

2nd Quarter 2026 and 2025 Comparison by County Condominium 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	507	508	-1	-0.20%	\$405,000	\$395,000	2.53%	39	34	14.71%	2	1	100.00%
<u>BRISTOL COUNTY</u>	14	29	-15	-51.72%	\$622,500	\$459,000	35.62%	30	-	0.00%	0	0	-
BARRINGTON	0	4	-4	-100.00%	-	\$399,500	0.00%	-	35	0.00%	0	0	-
BRISTOL	11	14	-3	-21.43%	\$600,000	\$612,250	-2.00%	30	45	-33.33%	0	0	-
WARREN	3	11	-8	-72.73%	\$649,900	\$316,500	105.34%	29	45	-35.56%	0	0	-
<u>KENT COUNTY</u>	115	94	21	22.34%	\$365,000	\$366,500	-0.41%	32	40	-20.00%	0	0	-
COVENTRY	10	8	2	25.00%	\$552,500	\$477,500	15.71%	12	28	-57.14%	0	0	-
EAST GREENWICH	12	8	4	50.00%	\$530,000	\$650,000	-18.46%	38	26	46.15%	0	0	-
WARWICK	57	35	22	62.86%	\$347,500	\$312,000	11.38%	40	30	33.33%	0	0	-
WEST GREENWICH	0	1	-1	-100.00%	-	\$580,000	0.00%	-	7	0.00%	0	0	-
WEST WARWICK	36	42	-6	-14.29%	\$323,000	\$356,250	-9.33%	24	55	-56.36%	0	0	-
<u>NEWPORT COUNTY</u>	53	46	7	15.22%	\$775,000	\$757,872	2.26%	48	44	9.09%	0	0	-
JAMESTOWN	1	3	-2	-66.67%	\$1,200,000	\$1,500,000	-20.00%	60	33	81.82%	0	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
MIDDLETOWN	7	5	2	40.00%	\$592,500	\$580,000	2.16%	35	66	-46.97%	0	0	-
NEWPORT	31	25	6	24.00%	\$795,000	\$785,000	1.27%	44	40	10.00%	0	0	-
PORTSMOUTH	12	8	4	50.00%	\$717,500	\$527,500	36.02%	56	41	36.59%	0	0	-
TIVERTON	2	5	-3	-60.00%	\$634,500	\$773,000	-17.92%	110	54	103.70%	0	0	-
<u>PROVIDENCE COUNTY</u>	251	263	-12	-4.56%	\$367,500	\$355,000	3.52%	33	33	0.00%	2	1	100.00%
BURRILLVILLE	6	3	3	100.00%	\$313,950	\$270,000	16.28%	32	12	166.67%	0	0	-
CENTRAL FALLS	1	2	-1	-50.00%	\$408,000	\$346,000	17.92%	52	18	188.89%	0	0	-
CRANSTON	14	25	-11	-44.00%	\$400,000	\$314,900	27.02%	29	31	-6.45%	0	0	-
CUMBERLAND	14	14	0	0.00%	\$445,000	\$360,000	23.61%	50	34	47.06%	0	0	-
EAST PROVIDENCE	9	10	-1	-10.00%	\$599,995	\$325,000	84.61%	48	28	71.43%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
GLOCESTER	1	5	-4	-80.00%	\$500,000	\$495,000	1.01%	28	276	-89.86%	0	0	-
JOHNSTON	6	17	-11	-64.71%	\$323,000	\$449,900	-28.21%	32	29	10.34%	0	0	-
LINCOLN	18	15	3	20.00%	\$328,000	\$349,000	-6.02%	19	20	-5.00%	0	0	-
NORTH PROVIDENCE	49	46	3	6.52%	\$300,000	\$314,500	-4.61%	30	24	25.00%	0	1	-100.00%
NORTH SMITHFIELD	12	9	3	33.33%	\$435,450	\$440,000	-1.03%	27	22	22.73%	0	0	-
PAWTUCKET	11	6	5	83.33%	\$314,995	\$252,450	24.78%	36	29	24.14%	0	0	-
PROVIDENCE	78	75	3	4.00%	\$454,250	\$430,000	5.64%	35	31	12.90%	1	0	-
SCITUATE	1	0	1	0.00%	\$490,000	-	0.00%	103	-	0.00%	0	0	-
SMITHFIELD	17	26	-9	-34.62%	\$399,000	\$365,750	9.09%	40	27	48.15%	0	0	-
WOONSOCKET	14	10	4	40.00%	\$285,000	\$288,025	-1.05%	19	31	-38.71%	1	0	-
<u>WASHINGTON COUNTY</u>	74	76	-2	-2.63%	\$544,450	\$544,950	-0.09%	63	24	162.50%	0	0	-
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
CHARLESTOWN	4	1	3	300.00%	\$342,450	\$459,900	-25.54%	16	16	0.00%	0	0	-
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	2	3	-1	-33.33%	\$547,000	\$333,800	63.87%	8	32	-75.00%	0	0	-
NARRAGANSETT	12	11	1	9.09%	\$630,000	\$585,000	7.69%	31	22	40.91%	0	0	-
NORTH KINGSTOWN	19	17	2	11.76%	\$525,000	\$416,000	26.20%	35	23	52.17%	0	0	-
RICHMOND	4	1	3	300.00%	\$367,500	\$301,253	21.99%	64	12	433.33%	0	0	-
SOUTH KINGSTOWN	17	24	-7	-29.17%	\$793,464	\$792,870	0.07%	17	19	-10.53%	0	0	-
WESTERLY	16	19	-3	-15.79%	\$519,000	\$460,000	12.83%	189	33	472.73%	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.