

Portsmouth 02871

ZIP code · RI · Rhode Island · Newport County

BUYER'S MARKET

\$692K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

189

SALES (12 MO)

\$720K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



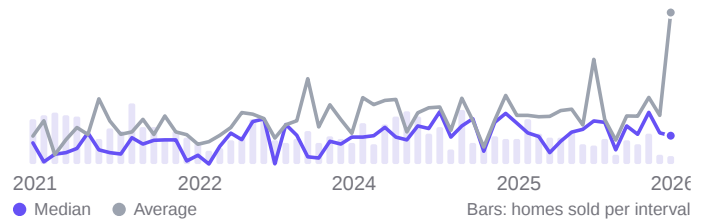
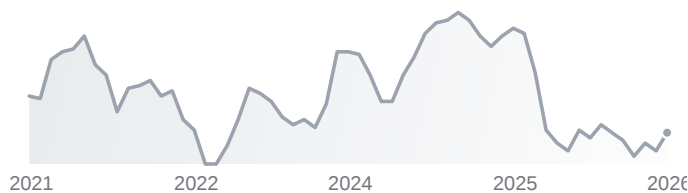
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$630K · Average \$1.5M

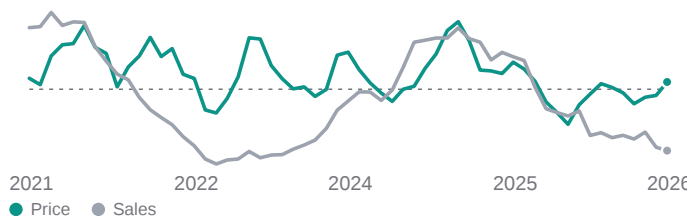


Growth (year over year)

Price +4.1% · Sales -34.1%

Price per square foot

\$528/ft²

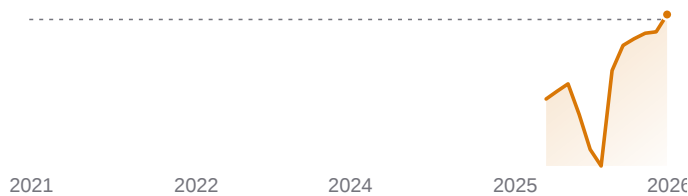


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

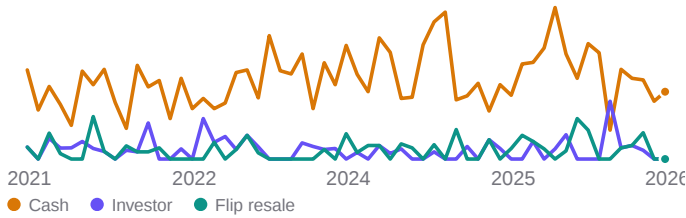
2.4%



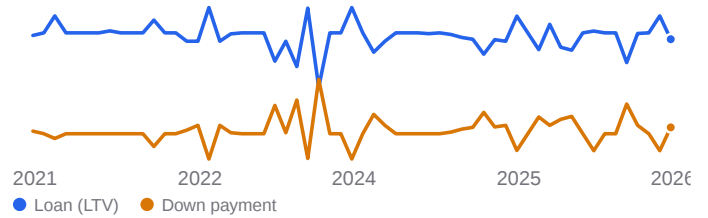
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

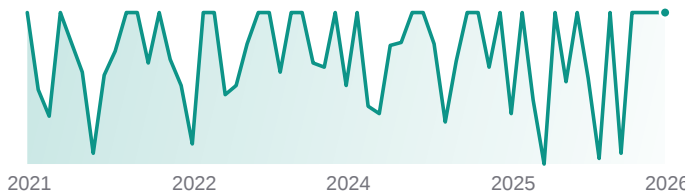


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



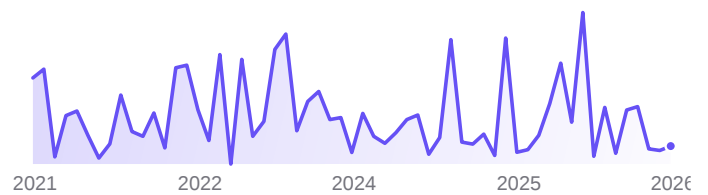
Sellers who sold at a gain

100%



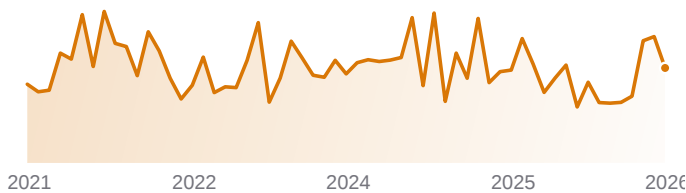
Typical hold before selling

4.5 yrs



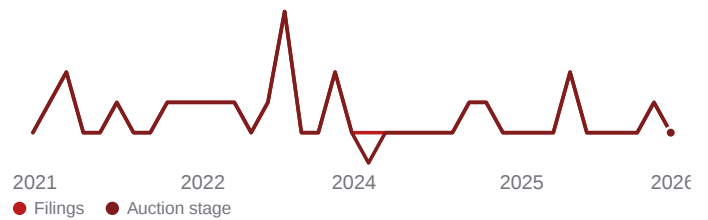
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,732
Median value (AVM)	\$720K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1976
Single family	81%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.7%
Owner occupied	71%
Company owned	10%
Median loan-to-value	35%

Typical ownership tenure

21.1 yrs

COMMUNITY

Population	16,919
Density	620 / mi²
Median household income	\$116K
Average household income	\$147K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	60
Homes occupied	89%
Bachelor's or higher	37%
Poverty rate	5.0%
Unemployment	1.1%
Average temp	50°F
Annual precip	48 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.