

4th Quarter 2025 and 2024 Comparison by County Single-Family Home Sales

AREA	Sales 2025	Sales 2024	Change	% Change	Median Price 2025	Median Price 2024	Median % Change	Average DOM 2025	Average DOM 2024	DOM % Change	Distressed Properties 2025	Distressed Properties 2024	% Change Distressed Properties
RHODE ISLAND	1905	2001	-96	-4.80%	\$500,000	\$475,000	5.26%	37	33	12.12%	12	13	-7.69%
BRISTOL COUNTY	82	97	-15	-15.46%	\$661,750	\$620,000	6.73%	31	-	0.00%	0	0	-
BARRINGTON	45	40	5	12.50%	\$695,000	\$795,000	-12.58%	32	27	18.52%	0	0	-
BRISTOL	29	39	-10	-25.64%	\$605,000	\$620,000	-2.42%	27	32	-15.63%	0	0	-
WARREN	8	18	-10	-55.56%	\$460,000	\$502,750	-8.50%	43	25	72.00%	0	0	-
KENT COUNTY	432	457	-25	-5.47%	\$438,350	\$425,000	3.14%	34	28	21.43%	2	3	-33.33%
COVENTRY	126	120	6	5.00%	\$485,000	\$412,500	17.58%	36	33	9.09%	0	2	-100.00%
EAST GREENWICH	29	43	-14	-32.56%	\$880,000	\$754,000	16.71%	32	30	6.67%	0	0	-
WARWICK	229	226	3	1.33%	\$425,000	\$410,500	3.53%	32	25	28.00%	1	0	-
WEST GREENWICH	12	17	-5	-29.41%	\$615,000	\$630,000	-2.38%	59	46	28.26%	0	0	-
WEST WARWICK	36	51	-15	-29.41%	\$422,500	\$393,000	7.51%	27	19	42.11%	1	1	0.00%
NEWPORT COUNTY	167	191	-24	-12.57%	\$799,000	\$725,000	10.21%	50	51	-1.96%	0	1	-100.00%
JAMESTOWN	17	26	-9	-34.62%	\$1,120,000	\$1,200,000	-6.67%	68	70	-2.86%	0	0	-
LITTLE COMPTON	11	6	5	83.33%	\$1,150,000	\$1,136,250	1.21%	49	84	-41.67%	0	0	-
MIDDLETOWN	29	32	-3	-9.38%	\$695,000	\$722,500	-3.81%	44	55	-20.00%	0	0	-
NEWPORT	32	29	3	10.34%	\$1,650,000	\$1,300,000	26.92%	53	47	12.77%	0	0	-
PORTSMOUTH	42	60	-18	-30.00%	\$789,000	\$687,500	14.76%	53	49	8.16%	0	0	-
TIVERTON	36	38	-2	-5.26%	\$520,200	\$448,750	15.92%	38	39	-2.56%	0	1	-100.00%
PROVIDENCE COUNTY	939	935	4	0.43%	\$452,000	\$435,000	3.91%	32	28	14.29%	8	9	-11.11%
BURRILLVILLE	32	37	-5	-13.51%	\$470,250	\$450,000	4.50%	36	28	28.57%	0	0	-
CENTRAL FALLS	3	2	1	50.00%	\$280,000	\$322,500	-13.18%	25	2	1150.00%	0	0	-
CRANSTON	147	157	-10	-6.37%	\$460,000	\$440,000	4.55%	30	30	0.00%	0	3	-100.00%
CUMBERLAND	91	61	30	49.18%	\$525,000	\$555,000	-5.41%	32	35	-8.57%	0	1	-100.00%
EAST PROVIDENCE	84	83	1	1.20%	\$442,500	\$410,000	7.93%	43	25	72.00%	1	0	-
FOSTER	13	10	3	30.00%	\$500,000	\$419,250	19.26%	35	31	12.90%	1	0	-
GLOCESTER	26	33	-7	-21.21%	\$484,750	\$425,000	14.06%	38	38	0.00%	1	0	-
JOHNSTON	71	57	14	24.56%	\$480,000	\$460,000	4.35%	31	25	24.00%	0	1	-100.00%
LINCOLN	36	44	-8	-18.18%	\$628,750	\$549,950	14.33%	36	25	44.00%	0	0	-
NORTH PROVIDENCE	58	43	15	34.88%	\$457,720	\$400,000	14.43%	27	31	-12.90%	0	1	-100.00%
NORTH SMITHFIELD	29	29	0	0.00%	\$575,000	\$520,000	10.58%	43	31	38.71%	0	0	-
PAWTUCKET	84	74	10	13.51%	\$394,950	\$384,000	2.85%	30	26	15.38%	0	2	-100.00%
PROVIDENCE	136	171	-35	-20.47%	\$432,450	\$425,000	1.75%	31	25	24.00%	1	0	-
SCITUATE	30	30	0	0.00%	\$490,000	\$582,500	-15.88%	26	42	-38.10%	0	0	-
SMITHFIELD	40	44	-4	-9.09%	\$517,500	\$545,000	-5.05%	27	21	28.57%	0	0	-
WOONSOCKET	59	60	-1	-1.67%	\$395,000	\$408,750	-3.36%	31	23	34.78%	4	1	300.00%
WASHINGTON COUNTY	285	321	-36	-11.21%	\$680,000	\$630,000	7.94%	49	45	8.89%	2	0	-
BLOCK ISLAND	7	8	-1	-12.50%	\$1,540,000	\$1,882,500	-18.19%	254	150	69.33%	0	0	-
CHARLESTOWN	38	30	8	26.67%	\$684,950	\$635,750	7.74%	43	61	-29.51%	1	0	-
EXETER	13	13	0	0.00%	\$600,000	\$530,000	13.21%	29	52	-44.23%	0	0	-
HOPKINTON	15	20	-5	-25.00%	\$577,500	\$467,500	23.53%	48	43	11.63%	0	0	-
NARRAGANSETT	40	38	2	5.26%	\$820,000	\$938,250	-12.60%	43	49	-12.24%	0	0	-
NORTH KINGSTOWN	55	61	-6	-9.84%	\$635,000	\$606,000	4.79%	44	31	41.94%	0	0	-
RICHMOND	21	18	3	16.67%	\$575,000	\$460,000	25.00%	33	48	-31.25%	0	0	-
SOUTH KINGSTOWN	48	81	-33	-40.74%	\$733,500	\$659,900	11.15%	41	42	-2.38%	1	0	-
WESTERLY	48	52	-4	-7.69%	\$565,000	\$606,500	-6.84%	56	36	55.56%	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.