

Kenyon 02836

ZIP code · RI · Rhode Island › Washington County

\$445K

MEDIAN SALE PRICE

+78.0%

1-YR CHANGE

1

SALES (12 MO)

\$489K

MEDIAN VALUE (AVM)

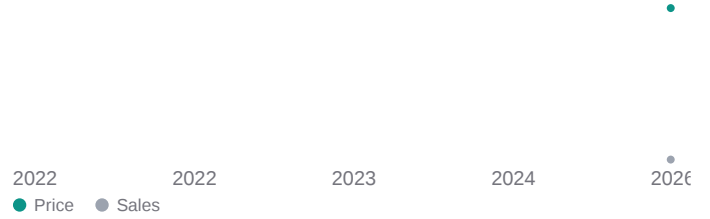
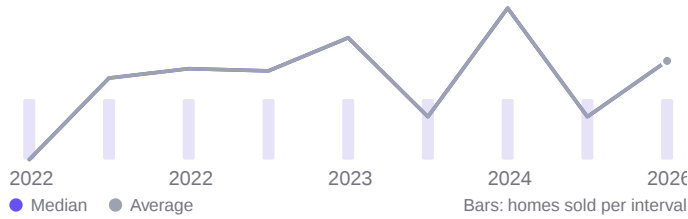
MARKET TRENDS (5 YEARS)

Sale prices

Median \$445K · Average \$445K

Growth (year over year)

Price +78.0% · Sales +0.0%

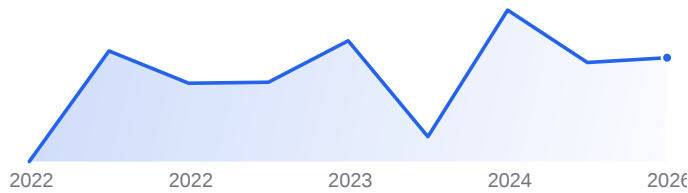


Price per square foot

\$276/ft²

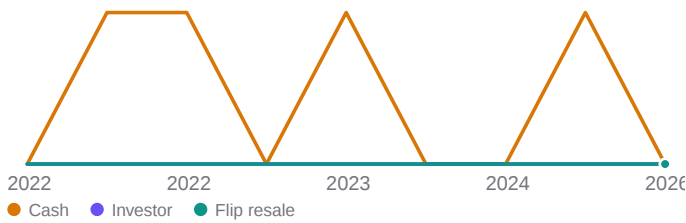
Annual turnover (share of homes sold)

2.4%



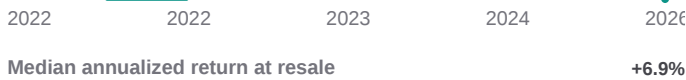
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%

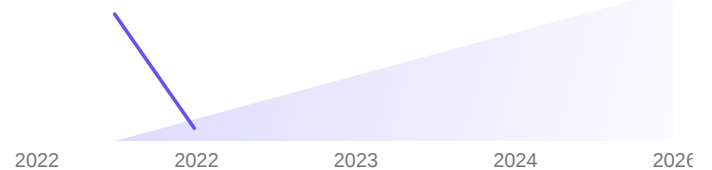


Financing (share of purchase price) Loan (LTV) 55% · Down payment 45%



Typical hold before selling

5.5 yrs



HOUSING STOCK

Homes	42
Median value (AVM)	\$489K
Median size	1,612 ft²
Median bedrooms	3
Median year built	1970
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0%
Owner occupied	81%
Company owned	0%
Median loan-to-value	41%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	68
Density	221 / mi²
Median household income	\$97K
Average household income	\$112K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	57
Homes occupied	96%
Bachelor's or higher	20%
Poverty rate	2.2%
Unemployment	1.3%
Average temp	50°F
Annual precip	51 in
Sunshine	58%

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