

Warwick 02889

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

BALANCED MARKET

\$421K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

394

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



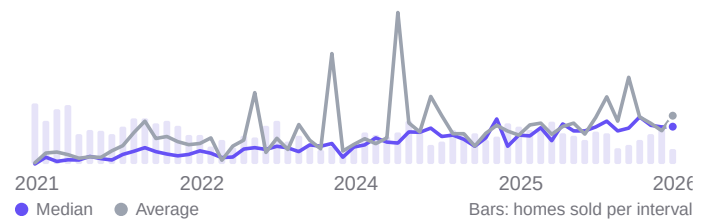
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$420K · Average \$459K

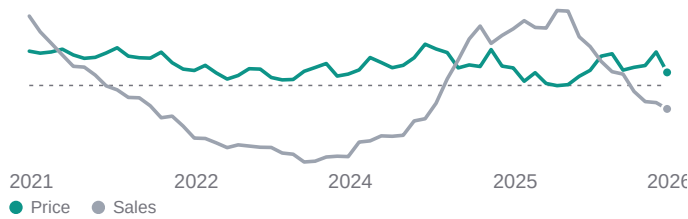


Growth (year over year)

Price +6.0% · Sales -10.7%

Price per square foot

\$385/ft²

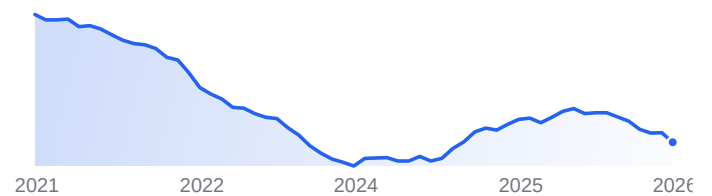
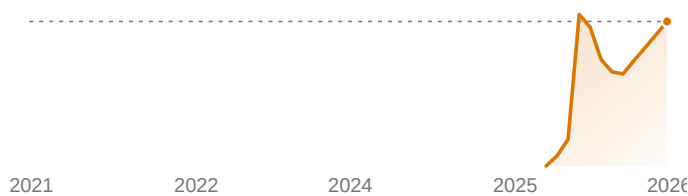


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

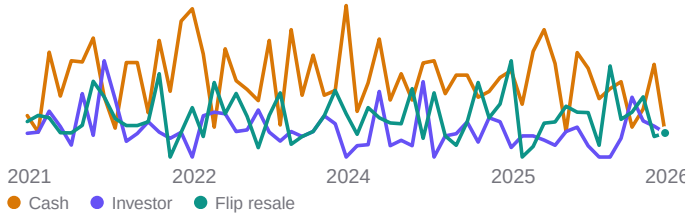
3.7%



BUYERS & OUTCOMES

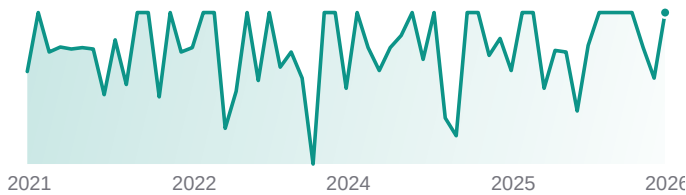
Buyer mix

Cash 5.6% · Investor 5.6% · Flip resale 5.6%



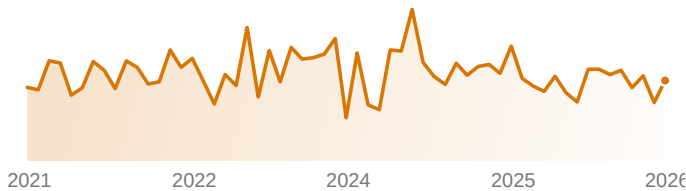
Sellers who sold at a gain

100%

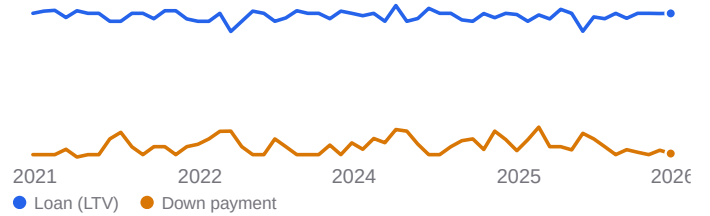


Median annualized return at resale

+6.8%

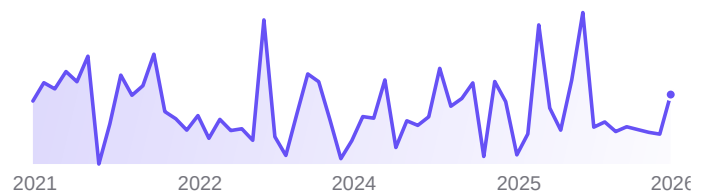


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.7%



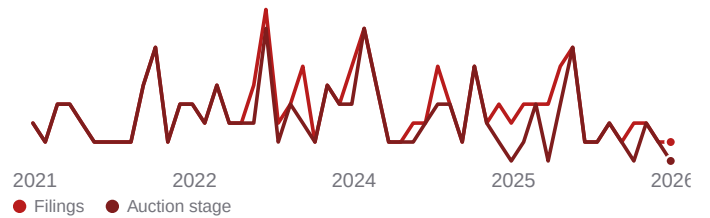
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,658
Median value (AVM)	\$399K
Median size	1,159 ft²
Median bedrooms	3
Median year built	1955
Single family	92%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	86%
Company owned	8.9%
Median loan-to-value	43%

Typical ownership tenure

15.7 yrs

COMMUNITY

Population	27,921
Density	1,690 / mi²
Median household income	\$85K
Average household income	\$99K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	60
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	7.2%
Unemployment	1.1%
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.