

Wakefield 02879

ZIP code · RI · Rhode Island · Washington County

BUYER'S MARKET

\$716K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

246

SALES (12 MO)

\$740K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



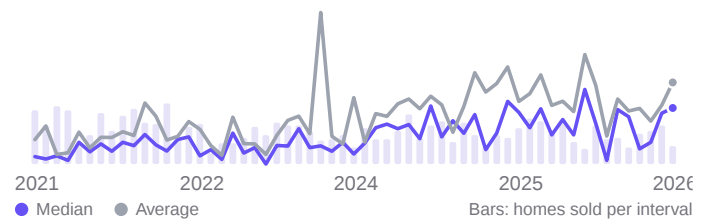
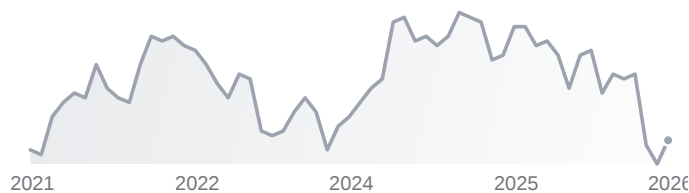
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$789K · Average \$930K

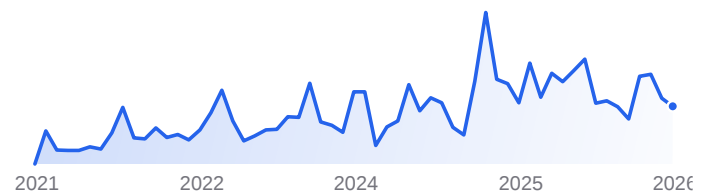
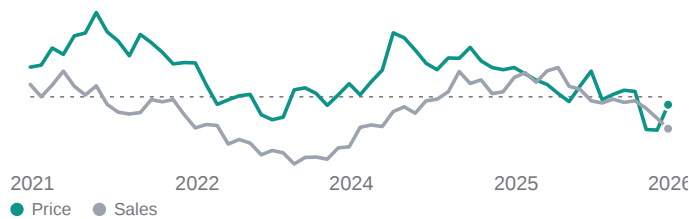


Growth (year over year)

Price -3.6% · Sales -14.6%

Price per square foot

\$406/ft²

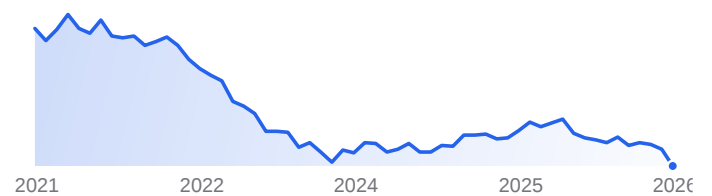
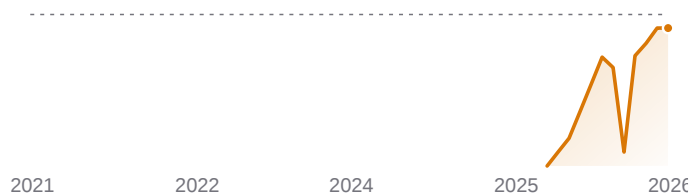


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

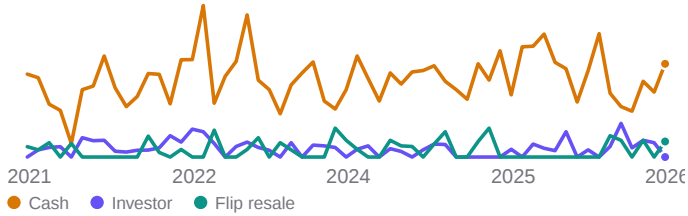
2.3%



BUYERS & OUTCOMES

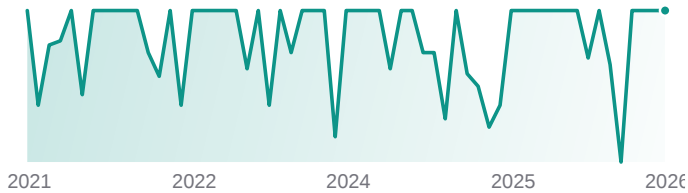
Buyer mix

Cash 46% · Investor 0% · Flip resale 7.7%



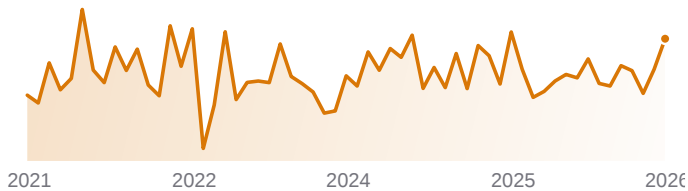
Sellers who sold at a gain

100%

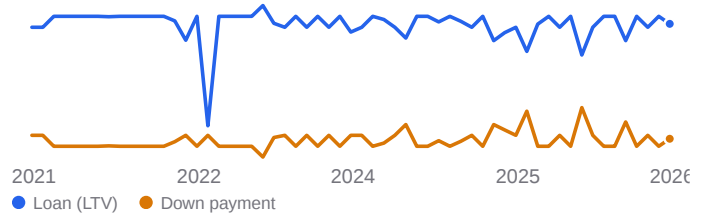


Median annualized return at resale

+9.0%

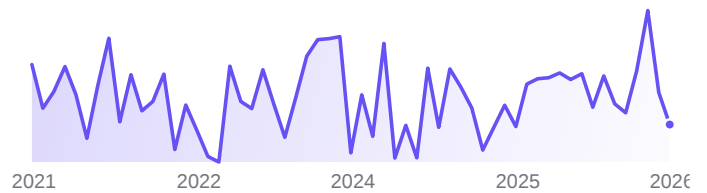


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



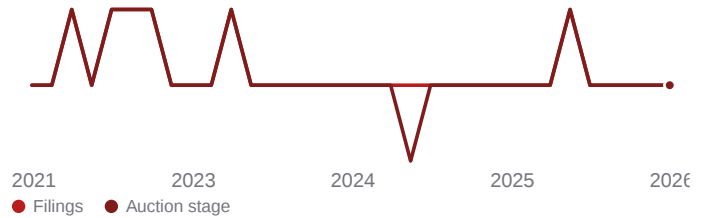
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,547
Median value (AVM)	\$740K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1980
Single family	79%
Condos	10.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	63%
Company owned	17%
Median loan-to-value	30%

Typical ownership tenure

22.4 yrs

COMMUNITY

Population	20,537
Density	480 / mi²
Median household income	\$105K
Average household income	\$136K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	53
Homes occupied	78%
Bachelor's or higher	34%
Poverty rate	4.9%
Unemployment	1.0%
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.