

# Wood River Junction 02894

ZIP code · RI · Rhode Island · Washington County

BALANCED MARKET

**\$379K**

MEDIAN SALE PRICE

**5**

SALES (12 MO)

**\$497K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



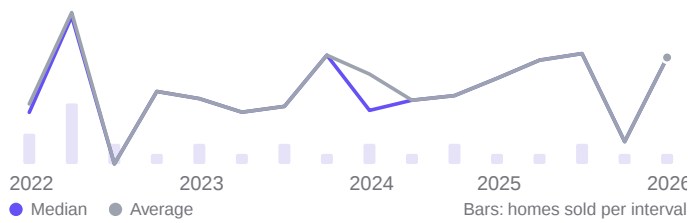
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$540K · Average \$540K

Growth (year over year)

Price +40.9% · Sales -33.3%

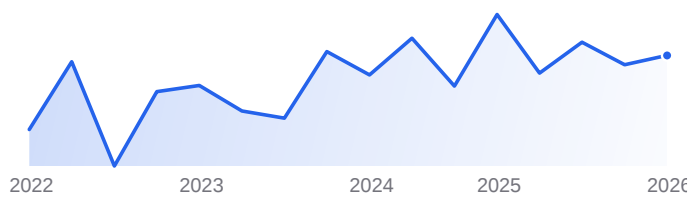


Price per square foot

\$331/ft²

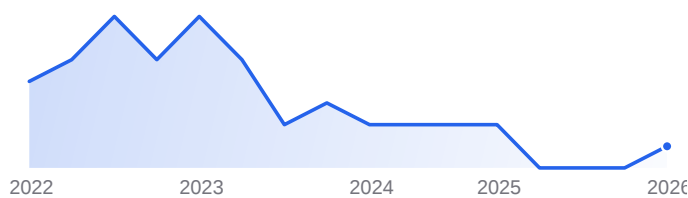
Sale premium vs estimated value

-7.5%



Annual turnover (share of homes sold)

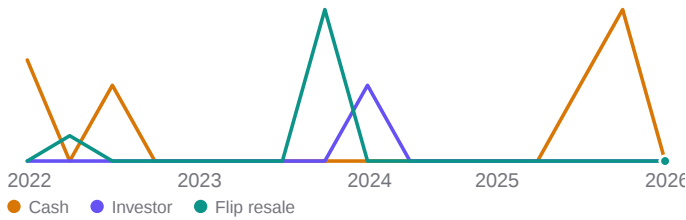
1.9%



## BUYERS & OUTCOMES

### Buyer mix

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



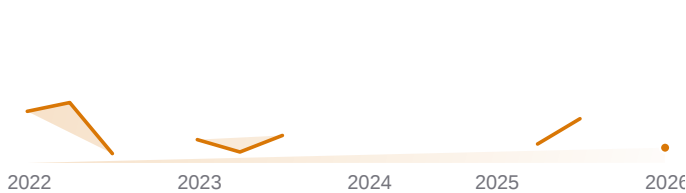
### Sellers who sold at a gain

100%

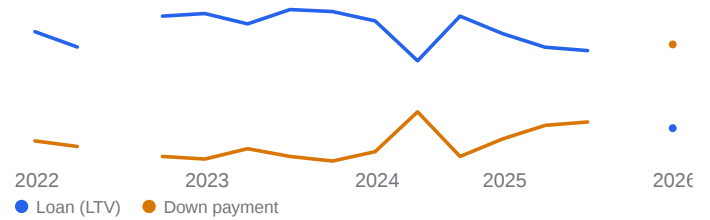


### Median annualized return at resale

+2.4%

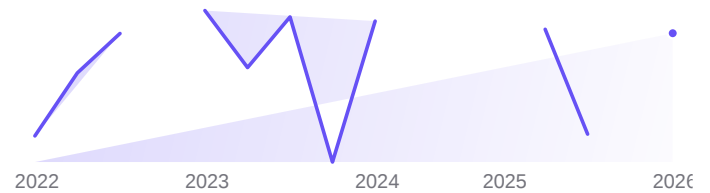


### Financing (share of purchase price) Loan (LTV) 23% · Down payment 77%



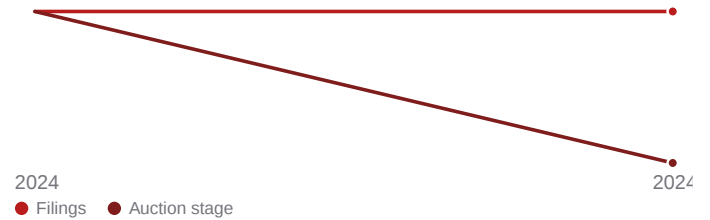
### Typical hold before selling

20.8 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 261       |
| Median value (AVM) | \$497K    |
| Median size        | 1,536 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 90%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 66%      |
| Underwater (LTV 125% or more) | 0.4%     |
| Owner occupied                | 82%      |
| Company owned                 | 11%      |
| Median loan-to-value          | 37%      |
| Typical ownership tenure      | 22.7 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 740       |
| Density                          | 145 / mi² |
| Median household income          | \$114K    |
| Average household income         | \$124K    |
| Crime index (US avg 100)         | 26        |
| Air pollution index (US avg 100) | 107       |
| Earthquake index (US avg 100)    | 52        |
| Homes occupied                   | 96%       |
| Bachelor's or higher             | 30%       |
| Poverty rate                     | 2.4%      |
| Unemployment                     | 1.3%      |
| Average temp                     | 50°F      |
| Annual precip                    | 50 in     |
| Sunshine                         | 58%       |

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.