

Third 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 | 2773 | 3271 | -498 | -15.22% | \$410,000 | \$385,000 | 6.49% | 28 | 29 | -3.45% | 21 | 22 | -4.55% |
| NEWPORT COUNTY | | | | | | | | | | | | | |
| TIVERTON | 53 | 63 | -10 | -15.87% | \$452,000 | \$374,900 | 20.57% | 34 | 30 | 13.33% | 0 | 1 | -100.00% |
| LITTLE COMPTON | 9 | 17 | -8 | -47.06% | \$800,000 | \$800,000 | 0.00% | 44 | 72 | -38.89% | 0 | 0 | - |
| PORTSMOUTH | 66 | 83 | -17 | -20.48% | \$700,000 | \$580,000 | 20.69% | 41 | 51 | -19.61% | 0 | 0 | - |
| MIDDLETOWN | 33 | 50 | -17 | -34.00% | \$725,000 | \$657,500 | 10.27% | 32 | 35 | -8.57% | 0 | 0 | - |
| NEWPORT | 44 | 66 | -22 | -33.33% | \$867,500 | \$735,000 | 18.03% | 66 | 55 | 20.00% | 0 | 0 | - |
| JAMESTOWN | 16 | 25 | -9 | -36.00% | \$1,200,000 | \$877,000 | 36.83% | 62 | 54 | 14.81% | 0 | 1 | -100.00% |
| METRO & EAST BAY | | | | | | | | | | | | | |
| BARRINGTON | 53 | 115 | -62 | -53.91% | \$682,200 | \$613,000 | 11.29% | 21 | 29 | -27.59% | 1 | 0 | - |
| WARREN | 25 | 32 | -7 | -21.88% | \$395,000 | \$432,500 | -8.67% | 37 | 21 | 76.19% | 1 | 1 | 0.00% |
| BRISTOL | 55 | 50 | 5 | 10.00% | \$490,000 | \$497,500 | -1.51% | 21 | 33 | -36.36% | 0 | 0 | - |
| EAST PROVIDENCE | 112 | 150 | -38 | -25.33% | \$354,310 | \$325,000 | 9.02% | 21 | 23 | -8.70% | 1 | 1 | 0.00% |
| PROVIDENCE | 221 | 236 | -15 | -6.36% | \$331,500 | \$322,500 | 2.79% | 24 | 24 | 0.00% | 2 | 1 | 100.00% |
| NORTH PROVIDENCE | 91 | 124 | -33 | -26.61% | \$359,023 | \$340,000 | 5.60% | 21 | 24 | -12.50% | 1 | 3 | -66.67% |
| JOHNSTON | 103 | 106 | -3 | -2.83% | \$384,000 | \$355,000 | 8.17% | 27 | 24 | 12.50% | 0 | 4 | -100.00% |
| CRANSTON | 237 | 275 | -38 | -13.82% | \$375,000 | \$350,000 | 7.14% | 23 | 25 | -8.00% | 2 | 0 | - |
| NORTH | | | | | | | | | | | | | |
| LINCOLN | 63 | 65 | -2 | -3.08% | \$519,900 | \$435,000 | 19.52% | 28 | 21 | 33.33% | 0 | 1 | -100.00% |
| CUMBERLAND | 132 | 139 | -7 | -5.04% | \$448,750 | \$421,000 | 6.59% | 22 | 25 | -12.00% | 0 | 0 | - |
| WOONSOCKET | 59 | 83 | -24 | -28.92% | \$330,000 | \$299,900 | 10.04% | 25 | 24 | 4.17% | 3 | 0 | - |
| PAWTUCKET | 128 | 163 | -35 | -21.47% | \$340,000 | \$300,000 | 13.33% | 24 | 23 | 4.35% | 2 | 0 | - |
| CENTRAL FALLS | 3 | 4 | -1 | -25.00% | \$250,000 | \$235,000 | 6.38% | 37 | 34 | 8.82% | 0 | 0 | - |
