

4th Quarter 2019 and 2018 Comparison Single-Family Home Sales

AREA	Sales 2019	Sales 2018	Change	% Change	Median Price 2019	Median Price 2018	Median % Change	Average DOM 2019	Average DOM 2018	DOM % Change	Distressed Properties 2019	Distressed Properties 2018	% Change Distressed Properties
RHODE ISLAND	2818	2699	119	4.41%	\$287,500	\$268,000	7.28%	60	59	1.69%	89	112	-20.54%
<u>NEWPORT COUNTY</u>													
TIVERTON	54	49	5	10.20%	\$325,000	\$284,900	14.08%	93	87	6.90%	4	4	0.00%
LITTLE COMPTON	14	12	2	16.67%	\$682,500	\$504,000	35.42%	111	89	24.72%	0	0	-
PORTSMOUTH	59	54	5	9.26%	\$395,000	\$370,000	6.76%	111	93	19.35%	1	0	-
MIDDLETOWN	40	42	-2	-4.76%	\$440,500	\$363,750	21.10%	81	85	-4.71%	2	0	-
NEWPORT	58	52	6	11.54%	\$599,500	\$572,150	4.78%	73	77	-5.19%	0	0	-
JAMESTOWN	25	19	6	31.58%	\$655,000	\$759,000	-13.70%	143	106	34.91%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	75	63	12	19.05%	\$480,000	\$495,000	-3.03%	76	95	-20.00%	2	1	100.00%
WARREN	24	26	-2	-7.69%	\$298,450	\$292,750	1.95%	52	59	-11.86%	1	0	-
BRISTOL	40	41	-1	-2.44%	\$336,200	\$290,000	15.93%	54	63	-14.29%	2	0	-
EAST PROVIDENCE	107	133	-26	-19.55%	\$242,000	\$230,500	4.99%	51	51	0.00%	2	13	-84.62%
PROVIDENCE	155	152	3	1.97%	\$218,000	\$198,375	9.89%	52	39	33.33%	6	8	-25.00%
EAST SIDE of Providence	57	44	13	29.55%	\$590,000	\$576,000	2.43%	65	39	66.67%	0	0	-
NORTH PROVIDENCE	80	84	-4	-4.76%	\$247,500	\$239,900	3.17%	47	45	4.44%	2	1	100.00%
JOHNSTON	100	72	28	38.89%	\$255,500	\$255,000	0.20%	59	50	18.00%	3	9	-66.67%
CRANSTON	246	210	36	17.14%	\$254,950	\$245,000	4.06%	54	51	5.88%	8	8	0.00%
<u>NORTH</u>													
LINCOLN	63	57	6	10.53%	\$340,900	\$359,900	-5.28%	59	63	-6.35%	0	3	-100.00%
CUMBERLAND	129	102	27	26.47%	\$325,000	\$304,500	6.73%	49	51	-3.92%	2	3	-33.33%
WOONSOCKET	72	57	15	26.32%	\$237,750	\$205,000	15.98%	38	42	-9.52%	0	3	-100.00%
PAWTUCKET	138	145	-7	-4.83%	\$231,000	\$207,000	11.59%	42	43	-2.33%	8	3	166.67%
CENTRAL FALLS	1	7	-6	-85.71%	\$149,900	\$153,100	-2.09%	63	45	40.00%	0	2	-100.00%
NORTH SMITHFIELD	34	27	7	25.93%	\$293,250	\$317,500	-7.64%	48	64	-25.00%	0	1	-100.00%
SMITHFIELD	58	54	4	7.41%	\$307,500	\$312,500	-1.60%	52	56	-7.14%	2	3	-33.33%
BURRILLVILLE	56	50	6	12.00%	\$271,500	\$272,500	-0.37%	51	39	30.77%	3	2	50.00%
GLOCESTER	36	43	-7	-16.28%	\$318,500	\$263,000	21.10%	68	57	19.30%	3	3	0.00%
FOSTER	13	14	-1	-7.14%	\$325,000	\$286,000	13.64%	70	79	-11.39%	0	1	-100.00%
SCITUATE	41	42	-1	-2.38%	\$334,900	\$315,850	6.03%	67	61	9.84%	1	3	-66.67%
<u>SOUTH COUNTY</u>													
EXETER	23	16	7	43.75%	\$415,000	\$372,500	11.41%	79	59	33.90%	1	1	0.00%
HOPKINTON	32	18	14	77.78%	\$335,000	\$285,000	17.54%	73	52	40.38%	2	1	100.00%
RICHMOND	30	30	0	0.00%	\$299,500	\$317,500	-5.67%	49	65	-24.62%	1	2	-50.00%
CHARLESTOWN	34	49	-15	-30.61%	\$440,000	\$355,000	23.94%	61	61	0.00%	0	1	-100.00%
WESTERLY	72	69	3	4.35%	\$316,500	\$370,000	-14.46%	58	80	-27.50%	3	3	0.00%
BLOCK ISLAND	10	10	0	0.00%	\$832,500	\$1,047,500	-20.53%	481	242	98.76%	0	0	-
SOUTH KINGSTOWN	96	82	14	17.07%	\$386,500	\$342,950	12.70%	71	60	18.33%	3	0	-
NARRAGANSETT	60	60	0	0.00%	\$492,450	\$437,000	12.69%	81	62	30.65%	2	0	-
NORTH KINGSTOWN	90	78	12	15.38%	\$374,200	\$390,200	-4.10%	47	76	-38.16%	1	2	-50.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	33	64	-31	-48.44%	\$450,000	\$487,500	-7.69%	68	77	-11.69%	0	1	-100.00%
WEST WARWICK	65	79	-14	-17.72%	\$240,000	\$209,900	14.34%	51	60	-15.00%	3	8	-62.50%
WARWICK	309	303	6	1.98%	\$244,000	\$231,000	5.63%	50	49	2.04%	13	10	30.00%
COVENTRY	173	172	1	0.58%	\$258,000	\$245,000	5.31%	59	60	-1.67%	8	11	-27.27%
WEST GREENWICH	16	18	-2	-11.11%	\$351,500	\$380,450	-7.61%	60	59	1.69%	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 --- 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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