

Warwick 02888

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

SELLER'S MARKET

\$443K

MEDIAN SALE PRICE

+9.5%

1-YR CHANGE

270

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

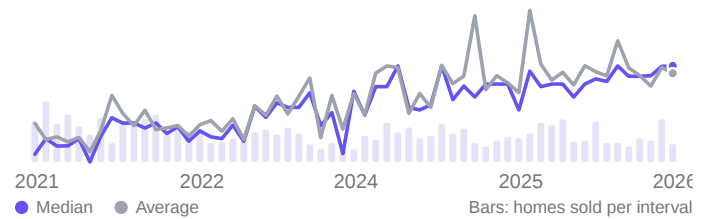
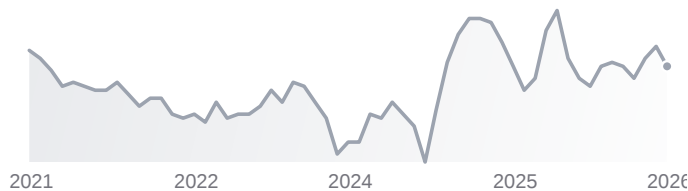
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$450K · Average \$436K

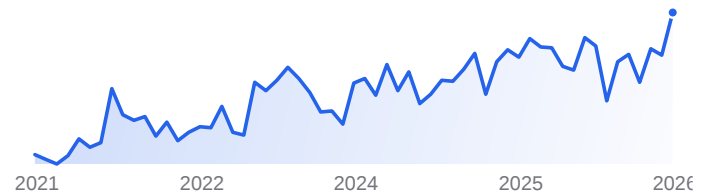
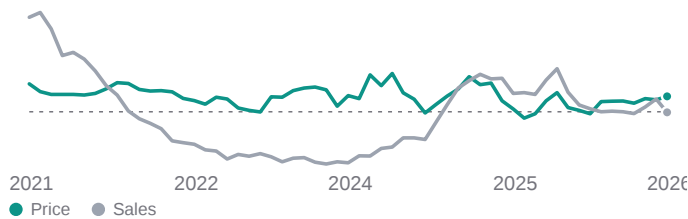


Growth (year over year)

Price +9.5% · Sales -0.4%

Price per square foot

\$390/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

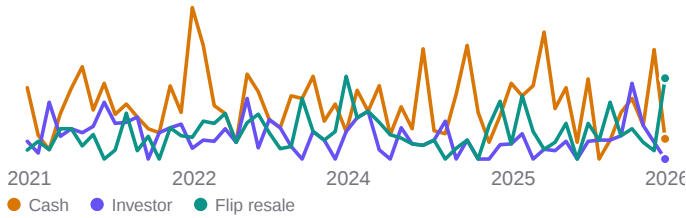
3.6%



BUYERS & OUTCOMES

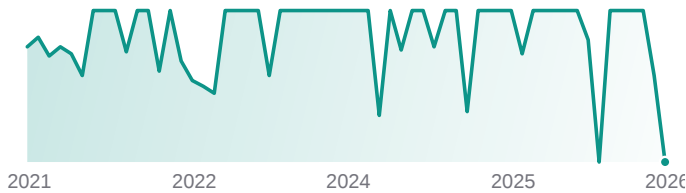
Buyer mix

Cash 6.7% · Investor 0% · Flip resale 27%



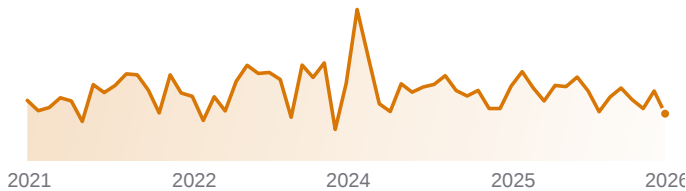
Sellers who sold at a gain

83%

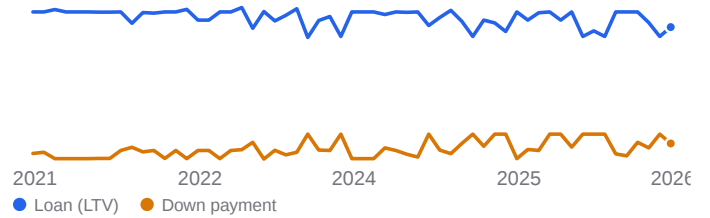


Median annualized return at resale

+5.0%

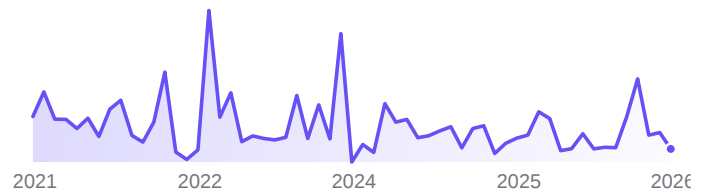


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



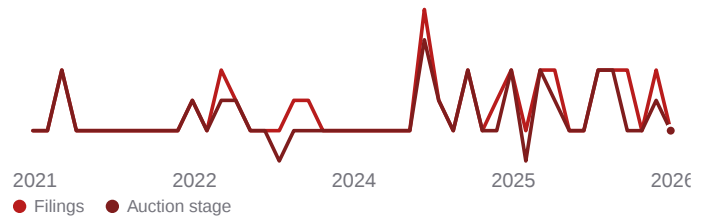
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,552
Median value (AVM)	\$421K
Median size	1,250 ft²
Median bedrooms	3
Median year built	1950
Single family	87%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.5%
Owner occupied	88%
Company owned	10%
Median loan-to-value	43%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	19,919
Density	2,814 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	63
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	8.3%
Unemployment	1.2%
Average temp	51°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.