

Newport County, RI

County · RI · Rhode Island

BALANCED MARKET

\$849K

MEDIAN SALE PRICE

+16.0%

1-YR CHANGE

883

SALES (12 MO)

\$790K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



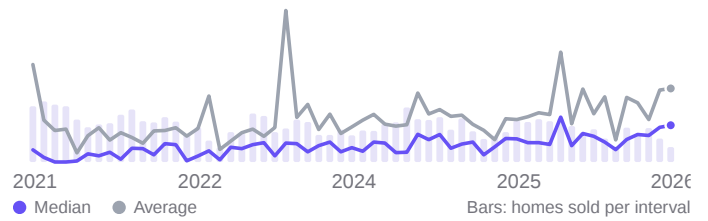
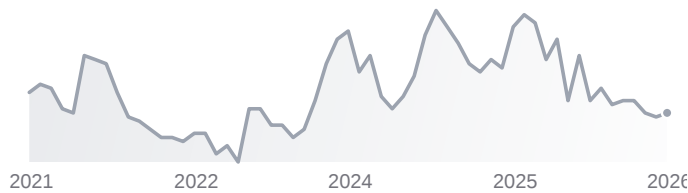
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$890K · Average \$1.3M

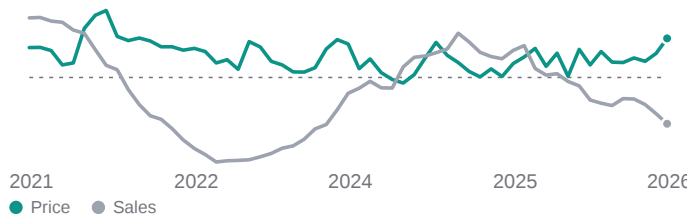


Growth (year over year)

Price +16.0% · Sales -18.9%

Price per square foot

\$551/ft²

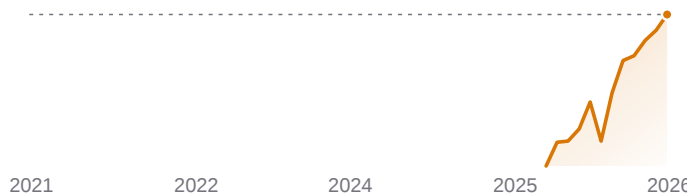


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

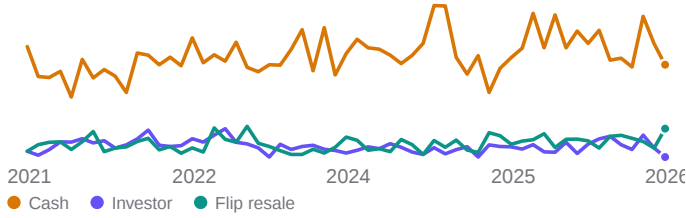
2.6%



BUYERS & OUTCOMES

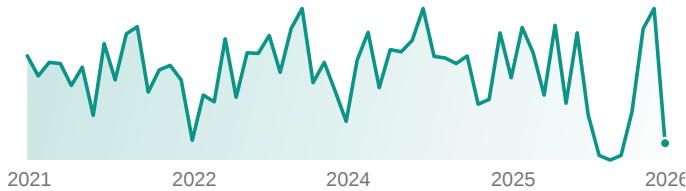
Buyer mix

Cash 35% · Investor 0% · Flip resale 11%



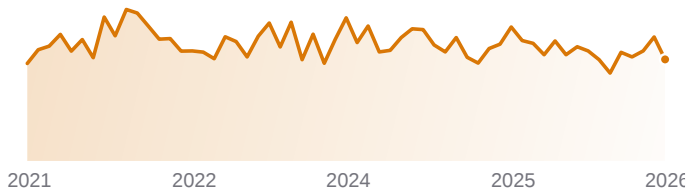
Sellers who sold at a gain

89%

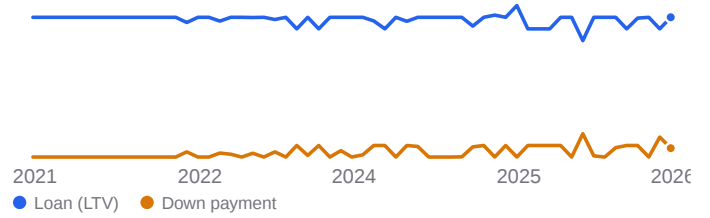


Median annualized return at resale

+6.4%

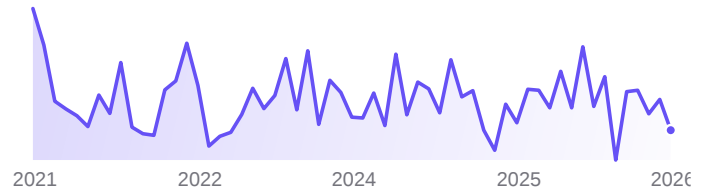


Financing (share of purchase price) Loan (LTV) 80% · Down payment 24%



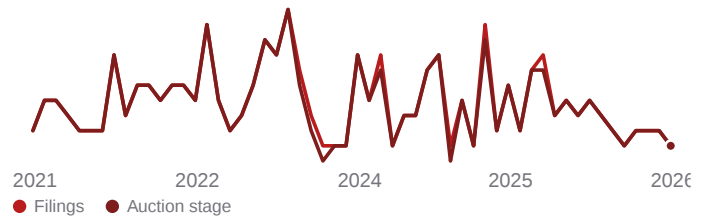
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	33,552
Median value (AVM)	\$790K
Median size	1,618 ft²
Median bedrooms	3
Median year built	1966
Single family	75%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.8%
Owner occupied	67%
Company owned	16%
Median loan-to-value	31%

Typical ownership tenure

20.3 yrs

COMMUNITY

Population	83,515
Density	815 / mi²
Median household income	\$97K
Average household income	\$131K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	56
Homes occupied	85%
Bachelor's or higher	32%
Poverty rate	7.4%
Unemployment	1.1%
Average temp	50°F
Annual precip	47 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.