

2nd 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	501	489	12	2.45%	\$399,900	\$352,000	13.61%	34	30	13.33%	1	2	-50.00%
BRISTOL COUNTY	29	26	3	11.54%	\$459,000	\$450,500	1.89%	43	-	0.00%	0	0	-
BARRINGTON	4	1	3	300.00%	\$399,500	\$450,000	-11.22%	35	13	169.23%	0	0	-
BRISTOL	14	17	-3	-17.65%	\$612,250	\$535,000	14.44%	45	19	136.84%	0	0	-
WARREN	11	8	3	37.50%	\$316,500	\$269,000	17.66%	45	13	246.15%	0	0	-
KENT COUNTY	93	83	10	12.05%	\$373,000	\$362,000	3.04%	40	34	17.65%	0	0	-
COVENTRY	8	6	2	33.33%	\$477,500	\$544,950	-12.38%	28	16	75.00%	0	0	-
EAST GREENWICH	8	11	-3	-27.27%	\$650,000	\$550,000	18.18%	26	31	-16.13%	0	0	-
WARWICK	34	38	-4	-10.53%	\$316,000	\$345,000	-8.41%	29	20	45.00%	0	0	-
WEST GREENWICH	1	0	1	0.00%	\$580,000	-	0.00%	7	-	0.00%	0	0	-
WEST WARWICK	42	28	14	50.00%	\$356,250	\$348,001	2.37%	55	57	-3.51%	0	0	-
NEWPORT COUNTY	46	41	5	12.20%	\$757,872	\$650,000	16.60%	44	54	-18.52%	0	0	-
JAMESTOWN	3	1	2	200.00%	\$1,500,000	\$2,550,000	-41.18%	33	111	-70.27%	0	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
MIDDLETOWN	5	5	0	0.00%	\$580,000	\$595,000	-2.52%	66	36	83.33%	0	0	-
NEWPORT	25	13	12	92.31%	\$785,000	\$526,000	49.24%	40	39	2.56%	0	0	-
PORTSMOUTH	8	14	-6	-42.86%	\$527,500	\$695,000	-24.10%	41	73	-43.84%	0	0	-
TIVERTON	5	8	-3	-37.50%	\$773,000	\$883,450	-12.50%	54	50	8.00%	0	0	-
PROVIDENCE COUNTY	257	274	-17	-6.20%	\$357,000	\$320,000	11.56%	32	25	28.00%	1	2	-50.00%
BURRILLVILLE	3	7	-4	-57.14%	\$270,000	\$199,000	35.68%	12	14	-14.29%	0	0	-
CENTRAL FALLS	2	1	1	100.00%	\$346,000	\$299,000	15.72%	18	0	0.00%	0	0	-
CRANSTON	22	28	-6	-21.43%	\$309,950	\$296,000	4.71%	30	20	50.00%	0	0	-
CUMBERLAND	14	11	3	27.27%	\$360,000	\$370,000	-2.70%	34	48	-29.17%	0	0	-
EAST PROVIDENCE	10	13	-3	-23.08%	\$325,000	\$285,000	14.04%	28	22	27.27%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
GLOCESTER	5	2	3	150.00%	\$495,000	\$462,500	7.03%	276	181	52.49%	0	0	-
JOHNSTON	17	6	11	183.33%	\$449,900	\$287,000	56.76%	29	48	-39.58%	0	0	-
LINCOLN	14	31	-17	-54.84%	\$357,000	\$429,900	-16.96%	20	14	42.86%	0	0	-
NORTH PROVIDENCE	46	41	5	12.20%	\$314,500	\$215,000	46.28%	24	28	-14.29%	1	0	-
NORTH SMITHFIELD	9	4	5	125.00%	\$440,000	\$445,000	-1.12%	22	7	214.29%	0	0	-
PAWTUCKET	6	16	-10	-62.50%	\$252,450	\$205,000	23.15%	29	20	45.00%	0	0	-
PROVIDENCE	73	97	-24	-24.74%	\$432,300	\$360,000	20.08%	30	26	15.38%	0	1	-100.00%
SCITUATE	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SMITHFIELD	26	9	17	188.89%	\$365,750	\$335,000	9.18%	27	15	80.00%	0	0	-
WOONSOCKET	10	8	2	25.00%	\$288,025	\$260,500	10.57%	31	21	47.62%	0	1	-100.00%
WASHINGTON COUNTY	76	65	11	16.92%	\$544,950	\$600,000	-9.18%	24	33	-27.27%	0	0	-
BLOCK ISLAND	0	1	-1	-100.00%	-	\$746,500	0.00%	-	65	0.00%	0	0	-
CHARLESTOWN	1	1	0	0.00%	\$459,900	\$319,000	44.17%	16	28	-42.86%	0	0	-
EXETER	0	3	-3	-100.00%	-	\$620,000	0.00%	-	23	0.00%	0	0	-
HOPKINTON	3	2	1	50.00%	\$333,800	\$465,124	-28.23%	32	46	-30.43%	0	0	-
NARRAGANSETT	11	16	-5	-31.25%	\$585,000	\$550,200	6.32%	22	37	-40.54%	0	0	-
NORTH KINGSTOWN	17	8	9	112.50%	\$416,000	\$788,500	-47.24%	23	61	-62.30%	0	0	-
RICHMOND	1	4	-3	-75.00%	\$301,253	\$317,605	-5.15%	12	17	-29.41%	0	0	-
SOUTH KINGSTOWN	24	10	14	140.00%	\$792,870	\$732,500	8.24%	19	18	5.56%	0	0	-
WESTERLY	19	20	-1	-5.00%	\$460,000	\$385,000	19.48%	33	28	17.86%	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.