

RHODE ISLAND RENT SURVEY, YEAR END 2018 vs. YEAR END 2017*

JANUARY - DECEMBER 2018				
CITY/TOWN	0 BR (\$)	1 BR (\$)	2 BR (\$)	3 BR (\$)
BARRINGTON		1,016	1,293	
BRISTOL	929	1,060	1,346	2,890
BURRILLVILLE		694	914	1,435
CENTRAL FALLS		1,078	1,410	2,294
CHARLESTOWN				
COVENTRY	1,416	1,345	1,626	1,900
CRANSTON	1,139	1,220	1,606	2,487
CUMBERLAND		1,452	1,846	747
EAST GREENWICH		1,263	1,653	
EAST PROVIDENCE	951	1,291	1,630	1,800
EXETER		873	1,123	1,360
FOSTER		1,285		1,774
GLOCESTER				
HOPKINTON				
JAMESTOWN				
JOHNSTON	1,305	1,344	1,759	2,311
LINCOLN		1,441	1,647	1,073
LITTLE COMPTON				
MIDDLETOWN	1,072	1,259	1,579	1,543
NARRAGANSETT	1,177	1,263	1,550	
NEWPORT	1,088	1,259	1,572	1,811
NORTH KINGSTOWN		1,092	1,522	1,759
NORTH PROVIDENCE	1,414	1,137	1,501	1,794
NORTH SMITHFIELD		1,213	1,349	1,333
PAWTUCKET	1,020	1,104	1,374	1,513
PORTSMOUTH	1,178	1,402	1,782	
PROVIDENCE (citywide)	1,601	1,414	1,760	1,627
RICHMOND				
SCITUATE				
SMITHFIELD		806	1,156	1,101
SOUTH KINGSTOWN				
TIVERTON		1,144	1,532	1,803
WARREN	1,173	1,281	1,653	3,354
WARWICK	1,002	1,212	1,601	2,190
WEST GREENWICH		1,589	1,933	2,571
WEST WARWICK	835	1,212	1,548	1,852
WESTERLY		1,291	1,463	1,080
WOONSOCKET	849	1,025	1,177	1,365
Average of all 2018 listings	1,394	1,267	1,621	1,732
Difference 2017-2018	73	-1	22	10
Percent Change 2017-2018	5.5%	-0.1%	1.4%	0.6%

JANUARY - DECEMBER 2017				
CITY/TOWN	0 BR (\$)	1 BR (\$)	2 BR (\$)	3 BR (\$)
BARRINGTON		999	1,260	
BRISTOL	888	1,042	1,325	2,825
BURRILLVILLE		701	908	1,432
CENTRAL FALLS		1,085	1,404	2,290
CHARLESTOWN				
COVENTRY	1,423	1,300	1,576	2,152
CRANSTON	1,135	1,240	1,592	2,458
CUMBERLAND		1,397	1,774	740
EAST GREENWICH		1,294	1,674	
EAST PROVIDENCE	897	1,282	1,596	1,777
EXETER		885	1,124	1,363
FOSTER		1,295		1,773
GLOCESTER				
HOPKINTON				
JAMESTOWN				
JOHNSTON	1,267	1,308	1,639	2,089
LINCOLN		1,445	1,649	1,067
LITTLE COMPTON				
MIDDLETOWN	1,015	1,270	1,486	1,566
NARRAGANSETT	1,070	1,272	1,512	
NEWPORT	1,072	1,227	1,561	1,746
NORTH KINGSTOWN		1,088	1,514	1,740
NORTH PROVIDENCE	1,406	1,240	1,567	1,771
NORTH SMITHFIELD		1,222	1,470	1,326
PAWTUCKET	1,004	1,102	1,359	1,515
PORTSMOUTH	1,107	1,421	1,676	
PROVIDENCE (citywide)	1,501	1,403	1,728	1,634
RICHMOND				
SCITUATE				
SMITHFIELD		813	1,151	1,096
SOUTH KINGSTOWN				
TIVERTON		1,166	1,534	1,828
WARREN	1,158	1,325	1,893	2,851
WARWICK	928	1,215	1,576	2,188
WEST GREENWICH		1,521	2,009	2,414
WEST WARWICK	818	1,156	1,502	1,801
WESTERLY		1,289	1,479	1,075
WOONSOCKET	833	1,031	1,173	1,361
Average of all 2017 listings	1,321	1,268	1,599	1,722

