

Middletown 02842

ZIP code · RI · Rhode Island · Newport County

BUYER'S MARKET

\$810K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

112

SALES (12 MO)

\$763K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



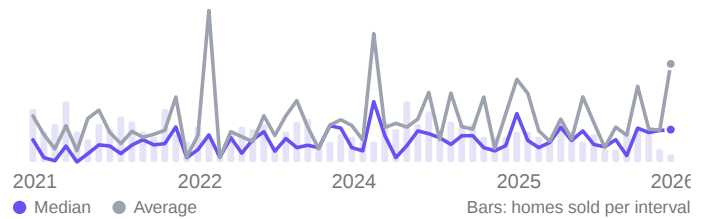
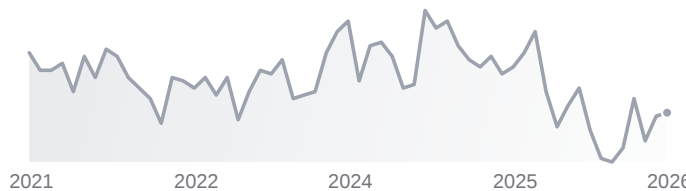
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$825K · Average \$1.6M

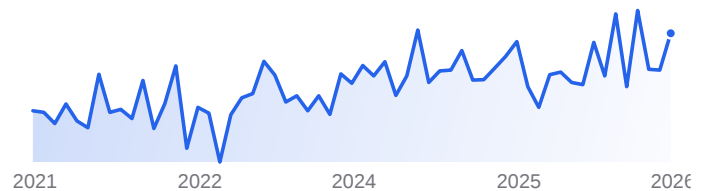
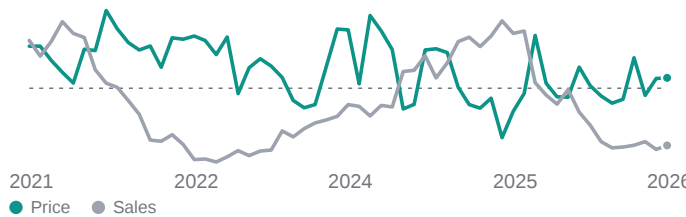


Growth (year over year)

Price +4.9% · Sales -27.3%

Price per square foot

\$551/ft²

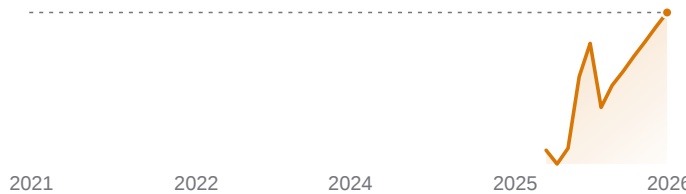


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

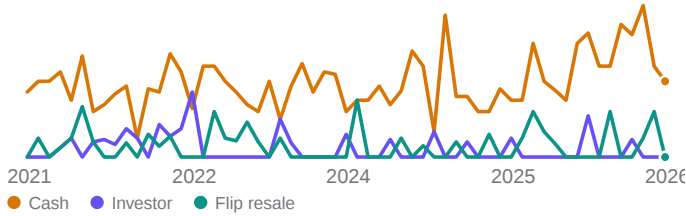
2.1%



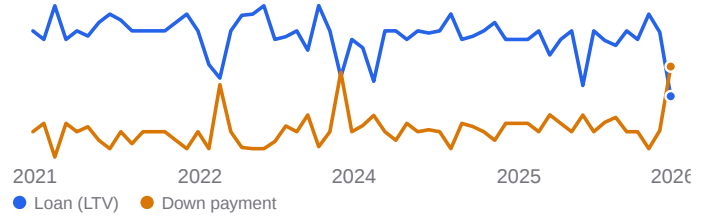
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

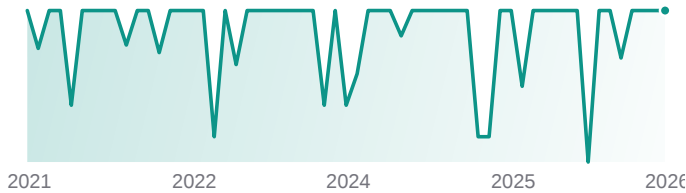


Financing (share of purchase price) Loan (LTV) 41% · Down payment 59%



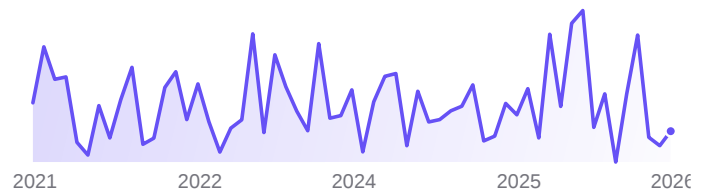
Sellers who sold at a gain

100%



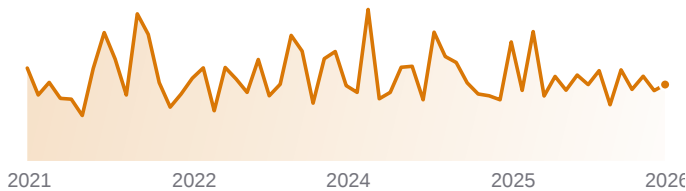
Typical hold before selling

5.2 yrs



Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,354
Median value (AVM)	\$763K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1965
Single family	79%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.8%
Owner occupied	72%
Company owned	19%
Median loan-to-value	33%

Typical ownership tenure

21.9 yrs

COMMUNITY

Population	16,575
Density	1,075 / mi²
Median household income	\$99K
Average household income	\$117K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	56
Homes occupied	90%
Bachelor's or higher	29%
Poverty rate	7.8%
Unemployment	1.1%
Average temp	50°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.