupied residences of all neighborhoods in America according to NeighborhoodScout analysis.

The percentage of housing units in the neighborhood that are occupied by the property owner versus occupied by a tenant. (Vacant units are counted separately.)



### Vacancy Rate

The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.



## RENTAL MARKET

### Average Market Rent

**\$1,991** / per month

**⚠️** This neighborhood's avg monthly rental cost is among the **lowest** in this state, according to NeighborhoodScout's exclusive analysis.

### Gross Rental Yield

**6.95%**

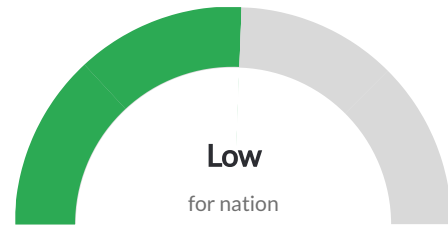
### Median monthly rent by number of bedrooms



Higher average rent than **12.5%** of Massachusetts neighborhoods.



Higher average rent than **51.2%** of U.S. neighborhoods.



## NEIGHBORHOOD SETTING

### Coastal

*Neighborhoods on the ocean or tidally influenced rivers.*

### Lakefront

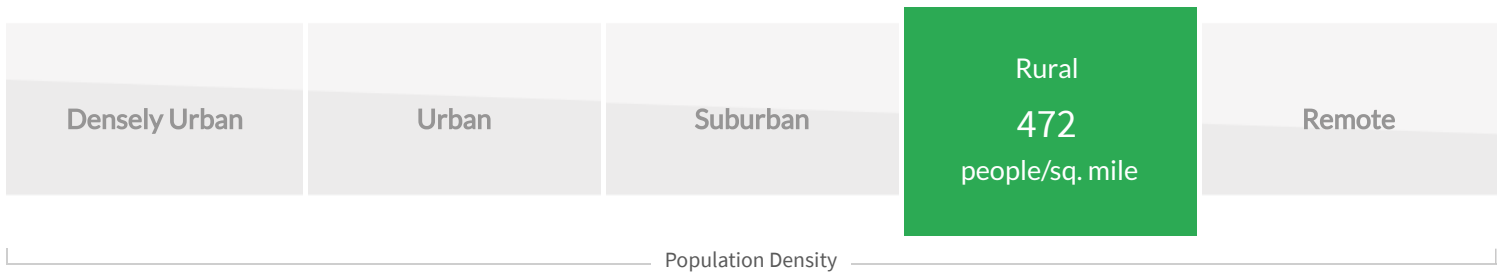
*The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).*

### Farms

*Agricultural land uses are a significant part of the neighborhood and contribute to its character.*

### Neighborhood Look and Feel

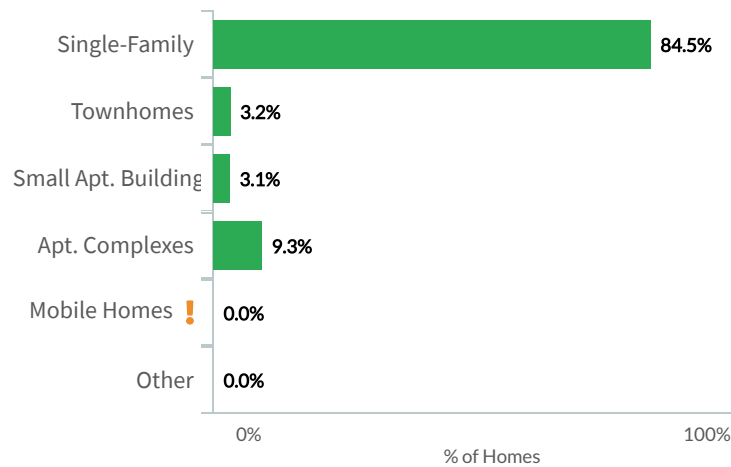
**Rural:** Neighborhoods consist mostly of open space or agricultural areas but also generally have around 100 residents per square mile.



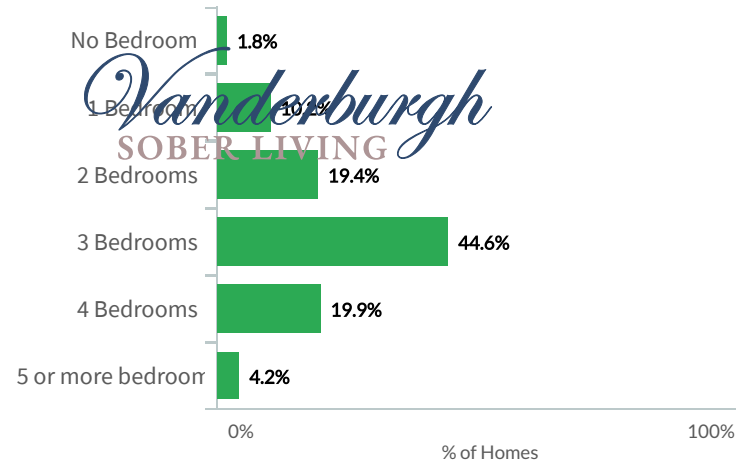
## HOUSING MARKET DETAILS

### Types of Homes

⚠️ This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.

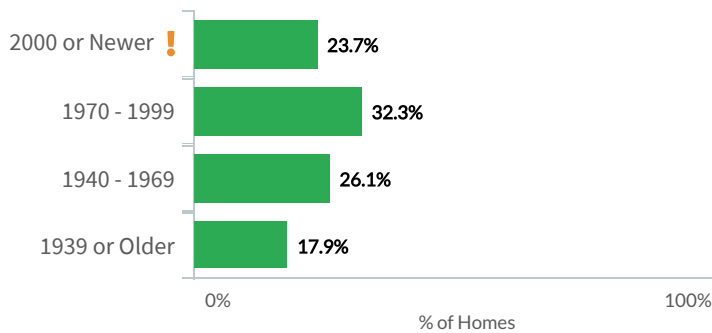


### Home Size

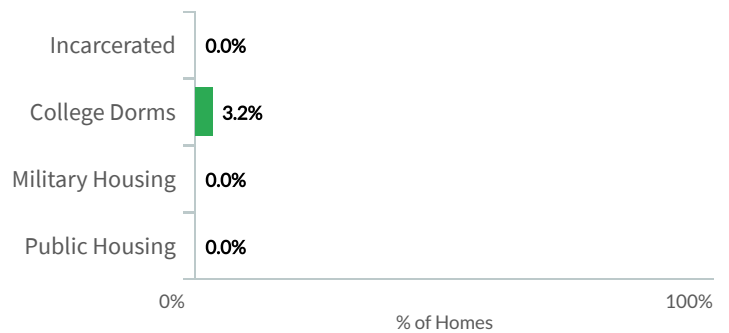


### Age of Homes

⚠️ This neighborhood has among the **highest** percentage of homes and other residences built in 2000 or later of all neighborhoods in America according to NeighborhoodScout analysis.



