

West Warwick 02893

ZIP code · RI · Rhode Island · Kent County

BUYER'S MARKET

\$403K

MEDIAN SALE PRICE

+1.3%

1-YR CHANGE

296

SALES (12 MO)

\$397K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



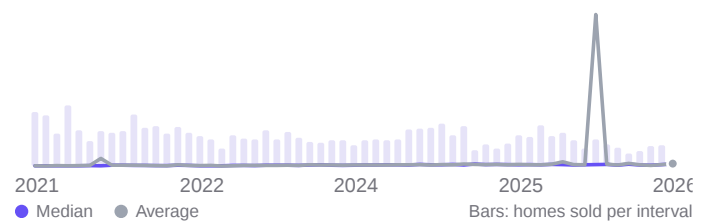
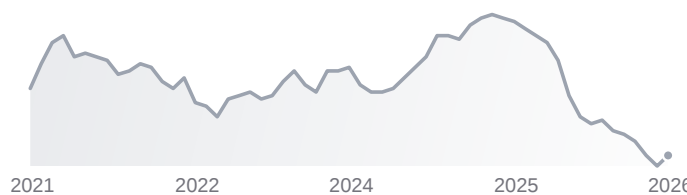
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$462K · Average \$503K

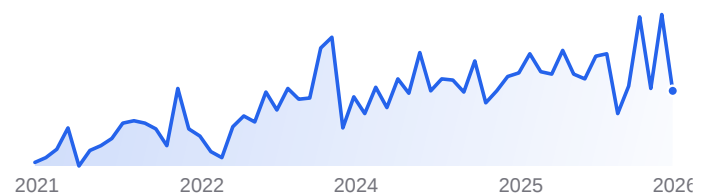
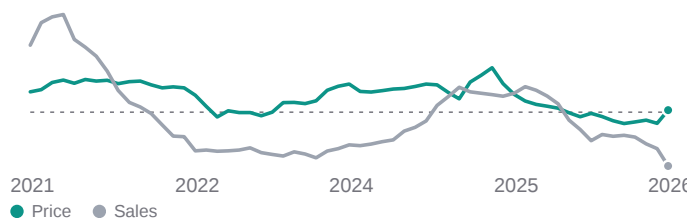


Growth (year over year)

Price +1.3% · Sales -32.9%

Price per square foot

\$258/ft²

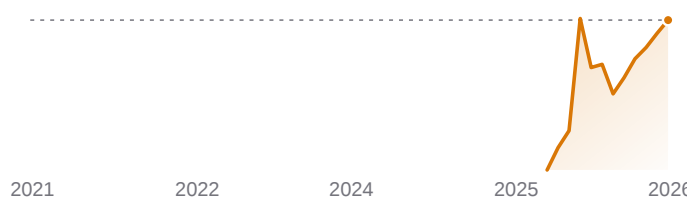


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

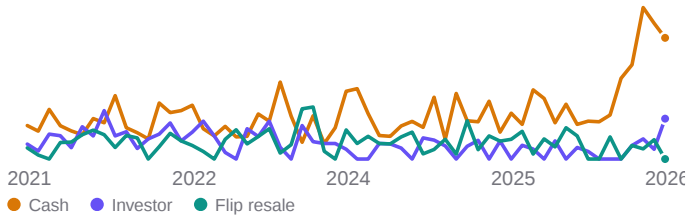
3.2%



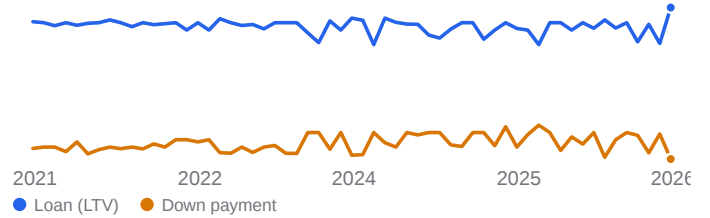
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 0%

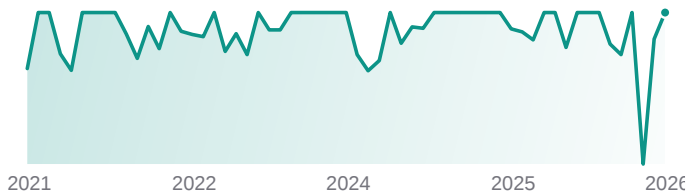


Financing (share of purchase price) Loan (LTV) 105% · Down payment 1.8%



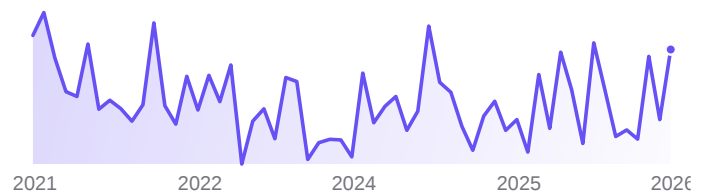
Sellers who sold at a gain

100%



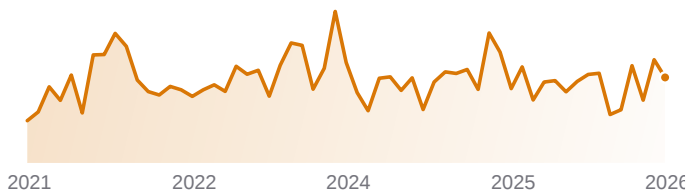
Typical hold before selling

11.0 yrs



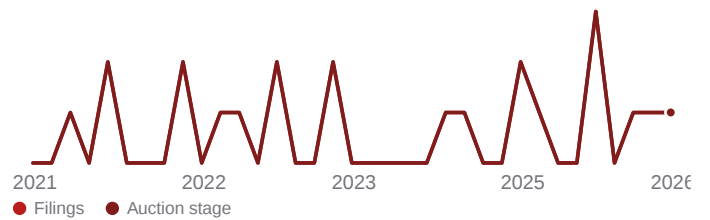
Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,212
Median value (AVM)	\$397K
Median size	1,276 ft²
Median bedrooms	3
Median year built	1967
Single family	64%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	12%
Median loan-to-value	44%

Typical ownership tenure

14.6 yrs

COMMUNITY

Population	30,940
Density	3,959 / mi²
Median household income	\$73K
Average household income	\$95K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	59
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	50°F
Annual precip	48 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.