| NORTH SMITHFIELD | 37 | 37 | 0 | 0.00% | \$435,000 | \$467,100 | -6.87% | 27 | 26 | 3.85% | 0 | 1 | -100.00% |
| SMITHFIELD | 47 | 51 | -4 | -7.84% | \$440,000 | \$417,000 | 5.52% | 19 | 35 | -45.71% | 0 | 0 | - |
| BURRILLVILLE | 46 | 60 | -14 | -23.33% | \$412,500 | \$415,000 | -0.60% | 19 | 21 | -9.52% | 0 | 0 | - |
| GLOCESTER | 34 | 46 | -12 | -26.09% | \$377,500 | \$397,000 | -4.91% | 43 | 21 | 104.76% | 1 | 1 | 0.00% |
| FOSTER | 16 | 11 | 5 | 45.45% | \$550,000 | \$367,900 | 49.50% | 28 | 47 | -40.43% | 0 | 0 | - |
| SCITUATE | 36 | 44 | -8 | -18.18% | \$462,500 | \$396,200 | 16.73% | 38 | 33 | 15.15% | 1 | 1 | 0.00% |
| SOUTH COUNTY | | | | | | | | | | | | | |
| EXETER | 27 | 14 | 13 | 92.86% | \$580,500 | \$496,000 | 17.04% | 32 | 34 | -5.88% | 0 | 0 | - |
| HOPKINTON | 32 | 23 | 9 | 39.13% | \$415,300 | \$420,000 | -1.12% | 40 | 36 | 11.11% | 1 | 1 | 0.00% |
| RICHMOND | 26 | 32 | -6 | -18.75% | \$421,500 | \$390,000 | 8.08% | 36 | 26 | 38.46% | 1 | 0 | - |
| CHARLESTOWN | 32 | 48 | -16 | -33.33% | \$639,900 | \$476,500 | 34.29% | 45 | 41 | 9.76% | 0 | 0 | - |
| WESTERLY | 72 | 80 | -8 | -10.00% | \$405,000 | \$554,516 | -26.96% | 37 | 33 | 12.12% | 0 | 0 | - |
| BLOCK ISLAND | 4 | 11 | -7 | -63.64% | \$1,485,000 | \$1,325,000 | 12.08% | 227 | 266 | -14.66% | 0 | 0 | - |
| SOUTH KINGSTOWN | 87 | 88 | -1 | -1.14% | \$579,000 | \$499,000 | 16.03% | 37 | 28 | 32.14% | 1 | 0 | - |
| NARRAGANSETT | 52 | 82 | -30 | -36.59% | \$856,000 | \$644,950 | 32.72% | 32 | 27 | 18.52% | 0 | 0 | - |
| NORTH KINGSTOWN | 106 | 99 | 7 | 7.07% | \$600,000 | \$585,000 | 2.56% | 26 | 26 | 0.00% | 0 | 0 | - |
| KENT COUNTY | | | | | | | | | | | | | |
| EAST GREENWICH | 64 | 76 | -12 | -15.79% | \$737,500 | \$675,000 | 9.26% | 29 | 28 | 3.57% | 0 | 0 | - |
| WEST WARWICK | 74 | 78 | -4 | -5.13% | \$337,535 | \$307,500 | 9.77% | 24 | 25 | -4.00% | 0 | 0 | - |
| WARWICK | 331 | 368 | -37 | -10.05% | \$356,000 | \$330,000 | 7.88% | 26 | 26 | 0.00% | 2 | 2 | 0.00% |
| COVENTRY | 130 | 158 | -28 | -17.72% | \$353,750 | \$350,000 | 1.07% | 31 | 24 | 29.17% | 1 | 3 | -66.67% |
| WEST GREENWICH | 17 | 19 | -2 | -10.53% | \$540,000 | \$390,000 | 38.46% | 33 | 67 | -50.75% | 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.