

Second Quarter 2021 and 2020 Comparison Multifamily Home Sales

AREA	Sales 2021	Sales 2020	Change	% Change	Median Price 2021	Median Price 2020	Median % Change	Average DOM 2021	Average DOM 2020	DOM % Change	Distressed Properties 2021	Distressed Properties 2020	% Change Distressed Properties
RHODE ISLAND	666	343	323	94.17%	\$355,000	\$296,000	19.93%	35	47	-25.53%	8	8	0.00%
<u>NEWPORT COUNTY</u>													
TIVERTON	2	1	1	100.00%	\$306,500	\$450,000	-31.89%	38	270	-85.93%	1	0	-
LITTLE COMPTON	0	1	-1	-100.00%	-	\$545,000	0.00%	-	331	0.00%	0	0	-
PORTSMOUTH	2	1	1	100.00%	\$580,000	\$590,000	-1.69%	214	105	103.81%	0	0	-
MIDDLETOWN	5	2	3	150.00%	\$775,000	\$574,500	34.90%	130	77	68.83%	0	0	-
NEWPORT	24	7	17	242.86%	\$782,000	\$570,000	37.19%	45	52	-13.46%	1	0	-
JAMESTOWN	2	1	1	100.00%	\$750,000	\$565,000	32.74%	48	71	-32.39%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	2	0	2	0.00%	\$383,500	-	0.00%	3	-	0.00%	0	0	-
WARREN	8	2	6	300.00%	\$380,000	\$270,000	40.74%	26	41	-36.59%	0	0	-
BRISTOL	4	6	-2	-33.33%	\$540,000	\$377,000	43.24%	111	40	177.50%	0	0	-
EAST PROVIDENCE	23	9	14	155.56%	\$340,750	\$317,000	7.49%	43	19	126.32%	0	0	-
PROVIDENCE	206	110	96	87.27%	\$355,000	\$293,700	20.87%	31	44	-29.55%	3	1	200.00%
EAST SIDE of Providence	24	16	8	50.00%	\$665,000	\$517,618	28.47%	26	35	-25.71%	0	0	-
NORTH PROVIDENCE	21	6	15	250.00%	\$340,000	\$290,000	17.24%	43	28	53.57%	0	0	-
JOHNSTON	7	7	0	0.00%	\$325,000	\$260,000	25.00%	20	29	-31.03%	0	1	-100.00%
CRANSTON	47	24	23	95.83%	\$355,000	\$322,500	10.08%	26	57	-54.39%	1	0	-
<u>NORTH</u>													
LINCOLN	23	7	16	228.57%	\$394,000	\$315,000	25.08%	32	91	-64.84%	0	0	-
CUMBERLAND	8	3	5	166.67%	\$372,500	\$265,000	40.57%	16	40	-60.00%	0	0	-
WOONSOCKET	68	32	36	112.50%	\$320,000	\$257,500	24.27%	38	43	-11.63%	1	2	-50.00%
PAWTUCKET	83	45	38	84.44%	\$365,000	\$280,000	30.36%	24	46	-47.83%	0	2	-100.00%
CENTRAL FALLS	18	14	4	28.57%	\$357,000	\$302,500	18.02%	36	46	-21.74%	0	0	-
NORTH SMITHFIELD	4	0	4	0.00%	\$305,500	-	0.00%	72	-	0.00%	0	0	-
SMITHFIELD	2	2	0	0.00%	\$316,000	\$258,500	22.24%	8	37	-78.38%	0	0	-
BURRILLVILLE	5	6	-1	-16.67%	\$341,000	\$302,500	12.73%	33	85	-61.18%	0	0	-
GLOCESTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SCITUATE	1	1	0	0.00%	\$195,000	\$245,000	-20.41%	7	61	-88.52%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	2	0	2	0.00%	\$342,500	-	0.00%	10	-	0.00%	0	0	-
RICHMOND	0	1	-1	-100.00%	-	\$398,000	0.00%	-	36	0.00%	0	0	-
CHARLESTOWN	1	1	0	0.00%	\$300,000	\$305,000	-1.64%	151	15	906.67%	0	0	-
WESTERLY	16	7	9	128.57%	\$354,000	\$296,000	19.59%	53	13	307.69%	0	0	-
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SOUTH KINGSTOWN	1	0	1	0.00%	\$425,000	-	0.00%	52	-	0.00%	0	0	-
NARRAGANSETT	4	1	3	300.00%	\$690,000	\$470,000	46.81%	15	35	-57.14%	0	0	-
NORTH KINGSTOWN	6	6	0	0.00%	\$313,000	\$371,700	-15.79%	63	84	-25.00%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	3	2	1	50.00%	\$406,000	\$338,500	19.94%	16	4	300.00%	0	0	-
WEST WARWICK	23	10	13	130.00%	\$333,000	\$233,375	42.69%	39	60	-35.00%	0	0	-
WARWICK	17	9	8	88.89%	\$290,000	\$241,000	20.33%	25	31	-19.35%	1	1	0.00%
COVENTRY	3	3	0	0.00%	\$280,000	\$245,000	14.29%	91	59	54.24%	0	1	-100.00%
WEST GREENWICH	1	0	1	0.00%	\$349,900	-	0.00%	185	-	0.00%	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 --- generally reflects the quality and themix (type and size) of the properties being sold at the time and is not a true measure of individual home value appreciation/depreciation. Also, please note: Statewide data may vary marginally from town bytown data as the latter continues to be updated with later closing transactions after the statewide data is pulled. Information deemed reliable but is not guaranteed.