

2nd Quarter (April - June 2009) Existing Single Family Home Sales Comparison

AREA	09 Sales	08 Sales	Change	% Change	Median 2009	Median 2008	% Change	DOM 09	DOM 08	% Change
RHODE ISLAND	2,004	1,889	115	6.09%	\$ 192,500	\$ 250,000	-23.00%	103	93	10.8%
	# Distressed Properties: 744		Median Price w/o Distressed Properties: \$236,500							
NEWPORT COUNTY										
TIVERTON	28	24	4	16.67%	\$ 194,250	\$ 220,000	-11.70%	215	144	49.3%
LITTLE COMPTON	4	6	-2	-33.33%	\$ 487,500	\$ 423,385	15.14%	111	222	-50.0%
PORTSMOUTH	31	36	-5	-13.89%	\$ 291,500	\$ 345,000	-15.51%	134	91	47.3%
MIDDLETOWN	26	24	2	8.33%	\$ 307,500	\$ 363,250	-15.35%	124	96	29.2%
NEWPORT	48	40	8	20.00%	\$ 340,000	\$ 372,000	-8.60%	98	131	-25.2%
JAMESTOWN	9	20	-11	-55.00%	\$ 475,000	\$ 525,500	-9.61%	227	117	94.0%
METRO & EAST BAY										
BARRINGTON	53	52	1	1.92%	\$ 325,000	\$ 455,500	-28.65%	122	89	37.1%
WARREN	15	13	2	15.38%	\$ 221,700	\$ 265,000	-16.34%	56	76	-26.3%
BRISTOL	22	40	-18	-45.00%	\$ 244,500	\$ 313,700	-22.06%	105	80	31.3%
EAST PROVIDENCE	100	91	9	9.89%	\$ 189,950	\$ 210,000	-9.55%	94	101	-6.9%
PROVIDENCE	187	116	71	61.21%	\$ 72,000	\$ 130,750	-44.93%	98	85	15.3%
EAST SIDE	39	60	-21	-35.00%	\$ 440,000	\$ 466,250	-5.63%	77	55	40.0%
NORTH PROVIDENCE	52	59	-7	-11.86%	\$ 196,750	\$ 224,000	-12.17%	75	85	-11.8%
JOHNSTON	85	50	35	70.00%	\$ 165,000	\$ 215,000	-23.26%	107	91	17.6%
CRANSTON	191	149	42	28.19%	\$ 181,000	\$ 235,000	-22.98%	84	89	-5.6%
NORTH										
LINCOLN	28	29	-1	-3.45%	\$ 233,000	\$ 290,000	-19.66%	98	93	5.4%
CUMBERLAND	72	70	2	2.86%	\$ 233,500	\$ 250,000	-6.60%	84	92	-8.7%
WOONSOCKET	44	27	17	62.96%	\$ 137,450	\$ 190,000	-27.66%	96	121	-20.7%
PAWTUCKET	106	94	12	12.77%	\$ 150,500	\$ 170,000	-11.47%	99	76	30.3%
CENTRAL FALLS	6	5	1	20.00%	\$ 99,000	\$ 157,000	-36.94%	100	159	-37.1%
NORTH SMITHFIELD	17	14	3	21.43%	\$ 209,000	\$ 346,250	-39.64%	121	91	33.0%
SMITHFIELD	34	45	-11	-24.44%	\$ 255,000	\$ 250,000	2.00%	89	101	-11.9%
BURRILLVILLE	34	31	3	9.68%	\$ 177,000	\$ 253,000	-30.04%	99	84	17.9%
GLOCESTER	24	22	2	9.09%	\$ 172,550	\$ 297,400	-41.98%	77	70	10.0%
FOSTER	7	8	-1	-12.50%	\$ 240,000	\$ 260,000	-7.69%	174	181	-3.9%
SCITUATE	11	16	-5	-31.25%	\$ 205,000	\$ 298,500	-31.32%	107	89	20.2%
SOUTH COUNTY										
EXETER	11	16	-5	-31.25%	\$ 275,000	\$ 270,000	1.85%	132	63	109.5%
HOPKINTON	11	16	-5	-31.25%	\$ 266,165	\$ 247,500	7.54%	77	108	-28.7%
RICHMOND	19	19	0	0.00%	\$ 235,000	\$ 234,500	0.21%	137	108	26.9%
CHARLESTOWN	26	25	1	4.00%	\$ 285,500	\$ 395,000	-27.72%	181	82	120.7%
WESTERLY	42	59	-17	-28.81%	\$ 259,950	\$ 300,000	-13.35%	130	140	-7.1%
NEW SHOREHAM	0	0	0							
SOUTH KINGSTOWN	66	68	-2	-2.94%	\$ 287,500	\$ 329,000	-12.61%	147	106	38.7%
NARRAGANSETT	41	48	-7	-14.58%	\$ 315,000	\$ 397,450	-20.74%	114	113	0.9%
NORTH KINGSTOWN	57	74	-17	-22.97%	\$ 255,000	\$ 380,000	-32.89%	98	102	-3.9%
KENT COUNTY										
EAST GREENWICH	37	38	-1	-2.63%	\$ 475,000	\$ 463,750	2.43%	108	77	40.3%
WEST WARWICK	65	41	24	58.54%	\$ 147,500	\$ 199,000	-25.88%	101	76	32.9%
WARWICK	251	227	24	10.57%	\$ 164,000	\$ 205,000	-20.00%	85	75	13.3%
COVENTRY	95	102	-7	-6.86%	\$ 187,000	\$ 215,250	-13.12%	118	95	24.2%
WEST GREENWICH	10	15	-5	-33.33%	\$ 272,500	\$ 307,000	-11.24%	114	103	10.7%
	2,004	1,889								
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										