

Kingston 02881

ZIP code · RI · Rhode Island > Washington County > Kingston

SELLER'S MARKET

\$792K

MEDIAN SALE PRICE

+22.4%

1-YR CHANGE

23

SALES (12 MO)

\$719K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

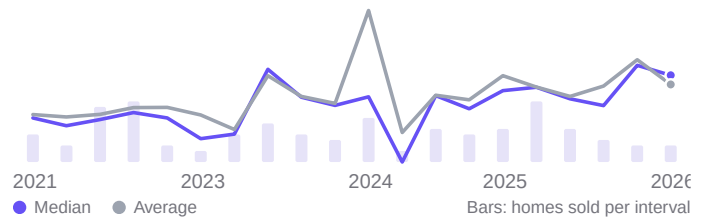
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$775K · Average \$706K

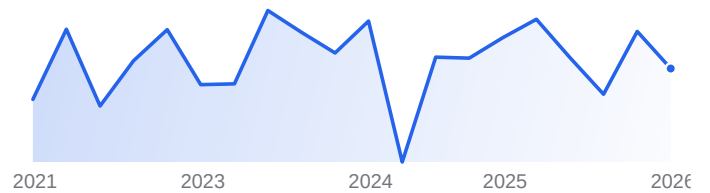
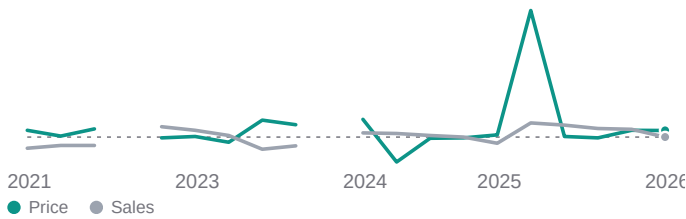


Growth (year over year)

Price +22.4% · Sales +0.0%

Price per square foot

\$300/ft²

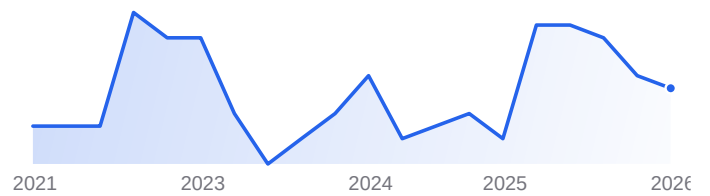


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

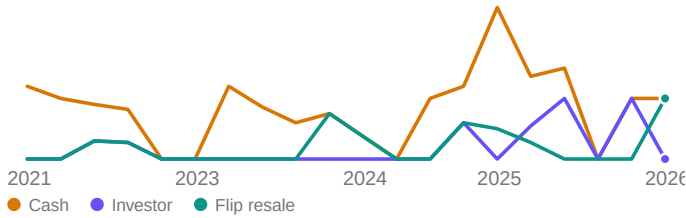
3.4%



BUYERS & OUTCOMES

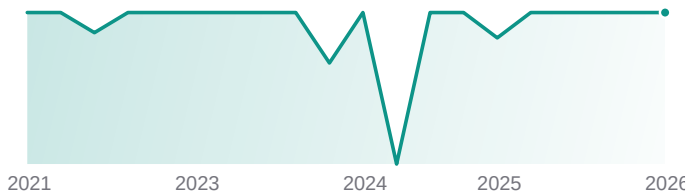
Buyer mix

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



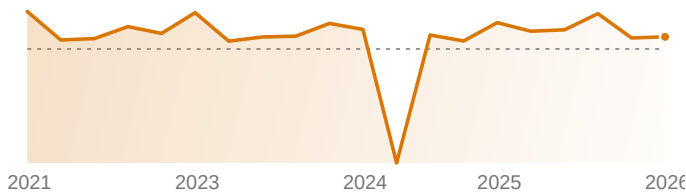
Sellers who sold at a gain

100%

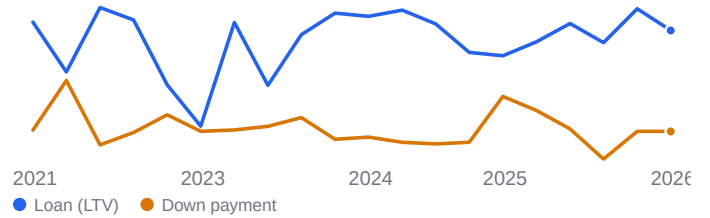


Median annualized return at resale

+5.0%

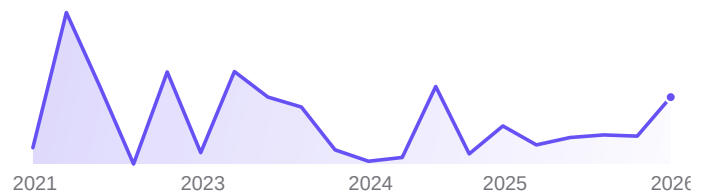


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	674
Median value (AVM)	\$719K
Median size	1,824 ft²
Median bedrooms	3
Median year built	1973
Single family	94%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.5%
Owner occupied	76%
Company owned	18%
Median loan-to-value	32%

Typical ownership tenure

17.2 yrs

COMMUNITY

Population	5,268
Density	1,458 / mi²
Median household income	\$87K
Average household income	\$104K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	56
Homes occupied	93%
Bachelor's or higher	36%
Poverty rate	3.1%
Unemployment	0.6%
Average temp	50°F
Annual precip	51 in
Sunshine	58%

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