

EAST GREENWICH

POPULATION
14,407

HOUSEHOLDS
5,281

MEDIAN HOUSEHOLD INCOME
\$149,577

83% OWN

17% RENT



HOUSING COSTS

► MEDIAN SINGLE FAMILY

Home price **\$800,000**
Monthly housing payment **\$6,621**

5 YEAR COMPARISON

2019 **\$494,999** 2024 **\$62% INCREASE**

► AVERAGE 2-BEDROOM RENT

Rental payment **\$2,002**

5 YEAR COMPARISON

2019 **\$2,053** 2024 **2% DECREASE**

\$264,823

Income needed to afford this

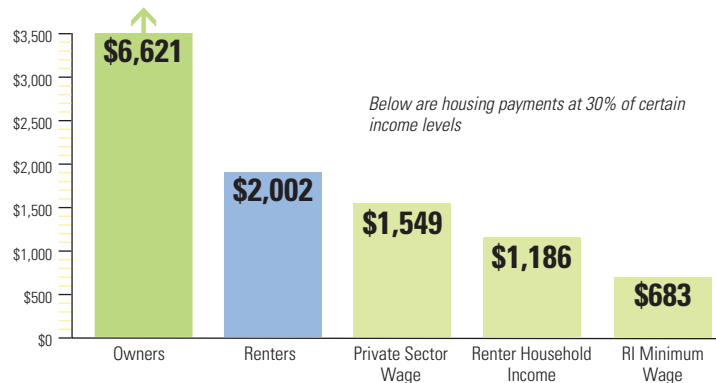
\$80,080

Income needed to afford this



AFFORDABILITY GAP

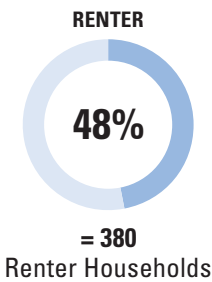
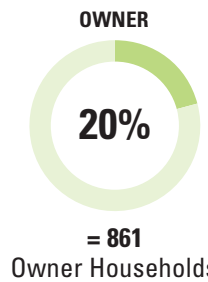
► MONTHLY COSTS: OWNERS & RENTERS



► COST BURDENED HOUSEHOLDS



1,241 HOUSEHOLDS ARE COST BURDENED



A household is considered burdened if it spends 30% or more of its income on housing costs.



CURRENT HOUSING & DEVELOPMENT

► HOUSING STOCK

Total **5,598** Single family **76%** Two or more **24%**

► INFRASTRUCTURE

REGION: Central

Public Water

☐ Nearly Full ☒ Partial ☐ None

Public Sewer

☐ Nearly Full ☒ Partial ☐ None

► MULTIFAMILY BY RIGHT

Permitted right in one or more zones

☒ Yes ☐ No

► RESIDENTIAL DEVELOPMENT ORDINANCES

ADU

AHTF

AR

CP

FZ

G/VC

ID

IZ

MU

TOD

► 2024 BUILDING PERMITS: Total **21** Single family **17** Two or more **0** ADU **4**

► LOW AND MODERATE INCOME HOUSING RI General Law: 45-53-3(9)

Number of households below HUD 80% area median income: **1,285**



CURRENT 7.21% % of year-round housing stock

394* # of long-term affordable homes
*25 vouchers



Elderly **36%**



Family **55%**



Special Needs **9%**

ADDED UNITS

Ownership **5**

Rental **5**

PRESERVED RENTALS

0

State-Funded Homes

BUILDING HOMES RHODE ISLAND (I - IV):

102