

**Fourth Quarter 2008 and 2009 Comparison  
Single Family Home Sales**

<u>AREA</u>	<u>Sales 2009</u>	<u>Sales 2008</u>	<u>Change</u>	<u>% Change</u>	<u>Median Price 2009</u>	<u>Median Price 2008</u>	<u>Median % Change</u>	<u>Average DOM 2009</u>	<u>Average DOM 2008</u>	<u>DOM % Change</u>	<u>Distressed Properties 2009</u>	<u>Distressed Properties 2008</u>	<u>% Change Distressed Properties</u>
RHODE ISLAND	2108	1576	532	33.76%	\$202,500	\$204,500	-0.98%	86	95	-9.47%	592	606	-2.31%
<b><u>NEWPORT COUNTY</u></b>													
TIVERTON	26	21	5	23.81%	\$238,500	\$223,500	6.71%	180	165	9.09%	4	9	-55.56%
LITTLE COMPTON	9	4	5	125.00%	\$370,000	\$1,057,500	-65.01%	141	143	-1.40%	3	0	-
PORTSMOUTH	24	22	2	9.09%	\$297,500	\$298,500	-0.34%	125	80	56.25%	5	3	66.67%
MIDDLETOWN	26	19	7	36.84%	\$287,000	\$395,000	-27.34%	103	134	-23.13%	8	2	300.00%
NEWPORT	43	27	16	59.26%	\$390,000	\$400,000	-2.50%	116	139	-16.55%	5	3	66.67%
JAMESTOWN	25	8	17	212.50%	\$580,000	\$477,500	21.47%	140	160	-12.50%	1	1	0.00%
<b><u>METRO &amp; EAST BAY</u></b>													
BARRINGTON	35	26	9	34.62%	\$285,000	\$370,000	-22.97%	122	130	-6.15%	7	4	75.00%
WARREN	14	12	2	16.67%	\$233,000	\$257,500	-9.51%	156	100	56.00%	2	5	-60.00%
BRISTOL	30	25	5	20.00%	\$269,200	\$260,000	3.54%	111	95	16.84%	5	5	0.00%
EAST PROVIDENCE	97	56	41	73.21%	\$194,750	\$213,200	-8.65%	75	94	-20.21%	29	18	61.11%
PROVIDENCE	148	165	-17	-10.30%	\$110,000	\$105,000	4.76%	67	89	-24.72%	70	112	-37.50%
EAST SIDE of Prov	30	16	14	87.50%	\$424,300	\$605,000	-29.87%	58	101	-42.57%	2	1	100.00%
NORTH PROVIDENCE	67	62	5	8.06%	\$180,000	\$185,000	-2.70%	63	75	-16.00%	22	33	-33.33%
JOHNSTON	78	71	7	9.86%	\$180,000	\$184,900	-2.65%	68	92	-26.09%	28	34	-17.65%
CRANSTON	205	138	67	48.55%	\$179,900	\$186,650	-3.62%	76	84	-9.52%	61	57	7.02%
<b><u>NORTH</u></b>													
LINCOLN	47	26	21	80.77%	\$224,000	\$282,450	-20.69%	97	102	-4.90%	16	11	45.45%
CUMBERLAND	80	65	15	23.08%	\$237,450	\$239,000	-0.65%	58	81	-28.40%	21	19	10.53%
WOONSOCKET	55	32	23	71.88%	\$152,500	\$180,000	-15.28%	170	87	95.40%	27	16	68.75%
PAWTUCKET	111	81	30	37.04%	\$145,000	\$160,500	-9.66%	71	90	-21.11%	41	43	-4.65%
CENTRAL FALLS	6	3	3	100.00%	\$89,500	\$52,000	72.12%	132	143	-7.69%	3	2	50.00%
NORTH SMITHFIELD	21	17	4	23.53%	\$245,000	\$260,000	-5.77%	106	100	6.00%	5	4	25.00%
SMITHFIELD	31	25	6	24.00%	\$220,000	\$225,000	-2.22%	90	77	16.88%	5	7	-28.57%
BURRILLVILLE	38	24	14	58.33%	\$217,500	\$239,000	-9.00%	102	98	4.08%	11	6	83.33%
GLOCESTER	29	15	14	93.33%	\$236,000	\$260,000	-9.23%	58	122	-52.46%	9	6	50.00%
FOSTER	12	10	2	20.00%	\$244,000	\$272,500	-10.46%	73	68	7.35%	5	3	66.67%
SCITUATE	17	8	9	112.50%	\$290,000	\$217,500	33.33%	76	90	-15.56%	2	1	100.00%
<b><u>SOUTH COUNTY</u></b>													
EXETER	11	22	-11	-50.00%	\$293,200	\$347,500	-15.63%	113	106	6.60%	1	6	-83.33%
HOPKINTON	22	15	7	46.67%	\$257,500	\$207,000	24.40%	105	123	-14.63%	5	4	25.00%
RICHMOND	12	18	-6	-33.33%	\$270,000	\$228,200	18.32%	126	71	77.46%	1	4	-75.00%
CHARLESTOWN	23	18	5	27.78%	\$349,900	\$400,000	-12.53%	90	146	-38.36%	5	3	66.67%
WESTERLY	59	37	22	59.46%	\$265,000	\$271,500	-2.39%	127	125	1.60%	6	8	-25.00%
NEW SHOREHAM	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SOUTH KINGSTOWN	61	41	20	48.78%	\$285,000	\$310,000	-8.06%	92	108	-14.81%	11	8	37.50%
NARRAGANSETT	42	34	8	23.53%	\$374,000	\$392,500	-4.71%	143	101	41.58%	3	4	-25.00%
NORTH KINGSTOWN	70	50	20	40.00%	\$308,500	\$337,500	-8.59%	79	102	-22.55%	15	10	50.00%
<b><u>KENT COUNTY</u></b>													
EAST GREENWICH	36	27	9	33.33%	\$440,500	\$355,000	24.08%	106	94	12.77%	6	6	0.00%
WEST WARWICK	56	45	11	24.44%	\$168,750	\$160,000	5.47%	54	92	-41.30%	17	23	-26.09%
WARWICK	276	207	69	33.33%	\$172,700	\$163,000	5.95%	63	88	-28.41%	93	91	2.20%
COVENTRY	119	76	43	56.58%	\$165,000	\$195,000	-15.38%	90	77	16.88%	29	30	-3.33%
WEST GREENWICH	17	8	9	112.50%	\$260,000	\$215,000	20.93%	58	149	-61.07%	3	4	-25.00%

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 --- generally reflects the quality and the mix (type and size) of the properties being sold at the time and is not a true measure of home values.

Information deemed reliable but is not guaranteed