

Central Falls 02863

ZIP code · RI · Rhode Island > Providence County > Central Falls

BUYER'S MARKET

\$296K

MEDIAN SALE PRICE

-50.9%

1-YR CHANGE

72

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



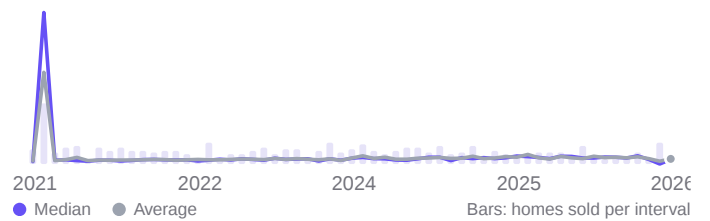
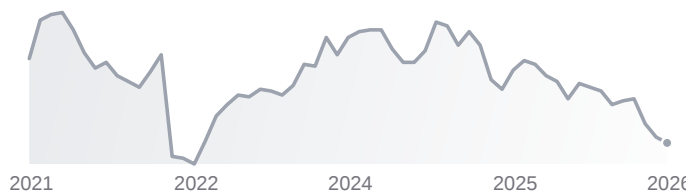
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$400K · Average \$445K

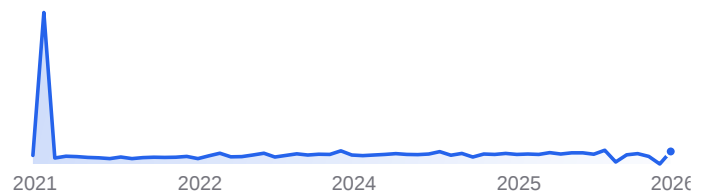
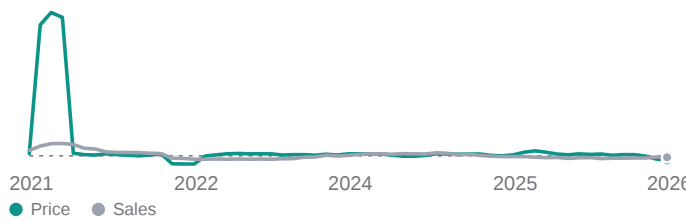


Growth (year over year)

Price -50.9% · Sales -16.3%

Price per square foot

\$227/ft²

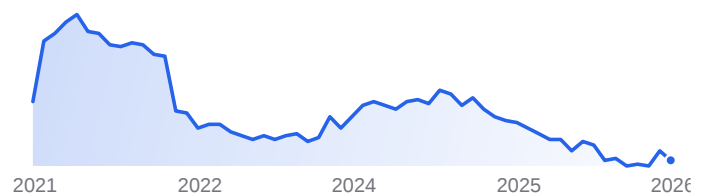
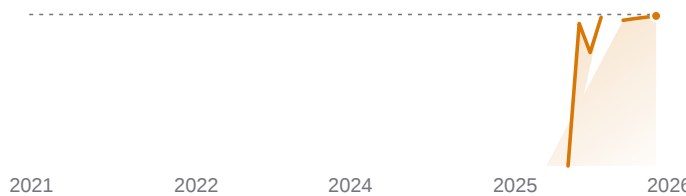


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

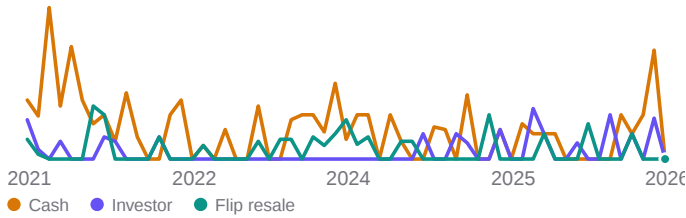
3.0%



BUYERS & OUTCOMES

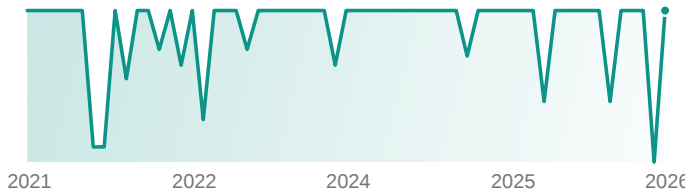
Buyer mix

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



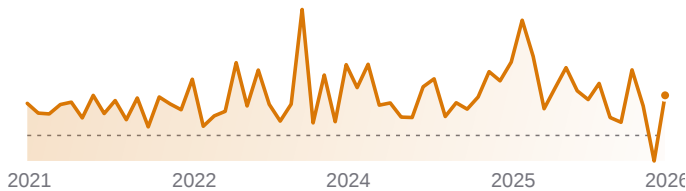
Sellers who sold at a gain

100%

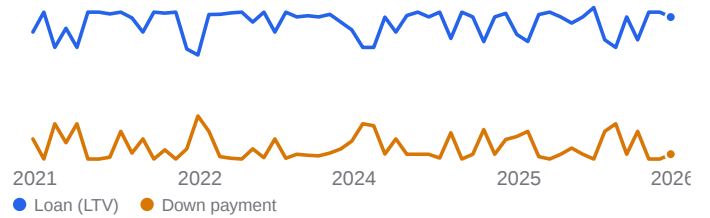


Median annualized return at resale

+8.7%

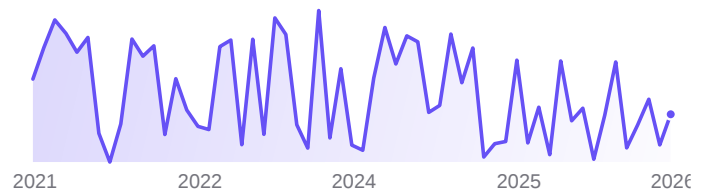


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



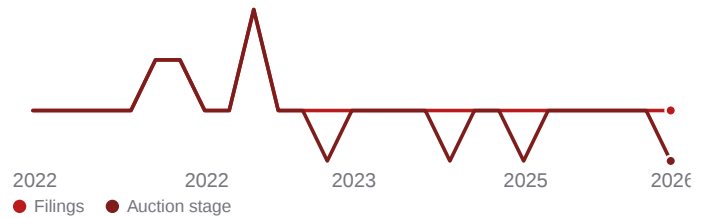
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,411
Median value (AVM)	\$394K
Median size	2,567 ft²
Median bedrooms	5
Median year built	1900
Single family	19%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.4%
Owner occupied	59%
Company owned	18%
Median loan-to-value	38%

Typical ownership tenure

15.2 yrs

COMMUNITY

Population	22,865
Density	17,839 / mi²
Median household income	\$41K
Average household income	\$50K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	58
Homes occupied	95%
Bachelor's or higher	8%
Poverty rate	22.9%
Unemployment	1.5%
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.