

August 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	1095	1175	-80	-6.81%	\$390,000	\$332,328	17.35%	29	53	-45.28%	8	22	-63.64%
<u>NEWPORT COUNTY</u>													
TIVERTON	24	26	-2	-7.69%	\$402,500	\$343,000	17.35%	22	73	-69.86%	1	0	-
LITTLE COMPTON	6	4	2	50.00%	\$858,500	\$740,000	16.01%	68	46	47.83%	0	0	-
PORTSMOUTH	22	27	-5	-18.52%	\$662,000	\$575,000	15.13%	72	78	-7.69%	0	0	-
MIDDLETOWN	22	19	3	15.79%	\$720,000	\$505,000	42.57%	40	65	-38.46%	0	0	-
NEWPORT	21	31	-10	-32.26%	\$775,000	\$699,000	10.87%	43	86	-50.00%	0	0	-
JAMESTOWN	9	17	-8	-47.06%	\$725,000	\$600,000	20.83%	42	111	-62.16%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	37	41	-4	-9.76%	\$625,000	\$485,000	28.87%	28	53	-47.17%	0	1	-100.00%
WARREN	15	9	6	66.67%	\$430,000	\$385,000	11.69%	24	39	-38.46%	0	0	-
BRISTOL	11	19	-8	-42.11%	\$480,000	\$325,000	47.69%	34	48	-29.17%	0	0	-
EAST PROVIDENCE	42	56	-14	-25.00%	\$311,250	\$291,000	6.96%	22	34	-35.29%	1	3	-66.67%
PROVIDENCE	98	72	26	36.11%	\$321,251	\$275,000	16.82%	26	36	-27.78%	1	1	0.00%
NORTH PROVIDENCE	54	38	16	42.11%	\$343,000	\$272,500	25.87%	23	42	-45.24%	0	1	-100.00%
JOHNSTON	45	35	10	28.57%	\$355,000	\$280,000	26.79%	23	44	-47.73%	2	1	100.00%
CRANSTON	91	97	-6	-6.19%	\$355,000	\$290,000	22.41%	27	41	-34.15%	0	2	-100.00%
<u>NORTH</u>													
LINCOLN	22	27	-5	-18.52%	\$442,500	\$355,000	24.65%	17	62	-72.58%	1	0	-
CUMBERLAND	48	55	-7	-12.73%	\$431,000	\$365,000	18.08%	30	33	-9.09%	0	0	-
WOONSOCKET	30	25	5	20.00%	\$305,000	\$253,613	20.26%	14	81	-82.72%	0	1	-100.00%
PAWTUCKET	41	56	-15	-26.79%	\$300,000	\$251,500	19.28%	26	35	-25.71%	0	0	-
CENTRAL FALLS	3	1	2	200.00%	\$245,000	\$186,350	31.47%	45	23	95.65%	0	0	-
NORTH SMITHFIELD	11	7	4	57.14%	\$575,000	\$335,000	71.64%	35	53	-33.96%	0	1	-100.00%
SMITHFIELD	19	21	-2	-9.52%	\$416,000	\$375,000	10.93%	48	32	50.00%	0	0	-
BURRILLVILLE	15	14	1	7.14%	\$475,000	\$302,950	56.79%	21	31	-32.26%	0	0	-
GLOCESTER	13	9	4	44.44%	\$389,000	\$335,000	16.12%	22	50	-56.00%	0	1	-100.00%
FOSTER	3	3	0	0.00%	\$621,000	\$427,000	45.43%	41	64	-35.94%	0	0	-
SCITUATE	16	8	8	100.00%	\$397,500	\$429,950	-7.55%	40	94	-57.45%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	4	13	-9	-69.23%	\$540,000	\$445,000	21.35%	22	58	-62.07%	0	0	-
HOPKINTON	8	12	-4	-33.33%	\$425,000	\$301,875	40.79%	24	49	-51.02%	0	1	-100.00%
RICHMOND	10	13	-3	-23.08%	\$455,000	\$350,000	30.00%	12	56	-78.57%	0	1	-100.00%
CHARLESTOWN	16	11	5	45.45%	\$415,000	\$557,500	-25.56%	35	50	-30.00%	0	0	-
WESTERLY	29	29	0	0.00%	\$452,500	\$385,000	17.53%	30	72	-58.33%	0	1	-100.00%
BLOCK ISLAND	2	7	-5	-71.43%	\$915,000	\$1,425,000	-35.79%	235	466	-49.57%	0	0	-
SOUTH KINGSTOWN	24	43	-19	-44.19%	\$487,450	\$460,000	5.97%	31	58	-46.55%	0	0	-
NARRAGANSETT	23	29	-6	-20.69%	\$590,000	\$599,000	-1.50%	31	63	-50.79%	0	0	-
NORTH KINGSTOWN	34	38	-4	-10.53%	\$614,500	\$501,000	22.65%	25	79	-68.35%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	27	37	-10	-27.03%	\$638,500	\$585,000	9.15%	32	77	-58.44%	0	0	-
WEST WARWICK	17	36	-19	-52.78%	\$279,900	\$247,500	13.09%	30	39	-23.08%	0	2	-100.00%
WARWICK	120	123	-3	-2.44%	\$325,000	\$270,000	20.37%	27	38	-28.95%	0	2	-100.00%
COVENTRY	59	58	1	1.72%	\$305,000	\$277,500	9.91%	25	48	-47.92%	2	3	-33.33%
WEST GREENWICH	4	9	-5	-55.56%	\$297,000	\$300,000	-1.00%	25	50	-50.00%	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