

First Quarter 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 | 2065 | 1907 | 158 | 8.29% | \$290,000 | \$255,000 | 13.73% | 68 | 72 | -5.56% | 75 | 121 | -38.02% |
| <u>NEWPORT COUNTY</u> | | | | | | | | | | | | | |
| TIVERTON | 40 | 47 | -7 | -14.89% | \$327,500 | \$300,000 | 9.17% | 75 | 122 | -38.52% | 2 | 3 | -33.33% |
| LITTLE COMPTON | 12 | 4 | 8 | 200.00% | \$595,000 | \$457,250 | 30.13% | 100 | 80 | 25.00% | 1 | 0 | - |
| PORTSMOUTH | 40 | 35 | 5 | 14.29% | \$365,000 | \$370,000 | -1.35% | 92 | 80 | 15.00% | 1 | 1 | 0.00% |
| MIDDLETOWN | 30 | 22 | 8 | 36.36% | \$368,500 | \$380,750 | -3.22% | 102 | 93 | 9.68% | 2 | 1 | 100.00% |
| NEWPORT | 56 | 29 | 27 | 93.10% | \$547,500 | \$473,000 | 15.75% | 78 | 117 | -33.33% | 1 | 0 | - |
| JAMESTOWN | 20 | 14 | 6 | 42.86% | \$467,000 | \$487,450 | -4.20% | 79 | 114 | -30.70% | 1 | 2 | -50.00% |
| <u>METRO & EAST BAY</u> | | | | | | | | | | | | | |
| BARRINGTON | 52 | 58 | -6 | -10.34% | \$527,500 | \$389,500 | 35.43% | 94 | 90 | 4.44% | 0 | 2 | -100.00% |
| WARREN | 15 | 15 | 0 | 0.00% | \$290,000 | \$295,000 | -1.69% | 68 | 73 | -6.85% | 1 | 0 | - |
| BRISTOL | 33 | 28 | 5 | 17.86% | \$368,000 | \$302,450 | 21.67% | 72 | 76 | -5.26% | 0 | 0 | - |
| EAST PROVIDENCE | 95 | 96 | -1 | -1.04% | \$250,000 | \$235,000 | 6.38% | 58 | 54 | 7.41% | 2 | 4 | -50.00% |
| PROVIDENCE | 114 | 104 | 10 | 9.62% | \$210,000 | \$182,000 | 15.38% | 58 | 56 | 3.57% | 5 | 10 | -50.00% |
| EAST SIDE of Providence | 27 | 31 | -4 | -12.90% | \$680,500 | \$520,000 | 30.87% | 71 | 74 | -4.05% | 0 | 2 | -100.00% |
| NORTH PROVIDENCE | 68 | 78 | -10 | -12.82% | \$249,900 | \$226,000 | 10.58% | 55 | 62 | -11.29% | 1 | 7 | -85.71% |
| JOHNSTON | 63 | 74 | -11 | -14.86% | \$281,500 | \$230,000 | 22.39% | 54 | 72 | -25.00% | 4 | 8 | -50.00% |
| CRANSTON | 148 | 155 | -7 | -4.52% | \$254,950 | \$235,000 | 8.49% | 59 | 61 | -3.28% | 6 | 11 | -45.45% |
| <u>NORTH</u> | | | | | | | | | | | | | |
| LINCOLN | 33 | 31 | 2 | 6.45% | \$335,000 | \$364,250 | -8.03% | 61 | 50 | 22.00% | 1 | 2 | -50.00% |
| CUMBERLAND | 83 | 78 | 5 | 6.41% | \$320,000 | \$290,000 | 10.34% | 57 | 64 | -10.94% | 4 | 4 | 0.00% |
| WOONSOCKET | 47 | 46 | 1 | 2.17% | \$230,000 | \$199,950 | 15.03% | 63 | 64 | -1.56% | 1 | 1 | 0.00% |
| PAWTUCKET | 99 | 98 | 1 | 1.02% | \$230,000 | \$205,500 | 11.92% | 50 | 56 | -10.71% | 5 | 6 | -16.67% |
