

Lincoln 02865

ZIP code · RI · Rhode Island › Providence County

BUYER'S MARKET

\$517K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

164

SALES (12 MO)

\$572K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



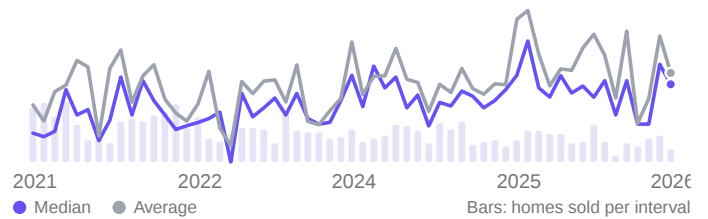
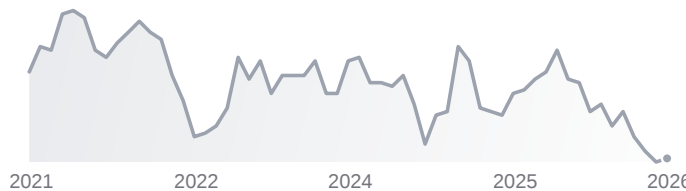
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$535K · Average \$566K

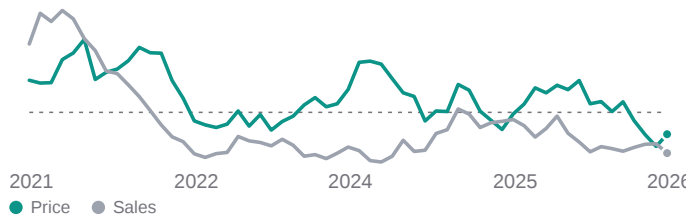


Growth (year over year)

Price -10.9% · Sales -20.4%

Price per square foot

\$325/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

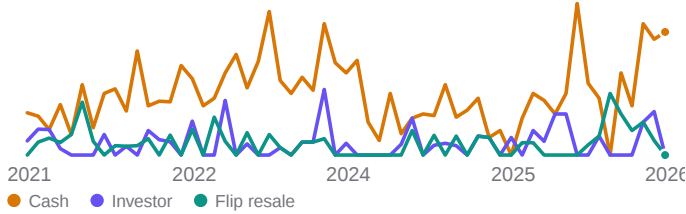
2.6%



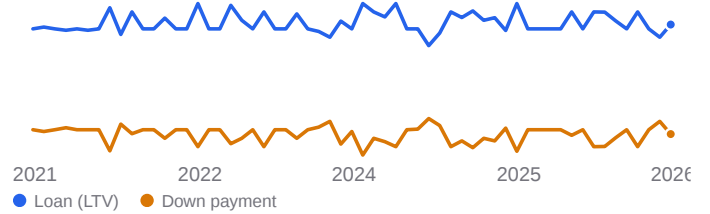
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

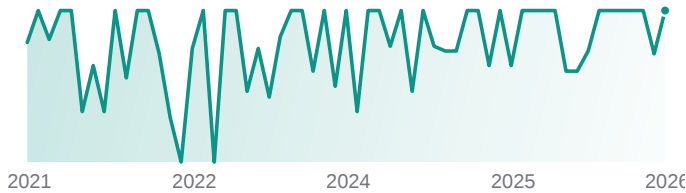


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



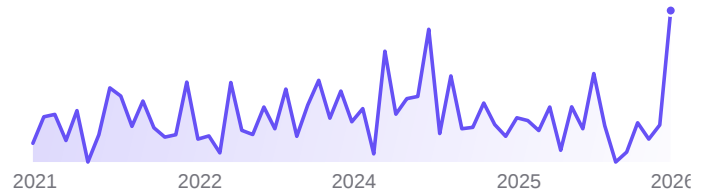
Sellers who sold at a gain

100%



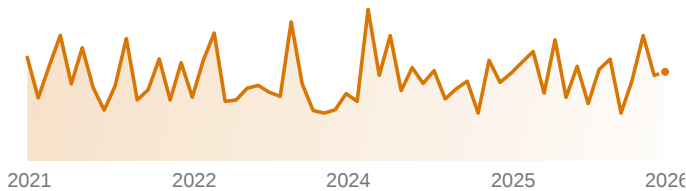
Typical hold before selling

29.4 yrs



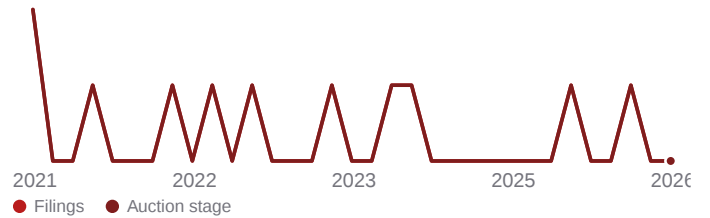
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,237
Median value (AVM)	\$572K
Median size	1,755 ft²
Median bedrooms	3
Median year built	1973
Single family	80%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	89%
Company owned	7.5%
Median loan-to-value	43%

Typical ownership tenure

17.4 yrs

COMMUNITY

Population	18,892
Density	1,087 / mi²
Median household income	\$107K
Average household income	\$126K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	63
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	7.7%
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.