

3rd Quarter 2020 and 2019 Comparison Multifamily 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	514	566	-52	-9.19%	\$310,000	\$275,000	12.73%	45	44	2.27%	15	15	0.00%
NEWPORT COUNTY													
TIVERTON	2	1	1	100.00%	\$296,000	\$345,000	-14.20%	37	259	-85.71%	0	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
PORTSMOUTH	5	3	2	66.67%	\$450,000	\$575,000	-21.74%	122	70	74.29%	0	0	-
MIDDLETOWN	4	1	3	300.00%	\$592,500	\$406,000	45.94%	140	27	418.52%	0	0	-
NEWPORT	17	5	12	240.00%	\$640,000	\$850,000	-24.71%	121	106	14.15%	0	0	-
JAMESTOWN	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
METRO & EAST BAY													
BARRINGTON	4	4	0	0.00%	\$355,050	\$340,000	4.43%	33	70	-52.86%	0	0	-
WARREN	3	5	-2	-40.00%	\$348,000	\$255,000	36.47%	26	14	85.71%	0	0	-
BRISTOL	11	3	8	266.67%	\$450,000	\$370,000	21.62%	35	98	-64.29%	0	0	-
EAST PROVIDENCE	20	22	-2	-9.09%	\$306,000	\$265,188	15.39%	37	56	-33.93%	1	1	0.00%
PROVIDENCE	184	201	-17	-8.46%	\$309,500	\$269,000	15.06%	36	38	-5.26%	6	5	20.00%
EAST SIDE of Providence	25	20	5	25.00%	\$640,000	\$452,500	41.44%	34	56	-39.29%	1	0	-
NORTH PROVIDENCE	12	9	3	33.33%	\$298,950	\$280,000	6.77%	40	19	110.53%	0	0	-
JOHNSTON	5	17	-12	-70.59%	\$229,900	\$255,000	-9.84%	56	47	19.15%	0	0	-
CRANSTON	20	32	-12	-37.50%	\$335,000	\$285,250	17.44%	23	46	-50.00%	0	0	-
NORTH													
LINCOLN	10	6	4	66.67%	\$361,500	\$318,500	13.50%	48	41	17.07%	0	1	-100.00%
CUMBERLAND	5	8	-3	-37.50%	\$335,000	\$271,250	23.50%	40	33	21.21%	0	0	-
WOONSOCKET	46	54	-8	-14.81%	\$277,500	\$236,000	17.58%	57	54	5.56%	1	1	0.00%
PAWTUCKET	59	77	-18	-23.38%	\$300,000	\$285,000	5.26%	39	42	-7.14%	3	3	0.00%
CENTRAL FALLS	20	21	-1	-4.76%	\$306,500	\$290,000	5.69%	40	32	25.00%	1	0	-
NORTH SMITHFIELD	1	5	-4	-80.00%	\$342,000	\$250,000	36.80%	0	76	-100.00%	0	0	-
SMITHFIELD	2	3	-1	-33.33%	\$367,500	\$192,000	91.41%	17	117	-85.47%	0	0	-
BURRILLVILLE	3	5	-2	-40.00%	\$250,000	\$255,000	-1.96%	50	35	42.86%	0	0	-
GLOCESTER	1	1	0	0.00%	\$400,000	\$355,000	12.68%	8	21	-61.90%	0	0	-
FOSTER	1	0	1	0.00%	\$284,500	-	0.00%	51	-	0.00%	0	0	-
SCITUATE	1	2	-1	-50.00%	\$310,000	\$505,000	-38.61%	108	15	620.00%	0	0	-
SOUTH COUNTY													
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	1	1	0	0.00%	\$253,000	\$350,000	-27.71%	10	78	-87.18%	0	0	-
RICHMOND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
CHARLESTOWN	1	0	1	0.00%	\$336,500	-	0.00%	4	-	0.00%	0	0	-
WESTERLY	8	11	-3	-27.27%	\$342,500	\$280,000	22.32%	83	56	48.21%	0	0	-
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SOUTH KINGSTOWN	1	1	0	0.00%	\$520,000	\$300,000	73.33%	102	3	3300.00%	0	0	-
NARRAGANSETT	1	1	0	0.00%	\$1,350,000	\$770,000	75.32%	61	0	0.00%	0	0	-
NORTH KINGSTOWN	4	4	0	0.00%	\$369,950	\$446,725	-17.19%	91	30	203.33%	1	0	-
KENT COUNTY													
EAST GREENWICH	1	3	-2	-66.67%	\$360,000	\$525,000	-31.43%	11	55	-80.00%	0	0	-
WEST WARWICK	18	28	-10	-35.71%	\$261,000	\$234,500	11.30%	53	39	35.90%	1	1	0.00%
WARWICK	13	9	4	44.44%	\$319,000	\$211,000	51.18%	57	36	58.33%	0	1	-100.00%
COVENTRY	4	3	1	33.33%	\$318,500	\$161,000	97.83%	50	49	2.04%	0	2	-100.00%
WEST GREENWICH	1	0	1	0.00%	\$100,000	-	0.00%	233	-	0.00%	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.