

**4th Quarter 2021 and 2020 Comparison
Multifamily Home Sales**

<u>AREA</u>	<u>Sales 2021</u>	<u>Sales 2020</u>	<u>Change</u>	<u>% Change</u>	<u>Median Price 2021</u>	<u>Median Price 2020</u>	<u>Median % Change</u>	<u>Average DOM 2021</u>	<u>Average DOM 2020</u>	<u>DOM % Change</u>	<u>Distressed Properties 2021</u>	<u>Distressed Properties 2020</u>	<u>% Change Distressed Properties</u>
RHODE ISLAND	691	668	23	3.44%	\$385,000	\$331,250	16.23%	31	37	-16.22%	7	7	0.00%
<u>NEWPORT COUNTY</u>													
TIVERTON	2	6	-4	-66.67%	\$386,000	\$258,500	49.32%	49	52	-5.77%	0	2	-100.00%
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
PORTSMOUTH	3	2	1	50.00%	\$463,000	\$432,450	7.06%	102	20	410.00%	0	0	-
MIDDLETOWN	1	6	-5	-83.33%	\$500,000	\$679,000	-26.36%	62	36	72.22%	0	0	-
NEWPORT	19	24	-5	-20.83%	\$736,000	\$771,000	-4.54%	37	80	-53.75%	0	1	-100.00%
JAMESTOWN	0	1	-1	-100.00%	-	\$1,250,000	0.00%	-	0	0.00%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	3	2	1	50.00%	\$475,000	\$530,000	-10.38%	25	18	38.89%	0	0	-
WARREN	17	9	8	88.89%	\$425,000	\$398,000	6.78%	32	57	-43.86%	1	0	-
BRISTOL	7	8	-1	-12.50%	\$453,000	\$363,500	24.62%	31	29	6.90%	0	0	-
EAST PROVIDENCE	32	21	11	52.38%	\$393,000	\$327,000	20.18%	35	33	6.06%	0	0	-
PROVIDENCE	208	237	-29	-12.24%	\$389,500	\$345,000	12.90%	31	30	3.33%	2	0	-
NORTH PROVIDENCE	24	10	14	140.00%	\$361,000	\$310,000	16.45%	35	26	34.62%	0	0	-
JOHNSTON	14	4	10	250.00%	\$355,500	\$301,500	17.91%	25	34	-26.47%	0	0	-
CRANSTON	60	41	19	46.34%	\$350,000	\$317,000	10.41%	28	36	-22.22%	0	1	-100.00%
<u>NORTH</u>													
LINCOLN	13	13	0	0.00%	\$430,000	\$370,000	16.22%	48	30	60.00%	0	0	-
CUMBERLAND	18	13	5	38.46%	\$397,500	\$310,000	28.23%	19	35	-45.71%	0	0	-
WOONSOCKET	52	56	-4	-7.14%	\$361,500	\$300,000	20.50%	28	51	-45.10%	1	1	0.00%
PAWTUCKET	104	95	9	9.47%	\$401,000	\$329,900	21.55%	28	34	-17.65%	2	0	-
CENTRAL FALLS	24	24	0	0.00%	\$394,950	\$307,000	28.65%	38	32	18.75%	0	0	-
NORTH SMITHFIELD	3	1	2	200.00%	\$425,000	\$340,000	25.00%	12	23	-47.83%	0	0	-
SMITHFIELD	2	4	-2	-50.00%	\$341,000	\$271,500	25.60%	13	39	-66.67%	0	0	-
BURRILLVILLE	9	7	2	28.57%	\$348,000	\$322,500	7.91%	25	33	-24.24%	0	1	-100.00%
GLOCESTER	2	0	2	0.00%	\$436,000	-	0.00%	32	-	0.00%	0	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
SCITUATE	1	2	-1	-50.00%	\$291,000	\$581,250	-49.94%	66	156	-57.69%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	1	0	1	0.00%	\$156,000	-	0.00%	48	-	0.00%	0	0	-
HOPKINTON	2	3	-1	-33.33%	\$323,150	\$300,000	7.72%	43	30	43.33%	0	0	-
RICHMOND	1	1	0	0.00%	\$356,000	\$430,000	-17.21%	48	247	-80.57%	0	0	-
CHARLESTOWN	0	1	-1	-100.00%	-	\$525,000	0.00%	-	74	0.00%	0	0	-
WESTERLY	14	20	-6	-30.00%	\$376,000	\$303,375	23.94%	20	44	-54.55%	0	0	-
BLOCK ISLAND	1	0	1	0.00%	\$1,420,000	-	0.00%	0	-	0.00%	0	0	-
SOUTH KINGSTOWN	3	5	-2	-40.00%	\$460,000	\$415,000	10.84%	17	49	-65.31%	0	0	-
NARRAGANSETT	3	1	2	200.00%	\$850,000	\$492,000	72.76%	40	124	-67.74%	0	0	-
NORTH KINGSTOWN	5	6	-1	-16.67%	\$499,000	\$310,000	60.97%	40	51	-21.57%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	0	1	-1	-100.00%	-	\$356,000	0.00%	-	0	0.00%	0	0	-
WEST WARWICK	23	23	0	0.00%	\$310,000	\$260,000	19.23%	32	37	-13.51%	0	1	-100.00%
WARWICK	16	16	0	0.00%	\$365,000	\$306,500	19.09%	32	32	0.00%	1	0	-
COVENTRY	3	5	-2	-40.00%	\$330,000	\$265,900	24.11%	18	27	-33.33%	0	0	-
WEST GREENWICH	1	0	1	0.00%	\$150,000	-	0.00%	17	-	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. Note: as of 9/1/2021 East Side of Providence was removed as a city