

Ashaway

Community · RI · Rhode Island > Washington County

BUYER'S MARKET

\$345K

MEDIAN SALE PRICE

-11.6%

1-YR CHANGE

22

SALES (12 MO)

\$454K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



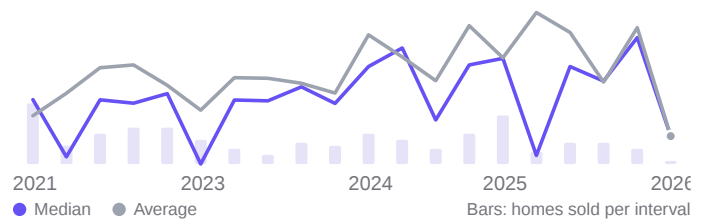
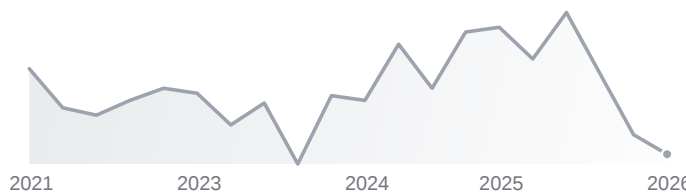
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$235K · Average \$235K

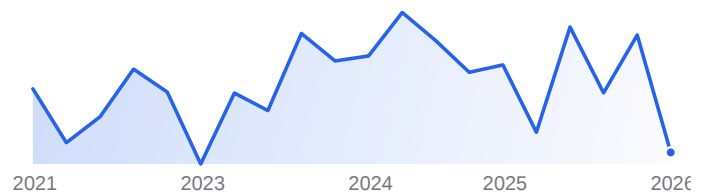
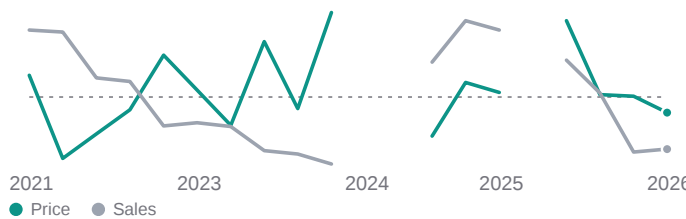


Growth (year over year)

Price -11.6% · Sales -38.9%

Price per square foot

\$111/ft²



Sale premium vs estimated value

-54.3%

Annual turnover (share of homes sold)

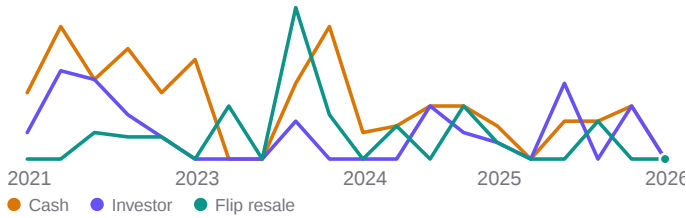
2.1%



BUYERS & OUTCOMES

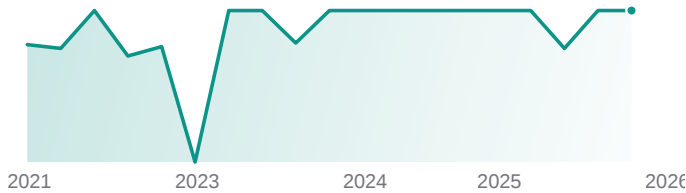
Buyer mix

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



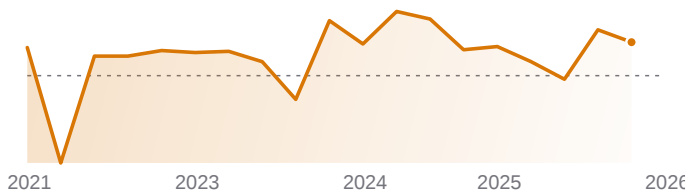
Sellers who sold at a gain

100%

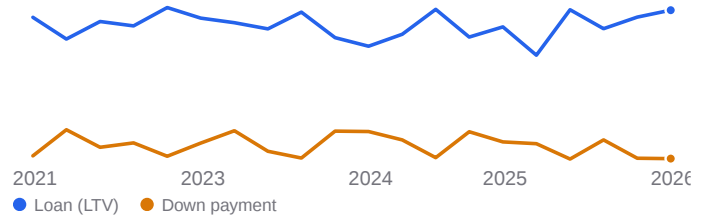


Median annualized return at resale

+5.3%

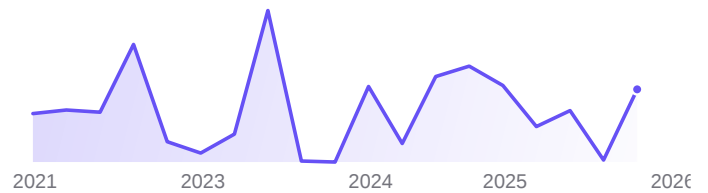


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.3%



Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,053
Median value (AVM)	\$454K
Median size	1,492 ft²
Median bedrooms	3
Median year built	1966
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.8%
Owner occupied	80%
Company owned	9.5%
Median loan-to-value	37%
Typical ownership tenure	21.8 yrs

COMMUNITY

Population	1,472
Density	620 / mi²
Median household income	\$124K
Average household income	\$124K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	55
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	4.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	49 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.