

3rd Quarter 2024 and 2023 Comparison by County Single-Family Home Sales

AREA	Sales 2024	Sales 2023	Change	% Change	Median Price 2024	Median Price 2023	Median % Change	Average DOM 2024	Average DOM 2023	DOM % Change	Distressed Properties 2024	Distressed Properties 2023	% Change Distressed Properties
RHODE ISLAND	2330	2147	183	8.52%	\$490,000	\$448,000	9.38%	30	26	15.38%	22	32	-31.25%
BRISTOL COUNTY	131	121	10	8.26%	\$630,000	\$677,000	-6.94%	28	-	0.00%	0	0	-
BARRINGTON	58	64	-6	-9.38%	\$791,000	\$750,000	5.47%	25	25	0.00%	0	0	-
BRISTOL	47	44	3	6.82%	\$580,000	\$673,500	-13.88%	30	25	20.00%	0	0	-
WARREN	26	13	13	100.00%	\$550,000	\$500,000	10.00%	28	11	154.55%	0	0	-
KENT COUNTY	498	470	28	5.96%	\$436,250	\$400,000	9.06%	28	23	21.74%	6	8	-25.00%
COVENTRY	143	112	31	27.68%	\$425,000	\$392,500	8.28%	30	19	57.89%	3	3	0.00%
EAST GREENWICH	62	52	10	19.23%	\$860,000	\$806,000	6.70%	39	24	62.50%	0	0	-
WARWICK	213	242	-29	-11.98%	\$420,000	\$392,500	7.01%	24	22	9.09%	2	4	-50.00%
WEST GREENWICH	13	11	2	18.18%	\$610,000	\$739,000	-17.46%	26	32	-18.75%	0	0	-
WEST WARWICK	67	53	14	26.42%	\$400,000	\$340,000	17.65%	26	33	-21.21%	1	1	0.00%
NEWPORT COUNTY	233	169	64	37.87%	\$800,000	\$715,000	11.89%	50	47	6.38%	1	1	0.00%
JAMESTOWN	16	22	-6	-27.27%	\$1,237,500	\$915,000	35.25%	39	47	-17.02%	0	0	-
LITTLE COMPTON	9	6	3	50.00%	\$930,000	\$891,250	4.35%	45	63	-28.57%	0	0	-
MIDDLETOWN	40	28	12	42.86%	\$822,500	\$635,000	29.53%	56	49	14.29%	0	0	-
NEWPORT	55	31	24	77.42%	\$1,270,000	\$867,000	46.48%	53	52	1.92%	1	0	-
PORTSMOUTH	66	38	28	73.68%	\$690,350	\$830,500	-16.88%	46	53	-13.21%	0	0	-
TIVERTON	47	44	3	6.82%	\$485,000	\$478,500	1.36%	52	34	52.94%	0	1	-100.00%
PROVIDENCE COUNTY	1106	1004	102	10.16%	\$448,000	\$406,000	10.34%	24	22	9.09%	13	19	-31.58%
BURRILLVILLE	42	50	-8	-16.00%	\$440,750	\$410,000	7.50%	24	26	-7.69%	2	1	100.00%
CENTRAL FALLS	5	5	0	0.00%	\$385,000	\$370,000	4.05%	26	18	44.44%	0	0	-
CRANSTON	177	158	19	12.03%	\$450,000	\$405,000	11.11%	21	18	16.67%	2	3	-33.33%
CUMBERLAND	94	94	0	0.00%	\$535,500	\$495,000	8.18%	25	27	-7.41%	0	2	-100.00%
EAST PROVIDENCE	108	103	5	4.85%	\$428,500	\$410,000	4.51%	20	17	17.65%	1	0	-
FOSTER	12	13	-1	-7.69%	\$483,500	\$515,000	-6.12%	20	21	-4.76%	0	0	-
GLOCESTER	30	27	3	11.11%	\$442,500	\$395,000	12.03%	36	27	33.33%	0	0	-
JOHNSTON	76	72	4	5.56%	\$444,500	\$400,000	11.13%	29	24	20.83%	2	2	0.00%
LINCOLN	42	47	-5	-10.64%	\$545,000	\$600,000	-9.17%	24	27	-11.11%	0	0	-
NORTH PROVIDENCE	77	60	17	28.33%	\$424,000	\$403,038	5.20%	22	18	22.22%	2	0	-
NORTH SMITHFIELD	36	30	6	20.00%	\$544,950	\$470,750	15.76%	32	37	-13.51%	0	1	-100.00%
PAWTUCKET	98	86	12	13.95%	\$403,750	\$365,000	10.62%	22	21	4.76%	2	2	0.00%
PROVIDENCE	168	161	7	4.35%	\$418,500	\$370,000	13.11%	21	21	0.00%	1	4	-75.00%
SCITUATE	33	28	5	17.86%	\$555,000	\$477,450	16.24%	34	25	36.00%	1	0	-
SMITHFIELD	51	19	32	168.42%	\$526,000	\$460,000	14.35%	25	25	0.00%	0	2	-100.00%
WOONSOCKET	57	51	6	11.76%	\$379,505	\$367,000	3.41%	27	18	50.00%	0	2	-100.00%
WASHINGTON COUNTY	362	383	-21	-5.48%	\$650,500	\$565,000	15.13%	39	34	14.71%	2	4	-50.00%
BLOCK ISLAND	5	9	-4	-44.44%	\$1,600,000	\$1,875,000	-14.67%	267	78	242.31%	0	0	-
CHARLESTOWN	30	19	11	57.89%	\$632,500	\$525,000	20.48%	42	27	55.56%	0	1	-100.00%
EXETER	18	18	0	0.00%	\$587,500	\$454,500	29.26%	29	31	-6.45%	0	0	-
HOPKINTON	21	23	-2	-8.70%	\$450,000	\$490,000	-8.16%	34	27	25.93%	0	1	-100.00%
NARRAGANSETT	48	62	-14	-22.58%	\$900,000	\$807,500	11.46%	33	42	-21.43%	0	1	-100.00%
NORTH KINGSTOWN	82	84	-2	-2.38%	\$677,500	\$562,500	20.44%	35	29	20.69%	0	1	-100.00%
RICHMOND	17	26	-9	-34.62%	\$430,000	\$464,500	-7.43%	40	34	17.65%	0	0	-
SOUTH KINGSTOWN	73	82	-9	-10.98%	\$625,000	\$587,450	6.39%	34	38	-10.53%	0	0	-
WESTERLY	68	60	8	13.33%	\$601,500	\$548,000	9.76%	37	27	37.04%	2	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.