

RHODE ISLAND RENT SURVEY, YEAR END 2009 vs. YEAR END 2008
(As compiled by Rhode Island Housing)

JANUARY - DECEMBER 2009 *				
CITY/TOWN	0 BR (\$)	1 BR (\$)	2 BR (\$)	3 BR (\$)
BARRINGTON		1,088	1,307	1,918
BRISTOL	837	981	1,263	1,486
BURRILLVILLE		863	1,228	1,559
CENTRAL FALLS	609	726	902	1,137
CHARLESTOWN				
COVENTRY		1,033	1,033	1,607
CRANSTON	673	919	1,089	1,468
CUMBERLAND	729	926	1,170	1,564
EAST GREENWICH	742	856	1,208	1,845
EAST PROVIDENCE	695	933	1,085	1,539
EXETER				
FOSTER				
GLOCESTER				
HOPKINTON				
JAMESTOWN		1,334	1,637	
JOHNSTON		980	1,128	
LINCOLN		934	1,179	1,512
LITTLE COMPTON				
MIDDLETOWN		1,054		
NARRAGANSETT			1,358	1,688
NEWPORT		1,060	1,424	1,692
NORTH KINGSTOWN		983	1,209	1,664
NORTH PROVIDENCE		949	1,085	1,349
NORTH SMITHFIELD				
PAWTUCKET	642	809	982	1,342
PORTSMOUTH		1,020		
PROVIDENCE (citywide)	852	961	1,111	1,447
RICHMOND				
SCITUATE				
SMITHFIELD		1,007	1,179	1,757
SOUTH KINGSTOWN			1,204	1,676
TIVERTON				
WARREN		955		1,491
WARWICK	681	960	1,166	1,608
WESTERLY		922	1,166	1,406
WEST WARWICK		838	1,022	1,332
WOONSOCKET		801	948	1,169
Average of all towns shown	718	956	1,170	1,533
Difference 2008 - 2009	13	11	(62)	126
Percent Change 2008 - 2009	1.9%	1.2%	-5.1%	9.0%

JANUARY - DECEMBER 2008 *				
CITY/TOWN	0 BR (\$)	1 BR (\$)	2 BR (\$)	3 BR (\$)
BARRINGTON		983	1,310	1,483
BRISTOL	781	937	1,390	1,377
BURRILLVILLE		958		
CENTRAL FALLS		709	937	1,178
CHARLESTOWN				
COVENTRY		894	1,159	
CRANSTON	625	934	1,122	1,345
CUMBERLAND		882	1,254	
EAST GREENWICH	706	919	1,281	
EAST PROVIDENCE	709	892	1,150	1,298
EXETER				
FOSTER				
GLOCESTER				
HOPKINTON				
JAMESTOWN		1,248	1,512	
JOHNSTON		926	1,173	
LINCOLN		876	1,240	1,318
LITTLE COMPTON				
MIDDLETOWN		1,088		
NARRAGANSETT			1,508	1,778
NEWPORT		1,157	1,545	1,804
NORTH KINGSTOWN		1,129	1,216	1,595
NORTH PROVIDENCE		857	1,189	1,311
NORTH SMITHFIELD				
PAWTUCKET	663	869	1,068	1,252
PORTSMOUTH		1,067		
PROVIDENCE (citywide)	785	963	1,163	1,380
RICHMOND				
SCITUATE				
SMITHFIELD		893	1,080	
SOUTH KINGSTOWN			1,436	1,552
TIVERTON				
WARREN		874		1,303
WARWICK	663	958	1,276	1,465
WESTERLY		905	1,184	1,421
WEST WARWICK		856	1,175	1,312
WOONSOCKET		835	976	1,143
Average of all towns shown	705	944	1,232	1,406

