

3rd Quarter 2026 and 2025 Comparison by County Single-Family Home Sales

AREA	Sales 2026	Sales 2025	Change	% Change	Median Price 2026	Median Price 2025	Median % Change	Average DOM 2026	Average DOM 2025	DOM % Change	Distressed Properties 2026	Distressed Properties 2025	% Change Distressed Properties
RHODE ISLAND	2280	2443	-163	-6.67%	\$530,000	\$514,000	3.11%	32	32	0.00%	11	16	-31.25%
BRISTOL COUNTY	150	146	4	2.74%	\$800,000	\$697,000	14.78%	28	-	0.00%	1	0	-
BARRINGTON	78	74	4	5.41%	\$1,065,000	\$842,500	26.41%	28	26	7.69%	1	0	-
BRISTOL	50	52	-2	-3.85%	\$675,000	\$665,625	1.41%	30	29	3.45%	0	0	-
WARREN	22	20	2	10.00%	\$610,000	\$502,250	21.45%	26	30	-13.33%	0	0	-
KENT COUNTY	493	554	-61	-11.01%	\$470,000	\$445,000	5.62%	28	27	3.70%	3	2	50.00%
COVENTRY	135	128	7	5.47%	\$440,000	\$417,500	5.39%	30	32	-6.25%	0	1	-100.00%
EAST GREENWICH	35	50	-15	-30.00%	\$876,500	\$925,500	-5.29%	23	35	-34.29%	0	0	-
WARWICK	269	292	-23	-7.88%	\$455,000	\$437,500	4.00%	28	25	12.00%	2	1	100.00%
WEST GREENWICH	15	13	2	15.38%	\$650,000	\$520,000	25.00%	27	31	-12.90%	0	0	-
WEST WARWICK	39	71	-32	-45.07%	\$455,000	\$420,000	8.33%	26	25	4.00%	1	0	-
NEWPORT COUNTY	190	218	-28	-12.84%	\$860,000	\$848,000	1.42%	59	51	15.69%	0	1	-100.00%
JAMESTOWN	20	28	-8	-28.57%	\$1,273,750	\$1,110,000	14.75%	53	41	29.27%	0	0	-
LITTLE COMPTON	15	12	3	25.00%	\$1,200,000	\$1,057,500	13.48%	49	43	13.95%	0	0	-
MIDDLETOWN	29	24	5	20.83%	\$825,000	\$662,000	24.62%	71	48	47.92%	0	0	-
NEWPORT	37	57	-20	-35.09%	\$1,446,500	\$1,612,500	-10.29%	49	67	-26.87%	0	0	-
PORTSMOUTH	39	49	-10	-20.41%	\$630,000	\$629,000	0.16%	60	39	53.85%	0	0	-
TIVERTON	50	48	2	4.17%	\$547,500	\$505,000	8.42%	65	53	22.64%	0	1	-100.00%
PROVIDENCE COUNTY	1062	1097	-35	-3.19%	\$480,000	\$460,000	4.35%	29	29	0.00%	7	11	-36.36%
BURRILLVILLE	37	42	-5	-11.90%	\$475,000	\$470,500	0.96%	26	45	-42.22%	0	1	-100.00%
CENTRAL FALLS	2	1	1	100.00%	\$362,500	\$382,000	-5.10%	39	36	8.33%	0	0	-
CRANSTON	187	186	1	0.54%	\$500,000	\$480,500	4.06%	26	30	-13.33%	3	3	0.00%
CUMBERLAND	99	88	11	12.50%	\$541,000	\$570,000	-5.09%	27	24	12.50%	0	0	-
EAST PROVIDENCE	108	122	-14	-11.48%	\$445,000	\$425,000	4.71%	25	26	-3.85%	1	1	0.00%
FOSTER	15	11	4	36.36%	\$600,000	\$555,000	8.11%	31	32	-3.13%	0	0	-
GLOCESTER	36	28	8	28.57%	\$550,000	\$533,500	3.09%	40	39	2.56%	0	0	-
JOHNSTON	70	71	-1	-1.41%	\$452,500	\$475,000	-4.74%	41	29	41.38%	1	0	-
LINCOLN	41	46	-5	-10.87%	\$625,000	\$553,500	12.92%	28	29	-3.45%	0	0	-
NORTH PROVIDENCE	72	65	7	10.77%	\$465,000	\$425,000	9.41%	29	28	3.57%	1	2	-50.00%
NORTH SMITHFIELD	22	29	-7	-24.14%	\$550,000	\$480,000	14.58%	21	30	-30.00%	0	1	-100.00%
PAWTUCKET	116	105	11	10.48%	\$420,000	\$397,500	5.66%	26	27	-3.70%	1	0	-
PROVIDENCE	153	158	-5	-3.16%	\$438,500	\$486,000	-9.77%	30	29	3.45%	0	1	-100.00%
SCITUATE	22	23	-1	-4.35%	\$600,000	\$530,000	13.21%	33	40	-17.50%	0	0	-
SMITHFIELD	44	53	-9	-16.98%	\$575,000	\$550,000	4.55%	27	26	3.85%	0	1	-100.00%
WOONSOCKET	38	69	-31	-44.93%	\$433,950	\$394,000	10.14%	32	24	33.33%	0	1	-100.00%
WASHINGTON COUNTY	385	428	-43	-10.05%	\$745,000	\$687,450	8.37%	36	37	-2.70%	0	2	-100.00%
BLOCK ISLAND	4	5	-1	-20.00%	\$2,070,000	\$2,150,000	-3.72%	49	100	-51.00%	0	0	-
CHARLESTOWN	27	34	-7	-20.59%	\$725,000	\$772,500	-6.15%	42	39	7.69%	0	0	-
EXETER	20	17	3	17.65%	\$720,500	\$830,000	-13.19%	47	34	38.24%	0	0	-
HOPKINTON	24	30	-6	-20.00%	\$532,500	\$529,000	0.66%	38	44	-13.64%	0	0	-
NARRAGANSETT	73	77	-4	-5.19%	\$1,195,000	\$1,000,000	19.50%	42	43	-2.33%	0	0	-
NORTH KINGSTOWN	75	77	-2	-2.60%	\$640,000	\$675,000	-5.19%	31	34	-8.82%	0	0	-
RICHMOND	18	24	-6	-25.00%	\$577,500	\$555,000	4.05%	31	48	-35.42%	0	0	-
SOUTH KINGSTOWN	90	91	-1	-1.10%	\$716,250	\$635,000	12.80%	32	36	-11.11%	0	1	-100.00%
WESTERLY	54	73	-19	-26.03%	\$725,150	\$625,000	16.02%	33	27	22.22%	0	1	-100.00%
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.													