CHANGE IN AVERAGE RENTS 2017 to 2018				
CITY/TOWN	0 BR (\$)	1 BR (\$)	2 BR (\$)	3 BR (\$)
BARRINGTON		17	33	
BRISTOL	41	18	21	65
BURRILLVILLE		(7)	6	3
CENTRAL FALLS		(7)	6	4
CHARLESTOWN				
COVENTRY	(7)	45	50	(252)
CRANSTON	4	(20)	14	29
CUMBERLAND		55	72	7
EAST GREENWICH		(31)	(21)	
EAST PROVIDENCE	54	9	34	23
EXETER		(12)	(1)	(3)
FOSTER		(10)		1
GLOCESTER				
HOPKINTON				
JAMESTOWN				
JOHNSTON	38	36	120	222
LINCOLN		(4)	(2)	6
LITTLE COMPTON				
MIDDLETOWN	57	(11)	93	(23)
NARRAGANSETT	107	(9)	38	
NEWPORT	16	32	11	65
NORTH KINGSTOWN		4	8	19
NORTH PROVIDENCE	8	(103)	(66)	23
NORTH SMITHFIELD		(9)	(121)	7
PAWTUCKET	16	2	15	(2)
PORTSMOUTH	71	(19)	106	
PROVIDENCE (citywide)	100	11	32	(7)
RICHMOND				
SCITUATE				
SMITHFIELD		(7)	5	5
SOUTH KINGSTOWN				
TIVERTON		(22)	(2)	(25)
WARREN	15	(44)	(240)	503
WARWICK	74	(3)	25	2
WEST GREENWICH		68	(76)	157
WEST WARWICK	17	56	46	51
WESTERLY		2	(16)	5
WOONSOCKET	16	(6)	4	4

Utility Cost Allowance (\$)			
0 BR	1 BR	2 BR	3 BR
77.3	62.6	155.5	218.1

IMPORTANT NOTES: The Rent Survey is compiled by RIhousing. All figures include rent and utilities. Average asking rents are based on data from CoStar Group (www.costar.com). Average utility expenditures are based on estimates from the American Community Survey 1-year sample, and include fuel, gas, electricity, and water.

Due to the larger overall sample size, statewide data are more reliable than that of individual cities and towns. In cases where a municipality had fewer than 4 entries for a given unit size, the data was excluded.

*All values are 2018 dollars. 2017 figures have been inflation-adjusted to allow for comparison.

JANUARY - DECEMBER 2018				
Providence Neighborhoods				
Neighborhood	0 BR	1 BR	2 BR	3 BR
Armory/West End	1,207	1,162	1,230	1,531
East Side	1,078	1,493	1,661	1,924
Elmhurst/PC		792	1,073	
Elmwood		1,204	1,169	1,272
Federal Hill		1,352	1,561	1,581
Hartford/Silver Lake		1,057	1,145	1,446
Mount Pleasant		790	1,006	
North End/Smith Hill	1,515	1,552	1,791	1,404
Olneyville/Valley	1,087	1,277	1,524	1,825
South Providence		897	1,009	1,151

JANUARY - DECEMBER 2017				
Providence Neighborhoods				
Neighborhood	0 BR	1 BR	2 BR	3 BR
Armory/West End	1,185	1,168	1,228	1,526
East Side	1,107	1,497	1,766	1,962
Elmhurst/PC		810	1,081	
Elmwood		1,206	1,158	1,261
Federal Hill		1,370	1,571	1,572
Hartford/Silver Lake		1,067	1,149	1,453
Mount Pleasant		794	996	
North End/Smith Hill	1,574	1,549	1,759	1,371
Olneyville/Valley	1,084	1,278	1,552	1,924
South Providence		948	999	1,165

CHANGE IN AVERAGE RENTS 2017 to 2018				
Providence Neighborhoods				
Neighborhood	0 BR	1 BR	2 BR	3 BR
Armory/West End	22	(6)	2	5
East Side	(29)	(4)	(105)	(38)
Elmhurst/PC		(18)	(8)	
Elmwood		(2)	11	11
Federal Hill		(18)	(10)	9
Hartford/Silver Lake		(10)	(4)	(7)
Mount Pleasant		(4)	10	
North End/Smith Hill	(59)	3	32	33
Olneyville/Valley	3	(1)	(28)	(99)
South Providence		(51)	10	(14)