

2020 and 2019 Comparison Multifamily 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	433	420	13	3.10%	\$287,000	\$257,250	11.56%	52	56	-7.14%	18	32	-43.75%
<u>NEWPORT COUNTY</u>													
TIVERTON	1	1	0	0.00%	\$345,000	\$310,000	11.29%	47	0	0.00%	0	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
PORTSMOUTH	2	2	0	0.00%	\$246,512	\$327,889	-24.82%	41	79	-48.10%	1	1	0.00%
MIDDLETOWN	4	0	4	0.00%	\$476,250	-	0.00%	54	-	0.00%	0	0	-
NEWPORT	10	12	-2	-16.67%	\$556,000	\$542,500	2.49%	65	131	-50.38%	0	0	-
JAMESTOWN	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	2	0	2	0.00%	\$264,250	-	0.00%	66	-	0.00%	0	0	-
WARREN	3	2	1	50.00%	\$215,000	\$305,000	-29.51%	75	45	66.67%	1	0	-
BRISTOL	7	6	1	16.67%	\$329,000	\$355,000	-7.32%	26	31	-16.13%	0	1	-100.00%
EAST PROVIDENCE	13	17	-4	-23.53%	\$294,900	\$270,000	9.22%	46	35	31.43%	0	1	-100.00%
PROVIDENCE	157	137	20	14.60%	\$280,000	\$255,000	9.80%	49	53	-7.55%	8	9	-11.11%
EAST SIDE of Providence	11	12	-1	-8.33%	\$502,000	\$413,500	21.40%	47	51	-7.84%	0	0	-
NORTH PROVIDENCE	12	12	0	0.00%	\$294,250	\$238,500	23.38%	38	44	-13.64%	1	1	0.00%
JOHNSTON	9	13	-4	-30.77%	\$275,000	\$260,000	5.77%	48	64	-25.00%	0	0	-
CRANSTON	18	30	-12	-40.00%	\$290,000	\$256,000	13.28%	48	40	20.00%	1	2	-50.00%
<u>NORTH</u>													
LINCOLN	6	7	-1	-14.29%	\$332,500	\$265,000	25.47%	41	62	-33.87%	0	2	-100.00%
CUMBERLAND	9	10	-1	-10.00%	\$289,000	\$272,000	6.25%	61	47	29.79%	0	0	-
WOONSOCKET	43	37	6	16.22%	\$250,000	\$215,000	16.28%	53	63	-15.87%	2	4	-50.00%
PAWTUCKET	59	45	14	31.11%	\$295,000	\$265,000	11.32%	56	59	-5.08%	1	5	-80.00%
CENTRAL FALLS	23	23	0	0.00%	\$308,000	\$249,000	23.69%	60	57	5.26%	0	2	-100.00%
NORTH SMITHFIELD	0	2	-2	-100.00%	-	\$238,000	0.00%	-	64	0.00%	0	0	-
SMITHFIELD	4	3	1	33.33%	\$282,500	\$285,000	-0.88%	72	106	-32.08%	0	0	-
BURRILLVILLE	5	5	0	0.00%	\$217,500	\$244,000	-10.86%	58	116	-50.00%	1	0	-
GLOCESTER	0	1	-1	-100.00%	-	\$286,000	0.00%	-	116	0.00%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SCITUATE	0	2	-2	-100.00%	-	\$252,500	0.00%	-	11	0.00%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	0	2	-2	-100.00%	-	\$200,050	0.00%	-	81	0.00%	0	0	-
RICHMOND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
CHARLESTOWN	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
WESTERLY	4	8	-4	-50.00%	\$297,500	\$264,750	12.37%	72	69	4.35%	0	1	-100.00%
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SOUTH KINGSTOWN	1	4	-3	-75.00%	\$412,000	\$290,578	41.79%	86	26	230.77%	0	0	-
NARRAGANSETT	1	1	0	0.00%	\$639,000	\$575,000	11.13%	61	50	22.00%	0	0	-
NORTH KINGSTOWN	2	4	-2	-50.00%	\$432,000	\$275,000	57.09%	149	63	136.51%	0	1	-100.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	3	1	2	200.00%	\$405,000	\$395,000	2.53%	77	21	266.67%	0	0	-
WEST WARWICK	18	12	6	50.00%	\$235,450	\$226,700	3.86%	52	51	1.96%	1	1	0.00%
WARWICK	4	6	-2	-33.33%	\$231,000	\$253,500	-8.88%	66	65	1.54%	1	0	-
COVENTRY	2	3	-1	-33.33%	\$285,000	\$182,000	56.59%	27	32	-15.63%	0	1	-100.00%
WEST GREENWICH	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	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.