

# East Greenwich 02818

ZIP code · RI · Rhode Island · Kent County

BALANCED MARKET

**\$849K**

MEDIAN SALE PRICE

**+24.1%**

1-YR CHANGE

**203**

SALES (12 MO)

**\$748K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



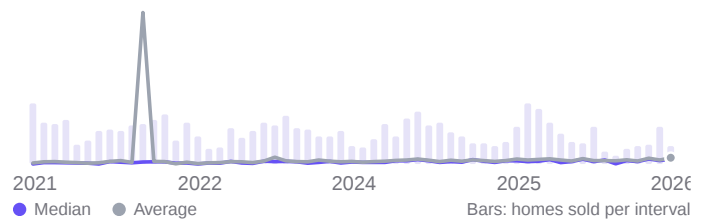
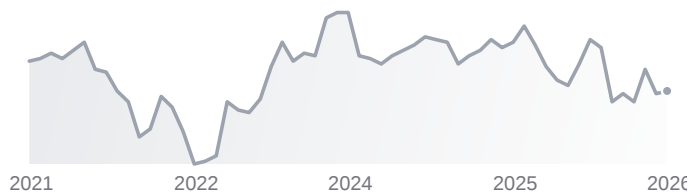
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$905K · Average \$1M

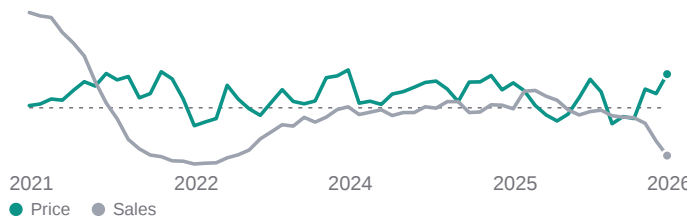


Growth (year over year)

Price +24.1% · Sales -34.3%

Price per square foot

\$325/ft²

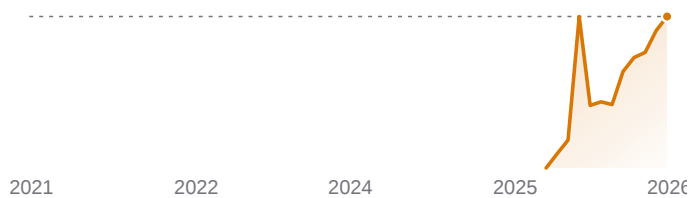


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

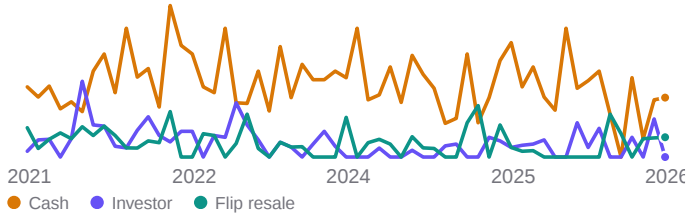
2.9%



## BUYERS & OUTCOMES

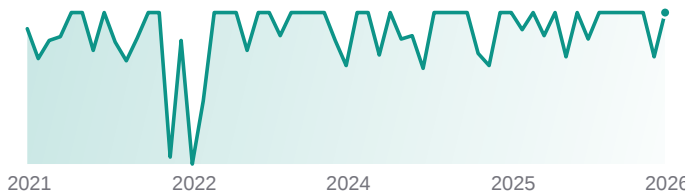
### Buyer mix

Cash 23% · Investor 0% · Flip resale 7.7%



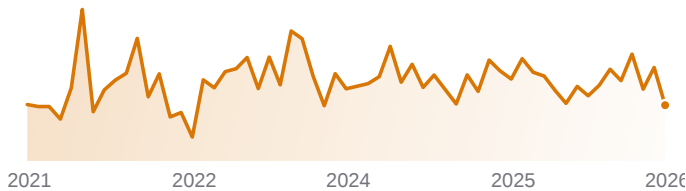
### Sellers who sold at a gain

100%

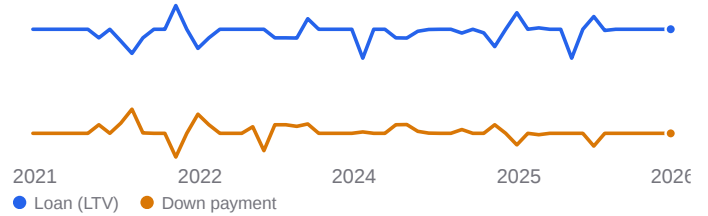


### Median annualized return at resale

+4.4%

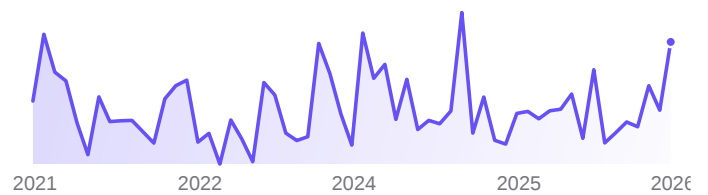


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



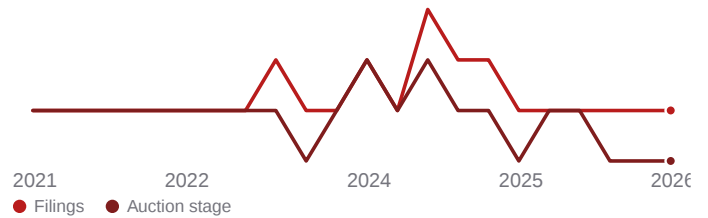
### Typical hold before selling

16.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,955     |
| Median value (AVM) | \$748K    |
| Median size        | 2,067 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1972      |
| Single family      | 80%       |
| Condos             | 15%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 67%  |
| Underwater (LTV 125% or more) | 0.6% |
| Owner occupied                | 86%  |
| Company owned                 | 17%  |
| Median loan-to-value          | 39%  |

Typical ownership tenure

**14.1 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>20,899</b>               |
| Density                          | <b>823 / mi<sup>2</sup></b> |
| Median household income          | <b>\$128K</b>               |
| Average household income         | <b>\$175K</b>               |
| Crime index (US avg 100)         | <b>56</b>                   |
| Air pollution index (US avg 100) | <b>111</b>                  |
| Earthquake index (US avg 100)    | <b>59</b>                   |
| Homes occupied                   | <b>95%</b>                  |
| Bachelor's or higher             | <b>32%</b>                  |
| Poverty rate                     | <b>5.5%</b>                 |
| Unemployment                     | <b>1.2%</b>                 |
| Average temp                     | <b>50°F</b>                 |
| Annual precip                    | <b>48 in</b>                |
| Sunshine                         | <b>58%</b>                  |

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.