CHANGE IN AVERAGE RENTS				
CITY/TOWN	0 BR (\$)	1 BR (\$)	2 BR (\$)	3 BR (\$)
BARRINGTON		105	(3)	435
BRISTOL	56	44	(127)	109
BURRILLVILLE		(95)		
CENTRAL FALLS		17	(35)	(41)
CHARLESTOWN				
COVENTRY		139	(126)	
CRANSTON	48	(16)	(33)	123
CUMBERLAND		44	(84)	
EAST GREENWICH	36	(63)	(73)	
EAST PROVIDENCE	(14)	41	(65)	241
EXETER				
FOSTER				
GLOCESTER				
HOPKINTON				
JAMESTOWN		86	125	
JOHNSTON		54	(45)	
LINCOLN		58	(61)	194
LITTLE COMPTON				
MIDDLETOWN		(34)		
NARRAGANSETT			(150)	(90)
NEWPORT		(97)	(121)	(112)
NORTH KINGSTOWN		(146)	(7)	69
NORTH PROVIDENCE		92	(104)	38
NORTH SMITHFIELD				
PAWTUCKET	(21)	(60)	(86)	90
PORTSMOUTH		(47)		
PROVIDENCE (citywide)	67	(2)	(52)	67
RICHMOND				
SCITUATE				
SMITHFIELD		114	99	
SOUTH KINGSTOWN			(232)	124
TIVERTON				
WARREN		81		188
WARWICK	18	2	(110)	143
WESTERLY		17	(18)	(15)
WEST WARWICK		(18)	(153)	20
WOONSOCKET		(34)	(28)	26

Utility Cost Allowance (\$)				
Utility	0 BR	1 BR	2 BR	3 BR
Heat	95	129	155	195
Cooking	13	17	22	28
Electricity	28	36	48	60
Hot Water	17	22	29	36
Total	158	204	254	319

IMPORTANT NOTES: This rent survey is compiled from a sample of unfurnished apartments advertised in local newspapers and online listings. Listings for particular bedroom sizes in specific communities are often limited; only those bedroom sizes with four (4) or more listings in a community are displayed. Listings are included in the survey based only on bedroom size and community; individual listings may differ dramatically in their quality and amenities.

Furnished and/or seasonal units are not included. Due to the larger overall sample size, statewide data tend to contain less sampling variability than that of individual cities and towns. Rents quoted in newspaper ads are assumed to exclude utilities unless otherwise indicated. For more information, contact Rhode Island Housing at 401-457-1267.

* All rents have been adjusted (using HUD utility allowances) to include heat, cooking fuel, electricity and hot water.

JANUARY - DECEMBER 2009*				
Providence Neighborhoods				
Neighborhood	0 BR	1 BR	2 BR	3 BR
Armory		1,024	1,169	
East Side		1,036	1,364	1,664
Elmhurst/PC			1,090	1,389
Elmwood		789	1,024	
Federal Hill		1,035	1,147	1,289
Hartford/Silver Lake			992	
Mount Pleasant		831	1,031	
North End/ Smith Hill			1,031	
Other or None Given		1,052	1,150	1,447
Citywide Average		961	1,111	1,447
Difference 2008 - 2009		(2)	(52)	68
Percent Change 2008 - 2009		-0.2%	-4.5%	4.9%

JANUARY - DECEMBER 2008*				
Providence Neighborhoods				
Neighborhood	0 BR	1 BR	2 BR	3 BR
Armory		835	1,345	
East Side		1,048	1,561	1,648
Elmhurst/PC			1,063	1,248
Elmwood		852	1,014	
Federal Hill		1,117	1,068	1,353
Hartford/Silver Lake			1,112	
Mount Pleasant		844	1,100	
North End/ Smith Hill			1,158	
Other or None Given		1,083	1,044	1,269
Citywide Average		963	1,163	1,380

CHANGE IN AVERAGE RENTS				
Providence Neighborhoods				
Neighborhood	0 BR	1 BR	2 BR	3 BR
Armory			189	(176)
East Side		(12)	(197)	16
Elmhurst/PC			27	141
Elmwood		(63)	10	
Federal Hill		(82)	79	(64)
Hartford/Silver Lake			(120)	
Mount Pleasant		(13)	(69)	
North End/ Smith Hill			(127)	
Other or None Given		(31)	106	178