

**4th Quarter 2020 and 2019 Comparison
Multifamily Home Sales**

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	652	566	86	15.19%	\$331,950	\$280,000	18.55%	37	45	-17.78%	7	17	-58.82%
NEWPORT COUNTY													
TIVERTON	6	3	3	100.00%	\$258,500	\$262,400	-1.49%	52	49	6.12%	2	1	100.00%
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
PORTSMOUTH	2	2	0	0.00%	\$432,450	\$545,000	-20.65%	20	52	-61.54%	0	0	-
MIDDLETOWN	6	4	2	50.00%	\$679,000	\$692,500	-1.95%	36	123	-70.73%	0	0	-
NEWPORT	24	14	10	71.43%	\$771,000	\$517,500	48.99%	80	84	-4.76%	1	0	-
JAMESTOWN	1	0	1	0.00%	\$1,250,000	-	0.00%	0	-	0.00%	0	0	-
METRO & EAST BAY													
BARRINGTON	2	0	2	0.00%	\$530,000	-	0.00%	18	-	0.00%	0	0	-
WARREN	9	9	0	0.00%	\$398,000	\$285,000	39.65%	57	43	32.56%	0	0	-
BRISTOL	7	6	1	16.67%	\$370,000	\$360,750	2.56%	22	97	-77.32%	0	0	-
EAST PROVIDENCE	20	21	-1	-4.76%	\$329,750	\$316,000	4.35%	30	35	-14.29%	0	1	-100.00%
PROVIDENCE	207	187	20	10.70%	\$340,000	\$275,000	23.64%	29	36	-19.44%	0	6	-100.00%
EAST SIDE of Providence	24	10	14	140.00%	\$660,000	\$472,500	39.68%	34	31	9.68%	0	0	-
NORTH PROVIDENCE	10	14	-4	-28.57%	\$310,000	\$314,000	-1.27%	26	52	-50.00%	0	0	-
JOHNSTON	3	10	-7	-70.00%	\$270,000	\$255,750	5.57%	28	29	-3.45%	0	1	-100.00%
CRANSTON	41	41	0	0.00%	\$317,000	\$299,000	6.02%	36	45	-20.00%	1	2	-50.00%
NORTH													
LINCOLN	13	8	5	62.50%	\$370,000	\$294,300	25.72%	30	45	-33.33%	0	0	-
CUMBERLAND	13	9	4	44.44%	\$310,000	\$281,000	10.32%	35	34	2.94%	0	0	-
WOONSOCKET	56	53	3	5.66%	\$300,000	\$244,900	22.50%	51	67	-23.88%	1	1	0.00%
PAWTUCKET	91	76	15	19.74%	\$329,900	\$286,450	15.17%	34	40	-15.00%	0	4	-100.00%
CENTRAL FALLS	23	23	0	0.00%	\$306,000	\$290,000	5.52%	32	31	3.23%	0	0	-
NORTH SMITHFIELD	1	5	-4	-80.00%	\$340,000	\$280,000	21.43%	23	61	-62.30%	0	0	-
SMITHFIELD	4	3	1	33.33%	\$271,500	\$400,000	-32.13%	39	50	-22.00%	0	0	-
BURRILLVILLE	7	8	-1	-12.50%	\$322,500	\$247,450	30.33%	33	38	-13.16%	1	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	2	0	0.00%	\$581,250	\$233,000	149.46%	156	14	1014.29%	0	1	-100.00%
SOUTH COUNTY													
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	3	0	3	0.00%	\$300,000	-	0.00%	30	-	0.00%	0	0	-
RICHMOND	1	1	0	0.00%	\$430,000	\$233,000	84.55%	247	169	46.15%	0	0	-
CHARLESTOWN	1	1	0	0.00%	\$525,000	\$341,000	53.96%	74	0	0.00%	0	0	-
WESTERLY	20	6	14	233.33%	\$303,375	\$294,000	3.19%	44	22	100.00%	0	0	-
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SOUTH KINGSTOWN	5	4	1	25.00%	\$415,000	\$365,650	13.50%	49	69	-28.99%	0	0	-
NARRAGANSETT	1	5	-4	-80.00%	\$492,000	\$698,000	-29.51%	124	114	8.77%	0	0	-
NORTH KINGSTOWN	5	5	0	0.00%	\$316,000	\$322,000	-1.86%	52	65	-20.00%	0	0	-
KENT COUNTY													
EAST GREENWICH	1	2	-1	-50.00%	\$356,000	\$389,000	-8.48%	0	58	-100.00%	0	0	-
WEST WARWICK	22	24	-2	-8.33%	\$262,000	\$235,000	11.49%	39	45	-13.33%	1	0	-
WARWICK	16	3	13	433.33%	\$306,500	\$279,900	9.50%	32	79	-59.49%	0	0	-
COVENTRY	5	7	-2	-28.57%	\$265,900	\$235,000	13.15%	27	66	-59.09%	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 themix (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 bytown data as the latter continues to be updated with later closing transactions after the statewide data is pulled. Information deemed reliable but is not guaranteed.