

Providence County, RI

County · RI · Rhode Island

BALANCED MARKET

\$493K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

5,424

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



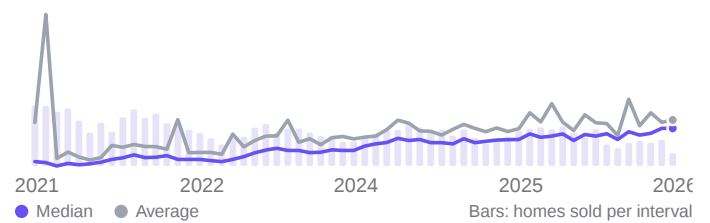
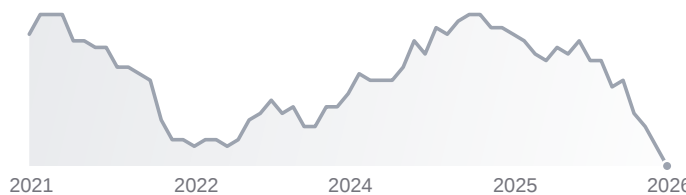
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$500K · Average \$538K

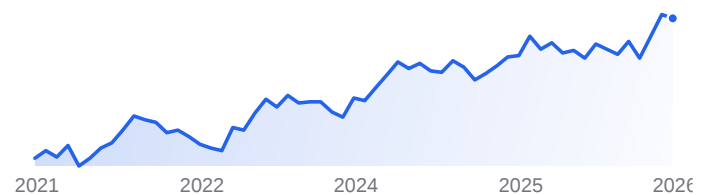
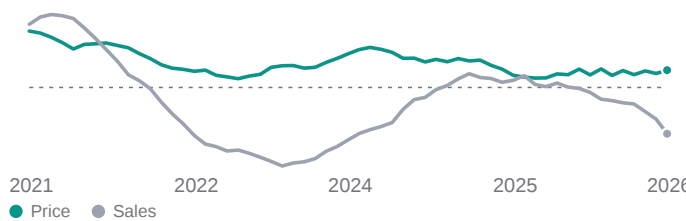


Growth (year over year)

Price +6.7% · Sales -18.0%

Price per square foot

\$325/ft²

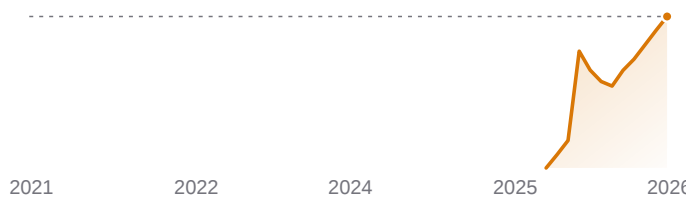


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

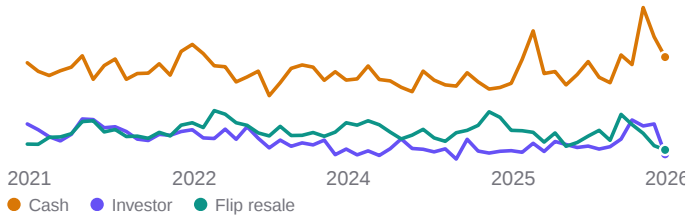
3.2%



BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 2.8% · Flip resale 3.7%



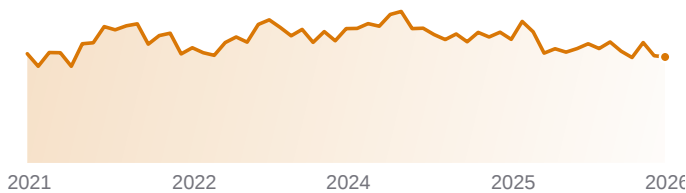
Sellers who sold at a gain

96%

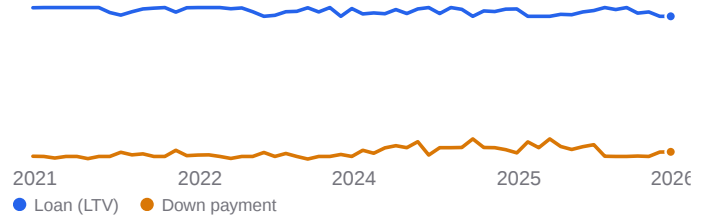


Median annualized return at resale

+6.8%

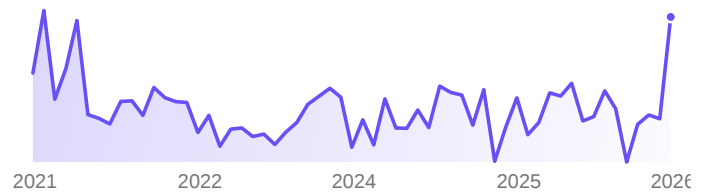


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



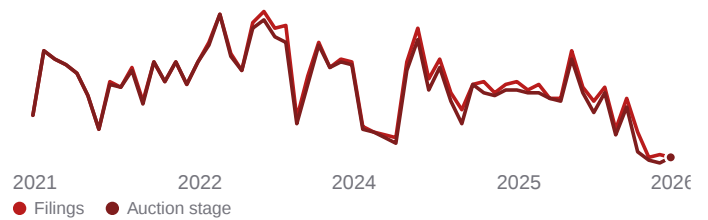
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	167,592
Median value (AVM)	\$450K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1953
Single family	68%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	80%
Company owned	11%
Median loan-to-value	44%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	675,778
Density	1,650 / mi²
Median household income	\$71K
Average household income	\$95K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	62
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	12.3%
Unemployment	1.4%
Average temp	50°F
Annual precip	49 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.