

Bristol 02809

ZIP code · RI · Rhode Island · Bristol County

BUYER'S MARKET

\$628K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

158

SALES (12 MO)

\$619K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



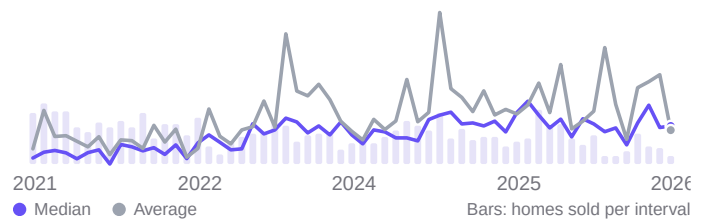
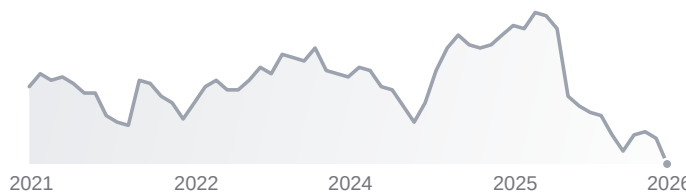
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$595K · Average \$574K

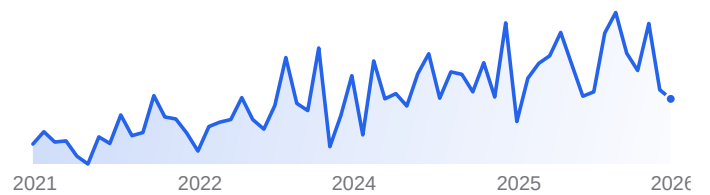
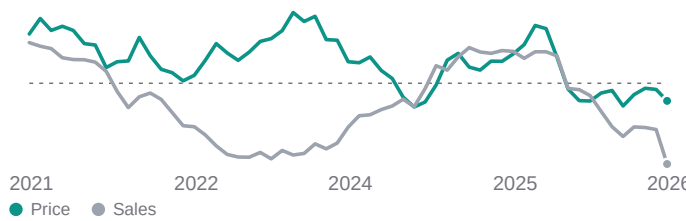


Growth (year over year)

Price -7.4% · Sales -33.9%

Price per square foot

\$330/ft²

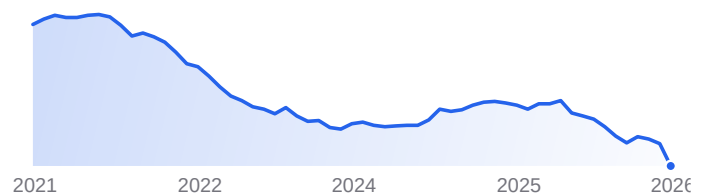


Sale premium vs estimated value

+1.7%

Annual turnover (share of homes sold)

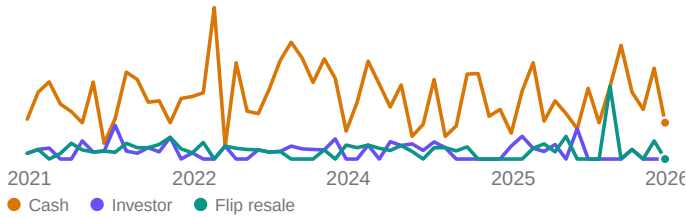
2.2%



BUYERS & OUTCOMES

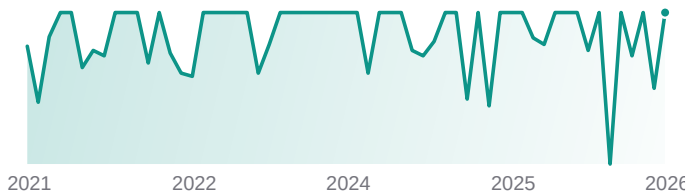
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



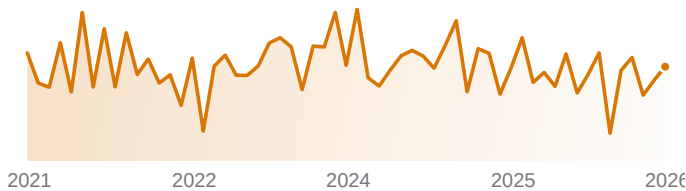
Sellers who sold at a gain

100%

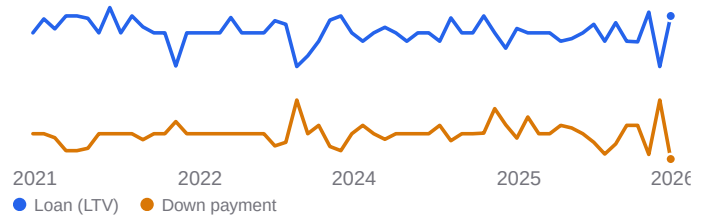


Median annualized return at resale

+6.4%

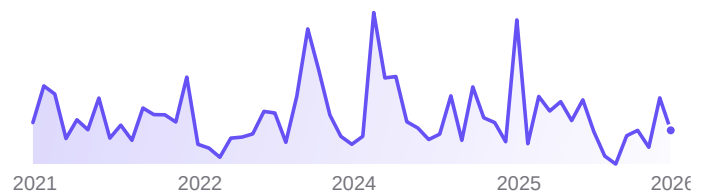


Financing (share of purchase price) Loan (LTV) 90% · Down payment 5.0%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,252
Median value (AVM)	\$619K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1968
Single family	76%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.9%
Owner occupied	78%
Company owned	14%
Median loan-to-value	36%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	22,069
Density	1,012 / mi²
Median household income	\$95K
Average household income	\$123K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	60
Homes occupied	89%
Bachelor's or higher	30%
Poverty rate	6.1%
Unemployment	0.9%
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.