

2nd Quarter 2026 and 2025 Comparison by County Single-Family Home Sales

AREA	Sales 2026	Sales 2025	Change	% Change	Median Price 2026	Median Price 2025	Median % Change	Average DOM 2026	Average DOM 2025	DOM % Change	Distressed Properties 2026	Distressed Properties 2025	% Change Distressed Properties
RHODE ISLAND	1976	2068	-92	-4.45%	\$529,000	\$500,000	5.80%	32	29	10.34%	10	16	-37.50%
BRISTOL COUNTY	126	109	17	15.60%	\$696,250	\$700,000	-0.54%	27	-	0.00%	0	1	-100.00%
BARRINGTON	59	63	-4	-6.35%	\$805,000	\$750,000	7.33%	27	25	8.00%	0	0	-
BRISTOL	50	26	24	92.31%	\$639,000	\$702,500	-9.04%	29	39	-25.64%	0	0	-
WARREN	17	20	-3	-15.00%	\$575,000	\$565,000	1.77%	21	29	-27.59%	0	1	-100.00%
KENT COUNTY	441	483	-42	-8.70%	\$475,000	\$451,500	5.20%	30	26	15.38%	2	2	0.00%
COVENTRY	97	121	-24	-19.83%	\$470,000	\$440,000	6.82%	40	27	48.15%	1	0	-
EAST GREENWICH	34	50	-16	-32.00%	\$900,000	\$887,500	1.41%	29	25	16.00%	0	0	-
WARWICK	237	258	-21	-8.14%	\$462,000	\$441,250	4.70%	27	25	8.00%	0	2	-100.00%
WEST GREENWICH	15	13	2	15.38%	\$760,000	\$587,000	29.47%	38	33	15.15%	1	0	-
WEST WARWICK	58	41	17	41.46%	\$437,500	\$420,000	4.17%	28	26	7.69%	0	0	-
NEWPORT COUNTY	183	180	3	1.67%	\$840,000	\$760,800	10.41%	42	46	-8.70%	0	1	-100.00%
JAMESTOWN	17	13	4	30.77%	\$1,150,000	\$860,000	33.72%	54	40	35.00%	0	0	-
LITTLE COMPTON	8	5	3	60.00%	\$847,500	\$950,000	-10.79%	69	23	200.00%	0	0	-
MIDDLETOWN	26	31	-5	-16.13%	\$812,000	\$700,000	16.00%	38	73	-47.95%	0	0	-
NEWPORT	40	33	7	21.21%	\$1,400,000	\$1,400,000	0.00%	44	36	22.22%	0	0	-
PORTSMOUTH	50	46	4	8.70%	\$804,500	\$741,000	8.57%	39	42	-7.14%	0	1	-100.00%
TIVERTON	42	52	-10	-19.23%	\$487,500	\$503,750	-3.23%	34	43	-20.93%	0	0	-
PROVIDENCE COUNTY	934	1000	-66	-6.60%	\$484,450	\$460,000	5.32%	29	26	11.54%	7	9	-22.22%
BURRILLVILLE	31	34	-3	-8.82%	\$469,900	\$500,000	-6.02%	29	31	-6.45%	0	0	-
CENTRAL FALLS	5	0	5	0.00%	\$392,000	-	0.00%	14	-	0.00%	0	0	-
CRANSTON	164	179	-15	-8.38%	\$482,500	\$457,500	5.46%	28	25	12.00%	1	2	-50.00%
CUMBERLAND	78	80	-2	-2.50%	\$579,000	\$541,100	7.00%	25	23	8.70%	1	1	0.00%
EAST PROVIDENCE	86	91	-5	-5.49%	\$460,000	\$433,000	6.24%	21	27	-22.22%	0	0	-
FOSTER	11	16	-5	-31.25%	\$435,000	\$526,500	-17.38%	53	32	65.63%	0	0	-
GLOCESTER	22	26	-4	-15.38%	\$520,000	\$588,250	-11.60%	43	24	79.17%	0	0	-
JOHNSTON	66	76	-10	-13.16%	\$504,000	\$470,000	7.23%	34	23	47.83%	0	4	-100.00%
LINCOLN	43	32	11	34.38%	\$543,000	\$658,444	-17.53%	41	25	64.00%	0	0	-
NORTH PROVIDENCE	69	60	9	15.00%	\$469,900	\$442,750	6.13%	21	32	-34.38%	0	0	-
NORTH SMITHFIELD	21	22	-1	-4.55%	\$530,000	\$540,000	-1.85%	21	29	-27.59%	0	0	-
PAWTUCKET	81	106	-25	-23.58%	\$420,000	\$420,000	0.00%	27	27	0.00%	1	1	0.00%
PROVIDENCE	144	147	-3	-2.04%	\$481,000	\$447,500	7.49%	30	23	30.43%	2	1	100.00%
SCITUATE	29	23	6	26.09%	\$575,000	\$535,000	7.48%	63	31	103.23%	0	0	-
SMITHFIELD	37	36	1	2.78%	\$610,500	\$577,450	5.72%	29	24	20.83%	1	0	-
WOONSOCKET	47	72	-25	-34.72%	\$420,500	\$388,650	8.20%	23	29	-20.69%	1	0	-
WASHINGTON COUNTY	292	296	-4	-1.35%	\$712,500	\$677,000	5.24%	40	33	21.21%	1	3	-66.67%
BLOCK ISLAND	3	4	-1	-25.00%	\$2,225,000	\$2,212,500	0.56%	392	20	1860.00%	0	0	-
CHARLESTOWN	25	24	1	4.17%	\$700,000	\$765,000	-8.50%	42	23	82.61%	0	0	-
EXETER	11	19	-8	-42.11%	\$602,000	\$670,000	-10.15%	16	29	-44.83%	0	1	-100.00%
HOPKINTON	14	30	-16	-53.33%	\$510,000	\$467,500	9.09%	27	46	-41.30%	0	1	-100.00%
NARRAGANSETT	48	34	14	41.18%	\$877,500	\$942,000	-6.85%	29	43	-32.56%	0	0	-
NORTH KINGSTOWN	57	55	2	3.64%	\$750,000	\$695,000	7.91%	38	28	35.71%	0	0	-
RICHMOND	18	17	1	5.88%	\$740,000	\$522,000	41.76%	32	43	-25.58%	1	1	0.00%
SOUTH KINGSTOWN	65	60	5	8.33%	\$650,000	\$773,500	-15.97%	39	32	21.88%	0	0	-
WESTERLY	51	53	-2	-3.77%	\$647,400	\$612,500	5.70%	44	31	41.94%	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 -- 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.