

Charlestown 02813

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

BALANCED MARKET

\$697K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

110

SALES (12 MO)

\$750K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



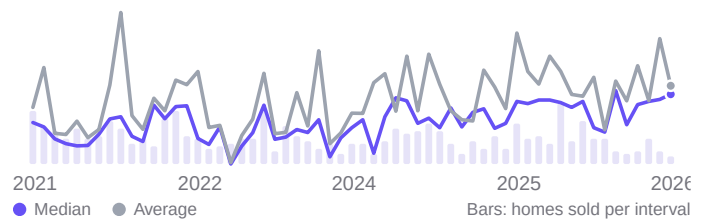
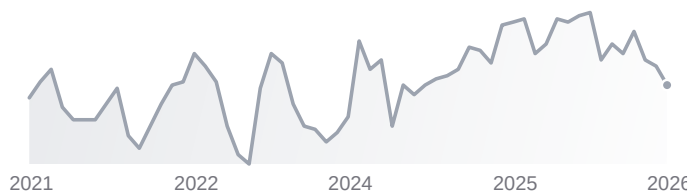
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$725K · Average \$783K

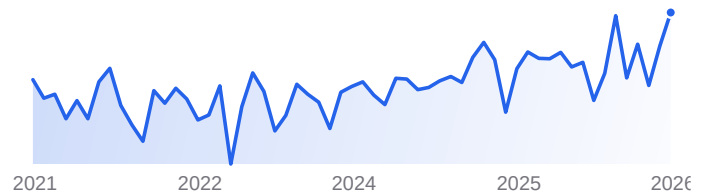
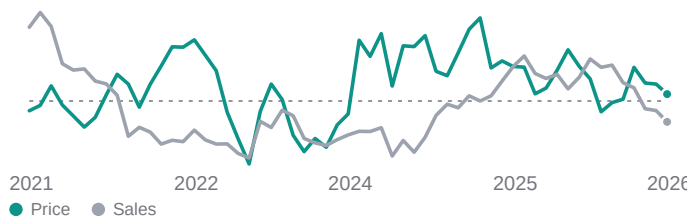


Growth (year over year)

Price +3.5% · Sales -10.6%

Price per square foot

\$571/ft²

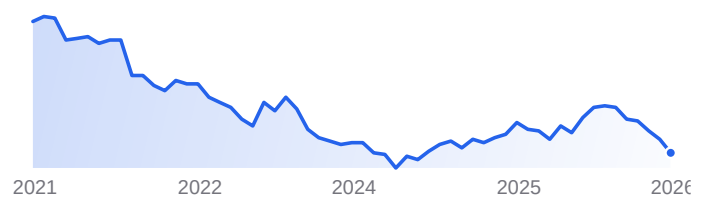
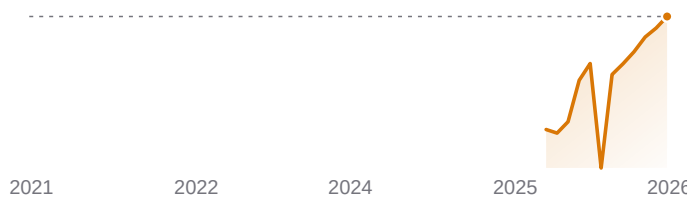


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

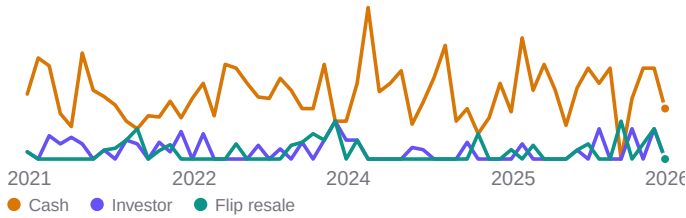
2.1%



BUYERS & OUTCOMES

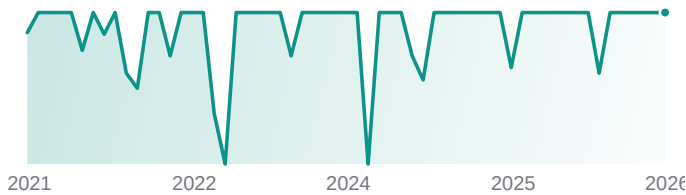
Buyer mix

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



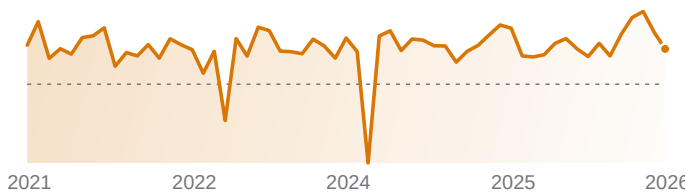
Sellers who sold at a gain

100%

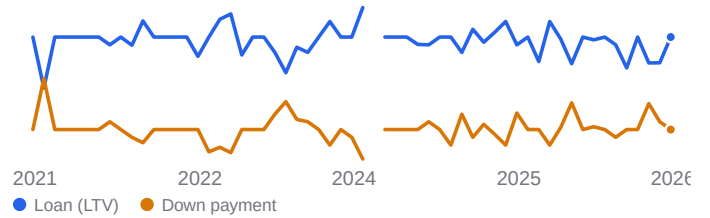


Median annualized return at resale

+5.7%

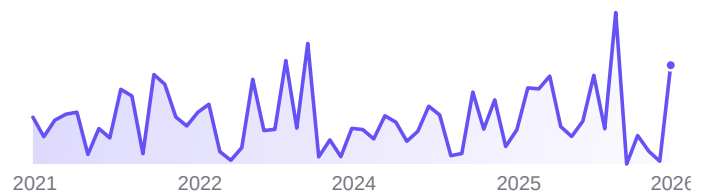


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



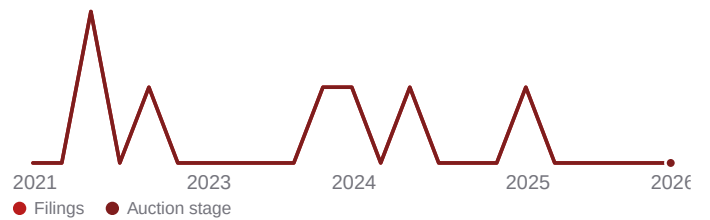
Typical hold before selling

20.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,227
Median value (AVM)	\$750K
Median size	1,544 ft²
Median bedrooms	3
Median year built	1984
Single family	86%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.4%
Owner occupied	55%
Company owned	21%
Median loan-to-value	26%

Typical ownership tenure

21.6 yrs

COMMUNITY

Population	8,123
Density	190 / mi²
Median household income	\$104K
Average household income	\$130K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	52
Homes occupied	67%
Bachelor's or higher	25%
Poverty rate	5.0%
Unemployment	1.1%
Average temp	50°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.