

Where Is It Affordable to Own?

Based on 2016 median single family home prices, a household earning the state's median household income of \$56,852 would be able to afford to buy in four 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 2016, 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 income²¹
\$56,852

Median owner household income²²
\$80,080

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	\$41,603					
PROVIDENCE (without East Side)	\$44,131					
WOONSOCKET	\$51,702					
PAWTUCKET	\$51,932					
WEST WARWICK	\$57,860					
WARWICK	\$58,649					
EAST PROVIDENCE	\$61,071					
CRANSTON	\$61,403					
COVENTRY	\$62,505					
NORTH PROVIDENCE	\$64,922					
JOHNSTON	\$65,318					
BURRILLVILLE	\$66,401					
TIVERTON	\$70,231					
NORTH SMITHFIELD	\$72,661					
WARREN	\$73,396					
HOPKINTON	\$73,684					
SMITHFIELD	\$74,095					
CUMBERLAND	\$74,652					
WESTERLY	\$74,975					
GLOCESTER	\$75,989					
EXETER	\$79,555					
SCITUATE	\$79,720					
BRISTOL	\$80,740					
RICHMOND	\$81,481					
FOSTER	\$83,841					
SOUTH KINGSTOWN	\$85,373					
LINCOLN	\$86,900					
CHARLESTOWN	\$88,640					
PORTSMOUTH	\$95,670					
MIDDLETOWN	\$95,815					
WEST GREENWICH	\$98,917					
NORTH KINGSTOWN	\$99,340					
NARRAGANSETT	\$104,029					
BARRINGTON	\$107,640					
NEWPORT	\$113,419					
LITTLE COMPTON	\$115,599					
EAST GREENWICH	\$125,034					
JAMESTOWN	\$135,731					
PROVIDENCE (East Side)	\$136,794					
NEW SHOREHAM	\$248,487					

Where Is It Affordable to Rent?

Based on 2016 average 2-bedroom apartment prices, a household earning the state's median renter household income of \$30,934 could not affordably rent in Rhode Island. 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: \leq \$30,000

In 2016, 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: \leq \$50,000

HOUSEHOLDS EARNING: \leq \$70,000

HOUSEHOLDS EARNING: \leq \$100,000

HOUSEHOLDS EARNING: $>$ \$100,000

Median household income
\$56,852

Median renter household income²³
\$30,934

City/Town	Annual income needed to affordably rent a 2-bedroom apartment in this community	\leq \$30,000	\leq \$50,000	\leq \$70,000	\leq \$100,000	$>$ \$100,000
CENTRAL FALLS	\$39,320					
WOONSOCKET	\$44,240					
PAWTUCKET	\$46,960					
PROVIDENCE (without East Side)	\$48,120					
EAST PROVIDENCE	\$49,000					
CRANSTON	\$49,840					
JOHNSTON	\$50,200					
BURRILLVILLE	\$50,320					
CHARLESTOWN	\$50,320					
NORTH PROVIDENCE	\$50,920					
NORTH SMITHFIELD	\$50,960					
WARREN	\$51,240					
LINCOLN	\$51,280					
NARRAGANSETT	\$51,560					
WEST WARWICK	\$51,560					
CUMBERLAND	\$51,680					
WESTERLY	\$52,600					
BARRINGTON	\$53,080					
BRISTOL	\$53,080					
COVENTRY	\$53,080					
SOUTH KINGSTOWN	\$53,760					
NORTH KINGSTOWN	\$56,240					
MIDDLETOWN	\$56,280					
PROVIDENCE (East Side)	\$57,240					
TIVERTON	\$57,280					
WARWICK	\$59,440					
SCITUATE	\$60,240					
NEWPORT	\$60,320					
EAST GREENWICH	\$61,520					
JAMESTOWN	\$66,040					
PORTSMOUTH	\$68,560					
EXETER	N/A					
FOSTER	N/A					
GLOCESTER	N/A					
HOPKINTON	N/A					
LITTLE COMPTON	N/A					
NEW SHOREHAM	N/A					
RICHMOND	N/A					
SMITHFIELD	N/A					
WEST GREENWICH	N/A					

N/A: Insufficient data