

3rd Quarter 2023 and 2022 Comparison Single-Family Home Sales

AREA	Sales 2023	Sales 2022	Change	% Change	Median Price 2023	Median Price 2022	Median % Change	Average DOM 2023	Average DOM 2022	DOM % Change	Distressed Properties 2023	Distressed Properties 2022	% Change Distressed Properties
RHODE ISLAND	2126	2794	-668	-23.91%	\$450,000	\$410,000	9.76%	26	28	-7.14%	32	21	52.38%
NEWPORT COUNTY													
TIVERTON	43	55	-12	-21.82%	\$480,000	\$452,000	6.19%	35	33	6.06%	1	0	-
LITTLE COMPTON	6	9	-3	-33.33%	\$891,250	\$800,000	11.41%	63	44	43.18%	0	0	-
PORTSMOUTH	38	66	-28	-42.42%	\$830,500	\$700,000	18.64%	53	41	29.27%	0	0	-
MIDDLETOWN	28	33	-5	-15.15%	\$635,000	\$725,000	-12.41%	49	32	53.13%	0	0	-
NEWPORT	31	44	-13	-29.55%	\$867,000	\$867,500	-0.06%	52	66	-21.21%	0	0	-
JAMESTOWN	22	16	6	37.50%	\$915,000	\$1,200,000	-23.75%	47	62	-24.19%	0	0	-
METRO & EAST BAY													
BARRINGTON	64	53	11	20.75%	\$750,000	\$682,200	9.94%	25	21	19.05%	0	1	-100.00%
WARREN	13	25	-12	-48.00%	\$500,000	\$395,000	26.58%	11	37	-70.27%	0	1	-100.00%
BRISTOL	43	56	-13	-23.21%	\$675,000	\$495,000	36.36%	25	21	19.05%	0	0	-
EAST PROVIDENCE	102	114	-12	-10.53%	\$408,675	\$352,810	15.83%	17	22	-22.73%	0	1	-100.00%
PROVIDENCE	162	225	-63	-28.00%	\$370,000	\$331,500	11.61%	21	24	-12.50%	4	2	100.00%
NORTH PROVIDENCE	60	91	-31	-34.07%	\$403,038	\$359,023	12.26%	18	21	-14.29%	0	1	-100.00%
JOHNSTON	71	103	-32	-31.07%	\$400,000	\$384,000	4.17%	24	27	-11.11%	2	0	-
CRANSTON	158	240	-82	-34.17%	\$405,000	\$375,000	8.00%	18	23	-21.74%	3	2	50.00%
NORTH													
LINCOLN	47	63	-16	-25.40%	\$600,000	\$519,900	15.41%	27	28	-3.57%	0	0	-
CUMBERLAND	93	134	-41	-30.60%	\$500,000	\$450,000	11.11%	28	21	33.33%	2	0	-
WOONSOCKET	50	61	-11	-18.03%	\$368,500	\$330,000	11.67%	18	25	-28.00%	2	3	-33.33%
PAWTUCKET	81	130	-49	-37.69%	\$365,000	\$338,500	7.83%	21	24	-12.50%	2	2	0.00%
CENTRAL FALLS	5	3	2	66.67%	\$370,000	\$250,000	48.00%	18	37	-51.35%	0	0	-
NORTH SMITHFIELD	30	37	-7	-18.92%	\$470,750	\$435,000	8.22%	37	27	37.04%	1	0	-
SMITHFIELD	19	48	-29	-60.42%	\$460,000	\$437,500	5.14%	25	19	31.58%	2	0	-
BURRILLVILLE	49	47	2	4.26%	\$410,000	\$415,000	-1.20%	26	20	30.00%	1	0	-
GLOCESTER	26	34	-8	-23.53%	\$378,500	\$377,500	0.26%	28	43	-34.88%	0	1	-100.00%
FOSTER	13	16	-3	-18.75%	\$515,000	\$550,000	-6.36%	21	28	-25.00%	0	0	-
SCITUATE	28	36	-8	-22.22%	\$477,450	\$462,500	3.23%	25	38	-34.21%	0	1	-100.00%
SOUTH COUNTY													
EXETER	18	27	-9	-33.33%	\$454,500	\$580,500	-21.71%	31	32	-3.13%	0	0	-
HOPKINTON	23	32	-9	-28.13%	\$490,000	\$415,300	17.99%	27	40	-32.50%	1	1	0.00%
RICHMOND	26	26	0	0.00%	\$464,500	\$421,500	10.20%	34	36	-5.56%	0	1	-100.00%
CHARLESTOWN	19	32	-13	-40.63%	\$525,000	\$639,900	-17.96%	27	45	-40.00%	1	0	-
WESTERLY	59	72	-13	-18.06%	\$552,500	\$405,000	36.42%	28	37	-24.32%	0	0	-
BLOCK ISLAND	9	4	5	125.00%	\$1,875,000	\$1,485,000	26.26%	78	227	-65.64%	0	0	-
SOUTH KINGSTOWN	82	87	-5	-5.75%	\$587,450	\$579,000	1.46%	38	37	2.70%	0	1	-100.00%
NARRAGANSETT	62	52	10	19.23%	\$807,500	\$856,000	-5.67%	42	32	31.25%	1	0	-
NORTH KINGSTOWN	84	106	-22	-20.75%	\$562,500	\$600,000	-6.25%	29	26	11.54%	1	0	-
KENT COUNTY													
EAST GREENWICH	51	64	-13	-20.31%	\$812,000	\$737,500	10.10%	24	29	-17.24%	0	0	-
WEST WARWICK	50	74	-24	-32.43%	\$341,000	\$337,535	1.03%	31	24	29.17%	1	0	-
WARWICK	238	332	-94	-28.31%	\$395,000	\$355,500	11.11%	22	26	-15.38%	4	2	100.00%
COVENTRY	112	130	-18	-13.85%	\$392,500	\$353,750	10.95%	19	31	-38.71%	3	1	200.00%
WEST GREENWICH	11	17	-6	-35.29%	\$739,000	\$540,000	36.85%	32	33	-3.03%	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.