FY 2023 Fair Market Rent Documentation System

Final FY 2023 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$1,231	$1,272	$1,635	$1,990	$2,196

Worcester city, Massachusetts is part of the Worcester, MA HUD Metro FMR Area, which consists of the following towns: Auburn town (Worcester County), MA; Barre town (Worcester County), MA; Boylston town (Worcester County), MA; Brookfield town (Worcester County), MA; Charlton town (Worcester County), MA; Clinton town (Worcester County), MA; Douglas town (Worcester County), MA; Dudley town (Worcester County), MA; East Brookfield town (Worcester County), MA; Grafton town (Worcester County), MA; Holden town (Worcester County), MA; Leicester town (Worcester County), MA; Millbury town (Worcester County), MA; Northborough town (Worcester County), MA; Northbridge town (Worcester County), MA; North Brookfield town (Worcester County), MA; Oakham town (Worcester County), MA; Oxford town (Worcester County), MA; Paxton town (Worcester County), MA; Princeton town (Worcester County), MA; Rutland town (Worcester County), MA; Shrewsbury town (Worcester County), MA; Southbridge Town city (Worcester County), MA; Spencer town (Worcester County), MA; Sterling town (Worcester County), MA; Sturbridge town (Worcester County), MA; Sutton town (Worcester County), MA; Uxbridge town (Worcester County), MA; Webster town (Worcester County), MA; Westborough town (Worcester County), MA; West Boylston town (Worcester County), MA; West Brookfield town (Worcester County), MA; and Worcester city (Worcester County), MA. All information here applies to the entirety of the Worcester, MA HUD Metro FMR Area.

The FY 2023 Fair Market Rents for Worcester, MA HUD Metro FMR Area are based on the results of a local rent survey conducted in December, 2019.

The locally conducted survey is more current than the available ACS data. Therefore HUD calculates the locally based survey 2-bedroom FMR using the following steps:

1. The local survey is adjusted to 2019 dollars by multiplying the survey rent value for 2019 by the annual CPI-based Gross Rent value for 2019 divided by the CPI-based Gross Rent value for December, 2019. This calculation is:

   $1,392 * (255.647/258.263) =

   $1,378

2. The annually adjusted survey value of $1,378 is augmented by the growth in gross rents from the *Northeast Census region* measured between 2019 and 2021, using annual inflation factors for each year. This calculation is:

   $1,378 * 1.0390 * 1.0229 =

$1,464

3. The CPI adjusted survey value of $1,464 is trended forward to the mid-point of FY2023 using the *Northeast Census region* trend factor of 1.1165. This calculation is:

   $1,464 * 1.1165 =

   $1,635

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http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn?&year=2023&fmrtype=Final&selection_type=county&fips=2502782000

Other HUD Metro FMR Areas in the Same MSA

Select another Final FY 2023 HUD Metro FMR Area that is a part of the Worcester, MA-CT:

Eastern Worcester County, MA HUD Metro FMR Area | Select Metropolitan FMR Area

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Abington town (Plymouth County), MA
Acton town (Middlesex County), MA
Acushnet town (Bristol County), MA
Adams town (Berkshire County), MA
Agawam Town city (Hampden County), MA

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2023 Metropolitan FMR Area:

Worcester, MA HUD Metro FMR Area

Select Metropolitan FMR Area