

West Greenwich 02817

ZIP code · RI · Rhode Island › Kent County

SELLER'S MARKET

\$612K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

68

SALES (12 MO)

\$626K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

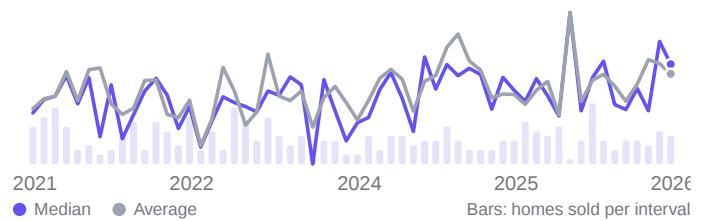
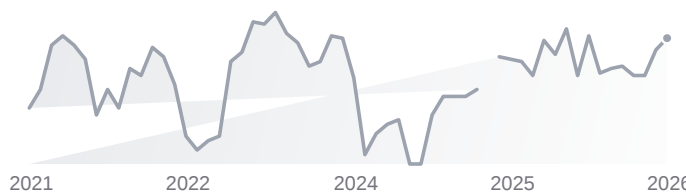
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$650K · Average \$603K

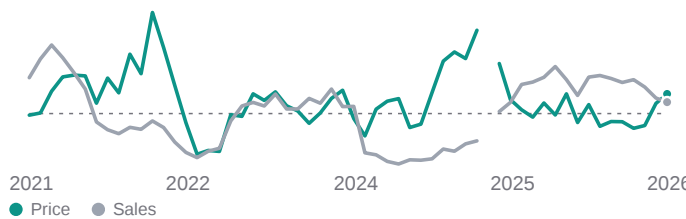


Growth (year over year)

Price +16.6% · Sales +9.7%

Price per square foot

\$348/ft²

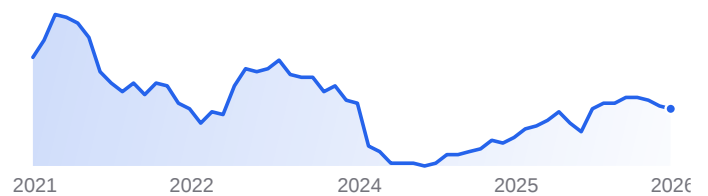
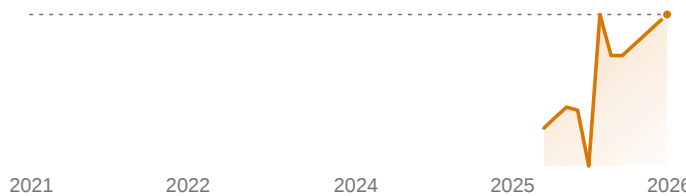


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

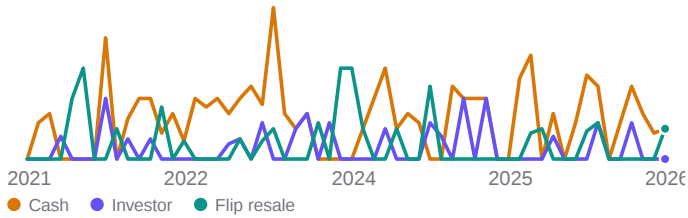
3.1%



BUYERS & OUTCOMES

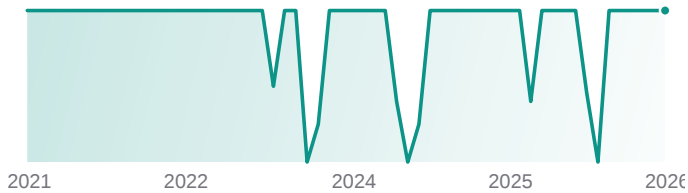
Buyer mix

Cash 17% · Investor 0% · Flip resale 17%



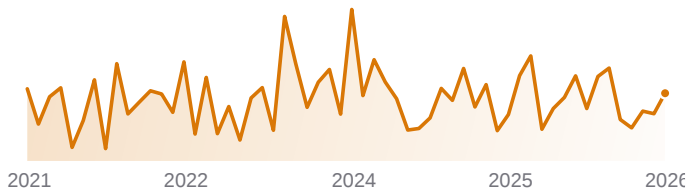
Sellers who sold at a gain

100%

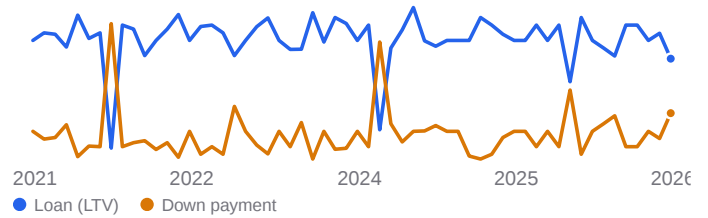


Median annualized return at resale

+6.0%

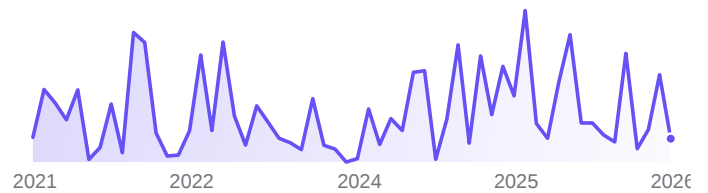


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,208
Median value (AVM)	\$626K
Median size	1,732 ft²
Median bedrooms	3
Median year built	1990
Single family	84%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	90%
Company owned	9.4%
Median loan-to-value	40%

Typical ownership tenure

20.9 yrs

COMMUNITY

Population	6,703
Density	130 / mi²
Median household income	\$129K
Average household income	\$131K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	60
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	1.9%
Unemployment	1.2%
Average temp	49°F
Annual precip	49 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.