### Special Purpose Housing



# Neighborhood Economics & Demographics Data

1003 Main St, Leicester, MA 01524

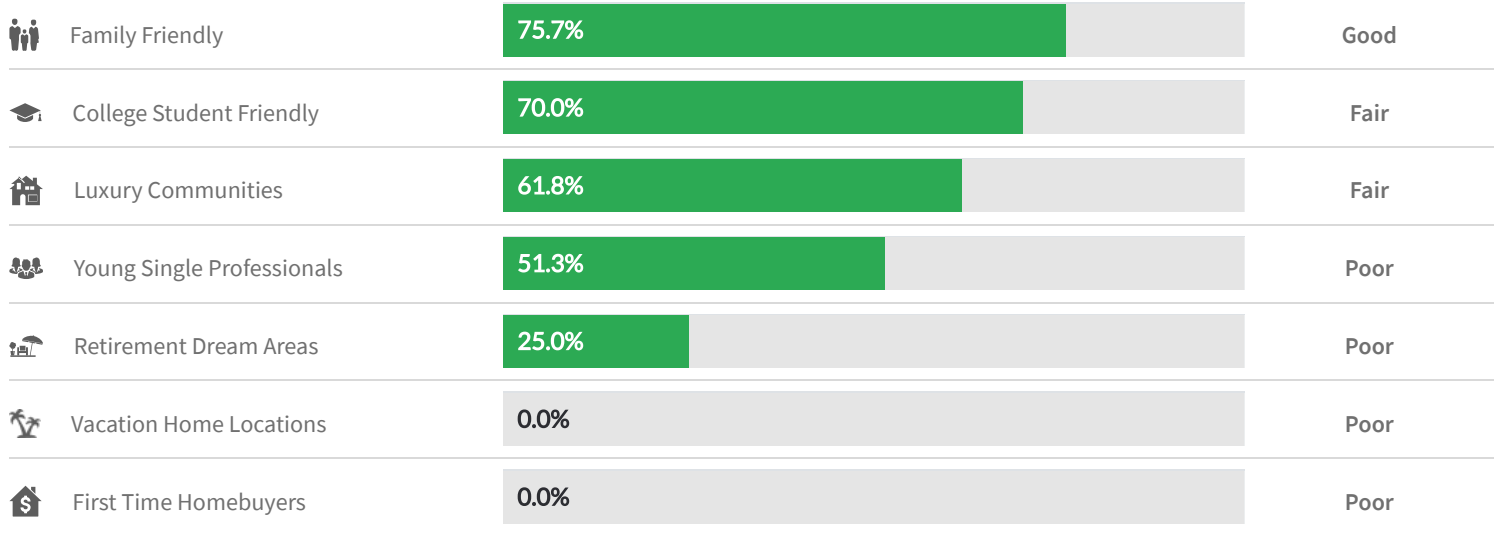
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136 Vital Statistics | 0 Condition Alerts

September 06, 2025

## LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.



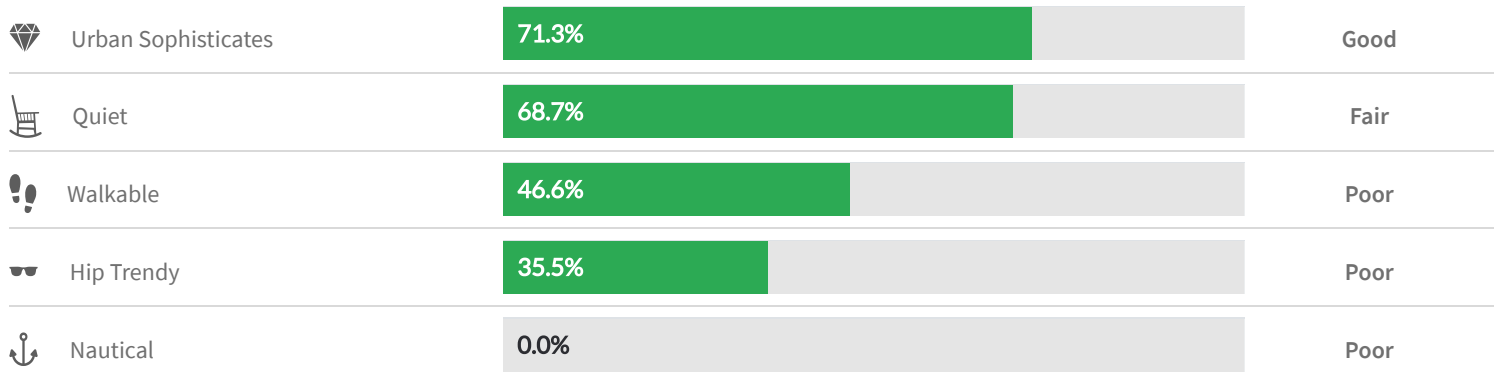
There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

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The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

## SPECIAL CHARACTER

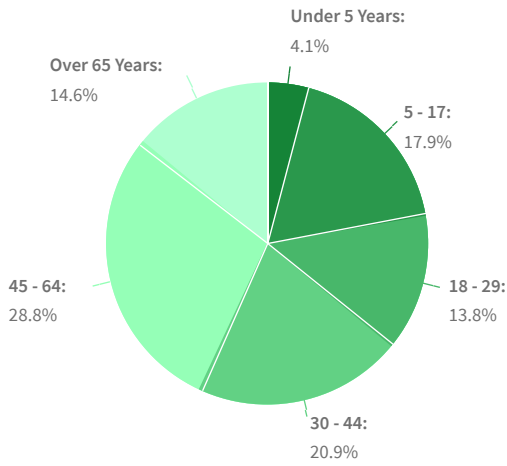
Percentage of neighborhoods in America that this neighborhood surpasses.



People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.

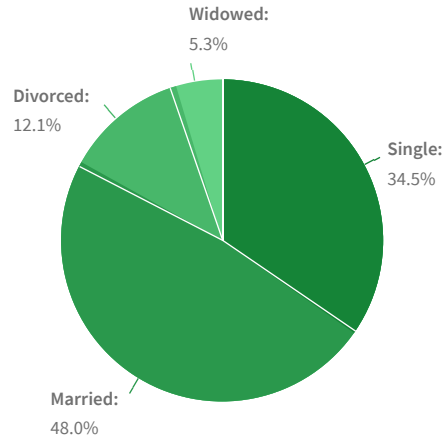
## AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.

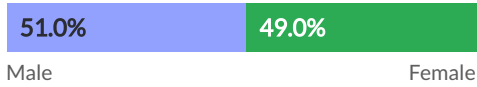


## MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.

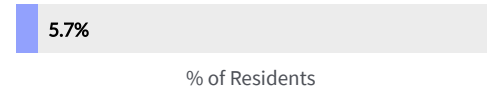
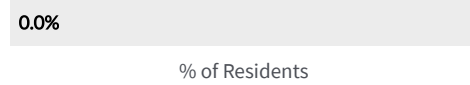


## GENDER



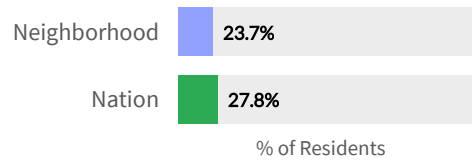
## MILITARY

Currently active in the military living on or off base. **COLLEGE** *Vanderburgh* **SOBER LIVING** *Leicester* Undergraduate or graduate students living on or off campus.

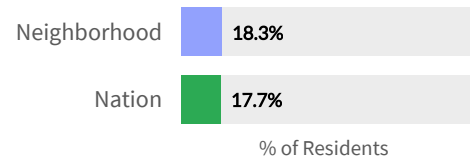


## HOUSEHOLD TYPES

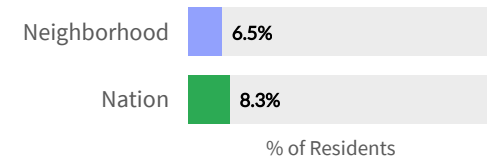
### One person households



### Married Couple with Child



### Single Parent with Child



## EMPLOYMENT INDUSTRIES

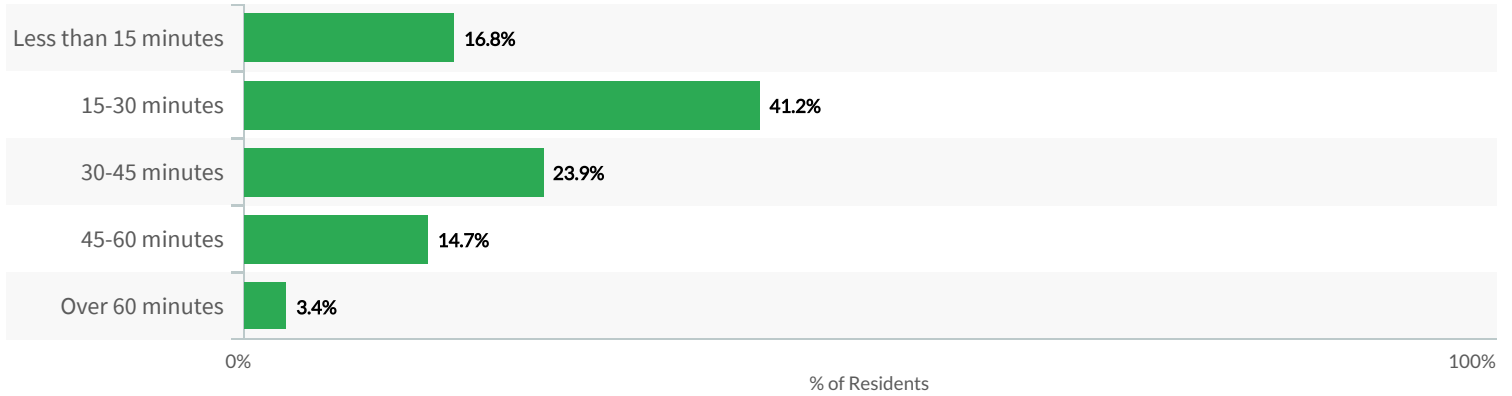
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



