



Newport, Rhode Island.

Current market data.

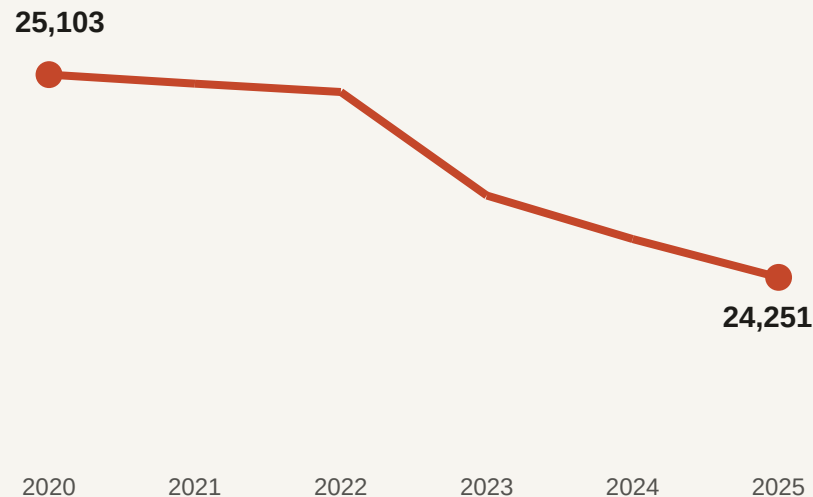
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.4% since 2020.

24,251

people, the 7th-largest of Rhode Island's cities and towns.

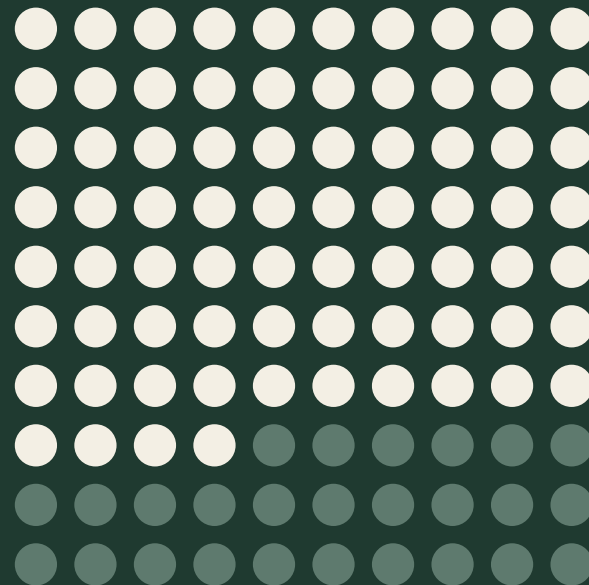


THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

73.9%

of 12,351 jobs located in Newport are filled by in-commuters.



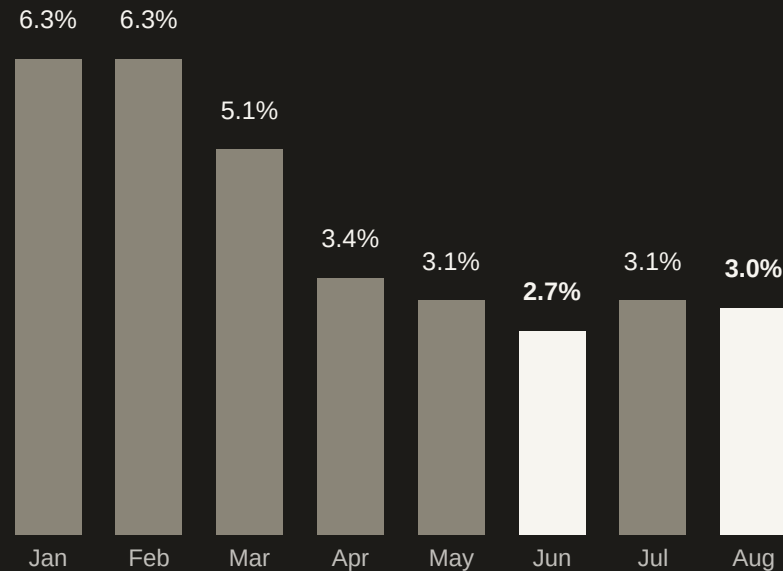
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in June:
2.7%.

3.0%

in August 2026, the latest month released. A year earlier it was 3.6%.

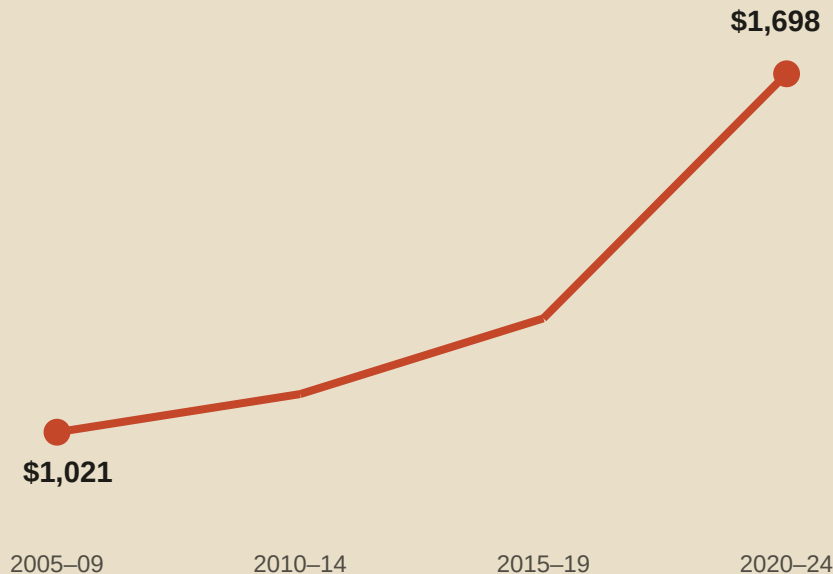


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,698

a month. Rhode Island's median is \$1,342.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,296 gap between neighbors, the sharpest rent edge between adjacent tracts in Newport County.

TRACT 405

\$1,027

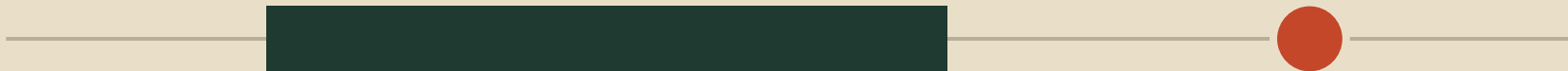
TRACT 402

\$2,323

ROOM TO BUILD

The median rent is above what local wages can carry.

\$961–\$1,442



\$1,698 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

113

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 13,552 homes here.

51–124

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 85% more than Rhode Island's.

\$746,900

median home value in Newport.

Newport



\$746,900

Rhode Island



\$404,200

U.S.



\$332,700

THAT WAS NEWPORT'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/ri/newport/**](https://almanacdata.ai/e/ri/newport/)

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