

# Ashaway 02804

ZIP code · RI · Rhode Island > Washington County > Ashaway

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



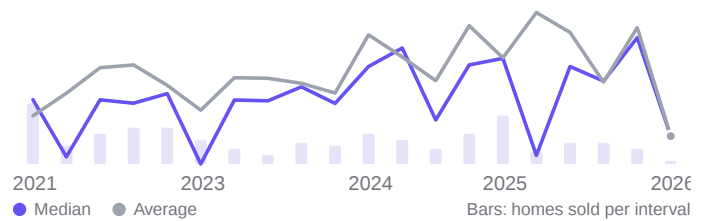
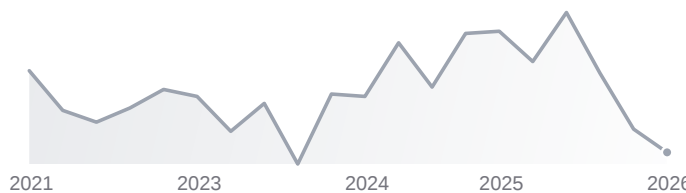
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$235K · Average \$235K

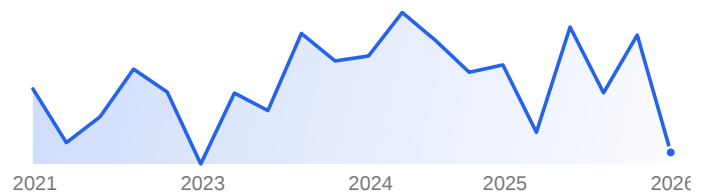
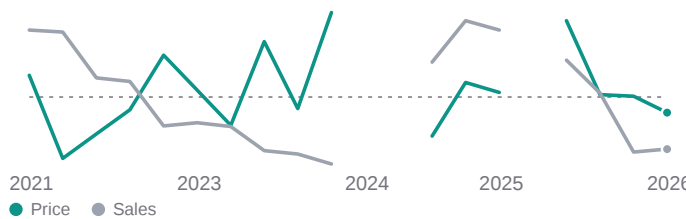


Growth (year over year)

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)

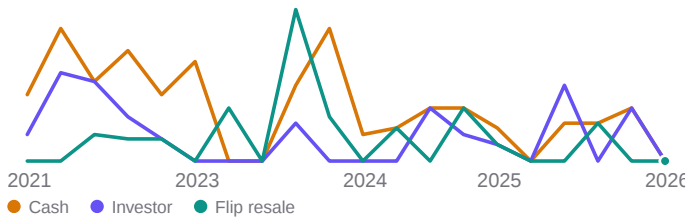
2.1%



## BUYERS & OUTCOMES

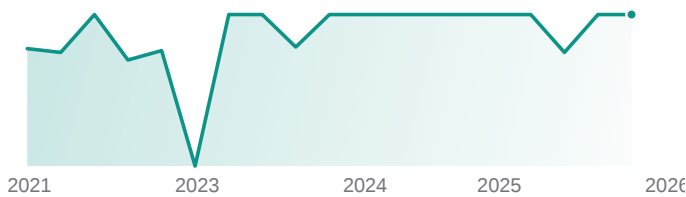
### Buyer mix

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



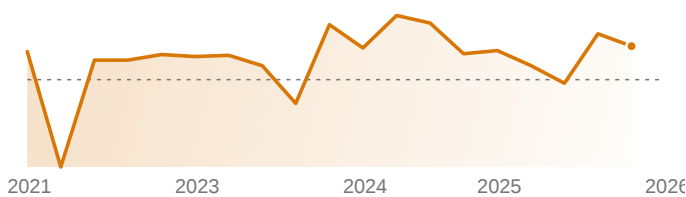
### Sellers who sold at a gain

100%

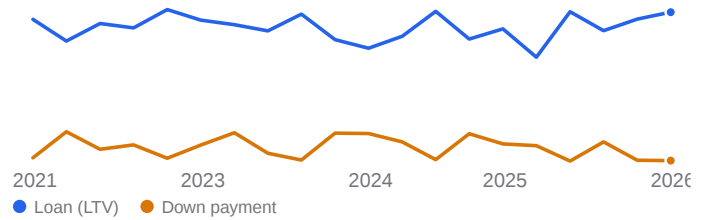


### Median annualized return at resale

+5.3%

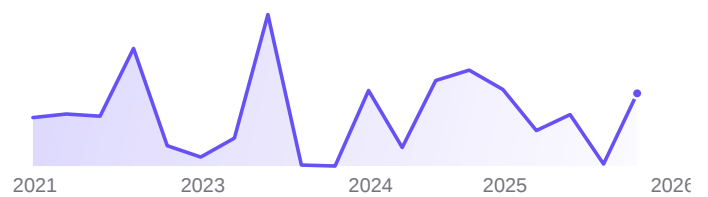


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.3%



### 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                       | 2,913     |
| Density                          | 269 / mi² |
| Median household income          | \$105K    |
| Average household income         | \$120K    |
| Crime index (US avg 100)         | 93        |
| Air pollution index (US avg 100) | 105       |
| Earthquake index (US avg 100)    | 54        |
| Homes occupied                   | 94%       |
| Bachelor's or higher             | 21%       |
| Poverty rate                     | 5.1%      |
| 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.