

## April 2023 and 2022 Comparison Single-Family Home Sales

AREA	Sales 2023	Sales 2022	Change	% Change	Median Price 2023	Median Price 2022	Median % Change	Average DOM 2023	Average DOM 2022	DOM % Change	Distressed Properties 2023	Distressed Properties 2022	% Change Distressed Properties
RHODE ISLAND	524	758	-234	-30.87%	\$425,000	\$418,000	1.67%	38	27	40.74%	6	8	-25.00%
<b>NEWPORT COUNTY</b>													
TIVERTON	7	18	-11	-61.11%	\$495,000	\$406,000	21.92%	52	32	62.50%	0	1	-100.00%
LITTLE COMPTON	3	6	-3	-50.00%	\$1,155,000	\$3,425,000	-66.28%	75	181	-58.56%	0	0	-
PORTSMOUTH	20	23	-3	-13.04%	\$757,000	\$515,000	46.99%	72	21	242.86%	0	0	-
MIDDLETOWN	7	11	-4	-36.36%	\$620,000	\$750,000	-17.33%	75	47	59.57%	0	0	-
NEWPORT	7	17	-10	-58.82%	\$620,000	\$853,000	-27.32%	54	56	-3.57%	0	0	-
JAMESTOWN	2	1	1	100.00%	\$2,017,500	\$825,000	144.55%	140	12	1066.67%	0	0	-
<b>METRO &amp; EAST BAY</b>													
BARRINGTON	15	27	-12	-44.44%	\$650,000	\$715,000	-9.09%	24	15	60.00%	0	0	-
WARREN	3	8	-5	-62.50%	\$431,000	\$388,000	11.08%	5	30	-83.33%	0	0	-
BRISTOL	10	15	-5	-33.33%	\$470,000	\$480,000	-2.08%	40	17	135.29%	1	0	-
EAST PROVIDENCE	18	32	-14	-43.75%	\$366,000	\$365,000	0.27%	17	19	-10.53%	0	1	-100.00%
PROVIDENCE	36	60	-24	-40.00%	\$325,000	\$310,000	4.84%	30	29	3.45%	0	2	-100.00%
NORTH PROVIDENCE	25	36	-11	-30.56%	\$350,000	\$363,000	-3.58%	32	28	14.29%	0	0	-
JOHNSTON	21	28	-7	-25.00%	\$425,000	\$385,000	10.39%	39	24	62.50%	0	0	-
CRANSTON	50	51	-1	-1.96%	\$393,350	\$360,000	9.26%	29	22	31.82%	0	0	-
<b>NORTH</b>													
LINCOLN	14	12	2	16.67%	\$550,000	\$587,500	-6.38%	18	27	-33.33%	0	0	-
CUMBERLAND	15	29	-14	-48.28%	\$455,000	\$405,000	12.35%	27	17	58.82%	0	0	-
WOONSOCKET	7	11	-4	-36.36%	\$330,000	\$370,000	-10.81%	25	17	47.06%	1	1	0.00%
PAWTUCKET	25	24	1	4.17%	\$340,000	\$340,000	0.00%	21	18	16.67%	0	0	-
CENTRAL FALLS	2	1	1	100.00%	\$309,000	\$317,000	-2.52%	23	43	-46.51%	0	0	-
NORTH SMITHFIELD	7	3	4	133.33%	\$720,000	\$510,000	41.18%	50	9	455.56%	1	0	-
SMITHFIELD	8	12	-4	-33.33%	\$543,000	\$530,500	2.36%	62	57	8.77%	0	0	-
BURRILLVILLE	12	10	2	20.00%	\$345,500	\$441,250	-21.70%	34	53	-35.85%	0	2	-100.00%
GLOCESTER	8	7	1	14.29%	\$373,500	\$480,000	-22.19%	77	40	92.50%	0	0	-
FOSTER	4	1	3	300.00%	\$488,950	\$360,000	35.82%	80	9	788.89%	1	0	-
SCITUATE	9	10	-1	-10.00%	\$420,000	\$414,163	1.41%	60	12	400.00%	0	0	-
<b>SOUTH COUNTY</b>													
EXETER	3	4	-1	-25.00%	\$450,000	\$487,450	-7.68%	23	18	27.78%	1	0	-
HOPKINTON	8	7	1	14.29%	\$452,000	\$331,200	36.47%	29	15	93.33%	0	0	-
RICHMOND	6	10	-4	-40.00%	\$467,500	\$446,000	4.82%	85	17	400.00%	0	0	-
CHARLESTOWN	8	20	-12	-60.00%	\$510,000	\$562,500	-9.33%	42	21	100.00%	0	0	-
WESTERLY	8	20	-12	-60.00%	\$482,500	\$532,500	-9.39%	65	29	124.14%	0	0	-
BLOCK ISLAND	1	1	0	0.00%	\$1,550,000	\$2,200,000	-29.55%	368	4	9100.00%	0	0	-
SOUTH KINGSTOWN	16	28	-12	-42.86%	\$543,286	\$604,000	-10.05%	17	34	-50.00%	0	0	-
NARRAGANSETT	14	21	-7	-33.33%	\$699,500	\$803,600	-12.95%	53	22	140.91%	0	0	-
NORTH KINGSTOWN	19	23	-4	-17.39%	\$475,000	\$617,000	-23.01%	33	29	13.79%	0	0	-
<b>KENT COUNTY</b>													
EAST GREENWICH	12	12	0	0.00%	\$659,635	\$712,550	-7.43%	27	15	80.00%	0	0	-
WEST WARWICK	11	21	-10	-47.62%	\$355,000	\$340,000	4.41%	34	20	70.00%	0	0	-
WARWICK	55	95	-40	-42.11%	\$343,000	\$365,000	-6.03%	32	24	33.33%	1	0	-
COVENTRY	24	35	-11	-31.43%	\$355,500	\$325,500	9.22%	32	28	14.29%	0	0	-
WEST GREENWICH	4	8	-4	-50.00%	\$466,250	\$530,000	-12.03%	79	21	276.19%	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 --- 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.