

**4th Quarter 2019 and 2018 Comparison
Multifamily Home Sales**

<u>AREA</u>	<u>Sales 2019</u>	<u>Sales 2018</u>	<u>Change</u>	<u>% Change</u>	<u>Median Price 2019</u>	<u>Median Price 2018</u>	<u>Median % Change</u>	<u>Average DOM 2019</u>	<u>Average DOM 2018</u>	<u>DOM % Change</u>	<u>Distressed Properties 2019</u>	<u>Distressed Properties 2018</u>	<u>% Change Distressed Properties</u>
RHODE ISLAND	559	561	-2	-0.36%	\$280,000	\$250,000	12.00%	45	51	-11.76%	17	26	-34.62%
<u>NEWPORT COUNTY</u>													
TIVERTON	3	1	2	200.00%	\$262,400	\$395,000	-33.57%	49	157	-68.79%	1	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
PORTSMOUTH	2	4	-2	-50.00%	\$545,000	\$275,000	98.18%	52	192	-72.92%	0	0	-
MIDDLETOWN	4	3	1	33.33%	\$692,500	\$485,000	42.78%	123	43	186.05%	0	0	-
NEWPORT	14	9	5	55.56%	\$517,500	\$565,000	-8.41%	84	117	-28.21%	0	0	-
JAMESTOWN	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	0	1	-1	-100.00%	-	\$355,000	0.00%	-	26	0.00%	0	0	-
WARREN	9	5	4	80.00%	\$285,000	\$235,000	21.28%	43	67	-35.82%	0	1	-100.00%
BRISTOL	5	10	-5	-50.00%	\$357,500	\$377,000	-5.17%	110	32	243.75%	0	0	-
EAST PROVIDENCE	20	27	-7	-25.93%	\$323,000	\$280,000	15.36%	35	36	-2.78%	1	1	0.00%
PROVIDENCE	188	181	7	3.87%	\$275,000	\$238,500	15.30%	35	49	-28.57%	6	10	-40.00%
EAST SIDE of Providence	10	21	-11	-52.38%	\$472,500	\$520,000	-9.13%	31	57	-45.61%	0	0	-
NORTH PROVIDENCE	13	16	-3	-18.75%	\$310,000	\$222,500	39.33%	48	79	-39.24%	0	1	-100.00%
JOHNSTON	10	8	2	25.00%	\$255,750	\$252,000	1.49%	29	39	-25.64%	1	3	-66.67%
CRANSTON	40	46	-6	-13.04%	\$297,000	\$257,000	15.56%	45	53	-15.09%	2	1	100.00%
<u>NORTH</u>													
LINCOLN	8	7	1	14.29%	\$294,300	\$281,000	4.73%	45	34	32.35%	0	0	-
CUMBERLAND	9	10	-1	-10.00%	\$281,000	\$282,500	-0.53%	34	38	-10.53%	0	0	-
WOONSOCKET	52	47	5	10.64%	\$242,950	\$225,000	7.98%	67	41	63.41%	1	1	0.00%
PAWTUCKET	75	87	-12	-13.79%	\$285,000	\$269,000	5.95%	39	43	-9.30%	4	5	-20.00%
CENTRAL FALLS	22	14	8	57.14%	\$294,500	\$233,300	26.23%	32	30	6.67%	0	1	-100.00%
NORTH SMITHFIELD	5	2	3	150.00%	\$280,000	\$365,000	-23.29%	61	113	-46.02%	0	0	-
SMITHFIELD	3	2	1	50.00%	\$400,000	\$330,500	21.03%	50	92	-45.65%	0	0	-
BURRILLVILLE	8	3	5	166.67%	\$247,450	\$247,000	0.18%	38	55	-30.91%	0	0	-
GLOCESTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SCITUATE	2	3	-1	-33.33%	\$233,000	\$245,000	-4.90%	14	24	-41.67%	1	0	-
<u>SOUTH COUNTY</u>													
EXETER	0	1	-1	-100.00%	-	\$350,000	0.00%	-	83	0.00%	0	0	-
HOPKINTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
RICHMOND	1	1	0	0.00%	\$233,000	\$160,000	45.63%	169	85	98.82%	0	0	-
CHARLESTOWN	1	0	1	0.00%	\$341,000	-	0.00%	0	-	0.00%	0	0	-
WESTERLY	6	4	2	50.00%	\$294,000	\$302,500	-2.81%	22	75	-70.67%	0	0	-
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SOUTH KINGSTOWN	4	2	2	100.00%	\$365,650	\$354,500	3.15%	69	9	666.67%	0	0	-
NARRAGANSETT	5	1	4	400.00%	\$698,000	\$560,000	24.64%	114	0	0.00%	0	0	-
NORTH KINGSTOWN	4	5	-1	-20.00%	\$328,500	\$300,000	9.50%	79	46	71.74%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	2	1	1	100.00%	\$389,000	\$240,000	62.08%	58	128	-54.69%	0	0	-
WEST WARWICK	24	23	1	4.35%	\$235,000	\$208,000	12.98%	45	68	-33.82%	0	2	-100.00%
WARWICK	3	13	-10	-76.92%	\$279,900	\$250,000	11.96%	79	55	43.64%	0	0	-
COVENTRY	7	3	4	133.33%	\$235,000	\$196,500	19.59%	66	61	8.20%	0	0	-
WEST GREENWICH	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	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 --- generally reflects the quality and the mix (type and size) of the properties being sold at the time and is not a true measure of individual home value appreciation/depreciation. Also, please note: Statewide data may vary marginally from town by town data as the date and time the statistics are pulled for the two reports may vary slightly. Information deemed reliable but is not guaranteed.													
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