

Bradford

Community · RI · Rhode Island > Washington County

BUYER'S MARKET

\$298K

MEDIAN SALE PRICE

-31.9%

1-YR CHANGE

21

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



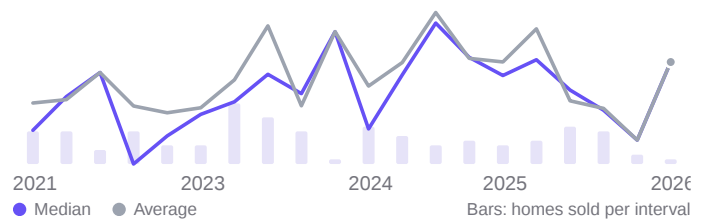
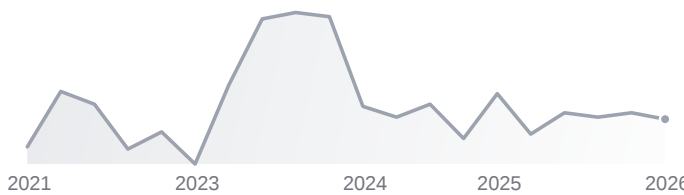
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$410K · Average \$410K

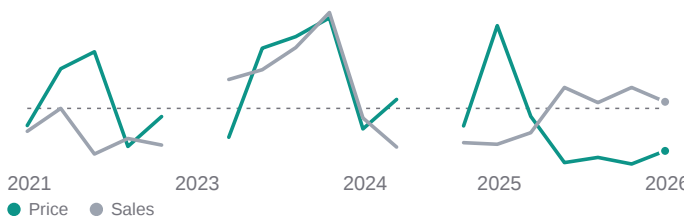


Growth (year over year)

Price -31.9% · Sales +5.0%

Price per square foot

\$328/ft²

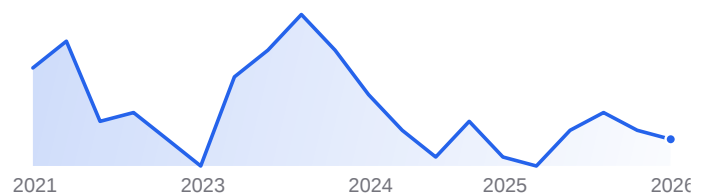
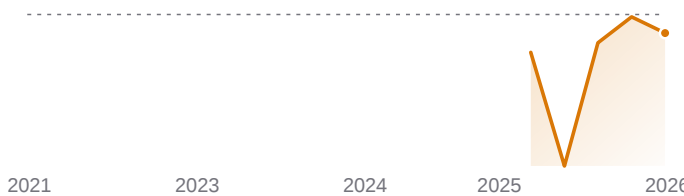


Sale premium vs estimated value

-7.8%

Annual turnover (share of homes sold)

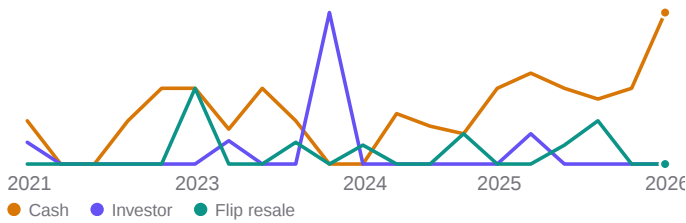
2.6%



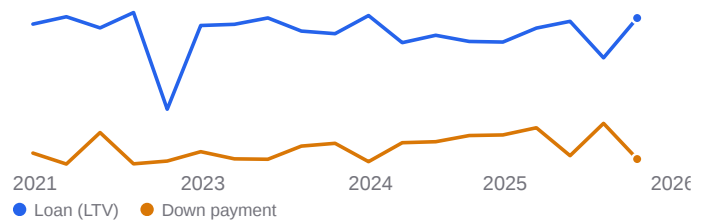
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

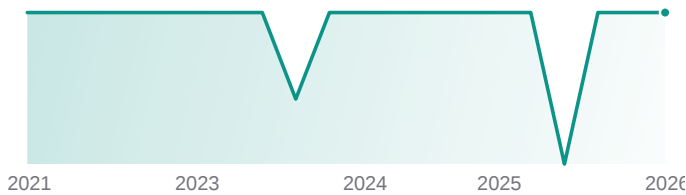


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



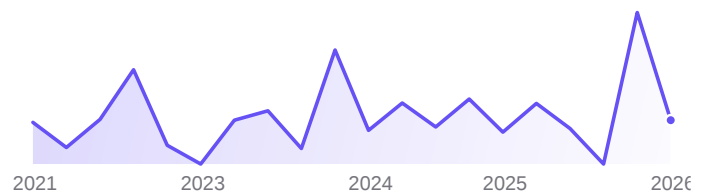
Sellers who sold at a gain

100%



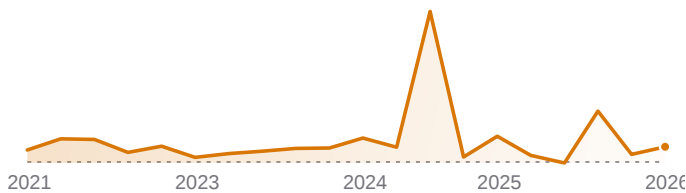
Typical hold before selling

9.8 yrs



Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	801
Median value (AVM)	\$450K
Median size	1,397 ft²
Median bedrooms	3
Median year built	1972
Single family	84%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.3%
Owner occupied	73%
Company owned	11%
Median loan-to-value	38%

Typical ownership tenure

20.7 yrs

COMMUNITY

Population	1,495
Density	823 / mi ²
Median household income	\$71K
Average household income	\$76K
Crime index (US avg 100)	196
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	6.0%
Unemployment	1.4%
Average temp	50°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.