

North Kingstown 02852

ZIP code · RI · Rhode Island · Washington County

BALANCED MARKET

\$640K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

234

SALES (12 MO)

\$630K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



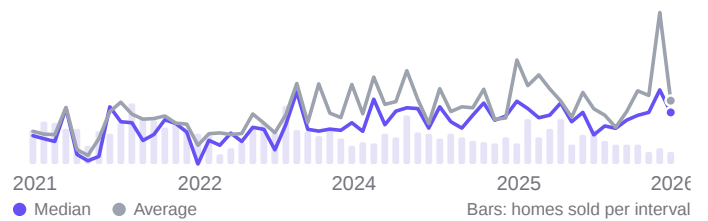
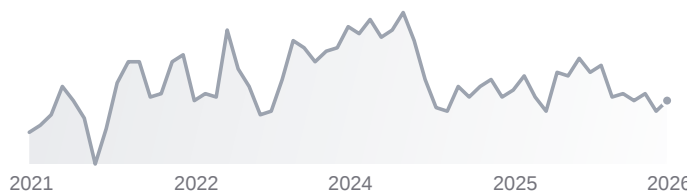
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$600K · Average \$663K

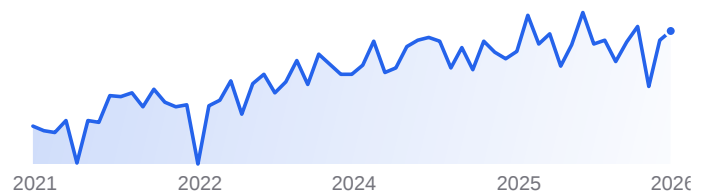
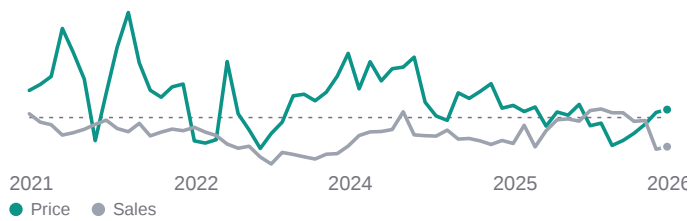


Growth (year over year)

Price +3.7% · Sales -13.7%

Price per square foot

\$378/ft²

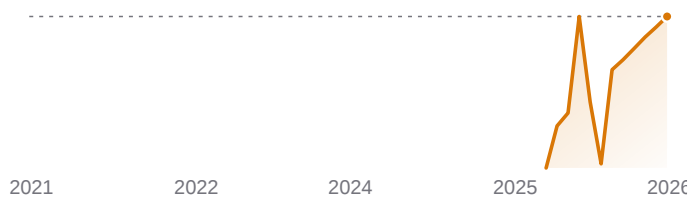


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

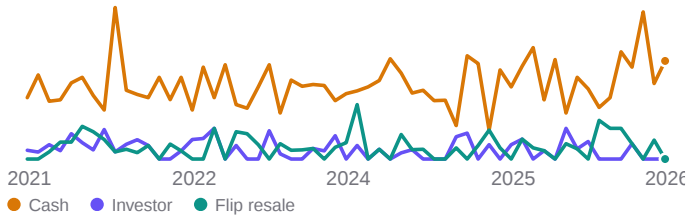
2.7%



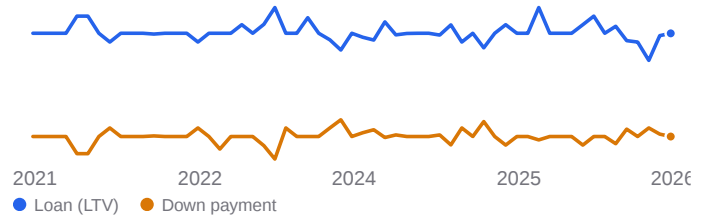
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

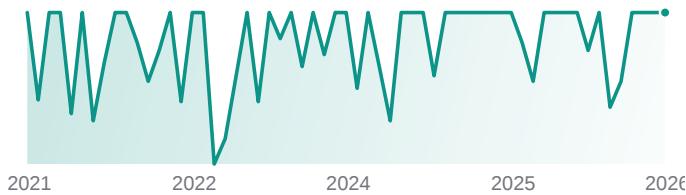


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



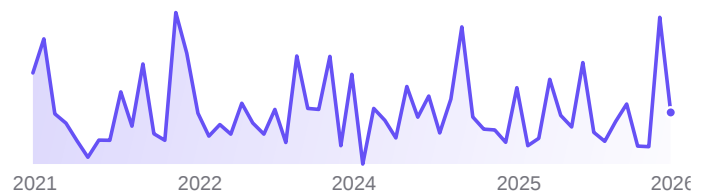
Sellers who sold at a gain

100%



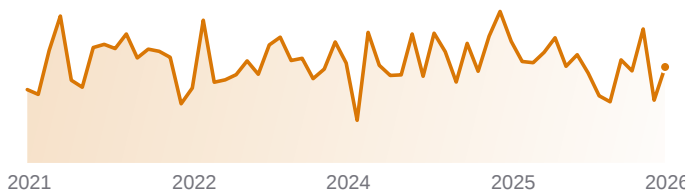
Typical hold before selling

7.6 yrs



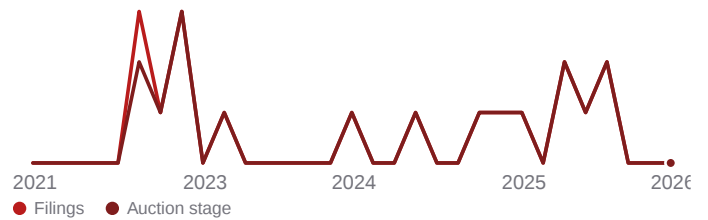
Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,532
Median value (AVM)	\$630K
Median size	1,638 ft²
Median bedrooms	3
Median year built	1970
Single family	80%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	12%
Median loan-to-value	36%

Typical ownership tenure

18.0 yrs

COMMUNITY

Population	23,240
Density	677 / mi²
Median household income	\$109K
Average household income	\$128K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	56
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	50°F
Annual precip	49 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.