## COMMUTE TO WORK

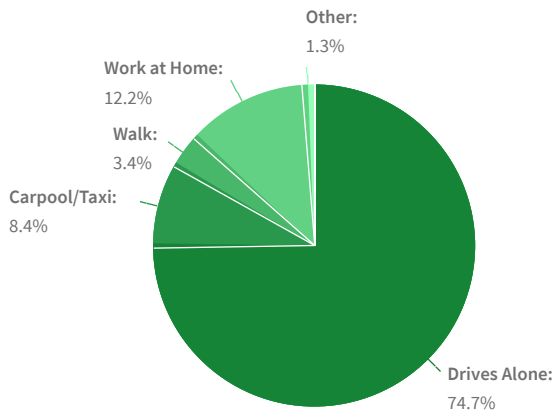
### Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood's access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



### Means of Transport

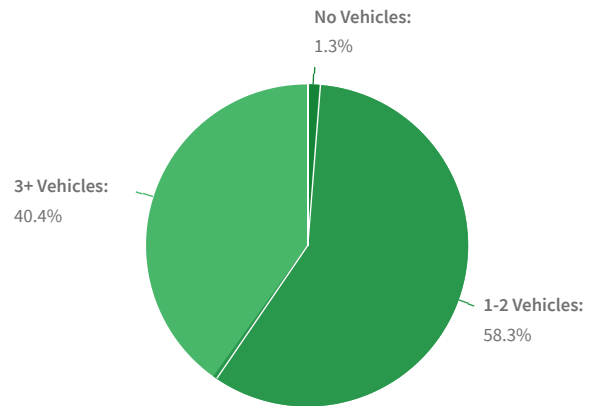
The share of using each mode of transport is measured as percentage of all working adults.



Other: Bus: 0.4% Subway/Train: 0.0% Ferry: 0.0% Bike: 0.8%

### Vehicles per household

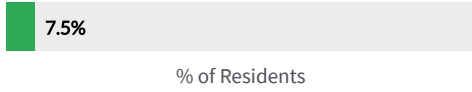
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



## MIGRATION & MOBILITY

### Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



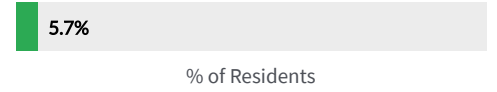
### Born Out of State

High in neighborhoods that attract new residents from around the country.



### Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.



## RACE & ETHNIC DIVERSITY

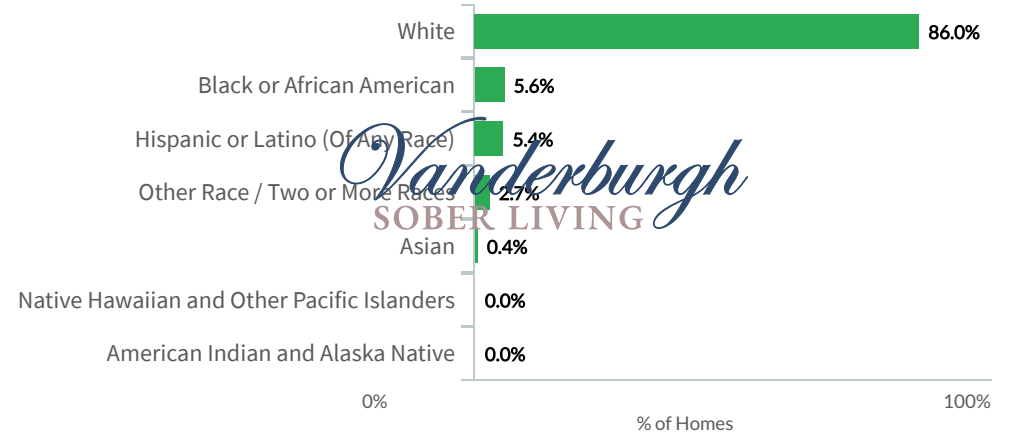
"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html\_safe

**Diversity Index**

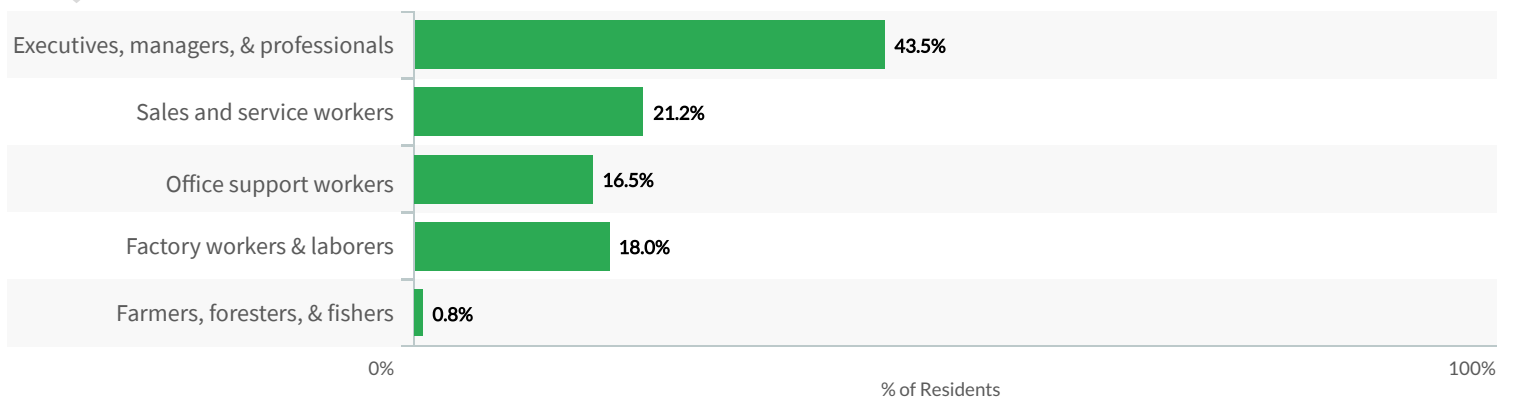
29

(100 is the most diverse)

More diverse than 29% of U.S. neighborhoods.

