

Warwick 02886

ZIP code · RI · Rhode Island > Kent County > Warwick

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

369

SALES (12 MO)

\$417K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



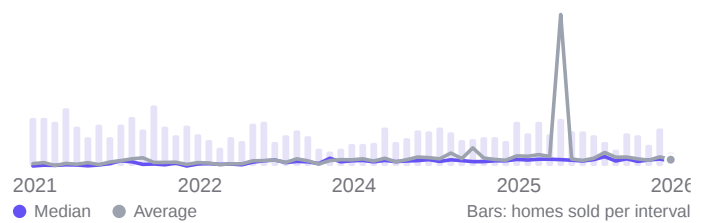
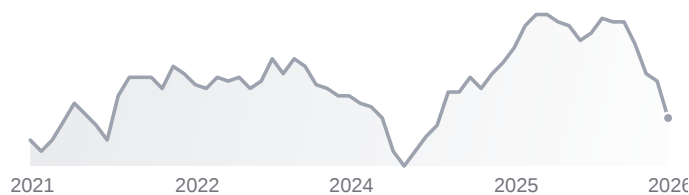
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$400K · Average \$422K

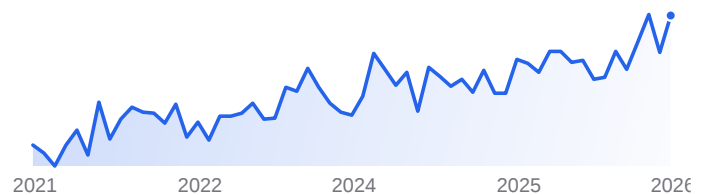
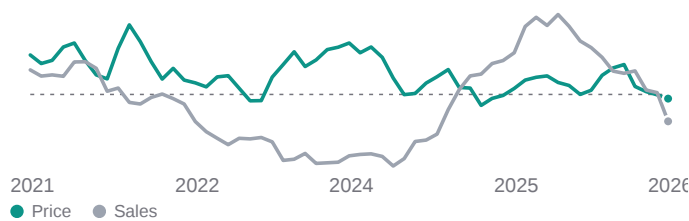


Growth (year over year)

Price -1.7% · Sales -11.1%

Price per square foot

\$379/ft²

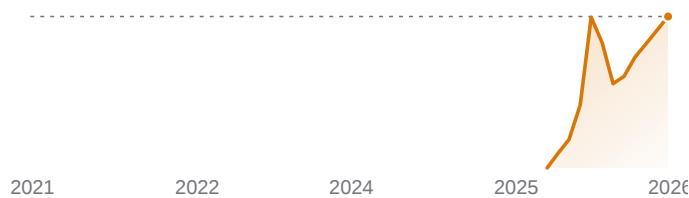


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

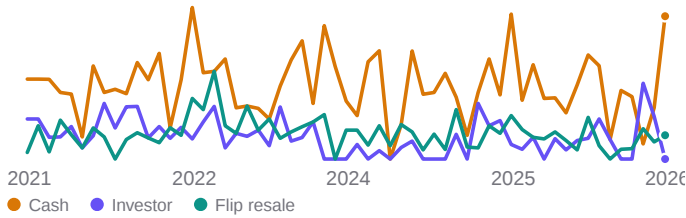
3.6%



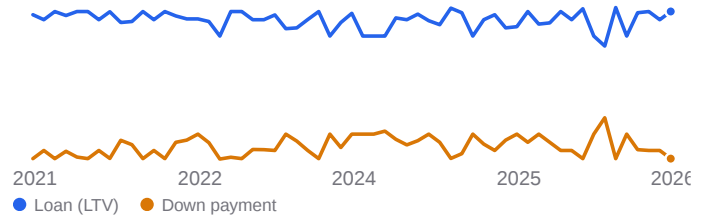
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 7.1%

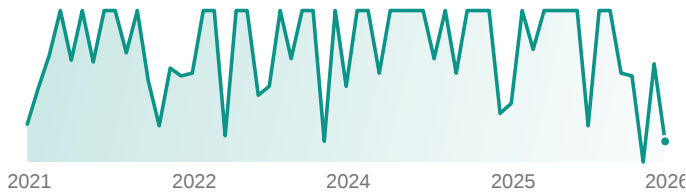


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



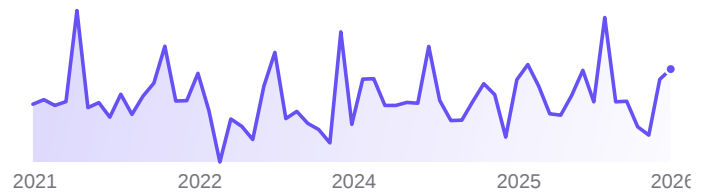
Sellers who sold at a gain

91%



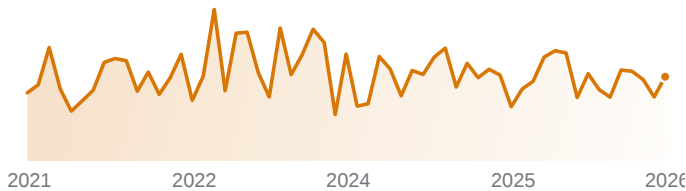
Typical hold before selling

10.5 yrs



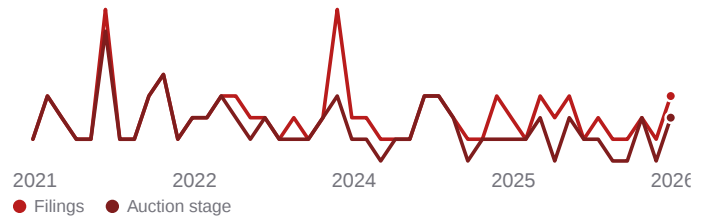
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	10,203
Median value (AVM)	\$417K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1958
Single family	83%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	85%
Company owned	11%
Median loan-to-value	44%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	30,272
Density	1,730 / mi²
Median household income	\$86K
Average household income	\$102K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.1%
Unemployment	1.1%
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.