

1st Quarter 2024 and 2023 Comparison by County Single-Family Home Sales

AREA	Sales 2024	Sales 2023	Change	% Change	Median Price 2024	Median Price 2023	Median % Change	Average DOM 2024	Average DOM 2023	DOM % Change	Distressed Properties 2024	Distressed Properties 2023	% Change Distressed Properties
RHODE ISLAND	1423	1436	-13	-0.91%	\$440,000	\$390,000	12.82%	36	40	-10.00%	26	30	-13.33%
BRISTOL COUNTY	61	66	-5	-7.58%	\$605,000	\$550,150	9.97%	35	-	0.00%	0	0	-
BARRINGTON	26	31	-5	-16.13%	\$612,500	\$680,000	-9.93%	31	41	-24.39%	0	0	-
BRISTOL	22	19	3	15.79%	\$562,500	\$512,000	9.86%	34	48	-29.17%	0	0	-
WARREN	13	16	-3	-18.75%	\$450,000	\$502,250	-10.40%	47	32	46.88%	0	0	-
KENT COUNTY	328	317	11	3.47%	\$395,000	\$357,500	10.49%	34	39	-12.82%	7	9	-22.22%
COVENTRY	80	73	7	9.59%	\$362,500	\$395,000	-8.23%	36	42	-14.29%	2	4	-50.00%
EAST GREENWICH	24	28	-4	-14.29%	\$647,500	\$557,500	16.14%	31	39	-20.51%	1	1	0.00%
WARWICK	180	158	22	13.92%	\$400,000	\$340,000	17.65%	34	37	-8.11%	3	4	-25.00%
WEST GREENWICH	4	16	-12	-75.00%	\$381,000	\$562,500	-32.27%	33	59	-44.07%	0	0	-
WEST WARWICK	40	42	-2	-4.76%	\$359,500	\$334,500	7.47%	32	36	-11.11%	1	0	-
NEWPORT COUNTY	150	121	29	23.97%	\$672,450	\$612,000	9.88%	57	61	-6.56%	2	4	-50.00%
JAMESTOWN	5	10	-5	-50.00%	\$635,000	\$940,000	-32.45%	65	75	-13.33%	0	0	-
LITTLE COMPTON	5	3	2	66.67%	\$674,900	\$600,000	12.48%	86	174	-50.57%	0	0	-
MIDDLETOWN	26	19	7	36.84%	\$682,500	\$750,000	-9.00%	59	94	-37.23%	0	0	-
NEWPORT	38	25	13	52.00%	\$887,500	\$769,000	15.41%	70	57	22.81%	0	0	-
PORTSMOUTH	49	34	15	44.12%	\$620,000	\$576,500	7.55%	54	40	35.00%	2	2	0.00%
TIVERTON	27	30	-3	-10.00%	\$455,000	\$406,750	11.86%	36	51	-29.41%	0	2	-100.00%
PROVIDENCE COUNTY	654	724	-70	-9.67%	\$410,000	\$359,125	14.17%	30	35	-14.29%	16	14	14.29%
BURRILLVILLE	24	19	5	26.32%	\$369,500	\$390,000	-5.26%	29	39	-25.64%	0	0	-
CENTRAL FALLS	1	4	-3	-75.00%	\$260,000	\$305,000	-14.75%	17	33	-48.48%	0	0	-
CRANSTON	116	123	-7	-5.69%	\$405,000	\$371,400	9.05%	28	36	-22.22%	1	3	-66.67%
CUMBERLAND	59	58	1	1.72%	\$500,000	\$405,000	23.46%	38	33	15.15%	0	0	-
EAST PROVIDENCE	73	80	-7	-8.75%	\$407,000	\$359,500	13.21%	26	34	-23.53%	2	1	100.00%
FOSTER	11	10	1	10.00%	\$507,500	\$537,000	-5.49%	38	67	-43.28%	1	0	-
GLOCESTER	20	17	3	17.65%	\$529,250	\$427,500	23.80%	27	43	-37.21%	2	0	-
JOHNSTON	43	50	-7	-14.00%	\$420,000	\$382,500	9.80%	46	33	39.39%	2	2	0.00%
LINCOLN	33	26	7	26.92%	\$480,000	\$450,000	6.67%	27	42	-35.71%	1	2	-50.00%
NORTH PROVIDENCE	31	43	-12	-27.91%	\$420,000	\$347,000	21.04%	30	33	-9.09%	1	0	-
NORTH SMITHFIELD	10	15	-5	-33.33%	\$374,500	\$440,000	-14.89%	35	26	34.62%	0	1	-100.00%
PAWTUCKET	53	80	-27	-33.75%	\$358,900	\$319,000	12.51%	28	28	0.00%	2	2	0.00%
PROVIDENCE	104	102	2	1.96%	\$397,450	\$340,000	16.90%	26	32	-18.75%	1	1	0.00%
SCITUATE	19	25	-6	-24.00%	\$518,000	\$395,000	31.14%	43	44	-2.27%	0	0	-
SMITHFIELD	22	28	-6	-21.43%	\$480,450	\$452,500	6.18%	23	54	-57.41%	1	1	0.00%
WOONSOCKET	35	44	-9	-20.45%	\$370,000	\$319,000	15.99%	28	34	-17.65%	2	1	100.00%
WASHINGTON COUNTY	230	208	22	10.58%	\$589,500	\$521,750	12.99%	42	46	-8.70%	1	3	-66.67%
BLOCK ISLAND	6	7	-1	-14.29%	\$1,437,500	\$2,000,000	-28.13%	124	125	-0.80%	0	0	-
CHARLESTOWN	17	14	3	21.43%	\$535,000	\$402,500	32.92%	39	31	25.81%	0	1	-100.00%
EXETER	9	7	2	28.57%	\$490,000	\$549,900	-10.89%	50	64	-21.88%	0	0	-
HOPKINTON	22	17	5	29.41%	\$440,000	\$465,000	-5.38%	32	41	-21.95%	1	0	-
NARRAGANSETT	23	35	-12	-34.29%	\$860,000	\$669,000	28.55%	42	58	-27.59%	0	0	-
NORTH KINGSTOWN	51	34	17	50.00%	\$605,000	\$549,750	10.05%	41	38	7.89%	0	0	-
RICHMOND	13	21	-8	-38.10%	\$415,000	\$410,000	1.22%	44	53	-16.98%	0	1	-100.00%
SOUTH KINGSTOWN	51	32	19	59.38%	\$553,000	\$502,000	10.16%	45	38	18.42%	0	0	-
WESTERLY	38	41	-3	-7.32%	\$642,500	\$475,000	35.26%	35	38	-7.89%	0	1	-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 --- 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.