

Manville 02838

ZIP code · RI · Rhode Island > Providence County

BALANCED MARKET

\$376K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

37

SALES (12 MO)

\$438K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



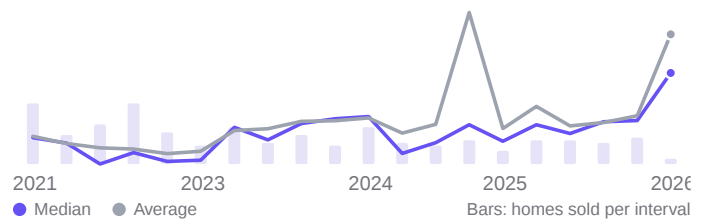
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$650K · Average \$830K

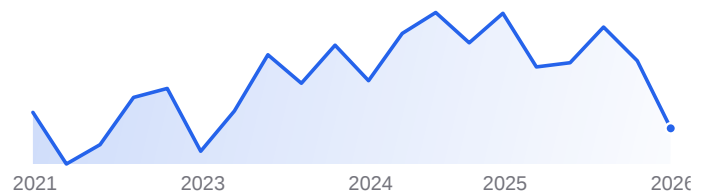
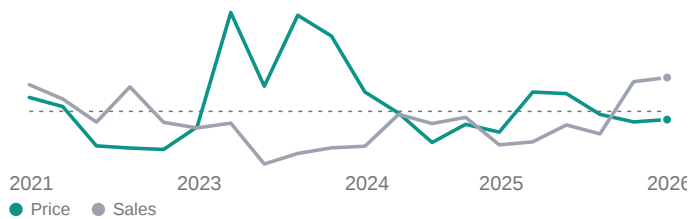


Growth (year over year)

Price -6.8% · Sales +27.6%

Price per square foot

\$206/ft²

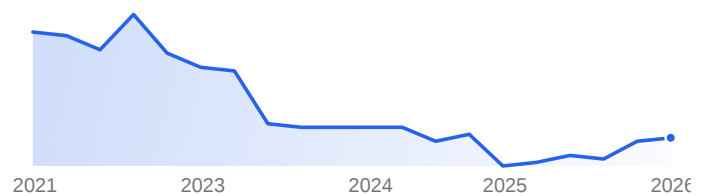
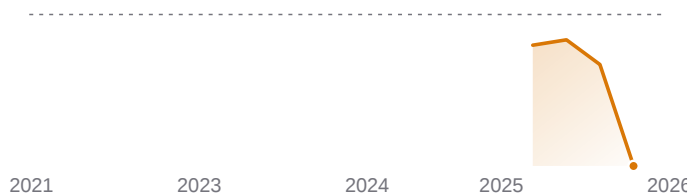


Sale premium vs estimated value

-18.8%

Annual turnover (share of homes sold)

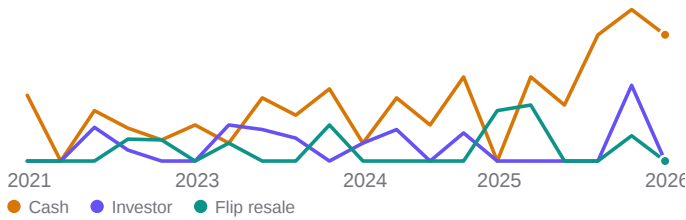
4.3%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



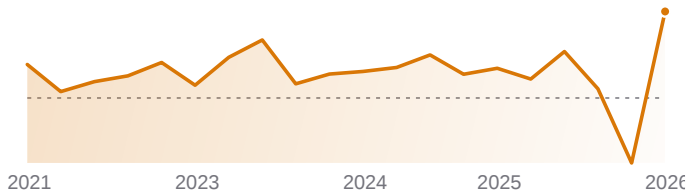
Sellers who sold at a gain

100%

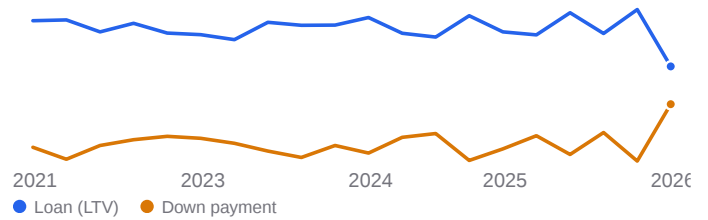


Median annualized return at resale

+18.4%

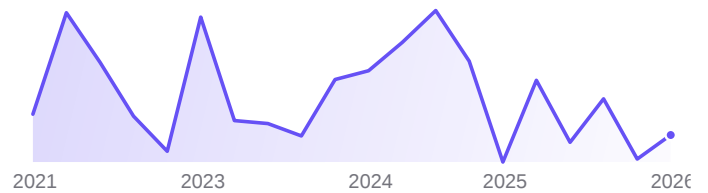


Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	870
Median value (AVM)	\$438K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1964
Single family	46%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.7%
Owner occupied	77%
Company owned	12%
Median loan-to-value	45%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	4,033
Density	2,765 / mi²
Median household income	\$73K
Average household income	\$84K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	9.4%
Unemployment	1.4%
Average temp	49°F
Annual precip	50 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.