

Narragansett 02882

ZIP code · RI · Rhode Island · Washington County

SELLER'S MARKET

\$883K

MEDIAN SALE PRICE

+14.2%

1-YR CHANGE

224

SALES (12 MO)

\$862K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

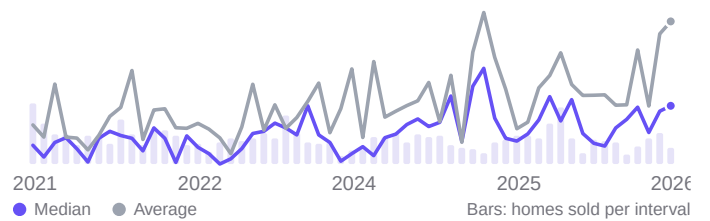
Market temperature (0–100)

64 / 100



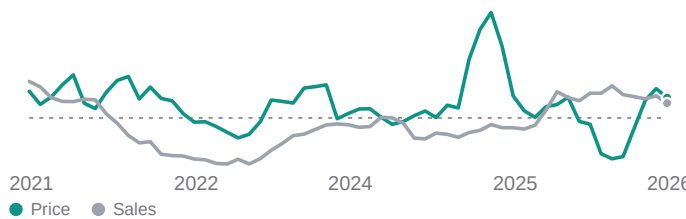
Sale prices

Median \$960K · Average \$1.6M



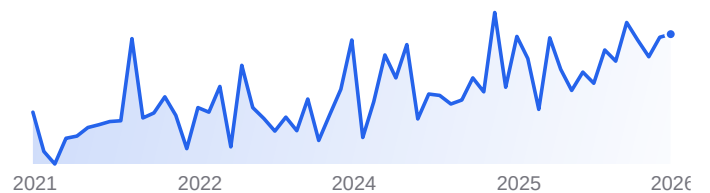
Growth (year over year)

Price +14.2% · Sales +10.3%



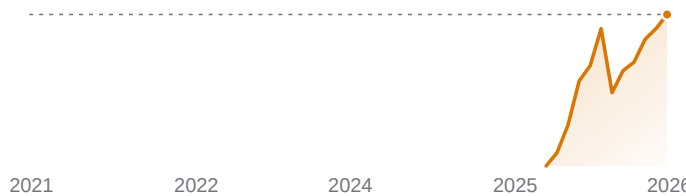
Price per square foot

\$632/ft²



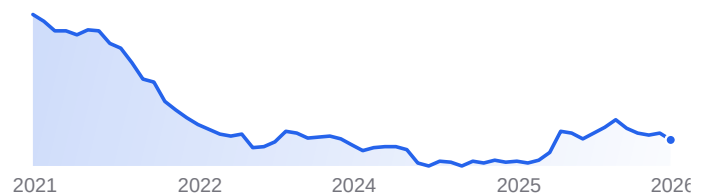
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

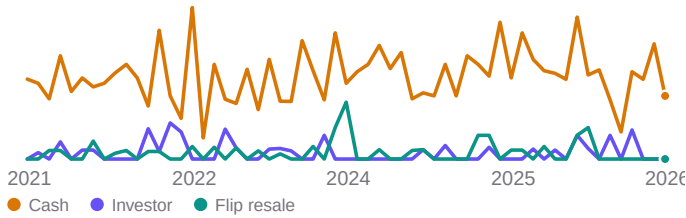
2.4%



BUYERS & OUTCOMES

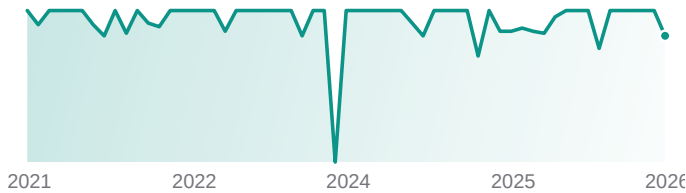
Buyer mix

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



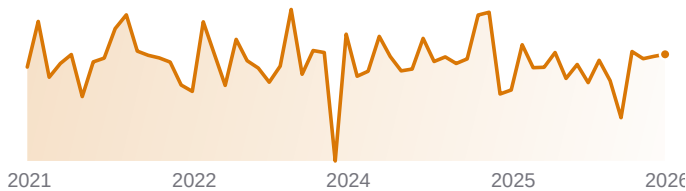
Sellers who sold at a gain

89%

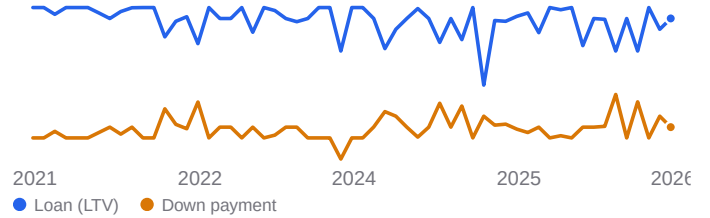


Median annualized return at resale

+7.2%

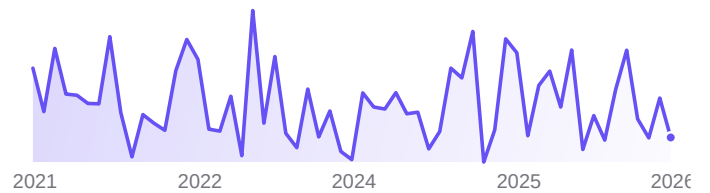


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



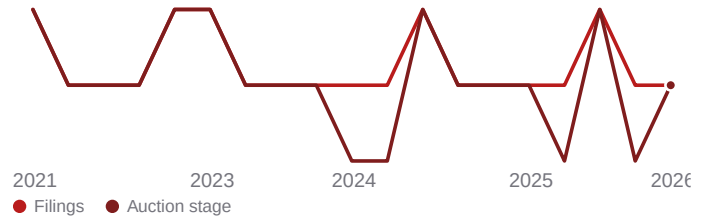
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,240
Median value (AVM)	\$862K
Median size	1,688 ft²
Median bedrooms	3
Median year built	1976
Single family	74%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.5%
Owner occupied	43%
Company owned	25%
Median loan-to-value	18%

Typical ownership tenure

22.2 yrs

COMMUNITY

Population	12,673
Density	728 / mi²
Median household income	\$95K
Average household income	\$115K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	50
Homes occupied	67%
Bachelor's or higher	35%
Poverty rate	18.3%
Unemployment	0.9%
Average temp	50°F
Annual precip	47 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.