

**April 2022 and 2021 Comparison
Single-Family Home Sales**

<u>AREA</u>	<u>Sales 2022</u>	<u>Sales 2021</u>	<u>Change</u>	<u>% Change</u>	<u>Median Price 2022</u>	<u>Median Price 2021</u>	<u>Median % Change</u>	<u>Average DOM 2022</u>	<u>Average DOM 2021</u>	<u>DOM % Change</u>	<u>Distressed Properties 2022</u>	<u>Distressed Properties 2021</u>	<u>% Change Distressed Properties</u>
RHODE ISLAND	748	871	-123	-14.12%	\$420,000	\$348,250	20.60%	27	35	-22.86%	5	10	-50.00%
<u>NEWPORT COUNTY</u>													
TIVERTON	16	18	-2	-11.11%	\$425,000	\$293,250	44.93%	31	34	-8.82%	0	1	-100.00%
LITTLE COMPTON	6	4	2	50.00%	\$3,425,000	\$1,477,500	131.81%	181	89	103.37%	0	0	-
PORTSMOUTH	24	27	-3	-11.11%	\$532,450	\$529,000	0.65%	26	72	-63.89%	0	0	-
MIDDLETOWN	11	13	-2	-15.38%	\$750,000	\$455,000	64.84%	47	60	-21.67%	0	1	-100.00%
NEWPORT	17	17	0	0.00%	\$853,000	\$650,000	31.23%	56	48	16.67%	0	0	-
JAMESTOWN	1	6	-5	-83.33%	\$825,000	\$905,000	-8.84%	12	29	-58.62%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	27	32	-5	-15.63%	\$715,000	\$568,013	25.88%	15	44	-65.91%	0	0	-
WARREN	8	4	4	100.00%	\$388,000	\$449,950	-13.77%	30	13	130.77%	0	0	-
BRISTOL	15	18	-3	-16.67%	\$480,000	\$539,404	-11.01%	17	35	-51.43%	0	0	-
EAST PROVIDENCE	31	38	-7	-18.42%	\$365,000	\$307,500	18.70%	20	17	17.65%	1	0	-
PROVIDENCE	60	61	-1	-1.64%	\$312,500	\$300,000	4.17%	26	39	-33.33%	1	1	0.00%
NORTH PROVIDENCE	35	30	5	16.67%	\$361,000	\$289,950	24.50%	28	29	-3.45%	0	1	-100.00%
JOHNSTON	28	28	0	0.00%	\$385,000	\$318,000	21.07%	24	30	-20.00%	0	1	-100.00%
CRANSTON	51	70	-19	-27.14%	\$360,000	\$320,000	12.50%	22	20	10.00%	0	0	-
<u>NORTH</u>													
LINCOLN	12	17	-5	-29.41%	\$587,500	\$419,000	40.21%	27	34	-20.59%	0	0	-
CUMBERLAND	28	30	-2	-6.67%	\$402,500	\$391,750	2.74%	17	24	-29.17%	0	0	-
WOONSOCKET	10	19	-9	-47.37%	\$370,000	\$268,000	38.06%	17	21	-19.05%	1	0	-
PAWTUCKET	23	34	-11	-32.35%	\$340,000	\$273,000	24.54%	19	22	-13.64%	0	1	-100.00%
CENTRAL FALLS	1	3	-2	-66.67%	\$317,000	\$266,500	18.95%	43	47	-8.51%	0	0	-
NORTH SMITHFIELD	3	6	-3	-50.00%	\$510,000	\$391,250	30.35%	9	19	-52.63%	0	0	-
SMITHFIELD	12	10	2	20.00%	\$530,500	\$416,050	27.51%	57	46	23.91%	0	0	-
BURRILLVILLE	9	13	-4	-30.77%	\$477,500	\$340,000	40.44%	54	25	116.00%	1	0	-
GLOCESTER	7	5	2	40.00%	\$480,000	\$279,900	71.49%	40	33	21.21%	0	1	-100.00%
FOSTER	1	5	-4	-80.00%	\$360,000	\$410,000	-12.20%	9	27	-66.67%	0	1	-100.00%
SCITUATE	10	15	-5	-33.33%	\$414,163	\$345,000	20.05%	12	25	-52.00%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	4	4	0	0.00%	\$487,450	\$340,500	43.16%	18	37	-51.35%	0	0	-
HOPKINTON	7	5	2	40.00%	\$331,200	\$436,500	-24.12%	15	37	-59.46%	0	0	-
RICHMOND	10	9	1	11.11%	\$446,000	\$405,000	10.12%	17	30	-43.33%	0	0	-
CHARLESTOWN	19	16	3	18.75%	\$570,000	\$444,000	28.38%	20	54	-62.96%	0	0	-
WESTERLY	20	29	-9	-31.03%	\$532,500	\$399,000	33.46%	29	66	-56.06%	0	0	-
BLOCK ISLAND	1	1	0	0.00%	\$2,200,000	\$750,000	193.33%	4	930	-99.57%	0	0	-
SOUTH KINGSTOWN	29	33	-4	-12.12%	\$607,000	\$460,000	31.96%	34	27	25.93%	0	1	-100.00%
NARRAGANSETT	21	23	-2	-8.70%	\$803,600	\$701,325	14.58%	22	50	-56.00%	0	0	-
NORTH KINGSTOWN	23	21	2	9.52%	\$617,000	\$425,000	45.18%	29	25	16.00%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	12	17	-5	-29.41%	\$712,550	\$595,000	19.76%	15	48	-68.75%	0	0	-
WEST WARWICK	20	30	-10	-33.33%	\$340,000	\$303,000	12.21%	21	28	-25.00%	0	0	-
WARWICK	93	110	-17	-15.45%	\$365,000	\$293,000	24.57%	25	30	-16.67%	0	0	-
COVENTRY	35	47	-12	-25.53%	\$325,500	\$287,000	13.41%	28	27	3.70%	0	1	-100.00%
WEST GREENWICH	8	3	5	166.67%	\$530,000	\$259,000	104.63%	21	18	16.67%	1	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.