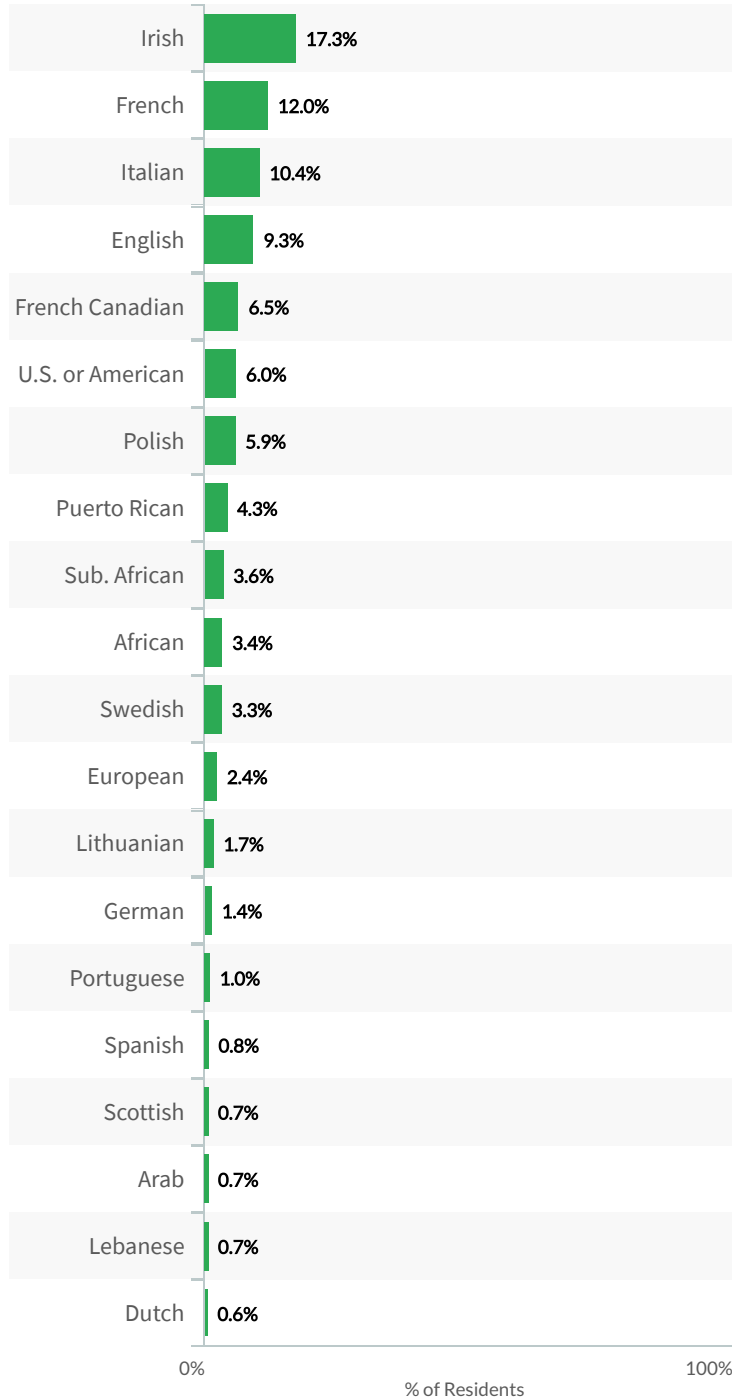


## OCCUPATIONS



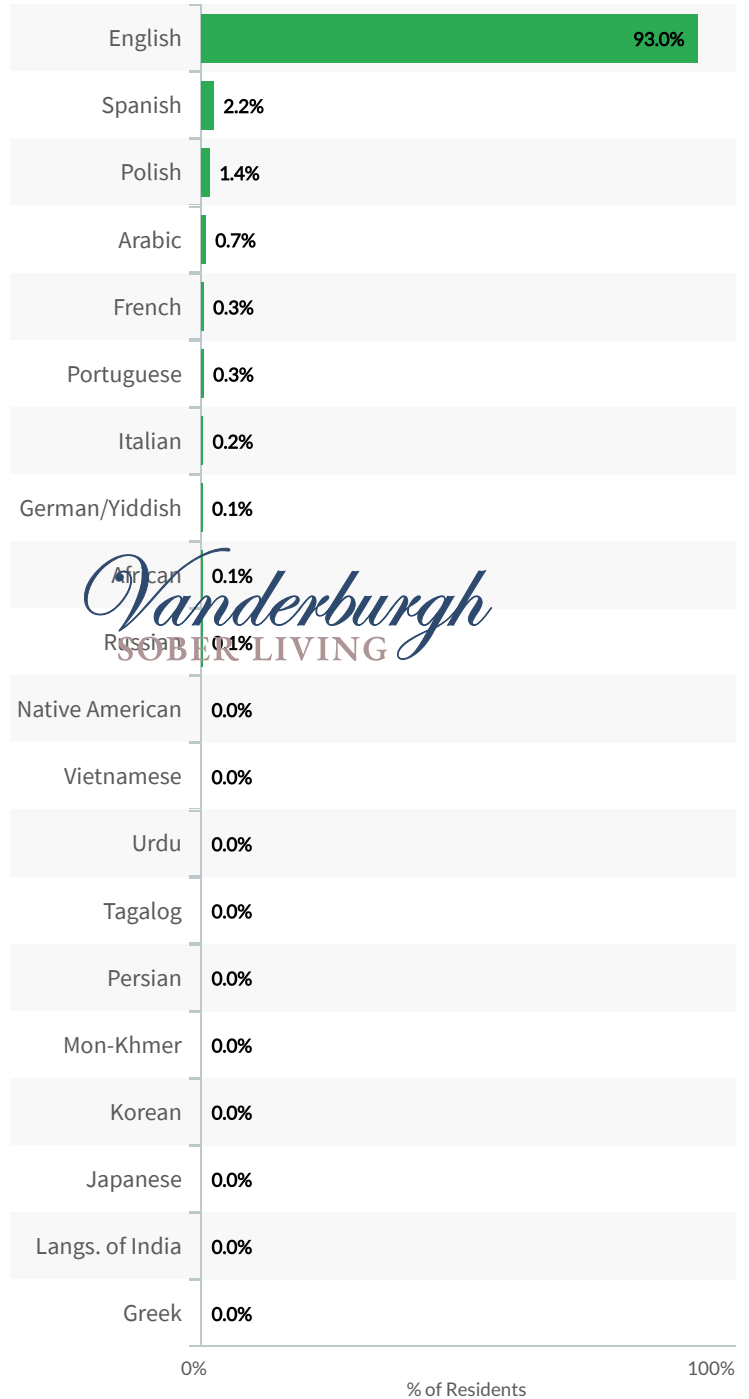
## ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



## LANGUAGES SPOKEN

Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



## AVERAGE INCOME

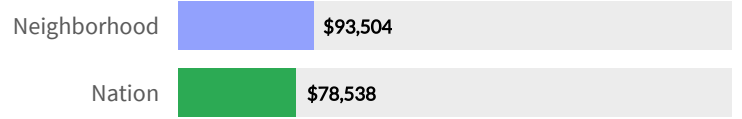
### Per Capita Income

Best measure of the average spending power of each person in the neighborhood.



### Median Household Income

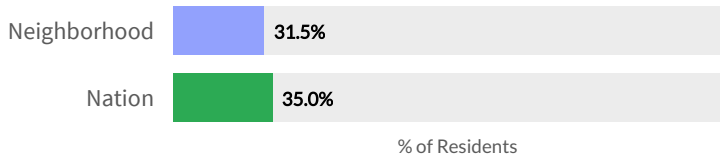
Best measure of the budget of the typical family or other non-family household.



## EDUCATION

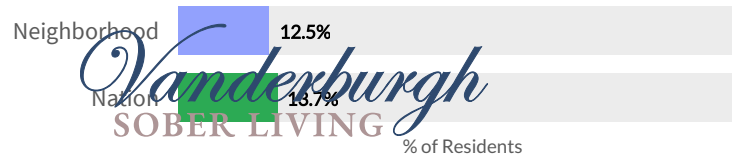
### Adults with College Degree

Adults aged 25 and older that have attained at least a 4 year college degree like a BA.



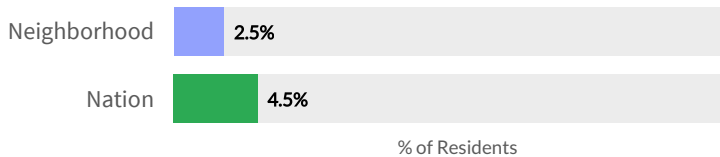
### Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.

