

Prudence Island 02872

ZIP code · RI · Rhode Island · Newport County

\$250K

MEDIAN SALE PRICE

+92.3%

1-YR CHANGE

5

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

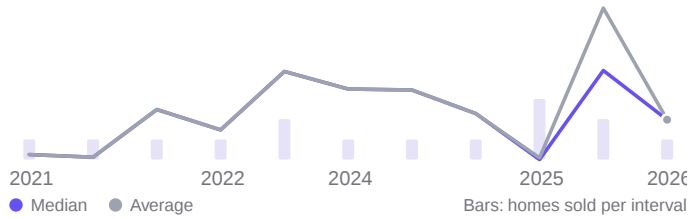
MARKET TRENDS (5 YEARS)

Sale prices

Median \$250K · Average \$250K

Growth (year over year)

Price +92.3% · Sales +0.0%

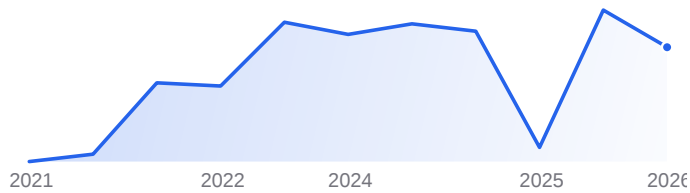


Price per square foot

\$399/ft²

Annual turnover (share of homes sold)

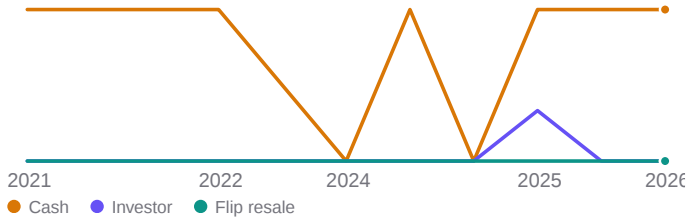
5.7%



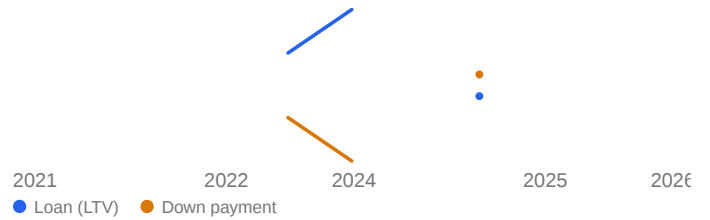
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

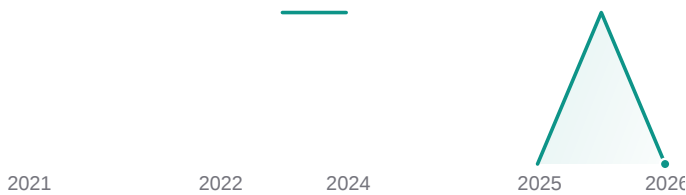


Financing (share of purchase price) Loan (LTV) 46% · Down payment 54%



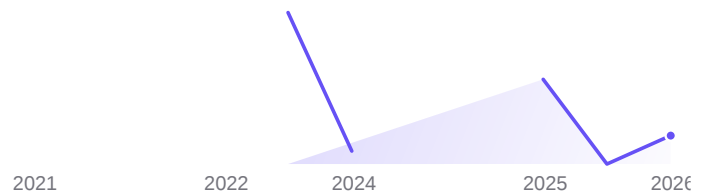
Sellers who sold at a gain

0%



Typical hold before selling

5.1 yrs



Median annualized return at resale

-0.7%



HOUSING STOCK

Homes	87
Median value (AVM)	\$467K
Median size	1,050 ft²
Median bedrooms	2
Median year built	1955
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	93%
Underwater (LTV 125% or more)	0%
Owner occupied	18%
Company owned	6.9%
Median loan-to-value	16%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	218
Density	23 / mi²
Median household income	\$25K
Average household income	\$72K
Crime index (US avg 100)	193
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	60
Homes occupied	28%
Bachelor's or higher	0%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	50°F
Annual precip	48 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.