

**December 2021 and 2020 Comparison
Single-Family Home Sales**

<u>AREA</u>	<u>Sales 2021</u>	<u>Sales 2020</u>	<u>Change</u>	<u>% Change</u>	<u>Median Price 2021</u>	<u>Median Price 2020</u>	<u>Median % Change</u>	<u>Average DOM 2021</u>	<u>Average DOM 2020</u>	<u>DOM % Change</u>	<u>Distressed Properties 2021</u>	<u>Distressed Properties 2020</u>	<u>% Change Distressed Properties</u>
RHODE ISLAND	1080	1153	-73	-6.33%	\$375,000	\$325,000	15.38%	38	41	-7.32%	4	24	-83.33%
<u>NEWPORT COUNTY</u>													
TIVERTON	21	18	3	16.67%	\$479,999	\$393,750	21.90%	75	38	97.37%	1	0	-
LITTLE COMPTON	8	3	5	166.67%	\$617,500	\$795,000	-22.33%	57	81	-29.63%	0	0	-
PORTSMOUTH	27	20	7	35.00%	\$430,000	\$494,500	-13.04%	49	67	-26.87%	0	1	-100.00%
MIDDLETOWN	17	11	6	54.55%	\$780,000	\$450,000	73.33%	66	46	43.48%	0	0	-
NEWPORT	20	23	-3	-13.04%	\$1,037,500	\$650,000	59.62%	59	88	-32.95%	0	0	-
JAMESTOWN	7	12	-5	-41.67%	\$1,050,000	\$709,500	47.99%	41	68	-39.71%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	24	18	6	33.33%	\$600,000	\$529,500	13.31%	28	51	-45.10%	0	1	-100.00%
WARREN	17	10	7	70.00%	\$425,000	\$345,050	23.17%	22	64	-65.63%	0	0	-
BRISTOL	18	22	-4	-18.18%	\$507,775	\$388,000	30.87%	51	58	-12.07%	0	1	-100.00%
EAST PROVIDENCE	43	43	0	0.00%	\$340,000	\$269,900	25.97%	25	28	-10.71%	0	1	-100.00%
PROVIDENCE	99	91	8	8.79%	\$320,000	\$260,000	23.08%	39	38	2.63%	0	2	-100.00%
NORTH PROVIDENCE	31	38	-7	-18.42%	\$355,000	\$277,500	27.93%	28	25	12.00%	0	1	-100.00%
JOHNSTON	29	36	-7	-19.44%	\$370,000	\$300,000	23.33%	28	49	-42.86%	0	0	-
CRANSTON	84	103	-19	-18.45%	\$335,000	\$285,000	17.54%	32	35	-8.57%	1	4	-75.00%
<u>NORTH</u>													
LINCOLN	27	21	6	28.57%	\$520,000	\$382,500	35.95%	36	54	-33.33%	0	1	-100.00%
CUMBERLAND	38	47	-9	-19.15%	\$415,000	\$389,900	6.44%	21	37	-43.24%	0	1	-100.00%
WOONSOCKET	22	32	-10	-31.25%	\$293,950	\$274,000	7.28%	22	40	-45.00%	0	0	-
PAWTUCKET	61	64	-3	-4.69%	\$305,000	\$270,000	12.96%	29	23	26.09%	0	1	-100.00%
CENTRAL FALLS	5	3	2	66.67%	\$290,000	\$270,000	7.41%	22	29	-24.14%	0	0	-
NORTH SMITHFIELD	16	14	2	14.29%	\$480,950	\$324,500	48.21%	27	34	-20.59%	0	1	-100.00%
SMITHFIELD	24	17	7	41.18%	\$414,000	\$365,000	13.42%	41	34	20.59%	0	0	-
BURRILLVILLE	20	13	7	53.85%	\$342,250	\$329,000	4.03%	42	56	-25.00%	0	0	-
GLOCESTER	17	18	-1	-5.56%	\$391,000	\$362,500	7.86%	42	35	20.00%	0	2	-100.00%
FOSTER	4	6	-2	-33.33%	\$442,750	\$420,000	5.42%	44	40	10.00%	0	0	-
SCITUATE	16	16	0	0.00%	\$376,250	\$376,500	-0.07%	27	39	-30.77%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	11	5	6	120.00%	\$410,000	\$610,000	-32.79%	37	43	-13.95%	0	0	-
HOPKINTON	10	9	1	11.11%	\$359,500	\$240,000	49.79%	20	53	-62.26%	0	0	-
RICHMOND	4	12	-8	-66.67%	\$353,750	\$352,000	0.50%	11	41	-73.17%	0	0	-
CHARLESTOWN	9	19	-10	-52.63%	\$385,000	\$484,900	-20.60%	80	78	2.56%	0	0	-
WESTERLY	25	26	-1	-3.85%	\$479,000	\$409,200	17.06%	30	58	-48.28%	0	0	-
BLOCK ISLAND	5	4	1	25.00%	\$1,550,000	\$2,255,000	-31.26%	154	59	161.02%	0	0	-
SOUTH KINGSTOWN	29	38	-9	-23.68%	\$500,000	\$489,500	2.15%	52	46	13.04%	0	0	-
NARRAGANSETT	18	22	-4	-18.18%	\$896,000	\$623,000	43.82%	85	44	93.18%	0	0	-
NORTH KINGSTOWN	27	37	-10	-27.03%	\$642,000	\$410,000	56.59%	58	46	26.09%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	17	25	-8	-32.00%	\$649,900	\$635,000	2.35%	41	49	-16.33%	0	0	-
WEST WARWICK	35	35	0	0.00%	\$305,000	\$270,000	12.96%	31	29	6.90%	0	0	-
WARWICK	141	147	-6	-4.08%	\$329,000	\$280,000	17.50%	31	36	-13.89%	2	3	-33.33%
COVENTRY	46	65	-19	-29.23%	\$330,000	\$325,000	1.54%	41	37	10.81%	0	4	-100.00%
WEST GREENWICH	8	10	-2	-20.00%	\$620,125	\$447,450	38.59%	29	41	-29.27%	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