

## Second Quarter 2020 and 2019 Comparison Single-Family Home Sales

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	2456	3060	-604	-19.74%	\$303,750	\$291,450	4.22%	57	59	-3.39%	72	106	-32.08%
<b>NEWPORT COUNTY</b>													
TIVERTON	49	51	-2	-3.92%	\$347,900	\$300,000	15.97%	98	93	5.38%	1	6	-83.33%
LITTLE COMPTON	7	9	-2	-22.22%	\$642,500	\$550,000	16.82%	128	105	21.90%	0	0	-
PORTSMOUTH	59	78	-19	-24.36%	\$525,000	\$480,000	9.38%	70	99	-29.29%	1	2	-50.00%
MIDDLETOWN	31	51	-20	-39.22%	\$442,000	\$372,500	18.66%	83	76	9.21%	0	0	-
NEWPORT	40	71	-31	-43.66%	\$473,808	\$515,000	-8.00%	80	70	14.29%	0	1	-100.00%
JAMESTOWN	18	32	-14	-43.75%	\$643,250	\$675,000	-4.70%	75	133	-43.61%	0	0	-
<b>METRO &amp; EAST BAY</b>													
BARRINGTON	78	94	-16	-17.02%	\$486,500	\$477,500	1.88%	74	67	10.45%	0	2	-100.00%
WARREN	14	25	-11	-44.00%	\$335,000	\$300,500	11.48%	50	60	-16.67%	2	0	-
BRISTOL	35	48	-13	-27.08%	\$370,000	\$343,500	7.71%	74	51	45.10%	0	0	-
EAST PROVIDENCE	110	139	-29	-20.86%	\$260,000	\$245,000	6.12%	42	47	-10.64%	5	3	66.67%
PROVIDENCE	158	160	-2	-1.25%	\$230,000	\$200,000	15.00%	45	55	-18.18%	2	9	-77.78%
EAST SIDE of Providence	44	67	-23	-34.33%	\$682,500	\$650,000	5.00%	36	38	-5.26%	0	1	-100.00%
NORTH PROVIDENCE	57	101	-44	-43.56%	\$255,000	\$240,000	6.25%	53	59	-10.17%	2	5	-60.00%
JOHNSTON	77	89	-12	-13.48%	\$285,000	\$256,000	11.33%	50	54	-7.41%	3	4	-25.00%
CRANSTON	208	230	-22	-9.57%	\$288,000	\$265,000	8.68%	52	48	8.33%	3	4	-25.00%
<b>NORTH</b>													
LINCOLN	59	67	-8	-11.94%	\$358,000	\$363,900	-1.62%	61	43	41.86%	3	0	-
CUMBERLAND	90	133	-43	-32.33%	\$334,250	\$319,900	4.49%	42	57	-26.32%	1	4	-75.00%
WOONSOCKET	56	59	-3	-5.08%	\$241,000	\$220,000	9.55%	31	55	-43.64%	4	3	33.33%
PAWTUCKET	131	152	-21	-13.82%	\$238,000	\$225,500	5.54%	42	49	-14.29%	7	8	-12.50%
CENTRAL FALLS	3	1	2	200.00%	\$244,900	\$145,000	68.90%	69	89	-22.47%	0	0	-
NORTH SMITHFIELD	41	38	3	7.89%	\$325,000	\$335,500	-3.13%	43	54	-20.37%	1	3	-66.67%
SMITHFIELD	50	53	-3	-5.66%	\$338,500	\$302,000	12.09%	55	58	-5.17%	4	3	33.33%
BURRILLVILLE	35	40	-5	-12.50%	\$295,000	\$260,250	13.35%	46	64	-28.13%	3	2	50.00%
GLOCESTER	27	39	-12	-30.77%	\$305,000	\$277,900	9.75%	100	48	108.33%	0	1	-100.00%
FOSTER	16	15	1	6.67%	\$348,500	\$336,000	3.72%	111	37	200.00%	1	0	-
SCITUATE	36	40	-4	-10.00%	\$337,800	\$357,000	-5.38%	64	66	-3.03%	2	3	-33.33%
<b>SOUTH COUNTY</b>													
EXETER	16	20	-4	-20.00%	\$312,450	\$340,000	-8.10%	80	65	23.08%	0	2	-100.00%
HOPKINTON	29	25	4	16.00%	\$288,500	\$295,000	-2.20%	88	73	20.55%	2	4	-50.00%
RICHMOND	31	40	-9	-22.50%	\$325,000	\$284,950	14.06%	57	57	0.00%	0	3	-100.00%
CHARLESTOWN	24	56	-32	-57.14%	\$352,500	\$412,500	-14.55%	59	73	-19.18%	1	4	-75.00%
WESTERLY	53	77	-24	-31.17%	\$337,500	\$324,000	4.17%	66	66	0.00%	1	1	0.00%
BLOCK ISLAND	8	3	5	166.67%	\$1,288,750	\$1,100,000	17.16%	170	173	-1.73%	0	1	-100.00%
SOUTH KINGSTOWN	82	122	-40	-32.79%	\$377,000	\$360,000	4.72%	70	58	20.69%	2	1	100.00%
NARRAGANSETT	47	74	-27	-36.49%	\$475,000	\$499,500	-4.90%	65	74	-12.16%	0	0	-
NORTH KINGSTOWN	92	92	0	0.00%	\$376,500	\$383,000	-1.70%	53	71	-25.35%	3	1	200.00%
<b>KENT COUNTY</b>													
EAST GREENWICH	50	81	-31	-38.27%	\$538,500	\$509,000	5.80%	98	68	44.12%	1	0	-
WEST WARWICK	72	79	-7	-8.86%	\$237,500	\$230,000	3.26%	49	53	-7.55%	2	6	-66.67%
WARWICK	273	331	-58	-17.52%	\$254,000	\$240,000	5.83%	49	51	-3.92%	11	14	-21.43%
COVENTRY	133	150	-17	-11.33%	\$285,000	\$240,000	18.75%	57	54	5.56%	4	3	33.33%
WEST GREENWICH	17	28	-11	-39.29%	\$375,000	\$389,500	-3.72%	82	59	38.98%	0	2	-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 --- 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.