

1st Quarter 2026 and 2025 Comparison by County Single-Family Home Sales

AREA	Sales 2026	Sales 2025	Change	% Change	Median Price 2026	Median Price 2025	Median % Change	Average DOM 2026	Average DOM 2025	DOM % Change	Distressed Properties 2026	Distressed Properties 2025	% Change Distressed Properties
RHODE ISLAND	1278	1399	-121	-8.65%	\$493,500	\$465,000	6.13%	44	39	12.82%	17	19	-10.53%
BRISTOL COUNTY	42	70	-28	-40.00%	\$705,750	\$675,000	4.56%	28	-	0.00%	0	0	-
BARRINGTON	23	28	-5	-17.86%	\$825,000	\$727,000	13.48%	26	69	-62.32%	0	0	-
BRISTOL	12	26	-14	-53.85%	\$637,500	\$700,000	-8.93%	36	48	-25.00%	0	0	-
WARREN	7	16	-9	-56.25%	\$440,000	\$547,000	-19.56%	23	36	-36.11%	0	0	-
KENT COUNTY	311	312	-1	-0.32%	\$448,000	\$425,000	5.41%	44	33	33.33%	2	1	100.00%
COVENTRY	79	73	6	8.22%	\$411,000	\$420,000	-2.14%	50	36	38.89%	1	0	-
EAST GREENWICH	13	17	-4	-23.53%	\$800,000	\$869,000	-7.94%	59	66	-10.61%	0	0	-
WARWICK	167	183	-16	-8.74%	\$451,000	\$417,000	8.15%	40	30	33.33%	1	1	0.00%
WEST GREENWICH	10	8	2	25.00%	\$454,500	\$630,000	-27.86%	42	33	27.27%	0	0	-
WEST WARWICK	42	31	11	35.48%	\$415,000	\$400,000	3.75%	42	29	44.83%	0	0	-
NEWPORT COUNTY	115	111	4	3.60%	\$750,000	\$769,000	-2.47%	61	57	7.02%	2	0	-
JAMESTOWN	13	7	6	85.71%	\$1,515,000	\$975,000	55.38%	78	110	-29.09%	0	0	-
LITTLE COMPTON	2	3	-1	-33.33%	\$1,272,500	\$925,000	37.57%	93	60	55.00%	0	0	-
MIDDLETOWN	16	22	-6	-27.27%	\$662,500	\$887,500	-25.35%	64	72	-11.11%	0	0	-
NEWPORT	20	23	-3	-13.04%	\$1,142,500	\$1,000,000	14.25%	62	50	24.00%	0	0	-
PORTSMOUTH	32	32	0	0.00%	\$729,510	\$737,500	-1.08%	59	47	25.53%	1	0	-
TIVERTON	32	24	8	33.33%	\$501,500	\$445,000	12.70%	53	50	6.00%	1	0	-
PROVIDENCE COUNTY	596	693	-97	-14.00%	\$445,450	\$430,000	3.59%	41	34	20.59%	11	14	-21.43%
BURRILLVILLE	23	19	4	21.05%	\$460,000	\$465,000	-1.08%	46	53	-13.21%	0	1	-100.00%
CENTRAL FALLS	2	1	1	100.00%	\$479,000	\$395,000	21.27%	25	17	47.06%	0	0	-
CRANSTON	103	137	-34	-24.82%	\$435,000	\$438,500	-0.80%	37	35	5.71%	2	3	-33.33%
CUMBERLAND	51	56	-5	-8.93%	\$515,000	\$520,000	-0.96%	38	30	26.67%	0	1	-100.00%
EAST PROVIDENCE	71	74	-3	-4.05%	\$433,000	\$425,000	1.88%	34	33	3.03%	1	2	-50.00%
FOSTER	7	11	-4	-36.36%	\$435,000	\$455,000	-4.40%	80	82	-2.44%	0	1	-100.00%
GLOCESTER	14	20	-6	-30.00%	\$557,500	\$475,000	17.37%	41	49	-16.33%	1	0	-
JOHNSTON	32	42	-10	-23.81%	\$498,000	\$428,075	16.33%	39	37	5.41%	1	2	-50.00%
LINCOLN	25	29	-4	-13.79%	\$545,000	\$490,000	11.22%	37	42	-11.90%	0	0	-
NORTH PROVIDENCE	38	39	-1	-2.56%	\$450,000	\$420,000	7.14%	38	33	15.15%	1	1	0.00%
NORTH SMITHFIELD	18	17	1	5.88%	\$475,550	\$567,500	-16.20%	55	41	34.15%	0	1	-100.00%
PAWTUCKET	57	80	-23	-28.75%	\$405,000	\$390,000	3.85%	34	24	41.67%	0	0	-
PROVIDENCE	78	94	-16	-17.02%	\$415,000	\$417,000	-0.48%	45	31	45.16%	2	2	0.00%
SCITUATE	21	12	9	75.00%	\$525,000	\$470,000	11.70%	64	33	93.94%	1	0	-
SMITHFIELD	24	24	0	0.00%	\$465,000	\$502,450	-7.45%	44	29	51.72%	1	0	-
WOONSOCKET	32	38	-6	-15.79%	\$389,414	\$393,500	-1.04%	53	34	55.88%	1	0	-
WASHINGTON COUNTY	214	213	1	0.47%	\$647,500	\$632,000	2.45%	45	46	-2.17%	2	4	-50.00%
BLOCK ISLAND	2	3	-1	-33.33%	\$4,750,000	\$2,275,000	108.79%	78	366	-78.69%	0	0	-
CHARLESTOWN	20	17	3	17.65%	\$611,000	\$700,000	-12.71%	53	31	70.97%	0	0	-
EXETER	9	12	-3	-25.00%	\$543,000	\$482,500	12.54%	30	51	-41.18%	0	0	-
HOPKINTON	17	19	-2	-10.53%	\$451,000	\$490,000	-7.96%	36	42	-14.29%	1	0	-
NARRAGANSETT	25	27	-2	-7.41%	\$862,500	\$1,150,000	-25.00%	64	68	-5.88%	0	0	-
NORTH KINGSTOWN	49	48	1	2.08%	\$614,500	\$629,000	-2.31%	36	35	2.86%	0	2	-100.00%
RICHMOND	9	8	1	12.50%	\$552,500	\$464,000	19.07%	45	18	150.00%	1	1	0.00%
SOUTH KINGSTOWN	46	44	2	4.55%	\$762,500	\$615,000	23.98%	46	48	-4.17%	0	0	-
WESTERLY	37	35	2	5.71%	\$638,000	\$599,000	6.51%	46	30	53.33%	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.