

Second Quarter 2022 and 2021 Comparison Single-Family Home Sales

AREA	Sales 2022	Sales 2021	Change	% Change	Median Price 2022	Median Price 2021	Median % Change	Average DOM 2022	Average DOM 2021	DOM % Change	Distressed Properties 2022	Distressed Properties 2021	% Change Distressed Properties
RHODE ISLAND	2528	2942	-414	-14.07%	\$422,000	\$368,750	14.44%	25	31	-19.35%	20	26	-23.08%
<u>NEWPORT COUNTY</u>													
TIVERTON	50	47	3	6.38%	\$401,000	\$400,000	0.25%	30	39	-23.08%	1	1	0.00%
LITTLE COMPTON	10	20	-10	-50.00%	\$1,997,500	\$902,135	121.42%	119	65	83.08%	0	0	-
PORTSMOUTH	77	77	0	0.00%	\$565,000	\$510,000	10.78%	35	47	-25.53%	1	0	-
MIDDLETOWN	36	46	-10	-21.74%	\$715,750	\$494,500	44.74%	36	50	-28.00%	0	1	-100.00%
NEWPORT	46	65	-19	-29.23%	\$795,250	\$675,000	17.81%	48	50	-4.00%	0	0	-
JAMESTOWN	13	27	-14	-51.85%	\$995,000	\$974,000	2.16%	77	54	42.59%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	92	91	1	1.10%	\$762,500	\$650,000	17.31%	19	33	-42.42%	0	0	-
WARREN	23	27	-4	-14.81%	\$399,900	\$410,000	-2.46%	18	29	-37.93%	0	0	-
BRISTOL	39	49	-10	-20.41%	\$480,000	\$453,000	5.96%	21	42	-50.00%	0	0	-
EAST PROVIDENCE	113	122	-9	-7.38%	\$390,000	\$330,000	18.18%	18	19	-5.26%	1	1	0.00%
PROVIDENCE	201	231	-30	-12.99%	\$345,000	\$315,000	9.52%	20	35	-42.86%	3	6	-50.00%
NORTH PROVIDENCE	92	99	-7	-7.07%	\$367,000	\$315,000	16.51%	23	19	21.05%	0	2	-100.00%
JOHNSTON	80	97	-17	-17.53%	\$387,450	\$317,000	22.22%	25	33	-24.24%	1	2	-50.00%
CRANSTON	228	246	-18	-7.32%	\$375,000	\$327,500	14.50%	18	23	-21.74%	2	1	100.00%
<u>NORTH</u>													
LINCOLN	43	47	-4	-8.51%	\$554,000	\$480,000	15.42%	24	31	-22.58%	0	0	-
CUMBERLAND	91	101	-10	-9.90%	\$440,000	\$400,000	10.00%	21	19	10.53%	0	0	-
WOONSOCKET	58	70	-12	-17.14%	\$340,000	\$282,500	20.35%	18	18	0.00%	1	1	0.00%
PAWTUCKET	103	111	-8	-7.21%	\$335,000	\$290,000	15.52%	16	19	-15.79%	0	2	-100.00%
CENTRAL FALLS	2	5	-3	-60.00%	\$298,500	\$266,500	12.01%	33	30	10.00%	0	0	-
NORTH SMITHFIELD	36	31	5	16.13%	\$451,682	\$360,000	25.47%	17	29	-41.38%	0	0	-
SMITHFIELD	45	48	-3	-6.25%	\$460,000	\$415,000	10.84%	42	33	27.27%	0	0	-
BURRILLVILLE	46	44	2	4.55%	\$410,000	\$380,000	7.89%	27	24	12.50%	2	0	-
GLOCESTER	19	25	-6	-24.00%	\$425,000	\$350,000	21.43%	43	30	43.33%	0	1	-100.00%
FOSTER	10	17	-7	-41.18%	\$390,000	\$405,000	-3.70%	8	34	-76.47%	0	1	-100.00%
SCITUATE	32	42	-10	-23.81%	\$405,450	\$400,000	1.36%	20	25	-20.00%	0	1	-100.00%
<u>SOUTH COUNTY</u>													
EXETER	13	14	-1	-7.14%	\$485,000	\$402,500	20.50%	31	40	-22.50%	1	1	0.00%
HOPKINTON	19	23	-4	-17.39%	\$342,500	\$387,000	-11.50%	32	36	-11.11%	1	1	0.00%
RICHMOND	24	27	-3	-11.11%	\$434,250	\$405,000	7.22%	19	37	-48.65%	0	0	-
CHARLESTOWN	41	50	-9	-18.00%	\$606,000	\$542,500	11.71%	27	48	-43.75%	0	0	-
WESTERLY	55	79	-24	-30.38%	\$560,000	\$485,000	15.46%	23	46	-50.00%	0	0	-
BLOCK ISLAND	3	6	-3	-50.00%	\$2,200,000	\$1,496,750	46.99%	366	347	5.48%	0	0	-
SOUTH KINGSTOWN	82	98	-16	-16.33%	\$600,500	\$485,000	23.81%	26	31	-16.13%	0	1	-100.00%
NARRAGANSETT	63	73	-10	-13.70%	\$803,600	\$651,700	23.31%	30	35	-14.29%	0	0	-
NORTH KINGSTOWN	87	86	1	1.16%	\$610,000	\$449,500	35.71%	24	24	0.00%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	54	76	-22	-28.95%	\$674,050	\$712,250	-5.36%	31	36	-13.89%	0	0	-
WEST WARWICK	66	90	-24	-26.67%	\$331,500	\$312,500	6.08%	17	25	-32.00%	0	0	-
WARWICK	298	364	-66	-18.13%	\$365,750	\$309,000	18.37%	23	25	-8.00%	2	1	100.00%
COVENTRY	119	163	-44	-26.99%	\$345,000	\$315,000	9.52%	27	27	0.00%	3	2	50.00%
WEST GREENWICH	19	8	11	137.50%	\$510,000	\$440,000	15.91%	31	26	19.23%	1	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.