

## July 2020 and 2019 Comparison Single-Family Home Sales

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	1222	1176	46	3.91%	\$331,825	\$295,000	12.48%	51	59	-13.56%	42	39	7.69%
<b><u>NEWPORT COUNTY</u></b>													
TIVERTON	20	20	0	0.00%	\$320,000	\$318,750	0.39%	47	53	-11.32%	0	0	-
LITTLE COMPTON	6	4	2	50.00%	\$975,000	\$383,500	154.24%	108	79	36.71%	0	0	-
PORTSMOUTH	32	25	7	28.00%	\$456,500	\$406,000	12.44%	72	116	-37.93%	1	3	-66.67%
MIDDLETOWN	16	15	1	6.67%	\$525,000	\$465,000	12.90%	77	50	54.00%	0	0	-
NEWPORT	23	28	-5	-17.86%	\$559,000	\$523,500	6.78%	63	73	-13.70%	0	1	-100.00%
JAMESTOWN	16	6	10	166.67%	\$824,950	\$637,500	29.40%	68	103	-33.98%	0	0	-
<b><u>METRO &amp; EAST BAY</u></b>													
BARRINGTON	45	41	4	9.76%	\$499,500	\$490,000	1.94%	53	78	-32.05%	2	1	100.00%
WARREN	2	9	-7	-77.78%	\$378,000	\$310,000	21.94%	68	50	36.00%	0	0	-
BRISTOL	32	27	5	18.52%	\$394,950	\$365,000	8.21%	53	51	3.92%	1	1	0.00%
EAST PROVIDENCE	42	52	-10	-19.23%	\$265,000	\$273,000	-2.93%	37	44	-15.91%	2	1	100.00%
PROVIDENCE	63	56	7	12.50%	\$229,000	\$199,950	14.53%	44	37	18.92%	6	5	20.00%
EAST SIDE of Providence	26	22	4	18.18%	\$630,500	\$720,000	-12.43%	24	59	-59.32%	0	0	-
NORTH PROVIDENCE	34	39	-5	-12.82%	\$256,450	\$236,000	8.67%	32	40	-20.00%	2	1	100.00%
JOHNSTON	45	31	14	45.16%	\$300,000	\$260,000	15.38%	52	54	-3.70%	2	1	100.00%
CRANSTON	81	109	-28	-25.69%	\$284,900	\$265,000	7.51%	43	51	-15.69%	1	6	-83.33%
<b><u>NORTH</u></b>													
LINCOLN	26	17	9	52.94%	\$352,575	\$430,000	-18.01%	38	40	-5.00%	0	0	-
CUMBERLAND	50	51	-1	-1.96%	\$361,450	\$315,000	14.75%	42	39	7.69%	1	0	-
WOONSOCKET	25	26	-1	-3.85%	\$260,000	\$223,000	16.59%	44	45	-2.22%	2	2	0.00%
PAWTUCKET	50	63	-13	-20.63%	\$248,450	\$230,000	8.02%	36	37	-2.70%	0	2	-100.00%
CENTRAL FALLS	1	1	0	0.00%	\$225,000	\$143,000	57.34%	28	10	180.00%	0	0	-
NORTH SMITHFIELD	20	11	9	81.82%	\$385,000	\$275,000	40.00%	43	55	-21.82%	1	0	-
SMITHFIELD	26	18	8	44.44%	\$372,500	\$307,950	20.96%	53	55	-3.64%	0	1	-100.00%
BURRILLVILLE	26	20	6	30.00%	\$344,500	\$274,950	25.30%	33	45	-26.67%	2	1	100.00%
GLOCESTER	15	11	4	36.36%	\$350,000	\$295,900	18.28%	40	46	-13.04%	0	0	-
FOSTER	11	5	6	120.00%	\$353,000	\$369,900	-4.57%	81	37	118.92%	1	0	-
SCITUATE	10	9	1	11.11%	\$387,450	\$297,500	30.24%	44	63	-30.16%	0	1	-100.00%
<b><u>SOUTH COUNTY</u></b>													
EXETER	12	7	5	71.43%	\$362,500	\$429,900	-15.68%	64	26	146.15%	0	0	-
HOPKINTON	9	19	-10	-52.63%	\$295,000	\$250,000	18.00%	85	87	-2.30%	1	2	-50.00%
RICHMOND	15	9	6	66.67%	\$309,000	\$379,000	-18.47%	56	49	14.29%	1	0	-
CHARLESTOWN	19	19	0	0.00%	\$380,000	\$370,000	2.70%	42	69	-39.13%	0	1	-100.00%
WESTERLY	30	30	0	0.00%	\$368,750	\$344,500	7.04%	63	61	3.28%	2	0	-
BLOCK ISLAND	3	3	0	0.00%	\$1,087,500	\$780,000	39.42%	411	2140	-80.79%	0	0	-
SOUTH KINGSTOWN	54	39	15	38.46%	\$424,500	\$382,500	10.98%	59	63	-6.35%	0	0	-
NARRAGANSETT	33	28	5	17.86%	\$635,000	\$527,500	20.38%	71	54	31.48%	0	0	-
NORTH KINGSTOWN	53	39	14	35.90%	\$411,000	\$412,900	-0.46%	66	52	26.92%	2	0	-
<b><u>KENT COUNTY</u></b>													
EAST GREENWICH	37	36	1	2.78%	\$585,000	\$482,500	21.24%	60	86	-30.23%	1	1	0.00%
WEST WARWICK	27	24	3	12.50%	\$237,500	\$243,750	-2.56%	41	50	-18.00%	2	2	0.00%
WARWICK	126	148	-22	-14.86%	\$262,250	\$246,950	6.20%	43	44	-2.27%	7	5	40.00%
COVENTRY	50	46	4	8.70%	\$276,600	\$248,750	11.20%	48	46	4.35%	1	1	0.00%
WEST GREENWICH	11	13	-2	-15.38%	\$340,000	\$365,000	-6.85%	41	172	-76.16%	1	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.