

## Second Quarter 2021 and 2020 Comparison Single-Family 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	2908	2476	432	17.45%	\$369,450	\$301,500	22.54%	31	57	-45.61%	26	74	-64.86%
<b><u>NEWPORT COUNTY</u></b>													
TIVERTON	44	50	-6	-12.00%	\$402,500	\$343,950	17.02%	38	97	-60.82%	1	1	0.00%
LITTLE COMPTON	19	7	12	171.43%	\$1,109,270	\$642,500	72.65%	67	128	-47.66%	0	0	-
PORTSMOUTH	77	59	18	30.51%	\$510,000	\$525,000	-2.86%	47	70	-32.86%	0	1	-100.00%
MIDDLETOWN	46	31	15	48.39%	\$494,500	\$442,000	11.88%	50	83	-39.76%	1	0	-
NEWPORT	64	40	24	60.00%	\$668,500	\$473,808	41.09%	50	80	-37.50%	0	0	-
JAMESTOWN	27	18	9	50.00%	\$974,000	\$643,250	51.42%	54	75	-28.00%	0	0	-
<b><u>METRO &amp; EAST BAY</u></b>													
BARRINGTON	91	78	13	16.67%	\$650,000	\$486,500	33.61%	33	74	-55.41%	0	0	-
WARREN	26	14	12	85.71%	\$400,000	\$335,000	19.40%	29	50	-42.00%	0	2	-100.00%
BRISTOL	49	35	14	40.00%	\$453,000	\$370,000	22.43%	42	74	-43.24%	0	0	-
EAST PROVIDENCE	122	111	11	9.91%	\$330,000	\$260,000	26.92%	19	43	-55.81%	1	5	-80.00%
PROVIDENCE	155	162	-7	-4.32%	\$275,000	\$230,000	19.57%	33	45	-26.67%	5	2	150.00%
EAST SIDE of Providence	71	44	27	61.36%	\$807,000	\$682,500	18.24%	39	36	8.33%	1	0	-
NORTH PROVIDENCE	98	59	39	66.10%	\$313,500	\$255,000	22.94%	19	52	-63.46%	2	2	0.00%
JOHNSTON	96	77	19	24.68%	\$316,000	\$285,000	10.88%	33	50	-34.00%	2	3	-33.33%
CRANSTON	243	210	33	15.71%	\$328,000	\$288,000	13.89%	22	52	-57.69%	1	4	-75.00%
<b><u>NORTH</u></b>													
LINCOLN	45	59	-14	-23.73%	\$480,000	\$358,000	34.08%	30	61	-50.82%	0	3	-100.00%
CUMBERLAND	100	92	8	8.70%	\$400,000	\$334,250	19.67%	20	41	-51.22%	0	1	-100.00%
WOONSOCKET	69	57	12	21.05%	\$282,000	\$239,000	17.99%	19	31	-38.71%	1	4	-75.00%
PAWTUCKET	109	131	-22	-16.79%	\$290,000	\$238,000	21.85%	19	42	-54.76%	2	7	-71.43%
CENTRAL FALLS	5	2	3	150.00%	\$266,500	\$239,950	11.06%	30	56	-46.43%	0	0	-
NORTH SMITHFIELD	30	41	-11	-26.83%	\$367,500	\$325,000	13.08%	27	43	-37.21%	0	1	-100.00%
SMITHFIELD	48	50	-2	-4.00%	\$415,000	\$338,500	22.60%	33	55	-40.00%	0	4	-100.00%
BURRILLVILLE	44	36	8	22.22%	\$380,000	\$292,500	29.91%	24	45	-46.67%	0	3	-100.00%
GLOCESTER	25	27	-2	-7.41%	\$350,000	\$305,000	14.75%	30	100	-70.00%	1	0	-
FOSTER	17	16	1	6.25%	\$405,000	\$348,500	16.21%	34	111	-69.37%	1	1	0.00%
SCITUATE	42	36	6	16.67%	\$400,000	\$337,800	18.41%	25	64	-60.94%	1	2	-50.00%
<b><u>SOUTH COUNTY</u></b>													
EXETER	14	16	-2	-12.50%	\$402,500	\$312,450	28.82%	40	80	-50.00%	1	0	-
HOPKINTON	23	29	-6	-20.69%	\$387,000	\$288,500	34.14%	36	88	-59.09%	1	2	-50.00%
RICHMOND	27	31	-4	-12.90%	\$405,000	\$325,000	24.62%	37	57	-35.09%	0	0	-
CHARLESTOWN	50	24	26	108.33%	\$542,500	\$352,500	53.90%	48	59	-18.64%	0	1	-100.00%
WESTERLY	79	53	26	49.06%	\$485,000	\$337,500	43.70%	46	66	-30.30%	0	1	-100.00%
BLOCK ISLAND	6	8	-2	-25.00%	\$1,496,750	\$1,288,750	16.14%	347	170	104.12%	0	0	-
SOUTH KINGSTOWN	98	82	16	19.51%	\$485,000	\$377,000	28.65%	31	70	-55.71%	1	2	-50.00%
NARRAGANSETT	73	47	26	55.32%	\$669,000	\$475,000	40.84%	36	65	-44.62%	0	0	-
NORTH KINGSTOWN	86	93	-7	-7.53%	\$449,500	\$380,000	18.29%	24	54	-55.56%	0	3	-100.00%
<b><u>KENT COUNTY</u></b>													
EAST GREENWICH	76	51	25	49.02%	\$712,250	\$537,000	32.64%	36	97	-62.89%	0	1	-100.00%
WEST WARWICK	88	73	15	20.55%	\$312,500	\$239,000	30.75%	25	49	-48.98%	0	2	-100.00%
WARWICK	358	276	82	29.71%	\$310,000	\$252,500	22.77%	25	49	-48.98%	1	12	-91.67%
COVENTRY	160	134	26	19.40%	\$317,506	\$285,000	11.41%	27	58	-53.45%	2	4	-50.00%
WEST GREENWICH	8	17	-9	-52.94%	\$440,000	\$375,000	17.33%	26	82	-68.29%	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.