

WHERE IS IT AFFORDABLE TO OWN?

Based on 2021 median single family home prices, a household earning the state's median household income of \$70,305 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: ≤ \$30,000

HOUSEHOLDS EARNING: ≤ \$50,000

HOUSEHOLDS EARNING: ≤ \$70,000

HOUSEHOLDS EARNING: ≤ \$100,000

HOUSEHOLDS EARNING: > \$100,000

Median household income¹⁷ **\$70,305**

Median owner household income¹⁸ **\$94,183**

City/Town	Annual income needed to affordably purchase a median priced home in this community	≤ \$30,000	≤ \$50,000	≤ \$70,000	≤ \$100,000	> \$100,000
PAWTUCKET	\$77,004					
CENTRAL FALLS	\$77,968					
WOONSOCKET	\$84,089					
WARWICK	\$85,271					
WEST WARWICK	\$87,263					
PROVIDENCE	\$87,996					
CRANSTON	\$88,452					
COVENTRY	\$89,411					
EAST PROVIDENCE	\$89,422					
NORTH PROVIDENCE	\$92,077					
JOHNSTON	\$95,405					
GLOCESTER	\$96,680					
TIVERTON	\$97,193					
BURRILLVILLE	\$98,627					
CUMBERLAND	\$101,461					
HOPKINTON	\$101,573					
SCITUATE	\$102,599					
SMITHFIELD	\$104,931					
FOSTER	\$107,608					
RICHMOND	\$107,905					
WARREN	\$108,510					
NORTH SMITHFIELD	\$109,744					
WESTERLY	\$112,073					
CHARLESTOWN	\$116,038					
LINCOLN	\$116,974					
BRISTOL	\$121,223					
EXETER	\$122,772					
SOUTH KINGSTOWN	\$122,772					
PORTSMOUTH	\$132,367					
MIDDLETOWN	\$136,967					
NORTH KINGSTOWN	\$138,526					
WEST GREENWICH	\$139,116					
BARRINGTON	\$154,577					
NARRAGANSETT	\$157,762					
NEWPORT	\$172,399					
LITTLE COMPTON	\$174,010					
EAST GREENWICH	\$181,740					
JAMESTOWN	\$216,791					
NEW SHOREHAM	\$324,309					

WHERE IS IT AFFORDABLE TO RENT?

Based on 2021 average 2-bedroom apartment rents, a household earning the state's median renter income of \$38,339 could affordably rent in only one Rhode Island city or 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: ≤ \$30,000

HOUSEHOLDS EARNING: ≤ \$50,000

HOUSEHOLDS EARNING: ≤ \$70,000

HOUSEHOLDS EARNING: ≤ \$100,000

HOUSEHOLDS EARNING: > \$100,000

Median household income **\$70,305**

Median renter household income¹⁹ **\$38,339**

City/Town	Annual income needed to affordably rent a 2-bedroom apartment in this community	≤ \$30,000	≤ \$50,000	≤ \$70,000	≤ \$100,000	> \$100,000
BURRILLVILLE	\$37,160					
BRISTOL	\$44,360					
WOONSOCKET	\$48,160					
WESTERLY	\$50,880					
CENTRAL FALLS	\$57,720					
PAWTUCKET	\$59,240					
LINCOLN	\$62,160					
NEWPORT	\$62,280					
NORTH SMITHFIELD	\$65,880					
WEST WARWICK	\$66,320					
NARRAGANSETT	\$68,040					
TIVERTON	\$68,320					
EAST GREENWICH	\$68,400					
COVENTRY	\$68,520					
NORTH KINGSTOWN	\$68,720					
MIDDLETOWN	\$68,960					
WARWICK	\$69,480					
CRANSTON	\$70,480					
NORTH PROVIDENCE	\$70,520					
PORTSMOUTH	\$71,600					
SMITHFIELD	\$73,320					
PROVIDENCE	\$73,840					
JOHNSTON	\$76,040					
EAST PROVIDENCE	\$77,320					
WARREN	\$79,080					
CUMBERLAND	\$84,520					
BARRINGTON	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