

Cumberland 02864

ZIP code · RI · Rhode Island › Providence County

BALANCED MARKET

\$558K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

404

SALES (12 MO)

\$504K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



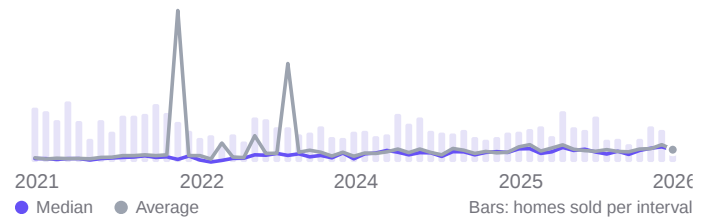
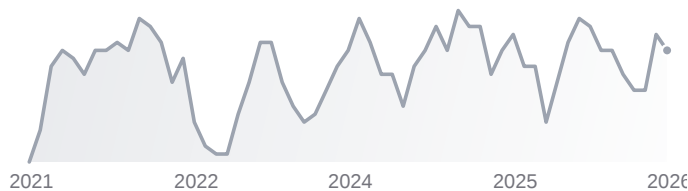
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$535K · Average \$537K

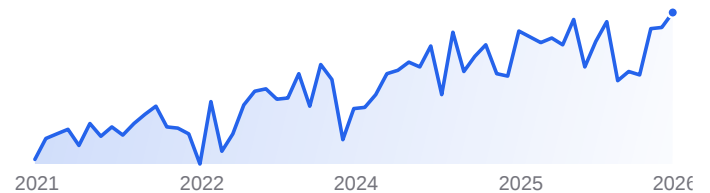
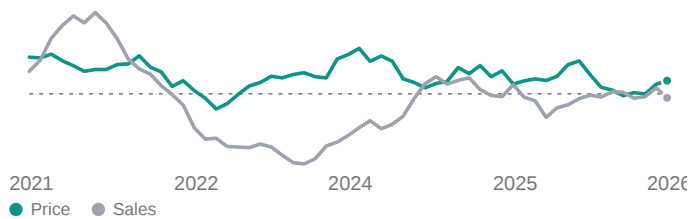


Growth (year over year)

Price +5.8% · Sales -1.7%

Price per square foot

\$365/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

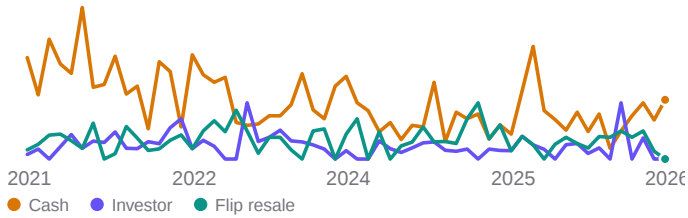
3.4%



BUYERS & OUTCOMES

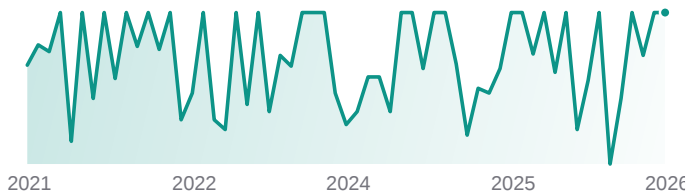
Buyer mix

Cash 21% · Investor 0% · Flip resale 0%



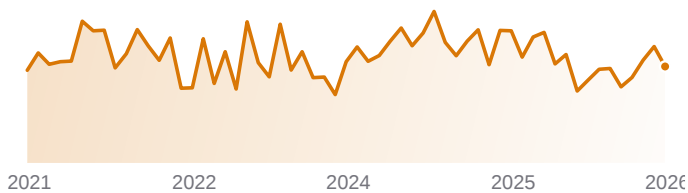
Sellers who sold at a gain

100%

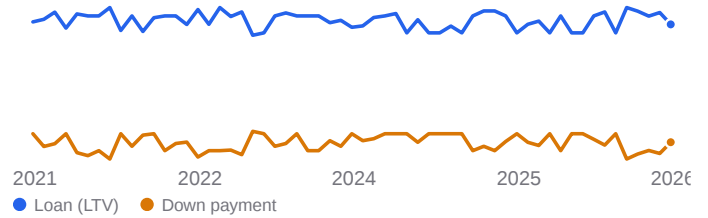


Median annualized return at resale

+5.7%

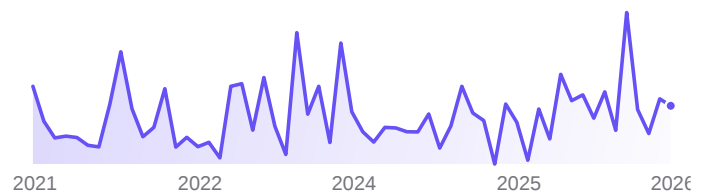


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,772
Median value (AVM)	\$504K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1969
Single family	82%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.8%
Owner occupied	86%
Company owned	10.0%
Median loan-to-value	45%

Typical ownership tenure

17.0 yrs

COMMUNITY

Population	37,197
Density	1,320 / mi²
Median household income	\$108K
Average household income	\$124K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	65
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	4.4%
Unemployment	1.5%
Average temp	49°F
Annual precip	50 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.