

1st Quarter 2025 and 2024 Comparison by County Single-Family 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	1392	1438	-46	-3.20%	\$465,000	\$440,000	5.68%	39	36	8.33%	19	27	-29.63%
<u>BRISTOL COUNTY</u>	69	62	7	11.29%	\$675,000	\$603,500	11.85%	52	-	0.00%	0	0	-
BARRINGTON	28	27	1	3.70%	\$727,000	\$610,000	19.18%	69	32	115.63%	0	0	-
BRISTOL	25	22	3	13.64%	\$700,000	\$562,500	24.44%	42	34	23.53%	0	0	-
WARREN	16	13	3	23.08%	\$547,000	\$450,000	21.56%	36	47	-23.40%	0	0	-
<u>KENT COUNTY</u>	311	331	-20	-6.04%	\$425,000	\$395,000	7.59%	33	33	0.00%	1	7	-85.71%
COVENTRY	73	80	-7	-8.75%	\$420,000	\$362,500	15.86%	36	36	0.00%	0	2	-100.00%
EAST GREENWICH	17	24	-7	-29.17%	\$869,000	\$647,500	34.21%	66	31	112.90%	0	1	-100.00%
WARWICK	182	181	1	0.55%	\$418,000	\$400,000	4.50%	30	32	-6.25%	1	3	-66.67%
WEST GREENWICH	8	4	4	100.00%	\$630,000	\$381,000	65.35%	33	33	0.00%	0	0	-
WEST WARWICK	31	42	-11	-26.19%	\$400,000	\$360,000	11.11%	29	31	-6.45%	0	1	-100.00%
<u>NEWPORT COUNTY</u>	110	152	-42	-27.63%	\$769,500	\$681,950	12.84%	58	57	1.75%	0	3	-100.00%
JAMESTOWN	7	5	2	40.00%	\$975,000	\$635,000	53.54%	110	65	69.23%	0	0	-
LITTLE COMPTON	3	6	-3	-50.00%	\$925,000	\$718,784	28.69%	60	86	-30.23%	0	1	-100.00%
MIDDLETOWN	22	26	-4	-15.38%	\$887,500	\$682,500	30.04%	72	59	22.03%	0	0	-
NEWPORT	23	39	-16	-41.03%	\$1,000,000	\$900,000	11.11%	50	68	-26.47%	0	0	-
PORTSMOUTH	31	49	-18	-36.73%	\$750,000	\$620,000	20.97%	47	54	-12.96%	0	2	-100.00%
TIVERTON	24	27	-3	-11.11%	\$445,000	\$455,000	-2.20%	50	36	38.89%	0	0	-
<u>PROVIDENCE COUNTY</u>	690	663	27	4.07%	\$430,000	\$410,000	4.88%	34	30	13.33%	14	16	-12.50%
BURRILLVILLE	19	24	-5	-20.83%	\$465,000	\$369,500	25.85%	53	29	82.76%	1	0	-
CENTRAL FALLS	1	1	0	0.00%	\$395,000	\$260,000	51.92%	17	17	0.00%	0	0	-
CRANSTON	136	118	18	15.25%	\$438,500	\$405,000	8.27%	35	29	20.69%	3	1	200.00%
CUMBERLAND	56	59	-3	-5.08%	\$520,000	\$500,000	4.00%	30	38	-21.05%	1	0	-
EAST PROVIDENCE	74	73	1	1.37%	\$425,000	\$407,000	4.42%	33	26	26.92%	2	2	0.00%
FOSTER	11	11	0	0.00%	\$455,000	\$507,500	-10.34%	82	38	115.79%	1	1	0.00%
GLOCESTER	19	20	-1	-5.00%	\$485,000	\$529,250	-8.36%	47	27	74.07%	0	2	-100.00%
JOHNSTON	42	43	-1	-2.33%	\$428,075	\$420,000	1.92%	37	46	-19.57%	2	2	0.00%
LINCOLN	29	33	-4	-12.12%	\$490,000	\$480,000	2.08%	42	27	55.56%	0	1	-100.00%
NORTH PROVIDENCE	39	31	8	25.81%	\$420,000	\$420,000	0.00%	33	30	10.00%	1	1	0.00%
NORTH SMITHFIELD	17	11	6	54.55%	\$567,500	\$379,000	49.74%	41	33	24.24%	1	0	-
PAWTUCKET	80	56	24	42.86%	\$390,000	\$359,450	8.50%	24	27	-11.11%	0	2	-100.00%
PROVIDENCE	93	105	-12	-11.43%	\$419,000	\$395,000	6.08%	31	26	19.23%	2	1	100.00%
SCITUATE	12	19	-7	-36.84%	\$470,000	\$518,000	-9.27%	33	43	-23.26%	0	0	-
SMITHFIELD	24	22	2	9.09%	\$502,450	\$480,450	4.58%	29	23	26.09%	0	1	-100.00%
WOONSOCKET	38	37	1	2.70%	\$393,500	\$375,000	4.93%	34	29	17.24%	0	2	-100.00%
<u>WASHINGTON COUNTY</u>	212	230	-18	-7.83%	\$633,500	\$589,500	7.46%	46	42	9.52%	4	1	300.00%
BLOCK ISLAND	3	6	-3	-50.00%	\$2,275,000	\$1,437,500	58.26%	366	124	195.16%	0	0	-
CHARLESTOWN	17	17	0	0.00%	\$700,000	\$535,000	30.84%	31	39	-20.51%	0	0	-
EXETER	12	9	3	33.33%	\$482,500	\$490,000	-1.53%	51	50	2.00%	0	0	-
HOPKINTON	19	22	-3	-13.64%	\$490,000	\$440,000	11.36%	42	32	31.25%	0	1	-100.00%
NARRAGANSETT	27	23	4	17.39%	\$1,150,000	\$860,000	33.72%	68	42	61.90%	0	0	-
NORTH KINGSTOWN	47	51	-4	-7.84%	\$650,000	\$605,000	7.44%	36	41	-12.20%	2	0	-
RICHMOND	8	13	-5	-38.46%	\$464,000	\$415,000	11.81%	18	44	-59.09%	1	0	-
SOUTH KINGSTOWN	44	51	-7	-13.73%	\$615,000	\$553,000	11.21%	48	45	6.67%	0	0	-
WESTERLY	35	38	-3	-7.89%	\$599,000	\$642,500	-6.77%	30	35	-14.29%	1	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.													