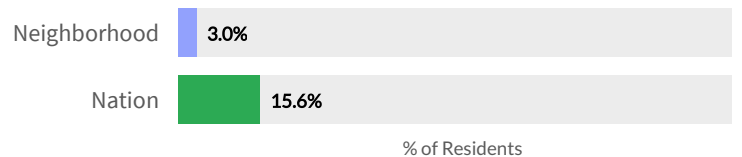


## UNEMPLOYMENT RATE

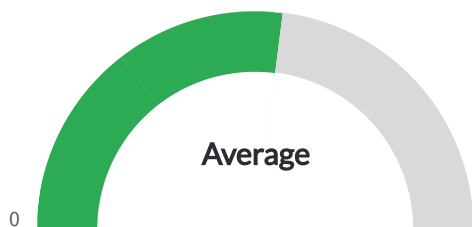
The percent of neighborhood residents who are seeking employment, but are currently unemployed.



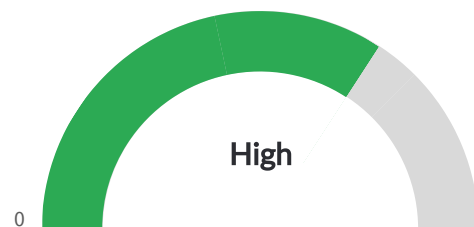
## CHILDREN LIVING IN POVERTY



More educated than **54.89%** of U.S. neighborhoods.



Higher income than **68.33%** of U.S. neighborhoods.





# Neighborhood Crime Data

1003 Main St, Leicester, MA 01524

*Vanderburgh*  
SOBER LIVING

67 Vital Statistics | 0 Condition Alerts

September 06, 2025

## NEIGHBORHOOD CRIME INDEX

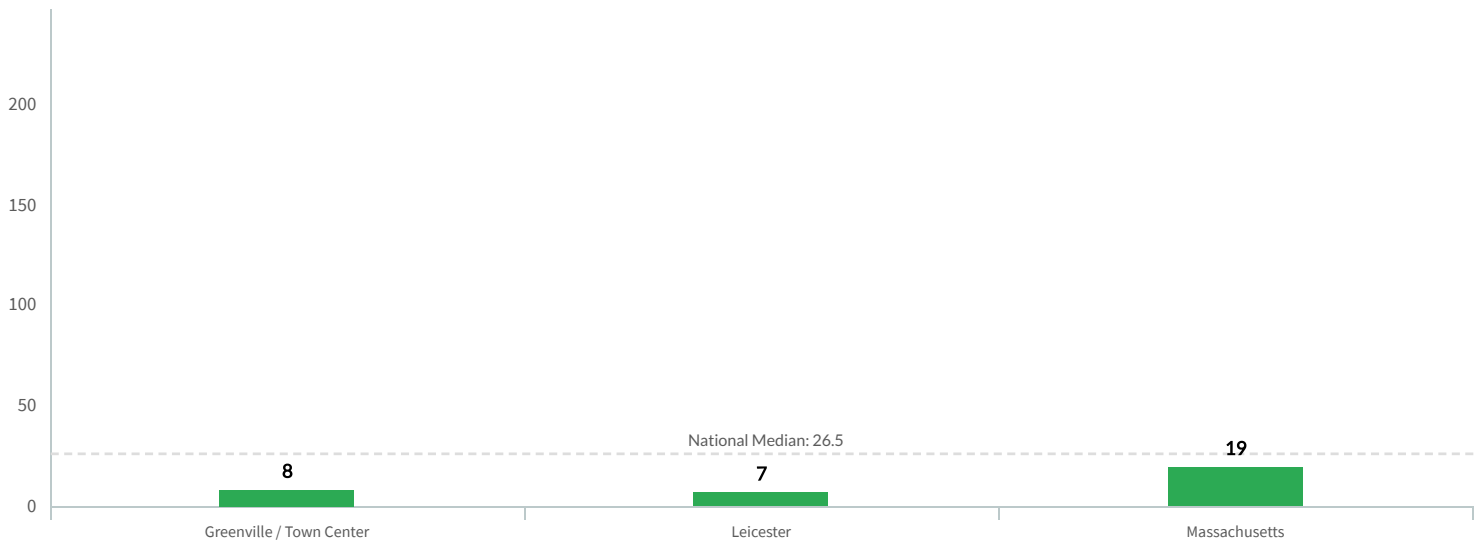


NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 - 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

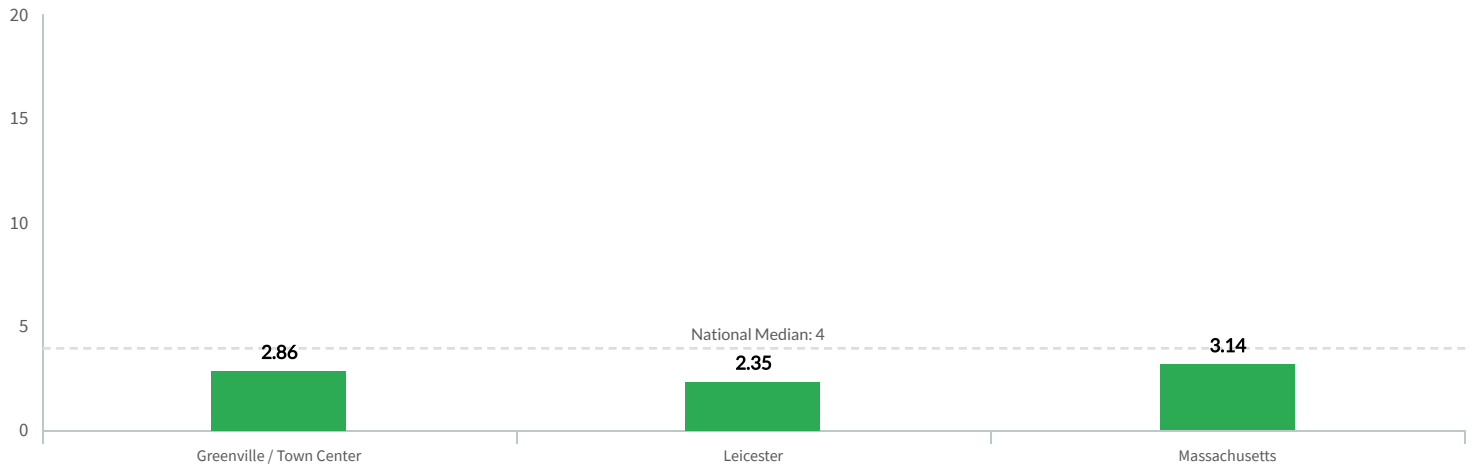
Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.



## CRIMES (per square mile)



VIOLENT CRIME COMPARISON (per 1,000 residents)

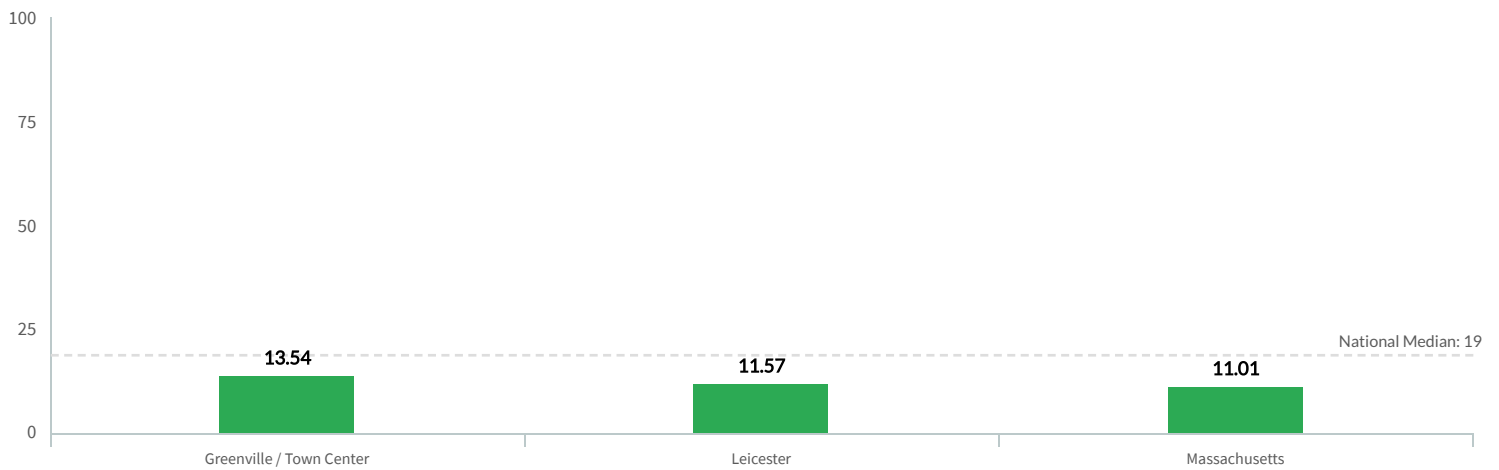


Chances of Becoming a Victim of a Violent Crime

1 in 350 in this Neighborhood	1 IN 426 in Leicester	1 IN 318 in Massachusetts
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PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

