

3rd Quarter 2025 and 2024 Comparison by County Single-Family Home Sales

AREA	Sales 2025	Sales 2024	Change	% Change	Median Price 2025	Median Price 2024	Median % Change	Average DOM 2025	Average DOM 2024	DOM % Change	Distressed Properties 2025	Distressed Properties 2024	% Change Distressed Properties
RHODE ISLAND	2421	2356	65	2.76%	\$515,000	\$489,000	5.32%	32	30	6.67%	16	23	-30.43%
BRISTOL COUNTY	145	131	14	10.69%	\$699,000	\$630,000	10.95%	28	-	0.00%	0	0	-
BARRINGTON	73	58	15	25.86%	\$865,000	\$791,000	9.36%	26	25	4.00%	0	0	-
BRISTOL	52	47	5	10.64%	\$665,625	\$580,000	14.76%	29	30	-3.33%	0	0	-
WARREN	20	26	-6	-23.08%	\$502,250	\$550,000	-8.68%	30	28	7.14%	0	0	-
KENT COUNTY	550	505	45	8.91%	\$445,000	\$435,000	2.30%	27	28	-3.57%	2	7	-71.43%
COVENTRY	128	145	-17	-11.72%	\$417,500	\$424,000	-1.53%	32	30	6.67%	1	3	-66.67%
EAST GREENWICH	50	62	-12	-19.35%	\$925,500	\$860,000	7.62%	35	39	-10.26%	0	0	-
WARWICK	288	217	71	32.72%	\$437,500	\$420,000	4.17%	25	24	4.17%	1	3	-66.67%
WEST GREENWICH	13	14	-1	-7.14%	\$520,000	\$647,500	-19.69%	31	26	19.23%	0	0	-
WEST WARWICK	71	67	4	5.97%	\$420,000	\$400,000	5.00%	25	26	-3.85%	0	1	-100.00%
NEWPORT COUNTY	217	236	-19	-8.05%	\$850,000	\$800,000	6.25%	51	50	2.00%	1	1	0.00%
JAMESTOWN	28	16	12	75.00%	\$1,110,000	\$1,237,500	-10.30%	41	39	5.13%	0	0	-
LITTLE COMPTON	12	9	3	33.33%	\$1,057,500	\$930,000	13.71%	43	45	-4.44%	0	0	-
MIDDLETOWN	24	41	-17	-41.46%	\$662,000	\$825,000	-19.76%	48	55	-12.73%	0	0	-
NEWPORT	57	55	2	3.64%	\$1,612,500	\$1,270,000	26.97%	67	53	26.42%	0	1	-100.00%
PORTSMOUTH	48	66	-18	-27.27%	\$634,500	\$690,350	-8.09%	40	46	-13.04%	0	0	-
TIVERTON	48	49	-1	-2.04%	\$505,000	\$451,000	11.97%	53	51	3.92%	1	0	-
PROVIDENCE COUNTY	1083	1119	-36	-3.22%	\$460,000	\$445,000	3.37%	29	24	20.83%	11	13	-15.38%
BURRILLVILLE	41	43	-2	-4.65%	\$452,000	\$441,500	2.38%	45	25	80.00%	1	2	-50.00%
CENTRAL FALLS	1	5	-4	-80.00%	\$382,000	\$385,000	-0.78%	36	26	38.46%	0	0	-
CRANSTON	184	179	5	2.79%	\$482,500	\$450,000	7.22%	30	21	42.86%	3	2	50.00%
CUMBERLAND	86	97	-11	-11.34%	\$572,500	\$530,000	8.02%	24	24	0.00%	0	0	-
EAST PROVIDENCE	120	108	12	11.11%	\$425,000	\$428,500	-0.82%	26	20	30.00%	1	1	0.00%
FOSTER	11	12	-1	-8.33%	\$555,000	\$483,500	14.79%	32	20	60.00%	0	0	-
GLOCESTER	28	30	-2	-6.67%	\$533,500	\$442,500	20.56%	39	36	8.33%	0	0	-
JOHNSTON	70	78	-8	-10.26%	\$475,000	\$440,000	7.95%	28	30	-6.67%	0	2	-100.00%
LINCOLN	45	42	3	7.14%	\$560,000	\$545,000	2.75%	30	24	25.00%	0	0	-
NORTH PROVIDENCE	65	78	-13	-16.67%	\$425,000	\$424,000	0.24%	28	21	33.33%	2	2	0.00%
NORTH SMITHFIELD	29	36	-7	-19.44%	\$480,000	\$544,950	-11.92%	30	32	-6.25%	1	0	-
PAWTUCKET	105	100	5	5.00%	\$397,500	\$401,250	-0.93%	27	23	17.39%	0	2	-100.00%
PROVIDENCE	157	170	-13	-7.65%	\$482,000	\$415,000	16.14%	29	22	31.82%	1	1	0.00%
SCITUATE	22	33	-11	-33.33%	\$530,000	\$555,000	-4.50%	42	34	23.53%	0	1	-100.00%
SMITHFIELD	51	51	0	0.00%	\$550,000	\$526,000	4.56%	26	25	4.00%	1	0	-
WOONSOCKET	68	57	11	19.30%	\$394,000	\$379,505	3.82%	25	27	-7.41%	1	0	-
WASHINGTON COUNTY	426	365	61	16.71%	\$691,500	\$650,000	6.38%	37	38	-2.63%	2	2	0.00%
BLOCK ISLAND	5	5	0	0.00%	\$2,150,000	\$1,600,000	34.38%	100	267	-62.55%	0	0	-
CHARLESTOWN	34	31	3	9.68%	\$772,500	\$630,000	22.62%	39	41	-4.88%	0	0	-
EXETER	17	18	-1	-5.56%	\$830,000	\$587,500	41.28%	34	29	17.24%	0	0	-
HOPKINTON	29	21	8	38.10%	\$528,000	\$450,000	17.33%	43	34	26.47%	0	0	-
NARRAGANSETT	77	48	29	60.42%	\$1,000,000	\$900,000	11.11%	43	33	30.30%	0	0	-
NORTH KINGSTOWN	77	83	-6	-7.23%	\$675,000	\$670,000	0.75%	34	35	-2.86%	0	0	-
RICHMOND	24	17	7	41.18%	\$555,000	\$430,000	29.07%	48	40	20.00%	0	0	-
SOUTH KINGSTOWN	90	74	16	21.62%	\$635,500	\$627,000	1.36%	36	34	5.88%	1	0	-
WESTERLY	73	68	5	7.35%	\$625,000	\$601,500	3.91%	27	37	-27.03%	1	2	-50.00%
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.													