### EAST GREENWICH

**Population**: 13,094  
**Households**: 5,112  
**Median Household Income**: $108,828  
**Owner**: 77%  
**Rent**: 23%

#### HOUSING COSTS

**Median Single Family**
- **Home Price**: $466,000  
- **Monthly Housing Payment**: $3,684

**Average 2-Bedroom Rent**
- **Rental Payment**: $1,653  
- **Increase**: 1%

#### Affordability Gap

**Monthly Costs: Owners & Renters**

<table>
<thead>
<tr>
<th>Owners</th>
<th>Renters</th>
<th>Private Sector Wage</th>
<th>Renter Household Income</th>
<th>RI Minimum Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,684</td>
<td>$1,653</td>
<td>$1,175</td>
<td>$930</td>
<td>$512</td>
</tr>
</tbody>
</table>

Income needed to afford this: $147,378

#### Housing & Development Conditions

**Housing Stock**
- **Total**: 5,407  
  - **Single Family**: 73%  
  - **Multifamily**: 27%

**Infrastructure**
- **Regional**: Central  
  - **Public Water**: Nearly Full  
  - **Public Sewer**: Nearly Full

**Multifamily by Right**
- **In Residential Zones**: Yes, 4,000 sq. ft. lot per unit

**Housing Toolbox**
- **ADU**, **AHTF**, **AR**, **CP**, **FZ**  
  - **G/VC**, **ID**, **IZ**, **MU**, **TOD**

**2018 Building Permits**: Total 48  
- **Single Family**: 7  
- **Multifamily**: 41

#### Long-Term Affordable Homes
- **Total Long-Term Affordable Homes**: 254  
- **Increase**: 4.75% of year-round housing stock

**Net Gain Since 2005**
- **Total**: +27

**State-Funded Building Homes Rhode Island**: 10

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*HousingWorks RI @ RWU | 2019 Housing Fact Book*