1 in 74 in this Neighborhood	1 IN 86 in Leicester	1 IN 91 in Massachusetts
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# Neighborhood Public School Data

1003 Main St, Leicester, MA 01524

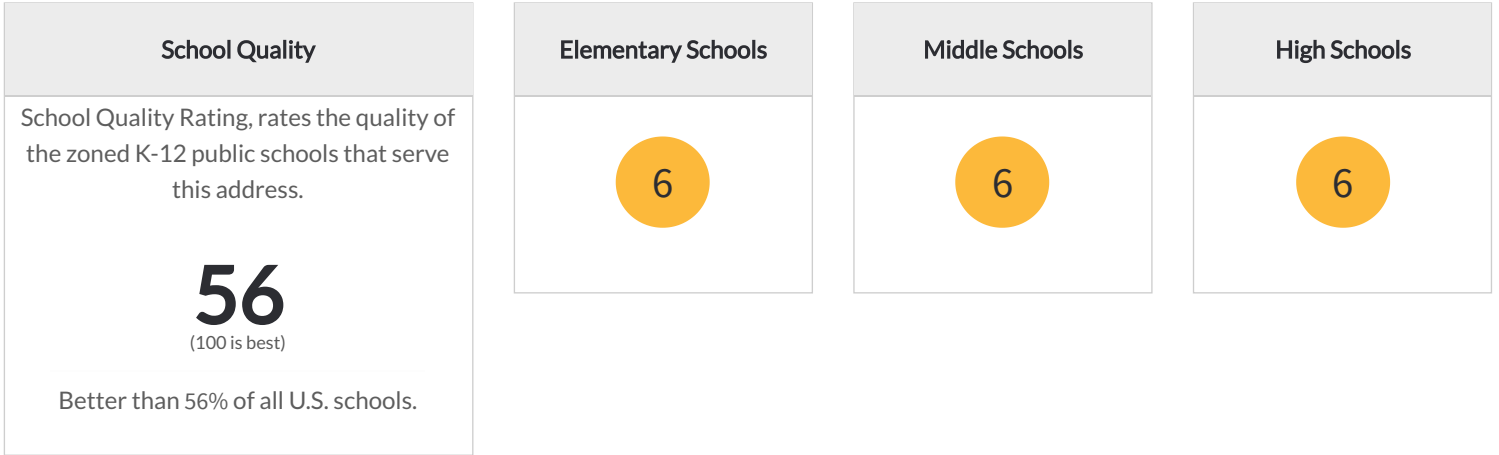
*Vanderburgh*  
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65 Vital Statistics | 1 Condition Alerts

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## ZONED SCHOOL RATING INFORMATION

\* 10 is the highest



## SCHOOLS THAT SERVE THIS ADDRESS

Quality rating scores are provided below with 10 being the highest possible score.



\* 10 is the highest

School Details	Grades	Compared to MA	Compared to Nation
<p><a href="#">Leicester Elementary School</a> 170 Paxton Street Leicester, MA 01524</p>	KG-04	4	6
<p><a href="#">Leicester High School</a> 964 Main Street Leicester, MA 01524</p>	09-12	4	6
<p><a href="#">Leicester Middle School</a> 174 Paxton Street Leicester, MA 01524</p>	05-08	3	6

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Leicester		
<b>1,322</b> students enrolled in this district	<b>4</b> schools in district	<b>12</b> students per classroom

**District Quality Compared to MA**

**3**  
(10 is best)

Better than 24.6% of all MA school districts.

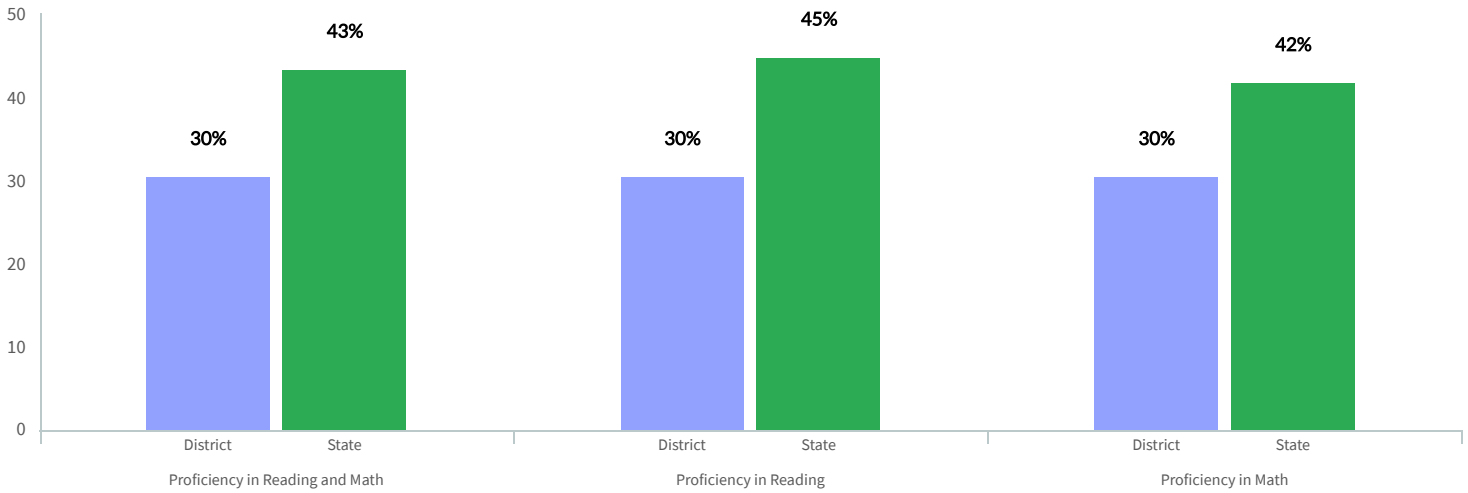
**District Quality Compared to U.S.**

**6**  
(10 is best)

Better than 55.5% of all US school districts.



PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	68.9%	57.0%
Black	6.6%	9.8%
Hispanic	20.6%	25.1%
Asian Or Pacific Islander	3.7%	7.7%
American Indian Or Native Of Alaska	0.2%	0.3%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	Unreported	Unreported
Free lunch eligible	Unreported	Unreported
Reduced lunch eligible	Unreported	Unreported



EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$11,145	\$14,734,000	50.1%
Support Expenditures			
Student	\$1,914	\$2,530,000	8.6%
Staff	\$508	\$672,000	2.3%
General Administration	\$371	\$490,000	1.7%
School Administration	\$850	\$1,124,000	3.8%
Operation <small>⚠ Among the <b>lowest</b> per student in this state.</small>	\$1,271	\$1,680,000	5.7%
Transportation	\$1,203	\$1,521,000	5.4%
Other	\$614	\$812,000	2.8%
Total Support	\$6,731	\$8,899,000	30.3%
Non-instructional Expenditures	\$4,358	\$5,761,000	19.6%
<b>Total Expenditures</b>	<b>\$22,234</b>	<b>\$29,394,000</b>	<b>100.0%</b>





# Neighborhood Trends and Forecasts

1003 Main St, Leicester, MA 01524

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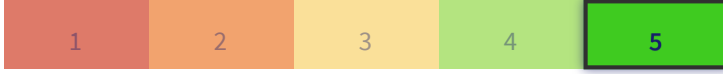
328 Vital Statistics | 16 Condition Alerts

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### RISING STAR INDEX

Appreciation Potential (3 years)

#### RISING STAR



Forecast to **appreciate 30%** or more over the next 3 years

1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

### BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

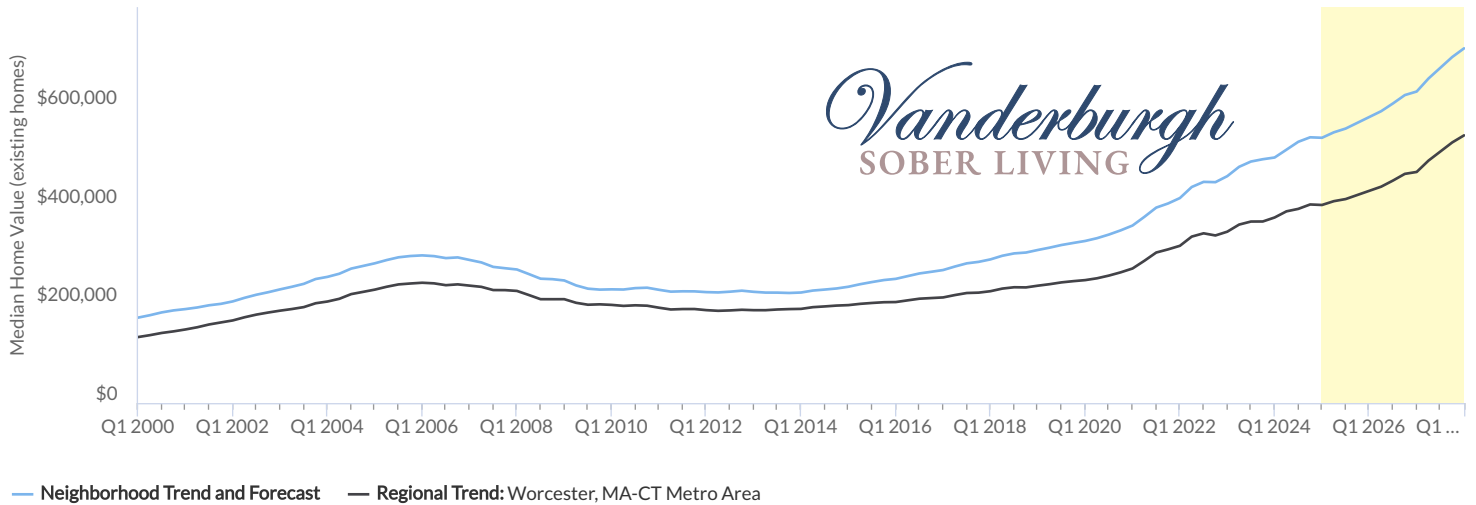
#### MODERATE



Ranked in the **middle 30%** of all neighborhoods in the nation for investment security

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

### SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



## SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
<b>3 Year Forecast:</b> 2025 Q1 - 2028 Q1	33.48% ↑	10.10% ↑	4	9
<b>Latest Quarter:</b> 2024 Q3 - 2024 Q4	1.72% ↑	7.05% ↑	10	7
<b>Last 12 Months:</b> 2023 Q4 - 2024 Q4	9.00% ↑	9.00% ↑	10	8
<b>Last 2 Years:</b> 2022 Q4 - 2024 Q4	20.31% ↑	9.69% ↑	7	8
<b>Last 5 Years:</b> 2019 Q4 - 2024 Q4	65.98% ↑	10.67% ↑	9	8
<b>Last 10 Years:</b> 2014 Q4 - 2024 Q4 ⚠ Among the <b>highest</b> appreciation rate in the U.S.	131.95% ↑	8.78% ↑	10	9
<b>Since 2000:</b> 2000 Q1 - 2024 Q4	186.82% ↑	4.44% ↑	9	6



\* 10 is highest

### KEY PRICE DRIVERS AT THIS LOCATION

**Pros**

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

- + Regional Housing Market Outlook
- + Crime
- + Neighborhood Look & Feel

**Cons**

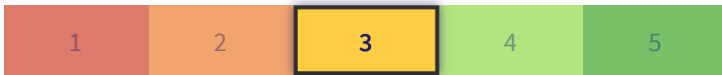
*Impediments to home value appreciation over the next few years or indicators of negative trends already underway.*

- Income Trend
- Vacancies

### SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

**SIMILAR PRICE**

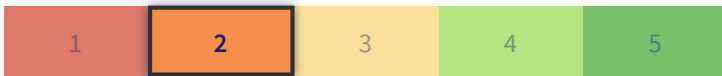


Similar price per sq ft to other neighborhoods nearby.

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

Access to High-Paying Jobs

**BELOW AVERAGE**



On average in the **bottom 40%** for job accessibility.

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

**\$255**  
neighborhood price per sq ft

**\$260**  
average nearby home price per sqft

Vanderburgh

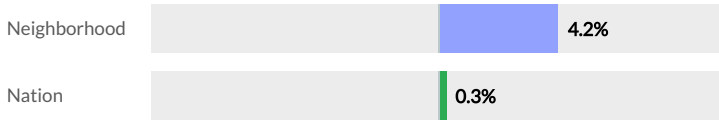
SOBER LIVING

JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	407
10 minutes	1499
15 minutes	7144
20 minutes	35447
30 minutes	93203
45 minutes	210193
60 minutes	463433

\*Annual salary of \$75,000 or more

## SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

### Avg. Annual Homeownership Trend



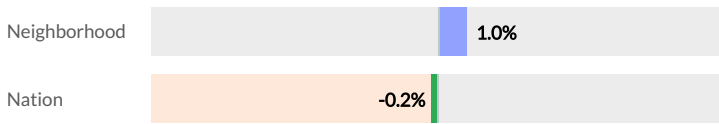
⚠️ This neighborhood's home ownership rate increased at one of the **highest** rates in the nation over the last 5 years.

