

Newport 02840

ZIP code · RI · Rhode Island > Newport County > Newport

BALANCED MARKET

\$955K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

285

SALES (12 MO)

\$941K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



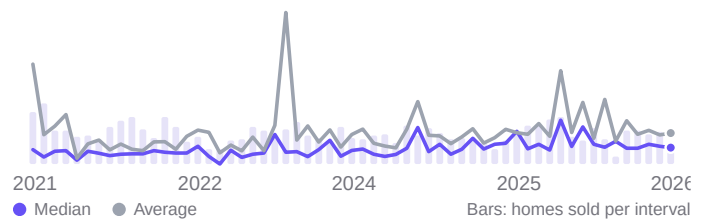
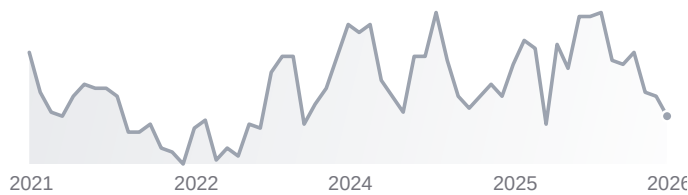
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$915K · Average \$1.3M

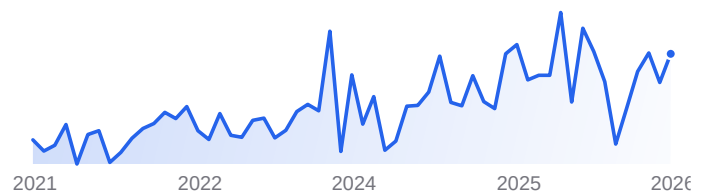
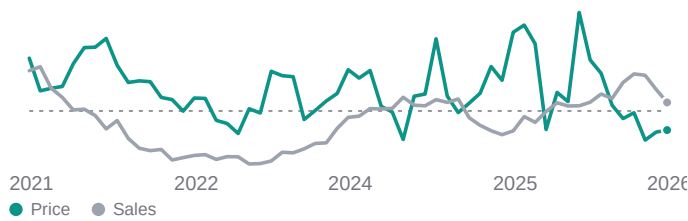


Growth (year over year)

Price -10.9% · Sales +4.8%

Price per square foot

\$700/ft²

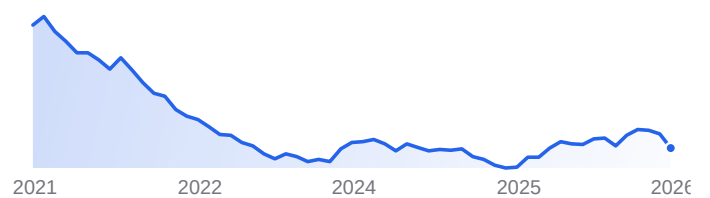
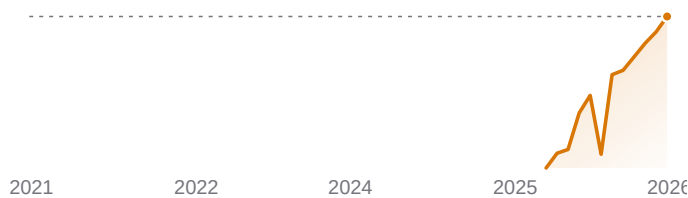


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

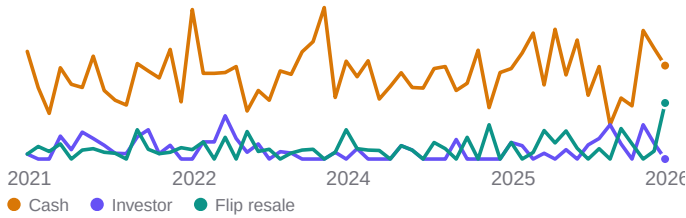
3.3%



BUYERS & OUTCOMES

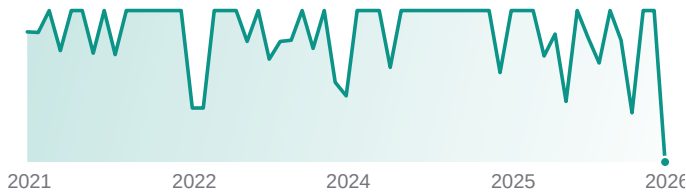
Buyer mix

Cash 45% · Investor 0% · Flip resale 27%



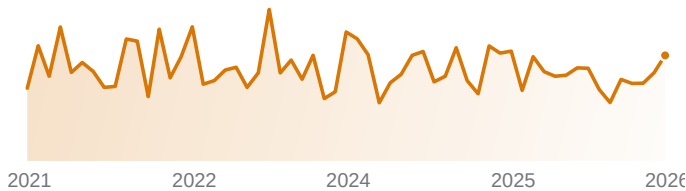
Sellers who sold at a gain

78%

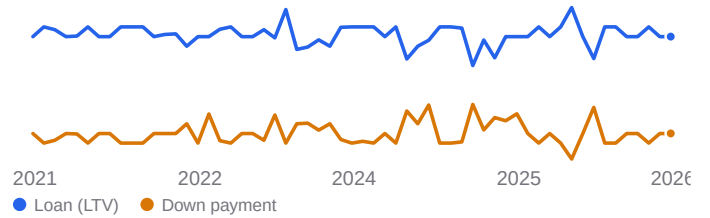


Median annualized return at resale

+9.5%

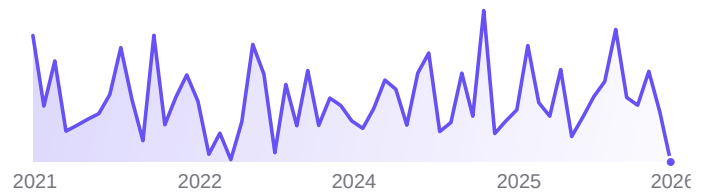


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



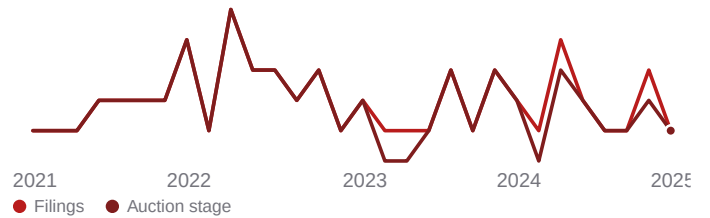
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,542
Median value (AVM)	\$941K
Median size	1,656 ft²
Median bedrooms	3
Median year built	1920
Single family	56%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.8%
Owner occupied	55%
Company owned	24%
Median loan-to-value	27%

Typical ownership tenure

17.3 yrs

COMMUNITY

Population	23,137
Density	2,164 / mi²
Median household income	\$92K
Average household income	\$121K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	51
Homes occupied	82%
Bachelor's or higher	31%
Poverty rate	11.5%
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.