

1st Quarter 2025 and 2024 Comparison by County Condominium Home Sales

AREA	Sales 2025	Sales 2024	Change	% Change	Median Price 2025	Median Price 2024	Median % Change	Average DOM 2025	Average DOM 2024	DOM % Change	Distressed Properties 2025	Distressed Properties 2024	% Change Distressed Properties
RHODE ISLAND	374	334	40	11.98%	\$390,000	\$342,250	13.95%	42	38	10.53%	1	3	-66.67%
<u>BRISTOL COUNTY</u>	14	9	5	55.56%	\$650,000	\$550,000	18.18%	33	-	0.00%	0	0	-
BARRINGTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
BRISTOL	11	5	6	120.00%	\$610,000	\$387,000	57.62%	38	49	-22.45%	0	0	-
WARREN	3	4	-1	-25.00%	\$690,000	\$633,525	8.91%	16	32	-50.00%	0	0	-
<u>KENT COUNTY</u>	68	59	9	15.25%	\$370,000	\$325,000	13.85%	42	40	5.00%	0	1	-100.00%
COVENTRY	4	4	0	0.00%	\$429,950	\$424,500	1.28%	13	34	-61.76%	0	0	-
EAST GREENWICH	6	2	4	200.00%	\$922,500	\$453,750	103.31%	20	27	-25.93%	0	0	-
WARWICK	34	28	6	21.43%	\$330,000	\$250,000	32.00%	23	26	-11.54%	0	1	-100.00%
WEST GREENWICH	1	0	1	0.00%	\$550,000	-	0.00%	17	-	0.00%	0	0	-
WEST WARWICK	23	25	-2	-8.00%	\$375,000	\$389,900	-3.82%	83	58	43.10%	0	0	-
<u>NEWPORT COUNTY</u>	39	32	7	21.88%	\$585,000	\$605,000	-3.31%	80	75	6.67%	0	1	-100.00%
JAMESTOWN	1	1	0	0.00%	\$749,900	\$815,000	-7.99%	27	0	0.00%	0	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
MIDDLETOWN	6	4	2	50.00%	\$565,000	\$565,000	0.00%	56	61	-8.20%	0	0	-
NEWPORT	19	16	3	18.75%	\$585,000	\$507,500	15.27%	72	59	22.03%	0	1	-100.00%
PORTSMOUTH	11	6	5	83.33%	\$669,000	\$845,000	-20.83%	122	158	-22.78%	0	0	-
TIVERTON	2	5	-3	-60.00%	\$270,000	\$770,000	-64.94%	14	54	-74.07%	0	0	-
<u>PROVIDENCE COUNTY</u>	219	189	30	15.87%	\$347,000	\$313,000	10.86%	37	29	27.59%	0	1	-100.00%
BURRILLVILLE	2	5	-3	-60.00%	\$337,500	\$290,000	16.38%	20	27	-25.93%	0	0	-
CENTRAL FALLS	3	0	3	0.00%	\$325,000	-	0.00%	49	-	0.00%	0	0	-
CRANSTON	28	11	17	154.55%	\$316,000	\$310,000	1.94%	33	25	32.00%	0	0	-
CUMBERLAND	11	9	2	22.22%	\$390,000	\$355,000	9.86%	11	18	-38.89%	0	0	-
EAST PROVIDENCE	3	3	0	0.00%	\$445,000	\$328,000	35.67%	21	50	-58.00%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
GLOCESTER	5	6	-1	-16.67%	\$510,000	\$475,000	7.37%	220	57	285.96%	0	0	-
JOHNSTON	5	9	-4	-44.44%	\$449,900	\$285,000	57.86%	10	27	-62.96%	0	0	-
LINCOLN	21	24	-3	-12.50%	\$469,900	\$367,450	27.88%	22	11	100.00%	0	0	-
NORTH PROVIDENCE	35	37	-2	-5.41%	\$259,000	\$245,000	5.71%	49	30	63.33%	0	0	-
NORTH SMITHFIELD	5	4	1	25.00%	\$450,000	\$400,250	12.43%	14	37	-62.16%	0	0	-
PAWTUCKET	10	13	-3	-23.08%	\$250,000	\$266,000	-6.02%	24	30	-20.00%	0	1	-100.00%
PROVIDENCE	55	42	13	30.95%	\$405,000	\$338,000	19.82%	40	33	21.21%	0	0	-
SCITUATE	4	0	4	0.00%	\$453,750	-	0.00%	3	-	0.00%	0	0	-
SMITHFIELD	14	15	-1	-6.67%	\$391,000	\$326,000	19.94%	27	42	-35.71%	0	0	-
WOONSOCKET	18	11	7	63.64%	\$272,000	\$261,000	4.21%	29	31	-6.45%	0	0	-
<u>WASHINGTON COUNTY</u>	34	45	-11	-24.44%	\$580,500	\$499,000	16.33%	38	47	-19.15%	1	0	-
BLOCK ISLAND	1	1	0	0.00%	\$1,850,000	\$305,000	506.56%	624	91	585.71%	0	0	-
CHARLESTOWN	1	2	-1	-50.00%	\$353,771	\$361,200	-2.06%	60	76	-21.05%	0	0	-
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	1	2	-1	-50.00%	\$320,000	\$542,000	-40.96%	15	31	-51.61%	1	0	-
NARRAGANSETT	7	5	2	40.00%	\$575,000	\$450,000	27.78%	35	16	118.75%	0	0	-
NORTH KINGSTOWN	7	9	-2	-22.22%	\$385,000	\$493,400	-21.97%	27	58	-53.45%	0	0	-
RICHMOND	2	0	2	0.00%	\$316,089	-	0.00%	39	-	0.00%	0	0	-
SOUTH KINGSTOWN	12	13	-1	-7.69%	\$840,415	\$675,000	24.51%	4	41	-90.24%	0	0	-
WESTERLY	3	13	-10	-76.92%	\$229,000	\$399,900	-42.74%	9	52	-82.69%	0	0	-
Information is provided by State-Wide Multiple Listing Service, Inc. Readers are cautioned that the median sales price --- with half the prices higher and half lower --- is not a measure of appreciation/depreciation in individual home values. Also, please note: Statewide data may vary marginally from town-by-town data as the latter continues to be updated with later closing transactions after the statewide data is pulled. This information is deemed reliable but not guaranteed. Note: As of 9/1/2021 East Side of Providence was removed from the city list.													