

WHERE IS IT AFFORDABLE TO OWN?

Based on 2024 median single family home prices, a household would need an annual income close to \$130,000 to affordably buy a home in any Rhode Island municipality. This exceeds the median household income by more than \$40,000 and median owner income by more than \$17,000.

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

\$86,372 Median household income

\$112,858 Median owner household income

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
PAWTUCKET	\$128,635					
WOONSOCKET	\$131,652					
WEST WARWICK	\$137,878					
CENTRAL FALLS	\$138,153					
WARWICK	\$138,786					
COVENTRY	\$140,262					
EAST PROVIDENCE	\$143,048					
NORTH PROVIDENCE	\$144,483					
CRANSTON	\$145,849					
BURRILLVILLE	\$147,618					
TIVERTON	\$149,159					
PROVIDENCE	\$150,153					
RICHMOND	\$150,477					
GLOCESTER	\$151,230					
JOHNSTON	\$151,711					
HOPKINTON	\$154,177					
NORTH SMITHFIELD	\$167,628					
FOSTER	\$172,320					
CUMBERLAND	\$174,864					
WARREN	\$174,943					
SMITHFIELD	\$175,692					
EXETER	\$176,994					
WESTERLY	\$179,238					
LINCOLN	\$184,485					
BRISTOL	\$191,440					
CHARLESTOWN	\$192,703					
SCITUATE	\$195,514					
SOUTH KINGSTOWN	\$203,920					
WEST GREENWICH	\$205,191					
NORTH KINGSTOWN	\$208,277					
PORTSMOUTH	\$219,420					
MIDDLETOWN	\$226,456					
BARRINGTON	\$249,379					
EAST GREENWICH	\$264,823					
NARRAGANSETT	\$265,655					
LITTLE COMPTON	\$277,754					
NEWPORT	\$307,638					
JAMESTOWN	\$357,068					
NEW SHOREHAM	\$521,723					

WHERE IS IT AFFORDABLE TO RENT?

Based on 2024 average 2-bedroom apartment rents, a household would need an annual income of more than \$60,000 to affordably rent in any Rhode Island municipality. This exceeds the median renter income by more than \$11,000, and that of a two-earner household at full-time minimum wage by more than \$5,000.

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

\$86,372 Median household income

\$48,434 Median renter household income

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
WESTERLY	\$60,320					
WOONSOCKET	\$62,680					
CENTRAL FALLS	\$67,520					
LINCOLN	\$76,440					
PAWTUCKET	\$78,080					
BRISTOL	\$80,080					
EAST GREENWICH	\$80,080					
NEWPORT	\$81,960					
SMITHFIELD	\$82,120					
COVENTRY	\$83,520					
TIVERTON	\$84,040					
PORTSMOUTH	\$89,800					
NORTH PROVIDENCE	\$90,000					
PROVIDENCE	\$90,560					
CRANSTON	\$90,800					
WARWICK	\$94,280					
WEST WARWICK	\$94,280					
EAST PROVIDENCE	\$94,800					
MIDDLETOWN	\$97,200					
JOHNSTON	\$98,240					
NORTH SMITHFIELD	\$100,560					
NORTH KINGSTOWN	\$100,800					
CUMBERLAND	\$104,600					
WARREN	\$107,680					
NARRAGANSETT	\$127,840					
BARRINGTON	N/A					
BURRILLVILLE	N/A					
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					
WEST GREENWICH	N/A					

N/A: Insufficient data