### Avg. Annual Rent Price Trend



### Avg. Annual Vacancy Trends

*Based on the percentage of properties that are vacant year round.*

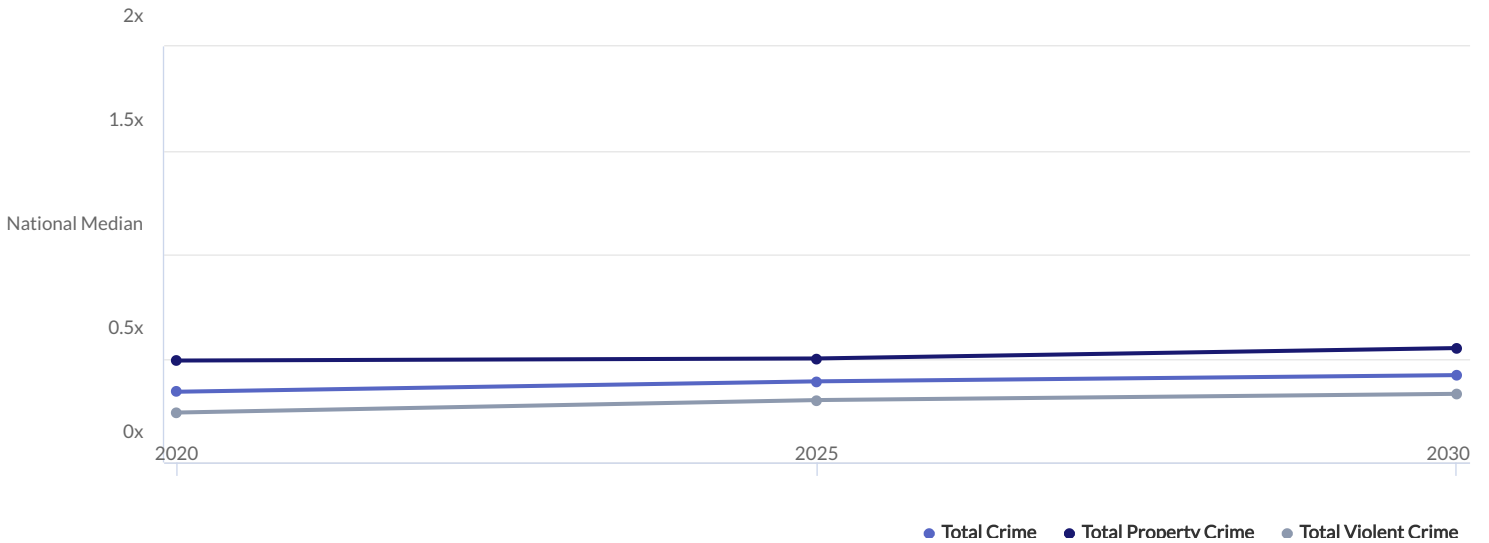


⚠️ This neighborhood's housing vacancy rate increased at one of the **highest** rates in the nation over the last 5 years.



## SCOUT VISION® CRIME TRENDS AND FORECAST

⚠️ The Violent Crime Index in this neighborhood increased more than 25% over the last 5 years. This is among the greatest rates of increase in the nation over this period.



### SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

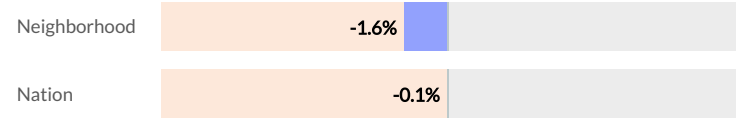
#### Avg. Annual Change in College Graduates

College graduates are defined as adults 25 and older with at least a 4-year college degree.



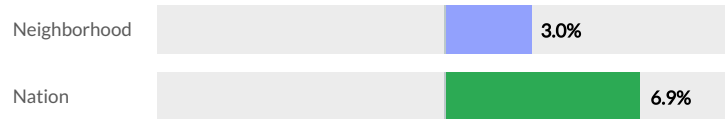
#### Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.



### SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

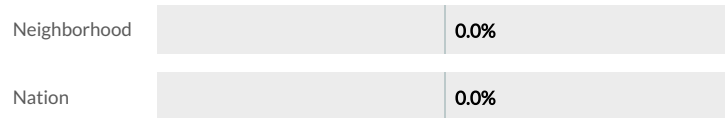
#### Avg. Annual Change in per Capita Income



#### Avg. Annual Change in Household Income



#### Avg. Annual Change in Unemployment Rate



### SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	1,031	1,070	3.78% ↑
1 Mile	2,759	2,907	5.36% ↑
3 Miles	26,363	25,765	-2.27% ↓
5 Miles	125,692	137,022	9.01% ↑
⚠️ Population growth within 5 miles of this location has been among the <b>highest</b> in the nation over the last 5 years.			
10 Miles	335,030	358,982	7.15% ↑
⚠️ Population growth within 10 miles of this location has been among the <b>highest</b> in the nation over the last 5 years.			
15 Miles	512,213	541,893	5.79% ↑
⚠️ Population growth within 15 miles of this location has been among the <b>highest</b> in the nation over the last 5 years.			
25 Miles	1,448,429	1,507,950	3.41% ↑
50 Miles	7,369,008	7,519,610	2.04% ↑

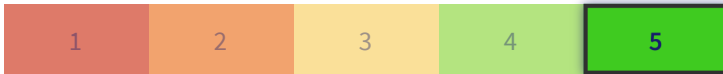


### SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Worcester, MA-CT Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

**VERY HIGH**



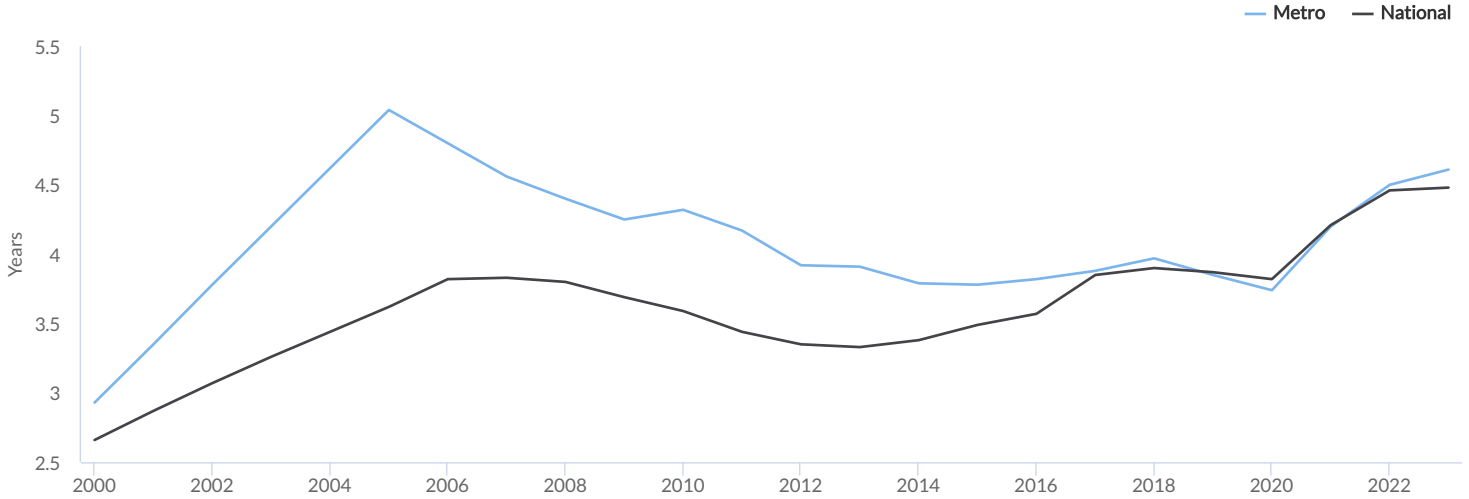
Forecast to **appreciate 30%** or more over the next 3 years

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



*Vanderburgh*  
SOBER LIVING

<p><b>2.93</b></p> <p>Region's Historical Low</p>	<p><b>5.04</b></p> <p>Region's Historical High</p> <p>⚠️ The number of years of income needed to buy a home in this region has historically been among the <b>highest</b> in the nation. Housing has been very unaffordable to the average household.</p>	<p><b>4.61</b></p> <p>Current</p>
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## REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
<b>Population Growth</b>	-3.89% ↓	3	-2.63% ↓	2
			⚠️ Population growth in this region has been among the <b>lowest</b> in the nation over the last year.	
<b>Job Growth</b>	3.09% ↑	2	-0.46% ↓	1
	⚠️ Job growth in this region has been among the <b>lowest</b> in the nation over the last 2 years.		⚠️ Job growth in this region has been among the <b>lowest</b> in the nation over the last year.	
<b>Income Trend</b>	3.20% ↑	1	-1.14% ↓	1
	⚠️ Wage and income growth in this region has been among the <b>lowest</b> in the nation over the last 2 years.		⚠️ Wage and income growth in this region has been among the <b>lowest</b> in the nation over the last year.	
<b>Unemployment Trend</b>	0.62% ↑	5	1.80% ↑	2
			⚠️ The increase in unemployment in this region has been among the <b>highest</b> in the nation over the last year.	
<b>Stock Performance of Region's Industries</b>	28.82% ↑	5	5.30% ↑	3
<b>Housing Added</b>	0.98% ↑	3	0.61% ↑	5
<b>Vacancy Trend</b>	-0.11% ↓	5	0.83% ↑	1
			⚠️ The increase in vacancy rates in this region has been among the <b>highest</b> in the nation over the last year.	

\* 10 is highest

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