

Barrington 02806

ZIP code · RI · Rhode Island · Bristol County

BALANCED MARKET

\$826K

MEDIAN SALE PRICE

+18.6%

1-YR CHANGE

183

SALES (12 MO)

\$826K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



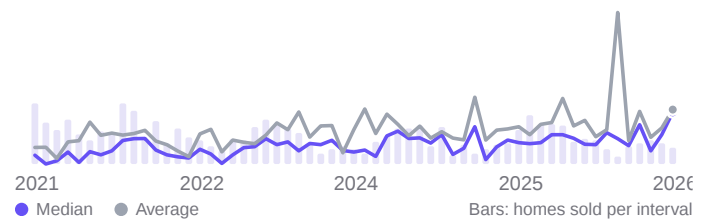
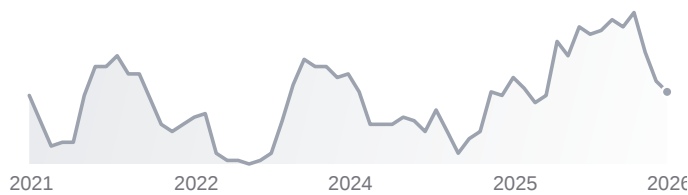
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.1M · Average \$1.1M

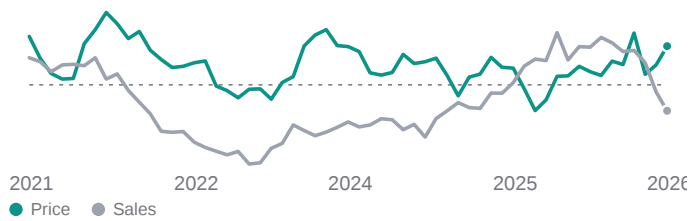


Growth (year over year)

Price +18.6% · Sales -12.4%

Price per square foot

\$473/ft²

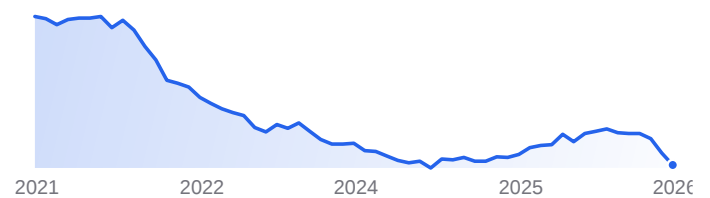
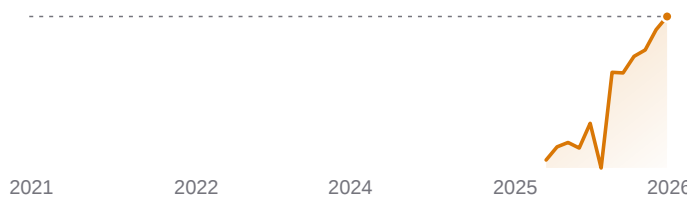


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

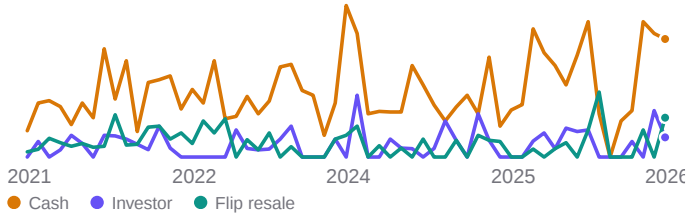
3.0%



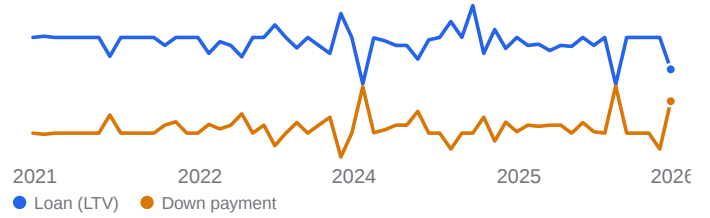
BUYERS & OUTCOMES

Buyer mix

Cash 55% · Investor 9.1% · Flip resale 18%

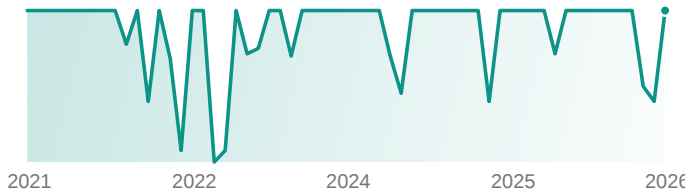


Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



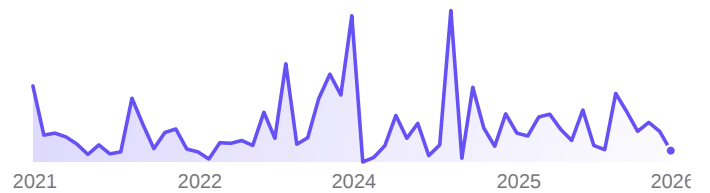
Sellers who sold at a gain

100%



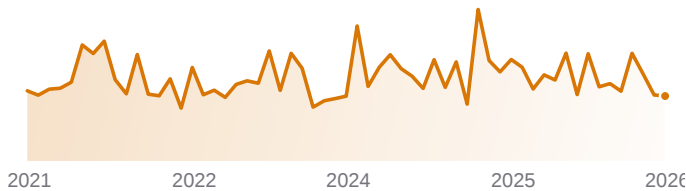
Typical hold before selling

5.0 yrs



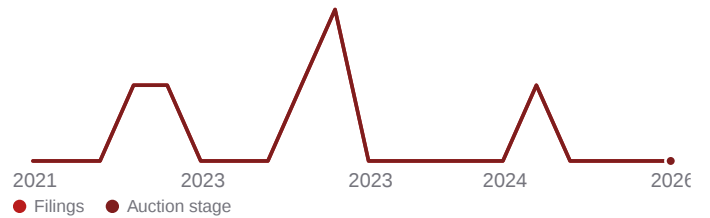
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,046
Median value (AVM)	\$826K
Median size	1,869 ft²
Median bedrooms	3
Median year built	1954
Single family	96%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	14%
Median loan-to-value	39%

Typical ownership tenure

14.8 yrs

COMMUNITY

Population	17,481
Density	1,133 / mi²
Median household income	\$156K
Average household income	\$203K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	62
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	4.8%
Unemployment	1.1%
Average temp	51°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.