

First Quarter 2021 and 2020 Comparison Single-Family Home Sales

AREA	Sales 2021	Sales 2020	Change	% Change	Median Price 2021	Median Price 2020	Median % Change	Average DOM 2021	Average DOM 2020	DOM % Change	Distressed Properties 2021	Distressed Properties 2020	% Change Distressed Properties
RHODE ISLAND	2179	2086	93	4.46%	\$330,000	\$290,000	13.79%	46	68	-32.35%	43	76	-43.42%
<u>NEWPORT COUNTY</u>													
TIVERTON	43	41	2	4.88%	\$325,000	\$330,000	-1.52%	69	75	-8.00%	4	2	100.00%
LITTLE COMPTON	10	13	-3	-23.08%	\$695,500	\$600,000	15.92%	96	93	3.23%	0	1	-100.00%
PORTSMOUTH	53	41	12	29.27%	\$492,000	\$360,000	36.67%	51	92	-44.57%	1	1	0.00%
MIDDLETOWN	31	31	0	0.00%	\$485,000	\$370,500	30.90%	70	99	-29.29%	0	2	-100.00%
NEWPORT	53	56	-3	-5.36%	\$802,000	\$547,500	46.48%	91	78	16.67%	0	1	-100.00%
JAMESTOWN	18	20	-2	-10.00%	\$1,000,000	\$467,000	114.13%	88	79	11.39%	0	1	-100.00%
<u>METRO & EAST BAY</u>													
BARRINGTON	44	52	-8	-15.38%	\$471,000	\$527,500	-10.71%	54	94	-42.55%	0	0	-
WARREN	21	15	6	40.00%	\$385,000	\$290,000	32.76%	71	68	4.41%	1	1	0.00%
BRISTOL	39	33	6	18.18%	\$400,000	\$368,000	8.70%	52	72	-27.78%	0	0	-
EAST PROVIDENCE	95	96	-1	-1.04%	\$295,000	\$250,000	18.00%	31	58	-46.55%	0	2	-100.00%
PROVIDENCE	151	117	34	29.06%	\$250,000	\$210,000	19.05%	37	58	-36.21%	4	5	-20.00%
EAST SIDE of Providence	31	27	4	14.81%	\$850,000	\$680,500	24.91%	59	71	-16.90%	0	0	-
NORTH PROVIDENCE	66	68	-2	-2.94%	\$290,500	\$249,900	16.25%	30	55	-45.45%	3	1	200.00%
JOHNSTON	87	66	21	31.82%	\$310,000	\$282,200	9.85%	43	56	-23.21%	2	4	-50.00%
CRANSTON	199	150	49	32.67%	\$300,000	\$254,950	17.67%	40	60	-33.33%	5	6	-16.67%
<u>NORTH</u>													
LINCOLN	54	33	21	63.64%	\$399,000	\$335,000	19.10%	51	61	-16.39%	2	1	100.00%
CUMBERLAND	73	84	-11	-13.10%	\$354,000	\$320,000	10.63%	31	57	-45.61%	2	4	-50.00%
WOONSOCKET	55	47	8	17.02%	\$270,000	\$230,000	17.39%	35	63	-44.44%	1	1	0.00%
PAWTUCKET	95	100	-5	-5.00%	\$269,600	\$229,950	17.24%	30	49	-38.78%	0	5	-100.00%
CENTRAL FALLS	5	2	3	150.00%	\$263,000	\$169,000	55.62%	7	4	75.00%	0	0	-
NORTH SMITHFIELD	24	28	-4	-14.29%	\$383,500	\$334,500	14.65%	60	81	-25.93%	2	1	100.00%
SMITHFIELD	32	30	2	6.67%	\$378,750	\$335,000	13.06%	47	63	-25.40%	0	1	-100.00%
BURRILLVILLE	34	44	-10	-22.73%	\$351,000	\$262,750	33.59%	38	56	-32.14%	4	3	33.33%
GLOCESTER	32	33	-1	-3.03%	\$298,250	\$302,500	-1.40%	34	56	-39.29%	0	2	-100.00%
FOSTER	13	10	3	30.00%	\$360,000	\$307,500	17.07%	74	71	4.23%	0	3	-100.00%
SCITUATE	24	22	2	9.09%	\$355,500	\$282,500	25.84%	35	79	-55.70%	0	2	-100.00%
<u>SOUTH COUNTY</u>													
EXETER	8	16	-8	-50.00%	\$490,700	\$385,000	27.45%	44	84	-47.62%	1	0	-
HOPKINTON	20	20	0	0.00%	\$324,750	\$301,250	7.80%	47	72	-34.72%	1	0	-
RICHMOND	21	21	0	0.00%	\$340,000	\$360,000	-5.56%	45	96	-53.13%	1	2	-50.00%
CHARLESTOWN	31	20	11	55.00%	\$500,000	\$379,500	31.75%	57	97	-41.24%	0	0	-
WESTERLY	59	61	-2	-3.28%	\$355,000	\$330,000	7.58%	57	71	-19.72%	0	3	-100.00%
BLOCK ISLAND	9	8	1	12.50%	\$1,485,000	\$997,500	48.87%	310	255	21.57%	0	0	-
SOUTH KINGSTOWN	67	65	2	3.08%	\$442,000	\$370,000	19.46%	49	71	-30.99%	0	1	-100.00%
NARRAGANSETT	38	50	-12	-24.00%	\$654,000	\$459,647	42.28%	86	103	-16.50%	0	0	-
NORTH KINGSTOWN	52	83	-31	-37.35%	\$426,500	\$399,999	6.63%	44	66	-33.33%	0	2	-100.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	51	30	21	70.00%	\$650,000	\$420,500	54.58%	48	93	-48.39%	0	1	-100.00%
WEST WARWICK	68	56	12	21.43%	\$275,000	\$240,700	14.25%	44	52	-15.38%	2	1	100.00%
WARWICK	259	267	-8	-3.00%	\$289,900	\$242,900	19.35%	36	65	-44.62%	4	13	-69.23%
COVENTRY	95	114	-19	-16.67%	\$285,000	\$279,950	1.80%	44	64	-31.25%	3	3	0.00%
WEST GREENWICH	19	16	3	18.75%	\$445,000	\$418,000	6.46%	45	108	-58.33%	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 --- generally reflects the quality and themix (type and size) of the properties being sold at the time and is not a true measure of individual home value appreciation/depreciation. Also, please note: Statewide data may vary marginally from town bytown data as the latter continues to be updated with later closing transactions after the statewide data is pulled. Information deemed reliable but is not guaranteed.