

Exeter 02822

ZIP code · RI · Rhode Island · Washington County

BUYER'S MARKET

\$536K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

52

SALES (12 MO)

\$664K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



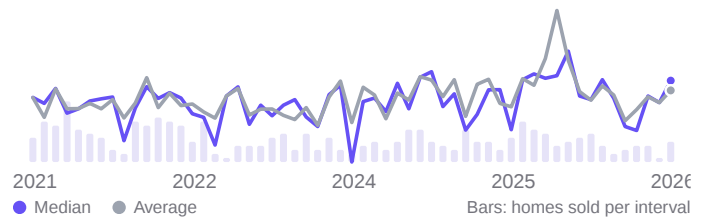
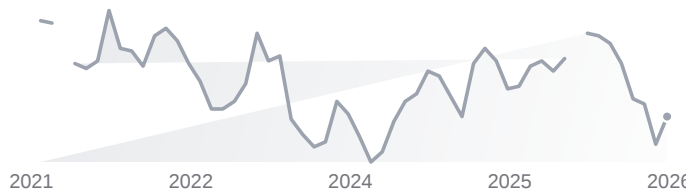
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$623K · Average \$554K

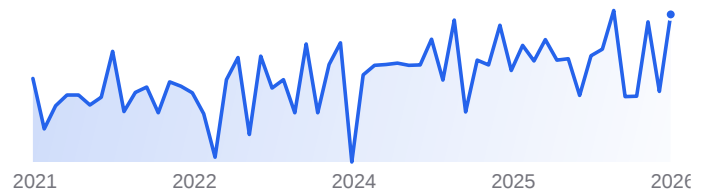
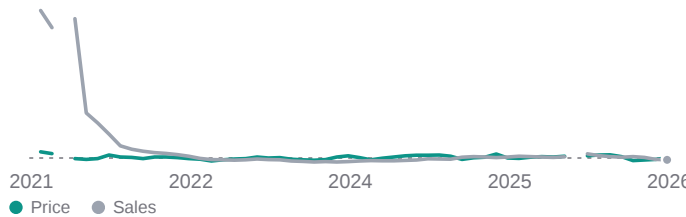


Growth (year over year)

Price +1.9% · Sales -20.0%

Price per square foot

\$440/ft²

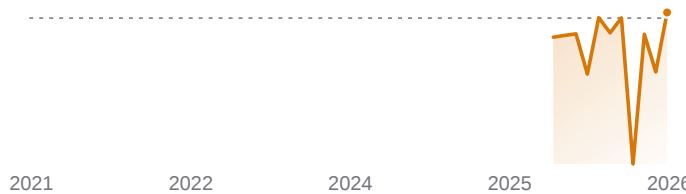


Sale premium vs estimated value

+1.9%

Annual turnover (share of homes sold)

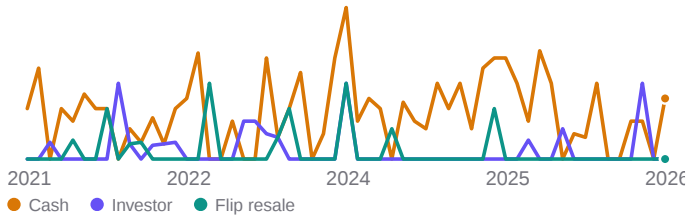
2.2%



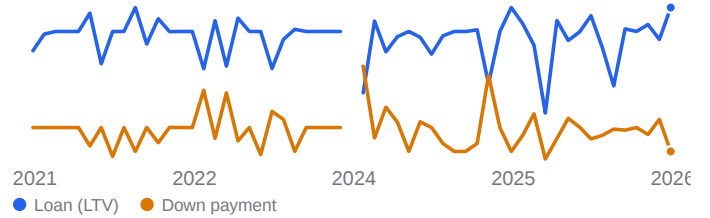
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

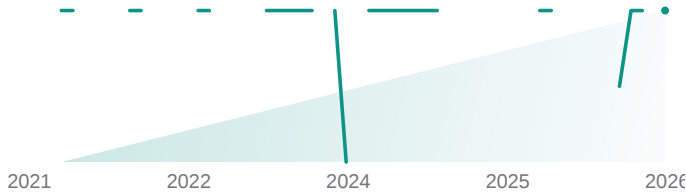


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



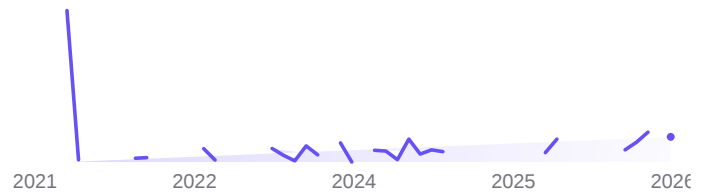
Sellers who sold at a gain

100%



Typical hold before selling

3.3 yrs



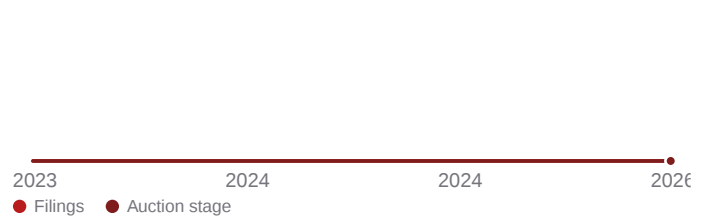
Median annualized return at resale

+9.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,316
Median value (AVM)	\$664K
Median size	1,642 ft²
Median bedrooms	3
Median year built	1986
Single family	80%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.4%
Owner occupied	82%
Company owned	8.1%
Median loan-to-value	29%

Typical ownership tenure

23.1 yrs

COMMUNITY

Population	6,256
Density	112 / mi²
Median household income	\$107K
Average household income	\$124K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	32%
Poverty rate	7.4%
Unemployment	1.1%
Average temp	49°F
Annual precip	50 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.