

Oakland 02858

ZIP code · RI · Rhode Island > Providence County

SELLER'S MARKET

\$479K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

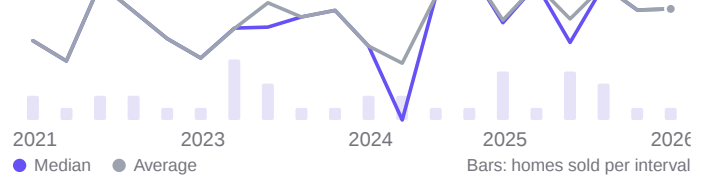
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$481K · Average \$481K

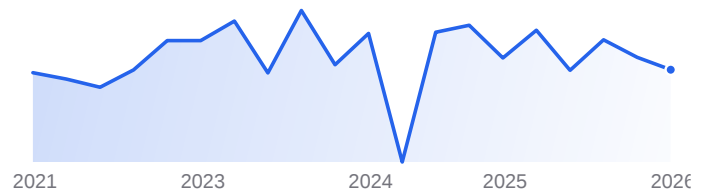
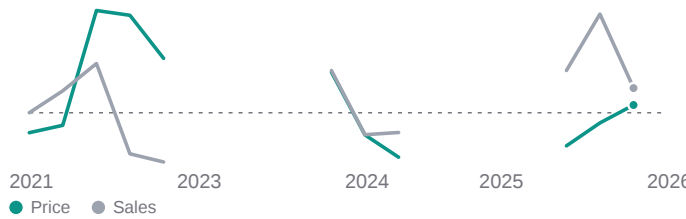


Growth (year over year)

Price +7.8% · Sales +25.0%

Price per square foot

\$202/ft²

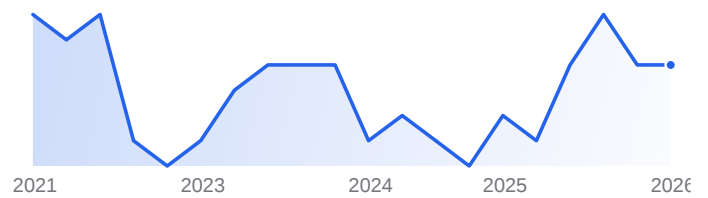


Sale premium vs estimated value

+7.1%

Annual turnover (share of homes sold)

5.5%



BUYERS & OUTCOMES

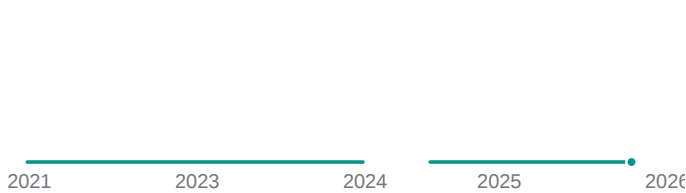
Buyer mix

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



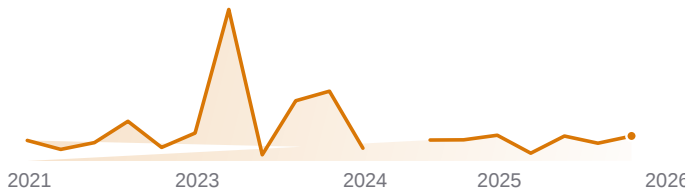
Sellers who sold at a gain

100%

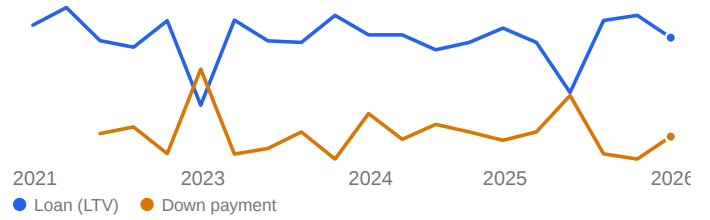


Median annualized return at resale

+8.3%

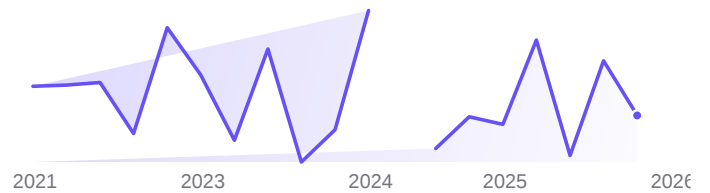


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



Typical hold before selling

7.9 yrs



HOUSING STOCK

Homes	183
Median value (AVM)	\$444K
Median size	1,733 ft²
Median bedrooms	3
Median year built	1940
Single family	77%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	6.0%
Median loan-to-value	53%

Typical ownership tenure

13.6 yrs

COMMUNITY

Population	166
Density	270 / mi²
Median household income	\$119K
Average household income	\$119K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	57
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	3.4%
Unemployment	2.0%
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.