

Saunderstown 02874

ZIP code · RI · Rhode Island · Washington County

BALANCED MARKET

\$897K

MEDIAN SALE PRICE

+19.5%

1-YR CHANGE

61

SALES (12 MO)

\$884K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



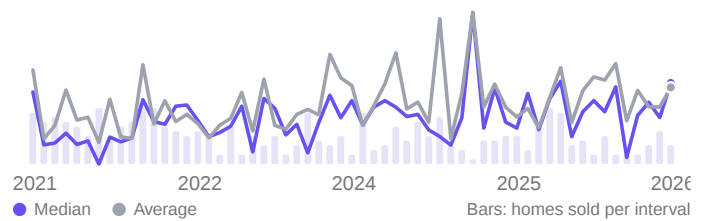
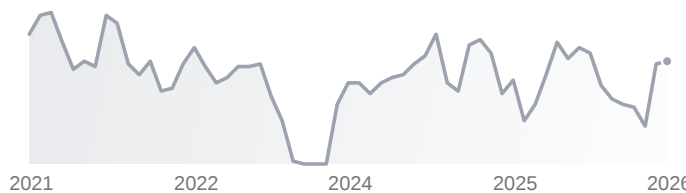
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$1.1M · Average \$1M

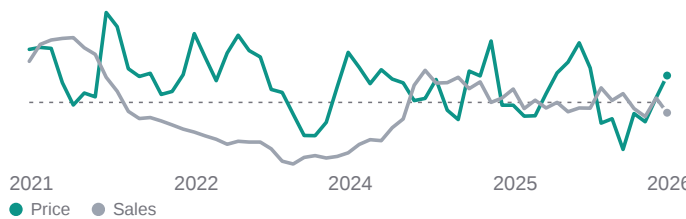


Growth (year over year)

Price +19.5% · Sales -7.6%

Price per square foot

\$385/ft²

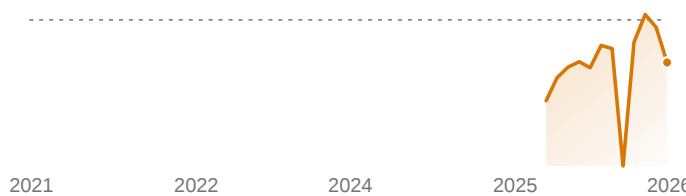


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

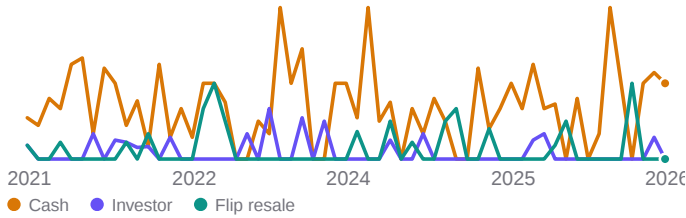
2.5%



BUYERS & OUTCOMES

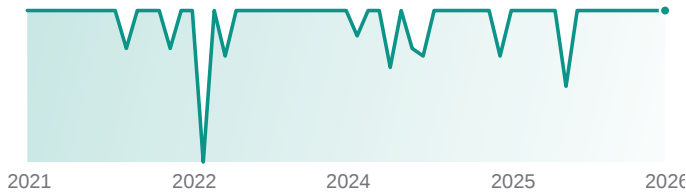
Buyer mix

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



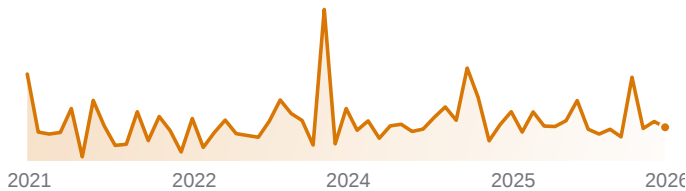
Sellers who sold at a gain

100%

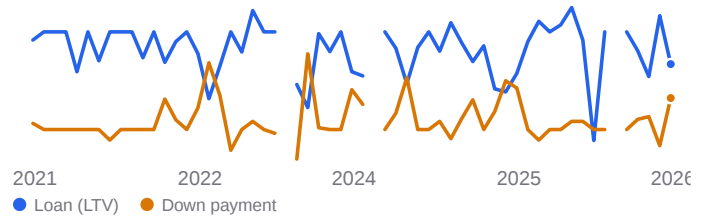


Median annualized return at resale

+5.2%

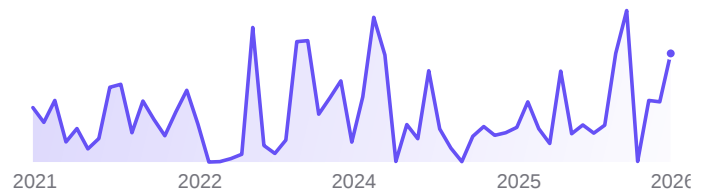


Financing (share of purchase price) Loan (LTV) 60% · Down payment 39%



Typical hold before selling

22.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,393
Median value (AVM)	\$884K
Median size	2,126 ft²
Median bedrooms	3
Median year built	1987
Single family	93%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.6%
Owner occupied	78%
Company owned	13%
Median loan-to-value	34%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	7,217
Density	446 / mi²
Median household income	\$123K
Average household income	\$143K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	52
Homes occupied	89%
Bachelor's or higher	32%
Poverty rate	3.5%
Unemployment	1.2%
Average temp	50°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.