

**First Quarter 2021 and 2020 Comparison  
Multifamily 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	520	434	86	19.82%	\$335,000	\$286,500	16.93%	41	52	-21.15%	12	18	-33.33%
<b><u>NEWPORT COUNTY</u></b>													
TIVERTON	2	1	1	100.00%	\$251,450	\$345,000	-27.12%	30	47	-36.17%	0	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
PORTSMOUTH	0	2	-2	-100.00%	-	\$246,512	0.00%	-	41	0.00%	0	1	-100.00%
MIDDLETOWN	4	4	0	0.00%	\$987,500	\$476,250	107.35%	130	54	140.74%	0	0	-
NEWPORT	10	10	0	0.00%	\$602,913	\$556,000	8.44%	22	65	-66.15%	0	0	-
JAMESTOWN	2	0	2	0.00%	\$885,875	-	0.00%	27	-	0.00%	0	0	-
<b><u>METRO &amp; EAST BAY</u></b>													
BARRINGTON	2	2	0	0.00%	\$527,000	\$264,250	99.43%	51	66	-22.73%	0	0	-
WARREN	3	3	0	0.00%	\$310,000	\$215,000	44.19%	60	75	-20.00%	0	1	-100.00%
BRISTOL	12	7	5	71.43%	\$425,000	\$329,000	29.18%	47	26	80.77%	0	0	-
EAST PROVIDENCE	24	13	11	84.62%	\$349,950	\$294,900	18.67%	39	46	-15.22%	1	0	-
PROVIDENCE	165	158	7	4.43%	\$326,000	\$280,000	16.43%	38	49	-22.45%	4	8	-50.00%
EAST SIDE of Providence	14	11	3	27.27%	\$716,308	\$502,000	42.69%	33	47	-29.79%	0	0	-
NORTH PROVIDENCE	8	12	-4	-33.33%	\$349,950	\$294,250	18.93%	29	38	-23.68%	0	1	-100.00%
JOHNSTON	10	9	1	11.11%	\$310,000	\$275,000	12.73%	52	48	8.33%	0	0	-
CRANSTON	44	18	26	144.44%	\$344,000	\$290,000	18.62%	30	48	-37.50%	1	1	0.00%
<b><u>NORTH</u></b>													
LINCOLN	16	6	10	166.67%	\$347,000	\$332,500	4.36%	52	41	26.83%	0	0	-
CUMBERLAND	10	9	1	11.11%	\$375,000	\$289,000	29.76%	45	61	-26.23%	0	0	-
WOONSOCKET	47	43	4	9.30%	\$299,900	\$250,000	19.96%	48	53	-9.43%	2	2	0.00%
PAWTUCKET	58	59	-1	-1.69%	\$337,500	\$295,000	14.41%	39	56	-30.36%	0	1	-100.00%
CENTRAL FALLS	18	23	-5	-21.74%	\$303,450	\$308,000	-1.48%	44	60	-26.67%	0	0	-
NORTH SMITHFIELD	3	0	3	0.00%	\$355,000	-	0.00%	31	-	0.00%	0	0	-
SMITHFIELD	1	4	-3	-75.00%	\$310,000	\$282,500	9.73%	16	72	-77.78%	0	0	-
BURRILLVILLE	7	5	2	40.00%	\$340,000	\$217,500	56.32%	19	58	-67.24%	0	1	-100.00%
GLOCESTER	1	0	1	0.00%	\$420,000	-	0.00%	128	-	0.00%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SCITUATE	1	0	1	0.00%	\$460,000	-	0.00%	2	-	0.00%	0	0	-
<b><u>SOUTH COUNTY</u></b>													
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	1	0	1	0.00%	\$393,850	-	0.00%	38	-	0.00%	0	0	-
RICHMOND	2	0	2	0.00%	\$268,750	-	0.00%	58	-	0.00%	0	0	-
CHARLESTOWN	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
WESTERLY	6	4	2	50.00%	\$319,250	\$297,500	7.31%	61	72	-15.28%	0	0	-
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SOUTH KINGSTOWN	1	1	0	0.00%	\$306,000	\$412,000	-25.73%	7	86	-91.86%	0	0	-
NARRAGANSETT	4	1	3	300.00%	\$556,250	\$639,000	-12.95%	147	61	140.98%	0	0	-
NORTH KINGSTOWN	2	2	0	0.00%	\$420,000	\$432,000	-2.78%	70	149	-53.02%	0	0	-
<b><u>KENT COUNTY</u></b>													
EAST GREENWICH	2	3	-1	-33.33%	\$666,750	\$405,000	64.63%	18	77	-76.62%	0	0	-
WEST WARWICK	26	18	8	44.44%	\$280,750	\$235,450	19.24%	43	52	-17.31%	2	1	100.00%
WARWICK	12	4	8	200.00%	\$321,000	\$231,000	38.96%	52	66	-21.21%	2	1	100.00%
COVENTRY	2	2	0	0.00%	\$246,500	\$285,000	-13.51%	58	27	114.81%	0	0	-
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.