

Where Is It Affordable to Own?

Based on 2018 median single family home prices, a household earning the state's median household income of \$61,043 would be able to afford to buy in only two 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

In 2018, Rhode Island households earning \$30,000 or less could not affordably buy a median priced single family home in any Rhode Island city or town.

HOUSEHOLDS EARNING: ≤ \$50,000

HOUSEHOLDS EARNING: ≤ \$70,000

HOUSEHOLDS EARNING: ≤ \$100,000

HOUSEHOLDS EARNING: > \$100,000

Median household income¹⁹
\$61,043

Median owner household income²⁰
\$85,025

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
CENTRAL FALLS	\$55,641					
PROVIDENCE (WITHOUT EAST SIDE)	\$60,147					
PAWTUCKET	\$66,240					
WOONSOCKET	\$66,950					
WARWICK	\$72,589					
EAST PROVIDENCE	\$74,805					
WEST WARWICK	\$75,409					
COVENTRY	\$77,238					
CRANSTON	\$78,116					
NORTH PROVIDENCE	\$78,290					
BURRILLVILLE	\$79,102					
JOHNSTON	\$83,163					
TIVERTON	\$84,449					
GLOCESTER	\$84,518					
HOPKINTON	\$87,096					
SMITHFIELD	\$87,192					
CUMBERLAND	\$87,423					
WARREN	\$91,630					
WESTERLY	\$92,445					
BRISTOL	\$94,619					
RICHMOND	\$95,589					
FOSTER	\$98,639					
NORTH SMITHFIELD	\$99,825					
SCITUATE	\$100,950					
EXETER	\$104,750					
CHARLESTOWN	\$105,670					
SOUTH KINGSTOWN	\$107,652					
MIDDLETOWN	\$107,655					
LINCOLN	\$109,414					
PORTSMOUTH	\$110,582					
WEST GREENWICH	\$114,965					
NORTH KINGSTOWN	\$116,787					
NARRAGANSETT	\$125,581					
LITTLE COMPTON	\$128,765					
BARRINGTON	\$143,303					
EAST GREENWICH	\$147,378					
NEWPORT	\$152,608					
PROVIDENCE (EAST SIDE)	\$176,317					
JAMESTOWN	\$182,660					
NEW SHOREHAM	\$273,003					

Where Is It Affordable to Rent?

Based on 2018 average 2-bedroom apartment rents, a household earning the state's median renter household income of \$32,361 could not affordably rent in any 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

In 2018, Rhode Island households earning \$30,000 or less could not affordably rent an average priced 2-bedroom apartment in any Rhode Island city or town.

HOUSEHOLDS EARNING: ≤ \$50,000

HOUSEHOLDS EARNING: ≤ \$70,000

HOUSEHOLDS EARNING: ≤ \$100,000

HOUSEHOLDS EARNING: > \$100,000

Median household income
\$61,043

Median renter household income²¹
\$32,361

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	\$36,560					
SMITHFIELD	\$46,240					
WOONSOCKET	\$47,080					
BARRINGTON	\$51,720					
BRISTOL	\$53,840					
NORTH SMITHFIELD	\$53,960					
PAWTUCKET	\$54,960					
CENTRAL FALLS	\$56,400					
WESTERLY	\$58,520					
NORTH PROVIDENCE	\$60,040					
NORTH KINGSTOWN	\$60,880					
TIVERTON	\$61,280					
WEST WARWICK	\$61,920					
NARRAGANSETT	\$62,000					
NEWPORT	\$62,880					
MIDDLETOWN	\$63,160					
WARWICK	\$64,040					
CRANSTON	\$64,240					
COVENTRY	\$65,040					
EAST PROVIDENCE	\$65,200					
LINCOLN	\$65,880					
EAST GREENWICH	\$66,120					
WARREN	\$66,120					
JOHNSTON	\$70,360					
PROVIDENCE (WITHOUT EAST SIDE)	\$70,400					
PROVIDENCE (EAST SIDE)	\$70,400					
PORTSMOUTH	\$71,280					
CUMBERLAND	\$73,840					
SOUTH KINGSTOWN	N/A					
CHARLESTOWN	N/A					
SCITUATE	N/A					
JAMESTOWN	N/A					
EXETER	N/A					
FOSTER	N/A					
GLOCESTER	N/A					
HOPKINTON	N/A					
LITTLE COMPTON	N/A					
NEW SHOREHAM	N/A					
RICHMOND	N/A					
WEST GREENWICH	N/A					

N/A: Insufficient data