

Jamestown 02835

ZIP code · RI · Rhode Island · Newport County

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+30.0%

1-YR CHANGE

76

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

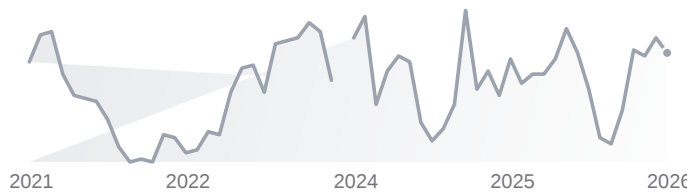
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

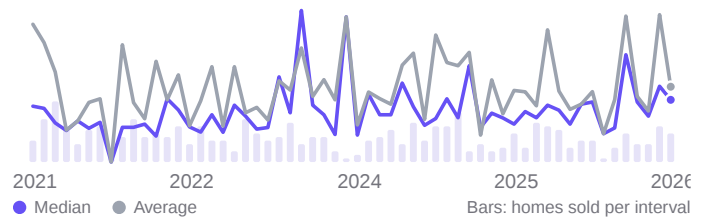
Market temperature (0–100)

55 / 100



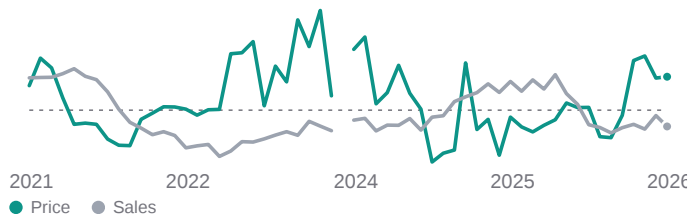
Sale prices

Median \$1.2M · Average \$1.4M



Growth (year over year)

Price +30.0% · Sales -14.6%



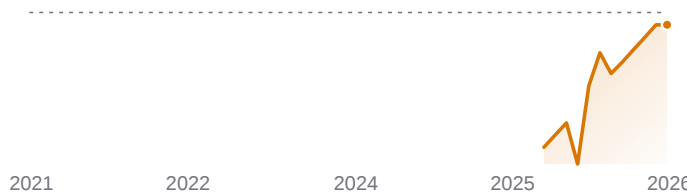
Price per square foot

\$617/ft²



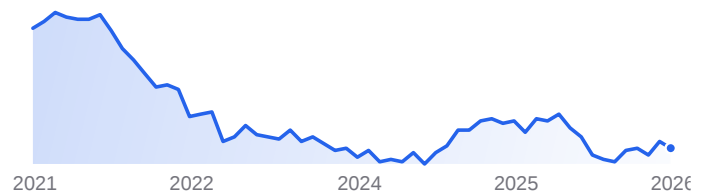
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

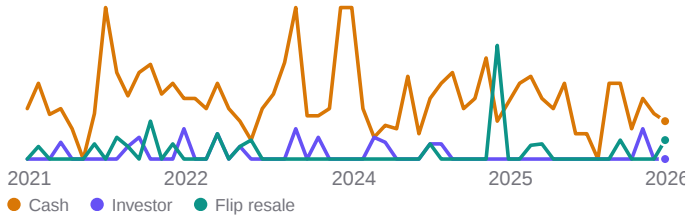
2.6%



BUYERS & OUTCOMES

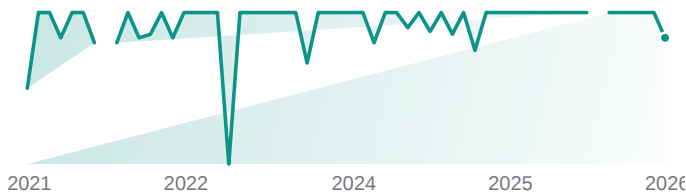
Buyer mix

Cash 25% · Investor 0% · Flip resale 13%



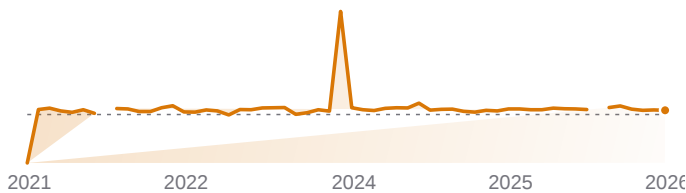
Sellers who sold at a gain

83%

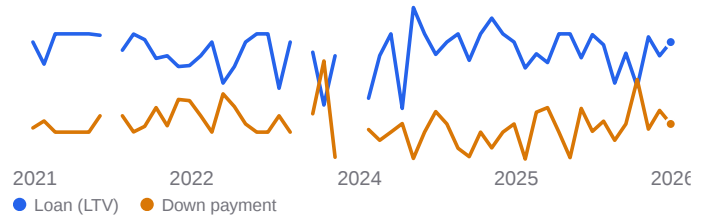


Median annualized return at resale

+6.0%

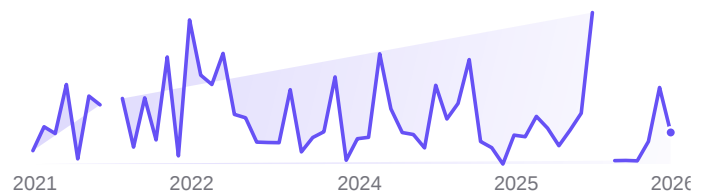


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



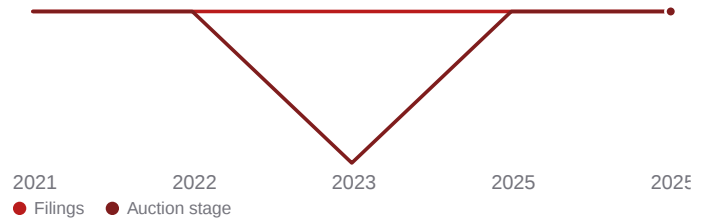
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,918
Median value (AVM)	\$1.2M
Median size	1,860 ft²
Median bedrooms	3
Median year built	1979
Single family	91%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.7%
Owner occupied	67%
Company owned	13%
Median loan-to-value	24%

Typical ownership tenure

20.0 yrs

COMMUNITY

Population	5,479
Density	349 / mi²
Median household income	\$123K
Average household income	\$173K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	57
Homes occupied	80%
Bachelor's or higher	37%
Poverty rate	4.2%
Unemployment	0.9%
Average temp	51°F
Annual precip	47 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.