| CENTRAL FALLS | 1 | 4 | -3 | -75.00% | \$109,000 | \$157,500 | -30.79% | 2 | 14 | -85.71% | 0 | 1 | -100.00% |
| NORTH SMITHFIELD | 28 | 18 | 10 | 55.56% | \$334,500 | \$353,125 | -5.27% | 81 | 102 | -20.59% | 1 | 4 | -75.00% |
| SMITHFIELD | 30 | 32 | -2 | -6.25% | \$335,000 | \$275,000 | 21.82% | 63 | 67 | -5.97% | 1 | 3 | -66.67% |
| BURRILLVILLE | 44 | 34 | 10 | 29.41% | \$262,750 | \$267,500 | -1.78% | 56 | 69 | -18.84% | 3 | 6 | -50.00% |
| GLOCESTER | 33 | 15 | 18 | 120.00% | \$302,500 | \$342,000 | -11.55% | 56 | 70 | -20.00% | 2 | 1 | 100.00% |
| FOSTER | 10 | 8 | 2 | 25.00% | \$307,500 | \$264,600 | 16.21% | 71 | 65 | 9.23% | 3 | 0 | - |
| SCITUATE | 22 | 17 | 5 | 29.41% | \$282,500 | \$310,000 | -8.87% | 79 | 72 | 9.72% | 2 | 2 | 0.00% |
| <u>SOUTH COUNTY</u> | | | | | | | | | | | | | |
| EXETER | 16 | 8 | 8 | 100.00% | \$385,000 | \$278,250 | 38.36% | 84 | 71 | 18.31% | 0 | 2 | -100.00% |
| HOPKINTON | 20 | 24 | -4 | -16.67% | \$301,250 | \$335,950 | -10.33% | 72 | 92 | -21.74% | 0 | 2 | -100.00% |
| RICHMOND | 21 | 22 | -1 | -4.55% | \$360,000 | \$281,000 | 28.11% | 96 | 72 | 33.33% | 2 | 1 | 100.00% |
| CHARLESTOWN | 20 | 32 | -12 | -37.50% | \$379,500 | \$393,500 | -3.56% | 97 | 68 | 42.65% | 0 | 1 | -100.00% |
| WESTERLY | 61 | 44 | 17 | 38.64% | \$330,000 | \$386,500 | -14.62% | 71 | 86 | -17.44% | 3 | 1 | 200.00% |
| BLOCK ISLAND | 8 | 3 | 5 | 166.67% | \$997,500 | \$1,250,000 | -20.20% | 255 | 235 | 8.51% | 0 | 0 | - |
| SOUTH KINGSTOWN | 65 | 59 | 6 | 10.17% | \$370,000 | \$370,000 | 0.00% | 71 | 84 | -15.48% | 1 | 1 | 0.00% |
| NARRAGANSETT | 50 | 40 | 10 | 25.00% | \$459,647 | \$456,250 | 0.74% | 103 | 99 | 4.04% | 0 | 0 | - |
| NORTH KINGSTOWN | 81 | 45 | 36 | 80.00% | \$399,900 | \$395,000 | 1.24% | 65 | 85 | -23.53% | 2 | 3 | -33.33% |
| <u>KENT COUNTY</u> | | | | | | | | | | | | | |
| EAST GREENWICH | 30 | 38 | -8 | -21.05% | \$420,500 | \$493,750 | -14.84% | 93 | 88 | 5.68% | 1 | 0 | - |
| WEST WARWICK | 56 | 50 | 6 | 12.00% | \$240,700 | \$220,000 | 9.41% | 52 | 67 | -22.39% | 1 | 3 | -66.67% |
| WARWICK | 266 | 253 | 13 | 5.14% | \$242,950 | \$227,000 | 7.03% | 65 | 67 | -2.99% | 12 | 18 | -33.33% |
| COVENTRY | 112 | 95 | 17 | 17.89% | \$279,950 | \$229,000 | 22.25% | 64 | 70 | -8.57% | 3 | 6 | -50.00% |
| WEST GREENWICH | 16 | 23 | -7 | -30.43% | \$418,000 | \$305,000 | 37.05% | 108 | 83 | 30.12% | 0 | 2 | -100.00% |

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.