

2nd 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	2045	1913	132	6.90%	\$500,000	\$470,000	6.38%	29	28	3.57%	16	30	-46.67%
<u>BRISTOL COUNTY</u>	109	92	17	18.48%	\$700,000	\$685,000	2.19%	29	-	0.00%	1	0	-
BARRINGTON	63	50	13	26.00%	\$750,000	\$847,000	-11.45%	25	17	47.06%	0	0	-
BRISTOL	26	31	-5	-16.13%	\$702,500	\$565,000	24.34%	39	35	11.43%	0	0	-
WARREN	20	11	9	81.82%	\$565,000	\$495,000	14.14%	29	12	141.67%	1	0	-
<u>KENT COUNTY</u>	479	435	44	10.11%	\$451,500	\$415,000	8.80%	26	25	4.00%	2	10	-80.00%
COVENTRY	121	114	7	6.14%	\$440,000	\$398,750	10.34%	27	30	-10.00%	0	1	-100.00%
EAST GREENWICH	49	37	12	32.43%	\$915,000	\$800,000	14.38%	23	22	4.55%	0	0	-
WARWICK	256	221	35	15.84%	\$441,250	\$400,000	10.31%	25	23	8.70%	2	6	-66.67%
WEST GREENWICH	13	17	-4	-23.53%	\$587,000	\$600,000	-2.17%	33	30	10.00%	0	1	-100.00%
WEST WARWICK	40	46	-6	-13.04%	\$420,000	\$404,000	3.96%	26	21	23.81%	0	2	-100.00%
<u>NEWPORT COUNTY</u>	180	165	15	9.09%	\$760,800	\$750,000	1.44%	46	44	4.55%	1	1	0.00%
JAMESTOWN	13	15	-2	-13.33%	\$860,000	\$1,035,000	-16.91%	40	58	-31.03%	0	0	-
LITTLE COMPTON	5	11	-6	-54.55%	\$950,000	\$1,100,000	-13.64%	23	16	43.75%	0	0	-
MIDDLETOWN	31	23	8	34.78%	\$700,000	\$750,000	-6.67%	73	50	46.00%	0	0	-
NEWPORT	33	34	-1	-2.94%	\$1,400,000	\$833,950	67.88%	36	52	-30.77%	0	0	-
PORTSMOUTH	46	48	-2	-4.17%	\$741,000	\$680,000	8.97%	42	49	-14.29%	1	0	-
TIVERTON	52	34	18	52.94%	\$503,750	\$478,750	5.22%	43	27	59.26%	0	1	-100.00%
<u>PROVIDENCE COUNTY</u>	984	924	60	6.49%	\$460,000	\$440,000	4.55%	26	25	4.00%	9	14	-35.71%
BURRILLVILLE	32	46	-14	-30.43%	\$500,000	\$463,500	7.87%	31	29	6.90%	0	4	-100.00%
CENTRAL FALLS	0	5	-5	-100.00%	-	\$389,000	0.00%	-	43	0.00%	0	0	-
CRANSTON	177	156	21	13.46%	\$459,000	\$450,000	2.00%	25	23	8.70%	2	2	0.00%
CUMBERLAND	79	77	2	2.60%	\$550,000	\$570,000	-3.51%	23	30	-23.33%	1	1	0.00%
EAST PROVIDENCE	91	91	0	0.00%	\$433,000	\$425,000	1.88%	27	21	28.57%	0	1	-100.00%
FOSTER	16	6	10	166.67%	\$526,500	\$520,000	1.25%	32	16	100.00%	0	0	-
GLOCESTER	26	27	-1	-3.70%	\$588,250	\$525,000	12.05%	24	45	-46.67%	0	1	-100.00%
JOHNSTON	75	70	5	7.14%	\$470,000	\$457,500	2.73%	23	24	-4.17%	4	0	-
LINCOLN	32	38	-6	-15.79%	\$658,444	\$527,500	24.82%	25	20	25.00%	0	0	-
NORTH PROVIDENCE	59	57	2	3.51%	\$445,000	\$417,189	6.67%	31	26	19.23%	0	1	-100.00%
NORTH SMITHFIELD	21	23	-2	-8.70%	\$540,000	\$457,500	18.03%	29	31	-6.45%	0	0	-
PAWTUCKET	103	91	12	13.19%	\$420,000	\$386,500	8.67%	27	22	22.73%	1	1	0.00%
PROVIDENCE	146	150	-4	-2.67%	\$447,750	\$462,450	-3.18%	23	24	-4.17%	1	2	-50.00%
SCITUATE	23	19	4	21.05%	\$535,000	\$567,500	-5.73%	31	25	24.00%	0	0	-
SMITHFIELD	34	32	2	6.25%	\$556,700	\$515,000	8.10%	23	20	15.00%	0	1	-100.00%
WOONSOCKET	70	36	34	94.44%	\$388,650	\$380,000	2.28%	27	26	3.85%	0	0	-
<u>WASHINGTON COUNTY</u>	293	297	-4	-1.35%	\$675,000	\$620,000	8.87%	33	33	0.00%	3	5	-40.00%
BLOCK ISLAND	4	4	0	0.00%	\$2,212,500	\$1,625,000	36.15%	20	157	-87.26%	0	0	-
CHARLESTOWN	24	18	6	33.33%	\$765,000	\$717,500	6.62%	23	22	4.55%	0	0	-
EXETER	19	9	10	111.11%	\$670,000	\$475,000	41.05%	29	6	383.33%	1	0	-
HOPKINTON	30	20	10	50.00%	\$467,500	\$462,500	1.08%	46	43	6.98%	1	2	-50.00%
NARRAGANSETT	34	40	-6	-15.00%	\$942,000	\$860,000	9.53%	43	48	-10.42%	0	1	-100.00%
NORTH KINGSTOWN	53	71	-18	-25.35%	\$695,000	\$611,000	13.75%	28	18	55.56%	0	1	-100.00%
RICHMOND	17	18	-1	-5.56%	\$522,000	\$467,500	11.66%	43	31	38.71%	1	0	-
SOUTH KINGSTOWN	59	57	2	3.51%	\$782,000	\$675,040	15.84%	28	38	-26.32%	0	0	-
WESTERLY	53	60	-7	-11.67%	\$612,500	\$523,500	17.00%	31	34	-8.82%	0	1	-100.00%

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.