

Washington County, RI

County · RI · Rhode Island

BALANCED MARKET

\$703K

MEDIAN SALE PRICE

+10.2%

1-YR CHANGE

1,390

SALES (12 MO)

\$685K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



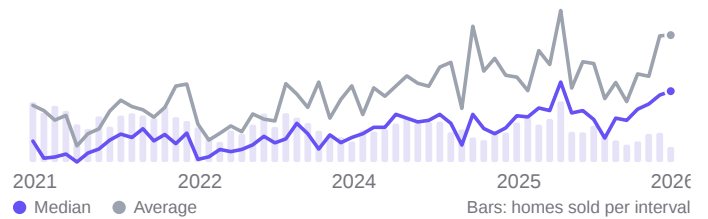
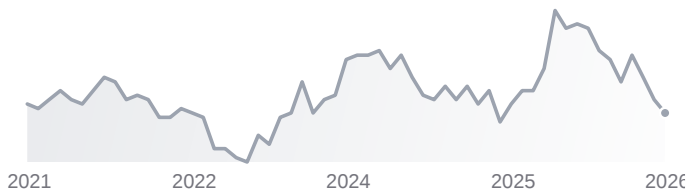
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$725K · Average \$943K

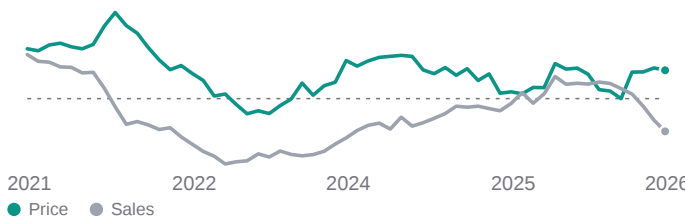


Growth (year over year)

Price +10.2% · Sales -11.9%

Price per square foot

\$402/ft²

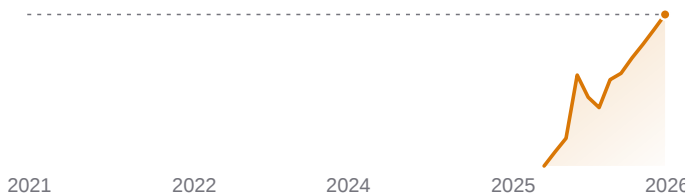


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

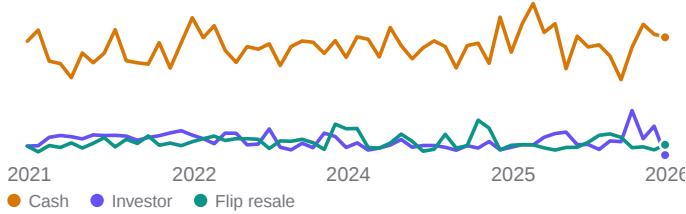
2.4%



BUYERS & OUTCOMES

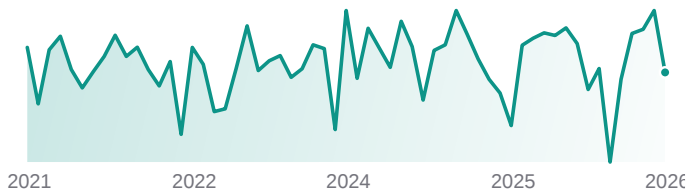
Buyer mix

Cash 40% · Investor 0% · Flip resale 3.4%



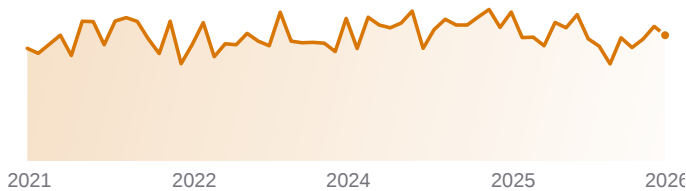
Sellers who sold at a gain

95%

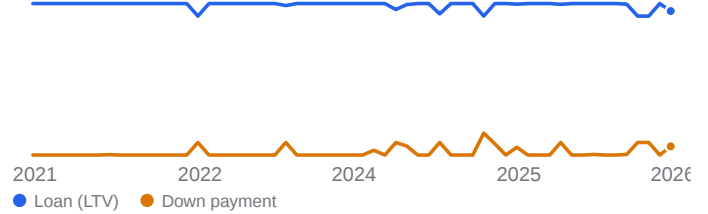


Median annualized return at resale

+6.6%

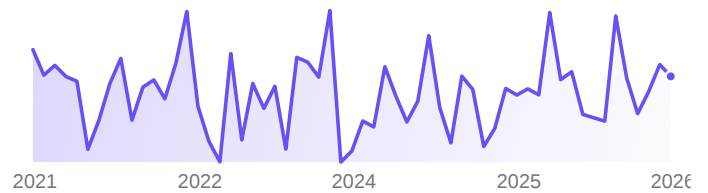


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



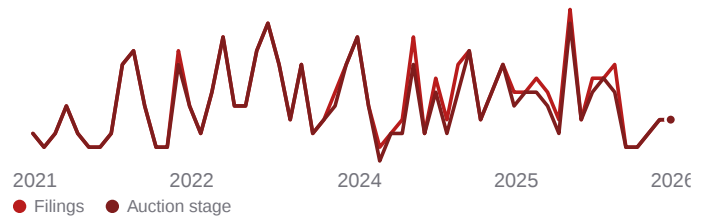
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	58,522
Median value (AVM)	\$685K
Median size	1,636 ft²
Median bedrooms	3
Median year built	1979
Single family	77%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	64%
Company owned	18%
Median loan-to-value	31%

Typical ownership tenure

21.1 yrs

COMMUNITY

Population	130,819
Density	397 / mi²
Median household income	\$101K
Average household income	\$124K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	53
Homes occupied	81%
Bachelor's or higher	30%
Poverty rate	6.5%
Unemployment	1.1%
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.