

WHERE IS IT AFFORDABLE TO OWN?

Based on 2019 median single family home prices, a household earning the state's median household income of \$63,296 would be able to affordably buy in only one 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 2019, 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 income¹⁴
\$63,296

Median owner household income¹⁵
\$88,027

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	\$49,338					
PROVIDENCE (WITHOUT EAST SIDE)	\$65,468					
PAWTUCKET	\$68,410					
WOONSOCKET	\$70,706					
WARWICK	\$70,806					
WEST WARWICK	\$71,161					
EAST PROVIDENCE	\$73,304					
COVENTRY	\$74,955					
BURRILLVILLE	\$76,659					
JOHNSTON	\$77,076					
NORTH PROVIDENCE	\$77,377					
CRANSTON	\$77,414					
TIVERTON	\$88,234					
SMITHFIELD	\$88,322					
WARREN	\$88,380					
CUMBERLAND	\$88,752					
WESTERLY	\$89,098					
GLOCESTER	\$89,452					
RICHMOND	\$90,343					
NORTH SMITHFIELD	\$90,594					
BRISTOL	\$91,934					
SCITUATE	\$96,684					
HOPKINTON	\$96,899					
FOSTER	\$99,241					
SOUTH KINGSTOWN	\$101,783					
EXETER	\$103,996					
LINCOLN	\$104,201					
CHARLESTOWN	\$105,959					
MIDDLETOWN	\$108,400					
NORTH KINGSTOWN	\$109,193					
WEST GREENWICH	\$112,385					
PORTSMOUTH	\$114,452					
LITTLE COMPTON	\$127,945					
NARRAGANSETT	\$128,709					
BARRINGTON	\$133,656					
NEWPORT	\$138,844					
EAST GREENWICH	\$148,012					
JAMESTOWN	\$149,386					
PROVIDENCE (EAST SIDE)	\$190,105					
NEW SHOREHAM	\$238,641					

WHERE IS IT AFFORDABLE TO RENT?

Based on 2019 average 2-bedroom apartment rents, a household earning the state's median renter household income of \$34,255 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 2019, 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
\$63,296

Median renter household income¹⁶
\$34,255

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	\$36,240					
SMITHFIELD	\$46,800					
WOONSOCKET	\$47,960					
BARRINGTON	\$53,240					
BRISTOL	\$55,040					
PAWTUCKET	\$55,760					
NEWPORT	\$57,080					
CENTRAL FALLS	\$57,440					
WESTERLY	\$59,280					
NORTH SMITHFIELD	\$60,640					
NORTH PROVIDENCE	\$61,760					
NORTH KINGSTOWN	\$61,960					
WEST WARWICK	\$62,920					
WARWICK	\$65,000					
WARREN	\$65,280					
MIDDLETOWN	\$65,400					
CRANSTON	\$65,680					
TIVERTON	\$65,920					
EAST PROVIDENCE	\$67,360					
EAST GREENWICH	\$68,200					
LINCOLN	\$68,280					
JOHNSTON	\$68,880					
NARRAGANSETT	\$70,120					
PROVIDENCE (ENTIRE CITY)	\$71,160					
CUMBERLAND	\$71,400					
COVENTRY	\$72,400					
PROVIDENCE (EAST SIDE)	\$72,720					
PORTSMOUTH	\$74,200					
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