

WHERE IS IT AFFORDABLE TO OWN?

Based on 2023 median single family home prices, a household earning the state's median household income of \$81,370, or the median homeowner income of \$107,452, would not be able to buy a home affordably in any of Rhode Island's cities and towns. What income might you need to afford to purchase a median priced single family home in your community? How do your neighboring communities compare?

HOUSEHOLDS EARNING: ≤ \$25,000

HOUSEHOLDS EARNING: ≤ \$50,000

HOUSEHOLDS EARNING: ≤ \$75,000

HOUSEHOLDS EARNING: ≤ \$100,000

HOUSEHOLDS EARNING: > \$100,000

Median household income **\$81,370**

Median owner household income **\$107,452**

City/ Town	Annual income needed to affordably purchase a median priced home in this community	≤ \$25,000	≤ \$50,000	≤ \$75,000	≤ \$100,000	> \$100,000
WOONSOCKET	\$119,123					
CENTRAL FALLS	\$120,430					
PAWTUCKET	\$123,745					
WEST WARWICK	\$123,811					
WARWICK	\$127,471					
PROVIDENCE	\$128,693					
EAST PROVIDENCE	\$132,410					
NORTH PROVIDENCE	\$133,066					
COVENTRY	\$133,165					
BURRILLVILLE	\$135,425					
GLOCESTER	\$136,217					
JOHNSTON	\$136,361					
CRANSTON	\$143,150					
CUMBERLAND	\$148,499					
SCITUATE	\$150,212					
RICHMOND	\$151,899					
TIVERTON	\$152,669					
NORTH SMITHFIELD	\$152,812					
SMITHFIELD	\$154,831					
WARREN	\$157,846					
WESTERLY	\$159,741					
HOPKINTON	\$160,067					
EXETER	\$161,695					
CHARLESTOWN	\$168,990					
LINCOLN	\$169,827					
FOSTER	\$172,791					
SOUTH KINGSTOWN	\$180,666					
NORTH KINGSTOWN	\$183,566					
WEST GREENWICH	\$202,820					
BRISTOL	\$206,941					
PORTSMOUTH	\$227,419					
MIDDLETOWN	\$238,168					
NARRAGANSETT	\$242,358					
EAST GREENWICH	\$248,161					
BARRINGTON	\$248,683					
LITTLE COMPTON	\$282,446					
NEWPORT	\$284,479					
JAMESTOWN	\$311,610					
NEW SHOREHAM	\$493,572					

WHERE IS IT AFFORDABLE TO RENT?

Based on 2023 average 2-bedroom apartment rents, a household earning the state’s median renter household income of \$45,560 could afford to rent in only one Rhode Island town. What income might you need to affordably rent an average priced 2-bedroom apartment in your community? How do your neighboring communities compare?

HOUSEHOLDS EARNING: ≤ \$25,000

HOUSEHOLDS EARNING: ≤ \$50,000

HOUSEHOLDS EARNING: ≤ \$75,000

HOUSEHOLDS EARNING: ≤ \$100,000

HOUSEHOLDS EARNING: > \$100,000

Median household income

\$81,370

Median renter household income

\$45,560

City/ Town	Annual income needed to affordably rent a 2-bedroom apartment in this community	≤ \$25,000	≤ \$50,000	≤ \$75,000	≤ \$100,000	> \$100,000
BURRILLVILLE	\$42,920					
BRISTOL	\$49,880					
WESTERLY	\$57,120					
WOONSOCKET	\$59,320					
BARRINGTON	\$61,160					
CENTRAL FALLS	\$65,480					
PAWTUCKET	\$70,600					
LINCOLN	\$71,920					
EAST GREENWICH	\$75,560					
NEWPORT	\$76,920					
SMITHFIELD	\$77,640					
COVENTRY	\$79,000					
NORTH PROVIDENCE	\$79,480					
TIVERTON	\$81,440					
PROVIDENCE	\$83,120					
PORTSMOUTH	\$83,280					
CRANSTON	\$84,320					
NORTH KINGSTOWN	\$84,760					
WARWICK	\$86,280					
MIDDLETOWN	\$87,160					
WEST WARWICK	\$87,800					
JOHNSTON	\$89,120					
NORTH SMITHFIELD	\$92,160					
EAST PROVIDENCE	\$92,640					
WARREN	\$95,880					
CUMBERLAND	\$99,920					
NARRAGANSETT	\$127,000					
WEST GREENWICH	\$127,640					
CHARLESTOWN	N/A					
EXETER	N/A					
FOSTER	N/A					
GLOCESTER	N/A					
HOPKINTON	N/A					
JAMESTOWN	N/A					
LITTLE COMPTON	N/A					
NEW SHOREHAM	N/A					
RICHMOND	N/A					
SCITUATE	N/A					
SOUTH KINGSTOWN	N/A					

N/A: Insufficient data