

4th Quarter 2022 and 2021 Comparison Single-Family Home Sales

AREA	Sales 2022	Sales 2021	Change	% Change	Median Price 2022	Median Price 2021	Median % Change	Average DOM 2022	Average DOM 2021	DOM % Change	Distressed Properties 2022	Distressed Properties 2021	% Change Distressed Properties
RHODE ISLAND	2094	3113	-1019	-32.73%	\$400,000	\$375,000	6.67%	35	35	0.00%	22	12	83.33%
NEWPORT COUNTY													
TIVERTON	33	74	-41	-55.41%	\$404,900	\$407,500	-0.64%	44	55	-20.00%	1	2	-50.00%
LITTLE COMPTON	13	18	-5	-27.78%	\$1,075,000	\$796,750	34.92%	45	65	-30.77%	0	0	-
PORTSMOUTH	41	70	-29	-41.43%	\$540,000	\$510,000	5.88%	59	55	7.27%	0	0	-
MIDDLETOWN	23	40	-17	-42.50%	\$625,000	\$585,000	6.84%	73	51	43.14%	0	0	-
NEWPORT	37	67	-30	-44.78%	\$805,000	\$925,000	-12.97%	44	45	-2.22%	0	0	-
JAMESTOWN	21	33	-12	-36.36%	\$1,007,500	\$996,000	1.15%	39	54	-27.78%	0	0	-
METRO & EAST BAY													
BARRINGTON	49	68	-19	-27.94%	\$570,000	\$587,500	-2.98%	29	34	-14.71%	1	0	-
WARREN	14	37	-23	-62.16%	\$461,000	\$410,000	12.44%	36	25	44.00%	0	0	-
BRISTOL	40	64	-24	-37.50%	\$480,750	\$519,025	-7.37%	35	38	-7.89%	0	0	-
EAST PROVIDENCE	90	140	-50	-35.71%	\$375,000	\$318,450	17.76%	26	24	8.33%	1	0	-
PROVIDENCE	169	241	-72	-29.88%	\$335,000	\$303,000	10.56%	30	31	-3.23%	2	1	100.00%
NORTH PROVIDENCE	62	100	-38	-38.00%	\$369,000	\$343,000	7.58%	31	28	10.71%	1	0	-
JOHNSTON	66	117	-51	-43.59%	\$392,000	\$355,000	10.42%	36	30	20.00%	1	0	-
CRANSTON	189	273	-84	-30.77%	\$355,000	\$335,000	5.97%	28	28	0.00%	2	2	0.00%
NORTH													
LINCOLN	45	75	-30	-40.00%	\$475,000	\$420,000	13.10%	32	30	6.67%	0	0	-
CUMBERLAND	76	123	-47	-38.21%	\$445,000	\$405,000	9.88%	32	25	28.00%	1	0	-
WOONSOCKET	59	66	-7	-10.61%	\$332,500	\$300,500	10.65%	31	24	29.17%	1	1	0.00%
PAWTUCKET	92	150	-58	-38.67%	\$332,450	\$305,000	9.00%	26	29	-10.34%	0	1	-100.00%
CENTRAL FALLS	3	6	-3	-50.00%	\$286,000	\$287,500	-0.52%	21	20	5.00%	0	0	-
NORTH SMITHFIELD	24	43	-19	-44.19%	\$397,500	\$425,000	-6.47%	34	30	13.33%	0	0	-
SMITHFIELD	43	66	-23	-34.85%	\$450,000	\$401,000	12.22%	36	36	0.00%	1	0	-
BURRILLVILLE	43	55	-12	-21.82%	\$395,500	\$340,000	16.32%	36	31	16.13%	1	0	-
GLOUCESTER	32	40	-8	-20.00%	\$391,000	\$392,000	-0.26%	37	34	8.82%	0	1	-100.00%
FOSTER	12	14	-2	-14.29%	\$285,000	\$438,050	-34.94%	62	54	14.81%	1	0	-
SCITUATE	38	34	4	11.76%	\$454,950	\$372,000	22.30%	37	24	54.17%	0	0	-
SOUTH COUNTY													
EXETER	16	24	-8	-33.33%	\$508,750	\$521,250	-2.40%	43	40	7.50%	0	0	-
HOPKINTON	29	33	-4	-12.12%	\$360,500	\$375,000	-3.87%	45	37	21.62%	2	0	-
RICHMOND	28	20	8	40.00%	\$517,500	\$418,750	23.58%	52	28	85.71%	0	0	-
CHARLESTOWN	33	31	2	6.45%	\$650,000	\$480,000	35.42%	40	50	-20.00%	0	0	-
WESTERLY	60	70	-10	-14.29%	\$571,200	\$514,250	11.07%	27	34	-20.59%	0	0	-
BLOCK ISLAND	11	16	-5	-31.25%	\$1,800,000	\$1,437,500	25.22%	177	193	-8.29%	0	1	-100.00%
SOUTH KINGSTOWN	55	93	-38	-40.86%	\$565,000	\$500,500	12.89%	37	45	-17.78%	1	0	-
NARRAGANSETT	36	50	-14	-28.00%	\$712,000	\$800,000	-11.00%	33	67	-50.75%	0	0	-
NORTH KINGSTOWN	68	86	-18	-20.93%	\$560,000	\$540,500	3.61%	42	38	10.53%	2	0	-
KENT COUNTY													
EAST GREENWICH	37	46	-9	-19.57%	\$550,000	\$677,500	-18.82%	40	44	-9.09%	0	0	-
WEST WARWICK	57	77	-20	-25.97%	\$355,000	\$300,000	18.33%	28	30	-6.67%	1	0	-
WARWICK	229	386	-157	-40.67%	\$335,000	\$325,000	3.08%	35	28	25.00%	2	3	-33.33%
COVENTRY	105	140	-35	-25.00%	\$347,000	\$348,250	-0.36%	33	38	-13.16%	0	0	-
WEST GREENWICH	16	27	-11	-40.74%	\$395,000	\$529,000	-25.33%	52	31	67.74%	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 --- 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.