

Kent County, RI

County · RI · Rhode Island

BALANCED MARKET

\$453K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

2,023

SALES (12 MO)

\$434K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



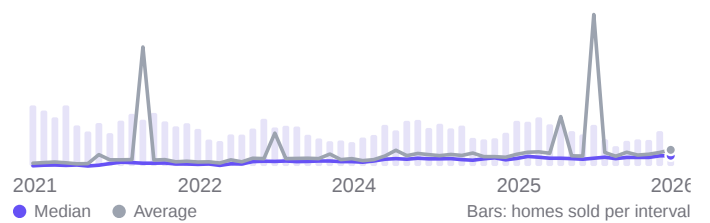
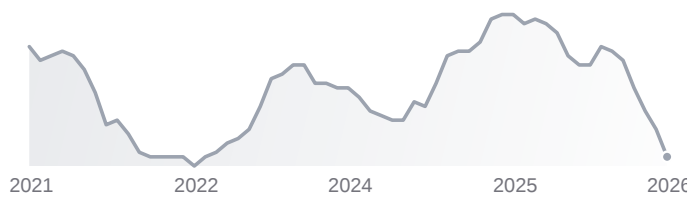
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$462K · Average \$549K

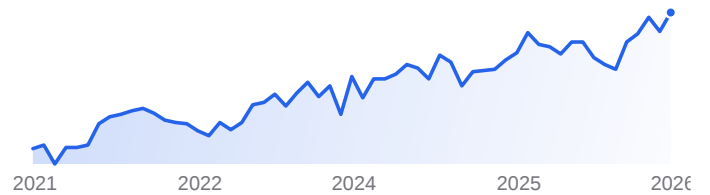
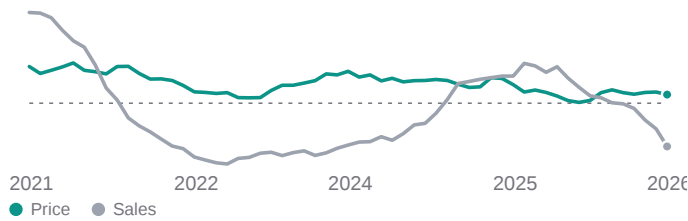


Growth (year over year)

Price +3.7% · Sales -18.9%

Price per square foot

\$358/ft²

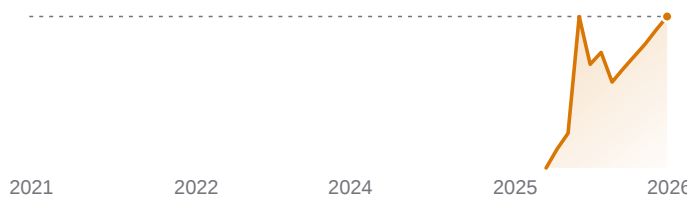


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

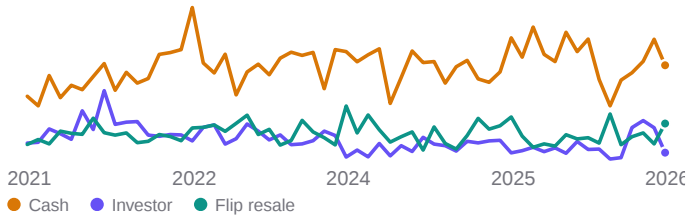
3.4%



BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 3.3% · Flip resale 9.9%



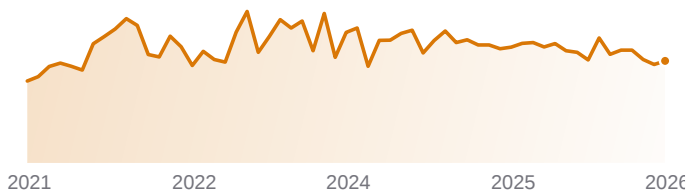
Sellers who sold at a gain

96%

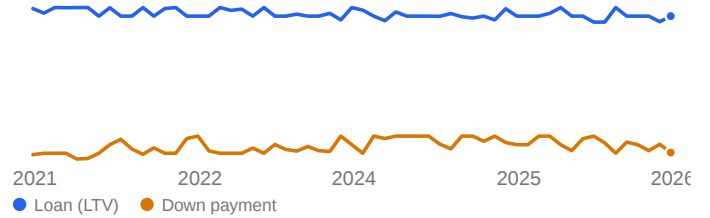


Median annualized return at resale

+6.2%

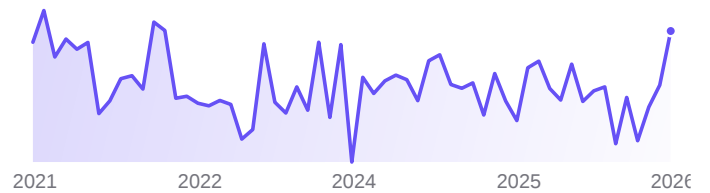


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



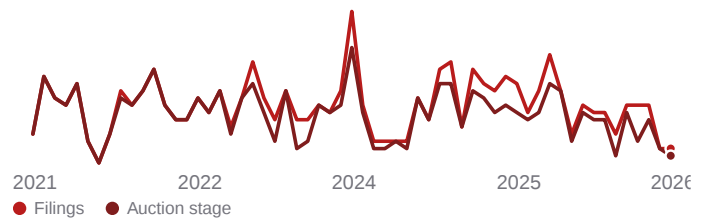
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	59,702
Median value (AVM)	\$434K
Median size	1,305 ft²
Median bedrooms	3
Median year built	1963
Single family	81%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	11%
Median loan-to-value	43%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	173,137
Density	1,027 / mi²
Median household income	\$86K
Average household income	\$111K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.9%
Unemployment	1.2%
Average temp	50°F
Annual precip	48 in
Sunshine	58%

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