

Carolina 02812

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

SELLER'S MARKET

\$489K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

15

SALES (12 MO)

\$545K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



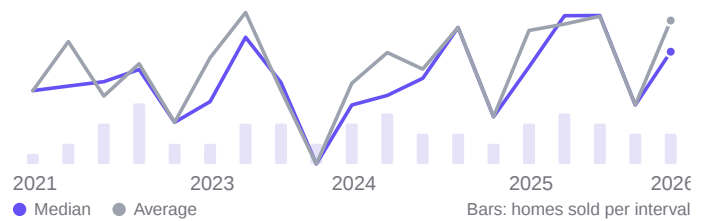
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$492K · Average \$562K

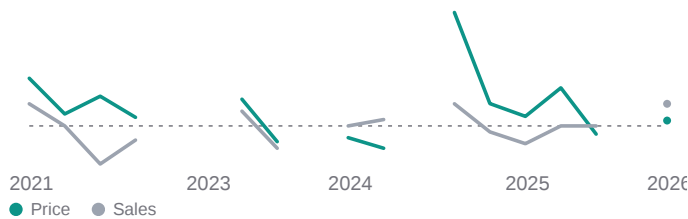


Growth (year over year)

Price +6.1% · Sales +25.0%

Price per square foot

\$363/ft²

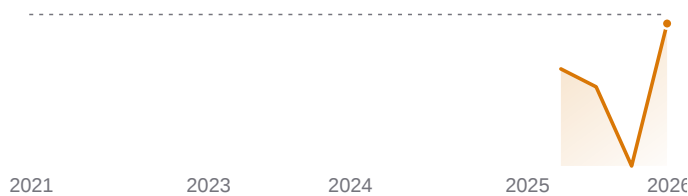


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

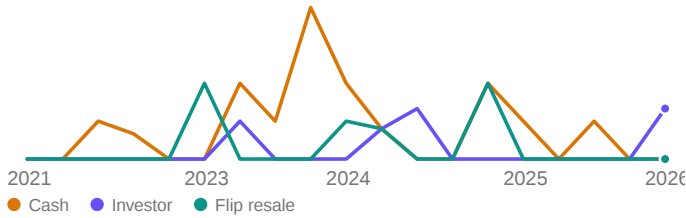
3.2%



BUYERS & OUTCOMES

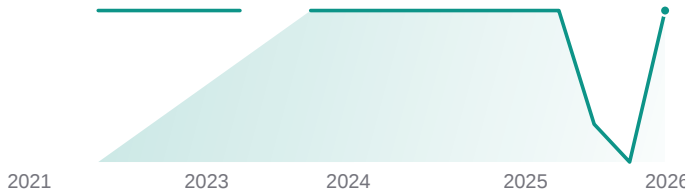
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



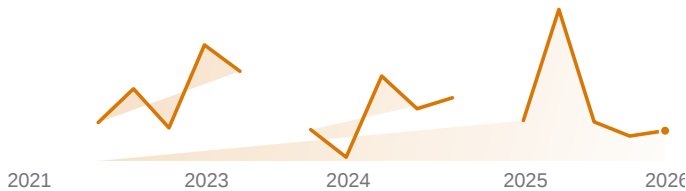
Sellers who sold at a gain

100%

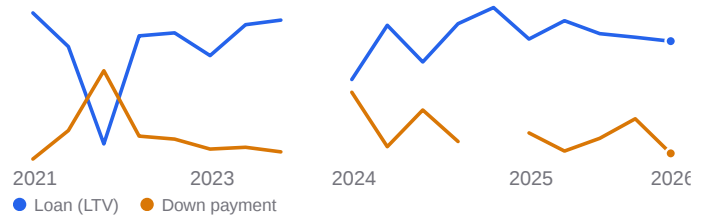


Median annualized return at resale

+2.9%

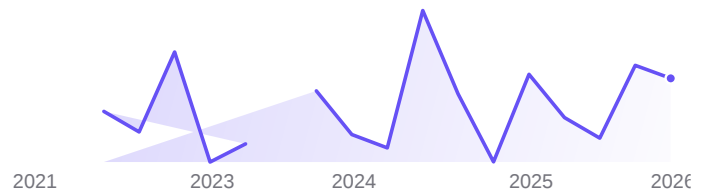


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.6%



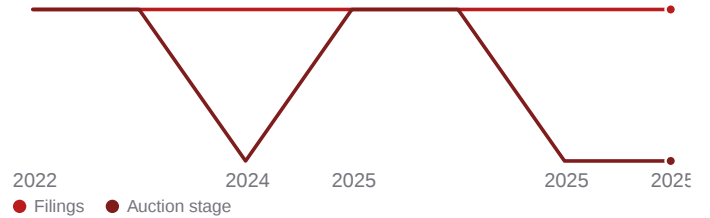
Typical hold before selling

14.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	470
Median value (AVM)	\$545K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1986
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.2%
Owner occupied	84%
Company owned	11%
Median loan-to-value	41%
Typical ownership tenure	20.6 yrs

COMMUNITY

Population	1,387
Density	194 / mi²
Median household income	\$102K
Average household income	\$115K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	54
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	2.2%
Unemployment	1.3%
Average temp	50°F
Annual precip	51 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.