

Block Island 02807

ZIP code · RI · Rhode Island · Washington County

STRONG BUYER'S MARKET

\$194K

MEDIAN SALE PRICE

-81.3%

1-YR CHANGE

19

SALES (12 MO)

\$1.9M

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



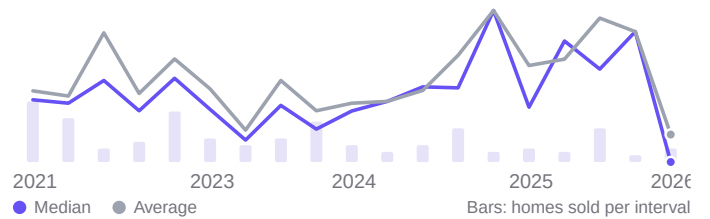
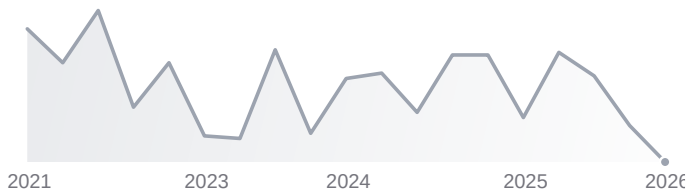
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$194K · Average \$638K

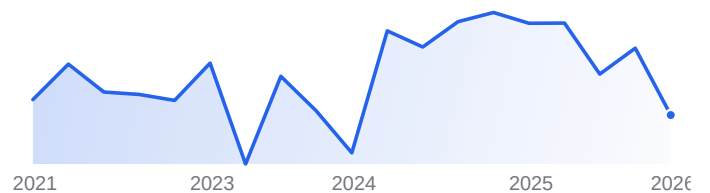
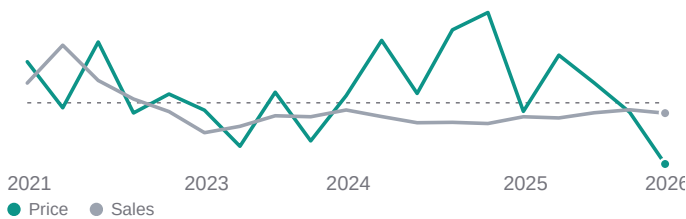


Growth (year over year)

Price -81.3% · Sales -13.6%

Price per square foot

\$547/ft²

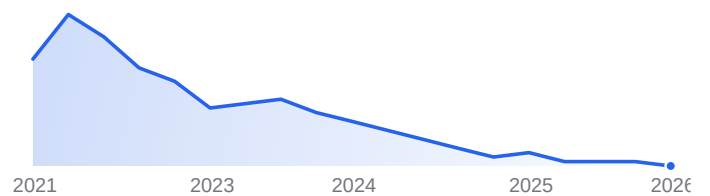


Sale premium vs estimated value

-92.5%

Annual turnover (share of homes sold)

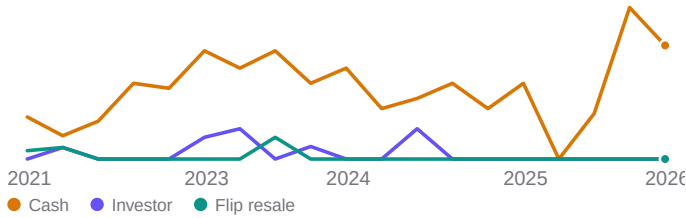
1.3%



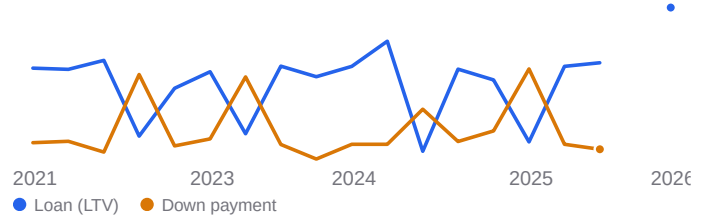
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

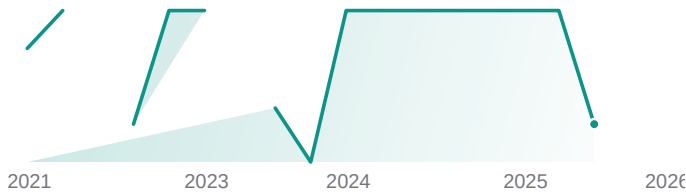


Financing (share of purchase price) Loan (LTV) 113% · Down payment 22%



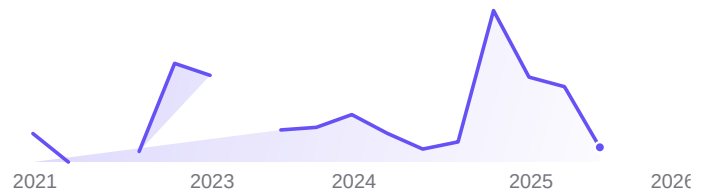
Sellers who sold at a gain

50%



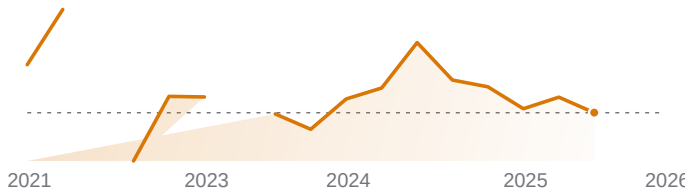
Typical hold before selling

4.1 yrs



Median annualized return at resale

+0.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,500
Median value (AVM)	\$1.9M
Median size	1,664 ft²
Median bedrooms	3
Median year built	1983
Single family	60%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.2%
Owner occupied	3.5%
Company owned	33%
Median loan-to-value	16%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,394
Density	114 / mi²
Median household income	\$70K
Average household income	\$84K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	46
Homes occupied	37%
Bachelor's or higher	38%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	50°F
Annual precip	40 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.