

1st Quarter 2023 and 2022 Comparison Single-Family Home Sales

AREA	Sales 2023	Sales 2022	Change	% Change	Median Price 2023	Median Price 2022	Median % Change	Average DOM 2023	Average DOM 2022	DOM % Change	Distressed Properties 2023	Distressed Properties 2022	% Change Distressed Properties
RHODE ISLAND	1425	2093	-668	-31.92%	\$390,000	\$375,000	4.00%	40	38	5.26%	30	12	150.00%
NEWPORT COUNTY													
TIVERTON	30	45	-15	-33.33%	\$406,750	\$449,000	-9.41%	51	63	-19.05%	2	0	-
LITTLE COMPTON	3	11	-8	-72.73%	\$600,000	\$700,000	-14.29%	174	57	205.26%	0	0	-
PORTSMOUTH	34	55	-21	-38.18%	\$576,500	\$669,050	-13.83%	40	65	-38.46%	2	0	-
MIDDLETOWN	19	26	-7	-26.92%	\$750,000	\$620,000	20.97%	94	29	224.14%	0	0	-
NEWPORT	25	37	-12	-32.43%	\$769,000	\$780,000	-1.41%	57	41	39.02%	0	0	-
JAMESTOWN	10	20	-10	-50.00%	\$940,000	\$840,000	11.90%	75	78	-3.85%	0	0	-
METRO & EAST BAY													
BARRINGTON	31	47	-16	-34.04%	\$680,000	\$575,000	18.26%	41	35	17.14%	0	0	-
WARREN	14	20	-6	-30.00%	\$502,250	\$405,000	24.01%	34	51	-33.33%	0	0	-
BRISTOL	19	37	-18	-48.65%	\$512,000	\$515,000	-0.58%	48	39	23.08%	0	0	-
EAST PROVIDENCE	80	89	-9	-10.11%	\$359,500	\$336,000	6.99%	34	29	17.24%	1	1	0.00%
PROVIDENCE	100	168	-68	-40.48%	\$339,950	\$308,500	10.19%	31	32	-3.13%	1	1	0.00%
NORTH PROVIDENCE	42	81	-39	-48.15%	\$346,000	\$345,000	0.29%	33	29	13.79%	0	0	-
JOHNSTON	50	76	-26	-34.21%	\$382,500	\$350,000	9.29%	33	36	-8.33%	2	0	-
CRANSTON	123	185	-62	-33.51%	\$371,400	\$347,500	6.88%	36	32	12.50%	3	2	50.00%
NORTH													
LINCOLN	26	30	-4	-13.33%	\$450,000	\$507,500	-11.33%	42	41	2.44%	2	0	-
CUMBERLAND	56	77	-21	-27.27%	\$405,000	\$425,000	-4.71%	34	31	9.68%	0	0	-
WOONSOCKET	44	61	-17	-27.87%	\$319,000	\$309,000	3.24%	34	31	9.68%	1	1	0.00%
PAWTUCKET	80	110	-30	-27.27%	\$319,000	\$305,000	4.59%	28	27	3.70%	2	1	100.00%
CENTRAL FALLS	4	5	-1	-20.00%	\$305,000	\$272,500	11.93%	33	20	65.00%	0	0	-
NORTH SMITHFIELD	15	27	-12	-44.44%	\$440,000	\$371,000	18.60%	26	47	-44.68%	1	0	-
SMITHFIELD	28	31	-3	-9.68%	\$452,500	\$410,000	10.37%	54	38	42.11%	1	0	-
BURRILLVILLE	19	33	-14	-42.42%	\$390,000	\$349,000	11.75%	39	38	2.63%	0	0	-
GLOCESTER	17	32	-15	-46.88%	\$427,500	\$359,000	19.08%	43	40	7.50%	0	0	-
FOSTER	9	13	-4	-30.77%	\$529,000	\$390,000	35.64%	71	35	102.86%	0	0	-
SCITUATE	25	27	-2	-7.41%	\$395,000	\$387,000	2.07%	44	35	25.71%	0	0	-
SOUTH COUNTY													
EXETER	7	12	-5	-41.67%	\$549,900	\$462,750	18.83%	64	71	-9.86%	0	0	-
HOPKINTON	17	20	-3	-15.00%	\$465,000	\$380,000	22.37%	41	57	-28.07%	0	2	-100.00%
RICHMOND	20	29	-9	-31.03%	\$419,950	\$496,200	-15.37%	53	34	55.88%	1	0	-
CHARLESTOWN	14	27	-13	-48.15%	\$402,500	\$477,500	-15.71%	31	42	-26.19%	1	0	-
WESTERLY	41	56	-15	-26.79%	\$475,000	\$432,500	9.83%	38	35	8.57%	1	1	0.00%
BLOCK ISLAND	7	10	-3	-30.00%	\$2,000,000	\$1,612,500	24.03%	125	140	-10.71%	0	0	-
SOUTH KINGSTOWN	32	60	-28	-46.67%	\$502,000	\$535,500	-6.26%	38	51	-25.49%	0	0	-
NARRAGANSETT	35	42	-7	-16.67%	\$669,000	\$715,000	-6.43%	58	48	20.83%	0	0	-
NORTH KINGSTOWN	34	55	-21	-38.18%	\$549,750	\$474,000	15.98%	38	42	-9.52%	0	1	-100.00%
KENT COUNTY													
EAST GREENWICH	28	34	-6	-17.65%	\$557,500	\$662,500	-15.85%	39	35	11.43%	1	0	-
WEST WARWICK	41	46	-5	-10.87%	\$336,000	\$309,400	8.60%	37	27	37.04%	0	0	-
WARWICK	157	239	-82	-34.31%	\$340,000	\$325,000	4.62%	37	32	15.63%	4	2	100.00%
COVENTRY	73	110	-37	-33.64%	\$395,000	\$332,500	18.80%	42	39	7.69%	4	0	-
WEST GREENWICH	16	10	6	60.00%	\$562,500	\$557,000	0.99%	59	52	13.46%	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 --- is not a measure of appreciation/depreciation in individual home values. Also, please note: Statewide data may vary marginally from town-by-town data as the latter continues to be updated with later closing transactions after the statewide data is pulled. This information is deemed reliable but not guaranteed. Note: As of 9/1/2021 East Side of Providence was removed from the city list.