

2nd Quarter (April - June 2009) Condominium Sales Comparison

<u>AREA</u>	<u>09 Sales</u>	<u>08 Sales</u>	<u>Change</u>	<u>% Change</u>	<u>Median 2009</u>	<u>Median 2008</u>	<u>% Change</u>	<u>DOM 09</u>	<u>DOM 08</u>	<u>% Change</u>
RHODE ISLAND	303	397	-94	-23.68%	\$ 179,000	\$ 220,000	-18.64%	135	94	43.62%
	# Distressed Properties: 81		Median Price w/o Distressed Properties: \$202,500							
<u>NEWPORT COUNTY</u>										
TIVERTON	3	6	-3	-50.00%	\$ 350,000	\$ 416,385	-15.94%	83	37	124.32%
PORTSMOUTH	4	4	0	0.00%	\$ 382,000	\$ 444,588	-14.08%	112	170	-34.12%
MIDDLETOWN	2	5	-3	-60.00%	\$ 302,500	\$ 344,000	-12.06%	128	104	23.08%
NEWPORT	23	15	8	53.33%	\$ 257,500	\$ 300,000	-14.17%	204	96	112.50%
JAMESTOWN	0	1	-1	-100.00%	-	\$ 3,000	-	-	64	-
<u>METRO & EAST BAY</u>										
BARRINGTON	2	0	2	-	\$ 210,300	-	-	244	-	-
WARREN	1	5	-4	-80.00%	\$ 595,400	\$ 408,000	45.93%	22	226	-90.27%
BRISTOL	3	11	-8	-72.73%	\$ 342,750	\$ 340,000	0.81%	80	106	-24.53%
EAST PROVIDENCE	10	7	3	42.86%	\$ 155,750	\$ 216,000	-27.89%	170	68	150.00%
PROVIDENCE	31	44	-13	-29.55%	\$ 55,000	\$ 190,000	-71.05%	107	73	46.58%
EAST SIDE	32	47	-15	-31.91%	\$ 229,000	\$ 265,500	-13.75%	112	84	33.33%
NORTH PROVIDENCE	28	26	2	7.69%	\$ 131,000	\$ 158,450	-17.32%	120	99	21.21%
JOHNSTON	8	3	5	166.67%	\$ 115,000	\$ 118,000	-2.54%	58	125	-53.60%
CRANSTON	11	16	-5	-31.25%	\$ 165,000	\$ 208,750	-20.96%	62	93	-33.33%
<u>NORTH</u>										
LINCOLN	9	15	-6	-40.00%	\$ 186,000	\$ 206,000	-9.71%	228	89	156.18%
CUMBERLAND	18	14	4	28.57%	\$ 217,450	\$ 261,500	-16.85%	97	100	-3.00%
WOONSOCKET	10	10	0	0.00%	\$ 159,950	\$ 159,250	0.44%	497	108	360.19%
PAWTUCKET	14	14	0	0.00%	\$ 159,305	\$ 161,000	-1.05%	96	99	-3.03%
CENTRAL FALLS	3	3	0	0.00%	\$ 136,000	\$ 165,000	-17.58%	49	142	-65.49%
NORTH SMITHFIELD	6	3	3	100.00%	\$ 189,500	\$ 344,900	-45.06%	32	4	700.00%
SMITHFIELD	14	10	4	40.00%	\$ 62,000	\$ 243,000	-74.49%	87	81	7.41%
BURRILLVILLE	0	9	-9	-100.00%	\$ -	\$ 173,000	-100.00%	0	140	-100.00%
<u>SOUTH COUNTY</u>										
EXETER	8	0	8	-	\$ 339,900	-	-	3	-	-
HOPKINTON	1	0	1	-	\$ 165,000	-	-	47	-	-
RICHMOND	0	0	0	-	-	-	-	-	-	-
CHARLESTOWN	1	0	1	-	\$ 180,000	-	-	56	-	-
WESTERLY	10	28	-18	-64.29%	\$ 213,000	\$ 241,500	-11.80%	126	103	22.33%
NEW SHOREHAM	0	0	0	-	-	-	-	-	-	-
SOUTH KINGSTOWN	12	14	-2	-14.29%	\$ 374,950	\$ 400,000	-6.26%	149	142	4.93%
NARRAGANSETT	6	11	-5	-45.45%	\$ 330,000	\$ 339,900	-2.91%	118	68	73.53%
NORTH KINGSTOWN	5	11	-6	-54.55%	\$ 265,000	\$ 198,850	33.27%	126	37	240.54%
<u>KENT COUNTY</u>										
EAST GREENWICH	1	7	-6	-85.71%	\$ 96,500	\$ 300,000	-67.83%	59	92	-35.87%
WEST WARWICK	11	23	-12	-52.17%	\$ 143,000	\$ 173,000	-17.34%	144	101	42.57%
WARWICK	14	31	-17	-54.84%	\$ 143,750	\$ 180,000	-20.14%	165	83	98.80%
COVENTRY	1	4	-3	-75.00%	\$ 150,000	\$ 107,501	39.53%	164	131	25.19%
	302	397								
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 the mix (type and size) of the properties being sold at the time and is not an true measure of home values.										
Information deemed reliable but is not guaranteed										