

4th 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	3083	3543	-460	-12.98%	\$375,000	\$326,700	14.78%	35	44	-20.45%	12	70	-82.86%
<u>NEWPORT COUNTY</u>													
TIVERTON	72	57	15	26.32%	\$407,500	\$375,000	8.67%	55	60	-8.33%	2	1	100.00%
LITTLE COMPTON	18	20	-2	-10.00%	\$796,750	\$1,012,550	-21.31%	65	63	3.17%	0	0	-
PORTSMOUTH	70	74	-4	-5.41%	\$510,000	\$440,000	15.91%	55	71	-22.54%	0	2	-100.00%
MIDDLETOWN	39	46	-7	-15.22%	\$620,000	\$449,500	37.93%	52	56	-7.14%	0	1	-100.00%
NEWPORT	67	76	-9	-11.84%	\$925,000	\$840,000	10.12%	45	76	-40.79%	0	0	-
JAMESTOWN	33	33	0	0.00%	\$996,000	\$775,000	28.52%	54	81	-33.33%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	68	79	-11	-13.92%	\$587,500	\$500,000	17.50%	34	62	-45.16%	0	1	-100.00%
WARREN	38	32	6	18.75%	\$412,000	\$365,000	12.88%	24	48	-50.00%	0	0	-
BRISTOL	64	66	-2	-3.03%	\$519,025	\$393,000	32.07%	38	49	-22.45%	0	1	-100.00%
EAST PROVIDENCE	138	156	-18	-11.54%	\$318,450	\$279,500	13.94%	24	26	-7.69%	0	4	-100.00%
PROVIDENCE	237	276	-39	-14.13%	\$305,000	\$265,000	15.09%	32	34	-5.88%	1	6	-83.33%
NORTH PROVIDENCE	98	112	-14	-12.50%	\$347,500	\$277,500	25.23%	28	33	-15.15%	0	4	-100.00%
JOHNSTON	116	124	-8	-6.45%	\$355,000	\$300,000	18.33%	31	43	-27.91%	0	4	-100.00%
CRANSTON	271	312	-41	-13.14%	\$335,000	\$290,000	15.52%	28	36	-22.22%	2	7	-71.43%
<u>NORTH</u>													
LINCOLN	74	64	10	15.63%	\$425,000	\$387,500	9.68%	30	45	-33.33%	0	3	-100.00%
CUMBERLAND	122	129	-7	-5.43%	\$406,500	\$369,900	9.89%	25	35	-28.57%	0	3	-100.00%
WOONSOCKET	66	95	-29	-30.53%	\$300,500	\$265,000	13.40%	24	37	-35.14%	1	3	-66.67%
PAWTUCKET	149	188	-39	-20.74%	\$305,000	\$265,000	15.09%	29	29	0.00%	1	3	-66.67%
CENTRAL FALLS	6	7	-1	-14.29%	\$287,500	\$245,000	17.35%	20	31	-35.48%	0	0	-
NORTH SMITHFIELD	42	39	3	7.69%	\$425,000	\$345,000	23.19%	29	37	-21.62%	0	1	-100.00%
SMITHFIELD	65	66	-1	-1.52%	\$402,000	\$343,000	17.20%	35	35	0.00%	0	0	-
BURRILLVILLE	55	49	6	12.24%	\$350,000	\$306,000	14.38%	30	38	-21.05%	0	2	-100.00%
GLOCESTER	40	52	-12	-23.08%	\$392,000	\$318,225	23.18%	34	44	-22.73%	1	2	-50.00%
FOSTER	13	18	-5	-27.78%	\$425,000	\$412,500	3.03%	55	38	44.74%	0	0	-
SCITUATE	34	39	-5	-12.82%	\$372,000	\$400,000	-7.00%	24	49	-51.02%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	24	23	1	4.35%	\$521,250	\$385,000	35.39%	40	45	-11.11%	0	0	-
HOPKINTON	33	27	6	22.22%	\$375,000	\$292,000	28.42%	37	43	-13.95%	0	0	-
RICHMOND	20	35	-15	-42.86%	\$418,750	\$361,000	16.00%	28	39	-28.21%	0	0	-
CHARLESTOWN	31	48	-17	-35.42%	\$480,000	\$505,500	-5.04%	50	60	-16.67%	0	0	-
WESTERLY	70	86	-16	-18.60%	\$514,250	\$449,250	14.47%	34	87	-60.92%	0	0	-
BLOCK ISLAND	16	22	-6	-27.27%	\$1,437,500	\$1,267,500	13.41%	193	234	-17.52%	1	0	-
SOUTH KINGSTOWN	93	120	-27	-22.50%	\$500,500	\$450,000	11.22%	45	54	-16.67%	0	1	-100.00%
NARRAGANSETT	50	76	-26	-34.21%	\$800,000	\$635,000	25.98%	67	52	28.85%	0	0	-
NORTH KINGSTOWN	86	117	-31	-26.50%	\$540,500	\$413,700	30.65%	38	42	-9.52%	0	2	-100.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	46	55	-9	-16.36%	\$677,500	\$560,000	20.98%	44	54	-18.52%	0	0	-
WEST WARWICK	75	92	-17	-18.48%	\$300,000	\$262,000	14.50%	29	30	-3.33%	0	2	-100.00%
WARWICK	378	436	-58	-13.30%	\$325,000	\$280,000	16.07%	28	32	-12.50%	3	10	-70.00%
COVENTRY	139	176	-37	-21.02%	\$349,000	\$317,000	10.09%	38	44	-13.64%	0	7	-100.00%
WEST GREENWICH	27	21	6	28.57%	\$529,000	\$410,000	29.02%	31	51	-39.22%	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. Note: as of 9/1/2021 East Side of Providence was removed as a city