

April 2024 and 2023 Comparison by County Single-Family Home Sales

AREA	Sales 2024	Sales 2023	Change	% Change	Median Price 2024	Median Price 2023	Median % Change	Average DOM 2024	Average DOM 2023	DOM % Change	Distressed Properties 2024	Distressed Properties 2023	% Change Distressed Properties
RHODE ISLAND	557	535	22	4.11%	\$453,000	\$425,000	6.59%	34	38	-10.53%	13	6	116.67%
BRISTOL COUNTY	22	29	-7	-24.14%	\$631,250	\$540,000	16.90%	45	-	0.00%	0	0	-
BARRINGTON	11	15	-4	-26.67%	\$590,000	\$650,000	-9.23%	26	24	8.33%	0	0	-
BRISTOL	9	11	-2	-18.18%	\$685,000	\$460,000	48.91%	75	37	102.70%	0	0	-
WARREN	2	3	-1	-33.33%	\$405,000	\$431,000	-6.03%	15	5	200.00%	0	0	-
KENT COUNTY	118	106	12	11.32%	\$387,500	\$363,000	6.75%	29	33	-12.12%	5	1	400.00%
COVENTRY	26	24	2	8.33%	\$360,000	\$355,500	1.27%	46	32	43.75%	1	0	-
EAST GREENWICH	9	12	-3	-25.00%	\$790,000	\$659,635	19.76%	36	27	33.33%	0	0	-
WARWICK	66	55	11	20.00%	\$385,000	\$343,000	12.24%	20	32	-37.50%	2	1	100.00%
WEST GREENWICH	7	4	3	75.00%	\$392,500	\$466,250	-15.82%	45	79	-43.04%	1	0	-
WEST WARWICK	10	11	-1	-9.09%	\$419,875	\$355,000	18.27%	27	34	-20.59%	1	0	-
NEWPORT COUNTY	50	46	4	8.70%	\$788,417	\$732,450	7.64%	53	70	-24.29%	0	0	-
JAMESTOWN	4	2	2	100.00%	\$1,585,000	\$2,017,500	-21.44%	96	140	-31.43%	0	0	-
LITTLE COMPTON	2	3	-1	-33.33%	\$785,000	\$1,155,000	-32.03%	3	75	-96.00%	0	0	-
MIDDLETOWN	5	7	-2	-28.57%	\$2,300,000	\$620,000	270.97%	70	75	-6.67%	0	0	-
NEWPORT	15	7	8	114.29%	\$772,900	\$620,000	24.66%	47	54	-12.96%	0	0	-
PORTSMOUTH	13	20	-7	-35.00%	\$803,933	\$757,000	6.20%	66	72	-8.33%	0	0	-
TIVERTON	11	7	4	57.14%	\$424,000	\$495,000	-14.34%	29	52	-44.23%	0	0	-
PROVIDENCE COUNTY	281	268	13	4.85%	\$430,000	\$381,250	12.79%	31	35	-11.43%	7	4	75.00%
BURRILLVILLE	17	12	5	41.67%	\$470,000	\$345,500	36.03%	36	34	5.88%	1	0	-
CENTRAL FALLS	1	2	-1	-50.00%	\$220,000	\$309,000	-28.80%	0	23	-100.00%	0	0	-
CRANSTON	48	50	-2	-4.00%	\$430,000	\$393,350	9.32%	29	29	0.00%	2	0	-
CUMBERLAND	22	16	6	37.50%	\$485,000	\$435,000	11.49%	64	26	146.15%	1	0	-
EAST PROVIDENCE	26	19	7	36.84%	\$416,000	\$372,000	11.83%	19	18	5.56%	1	0	-
FOSTER	4	4	0	0.00%	\$655,000	\$488,950	33.96%	16	80	-80.00%	0	1	-100.00%
GLOCESTER	8	9	-1	-11.11%	\$520,250	\$372,000	39.85%	49	93	-47.31%	0	0	-
JOHNSTON	20	22	-2	-9.09%	\$474,500	\$425,000	11.65%	24	47	-48.94%	0	1	-100.00%
LINCOLN	10	14	-4	-28.57%	\$570,000	\$550,000	3.64%	23	18	27.78%	0	0	-
NORTH PROVIDENCE	18	25	-7	-28.00%	\$434,000	\$350,000	24.00%	20	32	-37.50%	0	0	-
NORTH SMITHFIELD	11	8	3	37.50%	\$435,000	\$700,000	-37.86%	34	49	-30.61%	0	1	-100.00%
PAWTUCKET	27	25	2	8.00%	\$372,000	\$340,000	9.41%	28	21	33.33%	0	0	-
PROVIDENCE	38	38	0	0.00%	\$457,450	\$326,000	40.32%	33	33	0.00%	1	0	-
SCITUATE	3	9	-6	-66.67%	\$425,000	\$420,000	1.19%	12	60	-80.00%	0	0	-
SMITHFIELD	11	8	3	37.50%	\$507,000	\$543,000	-6.63%	31	62	-50.00%	1	0	-
WOONSOCKET	17	7	10	142.86%	\$365,000	\$330,000	10.61%	35	25	40.00%	0	1	-100.00%
WASHINGTON COUNTY	86	86	0	0.00%	\$599,500	\$516,250	16.13%	39	43	-9.30%	1	1	0.00%
BLOCK ISLAND	1	1	0	0.00%	\$1,400,000	\$1,550,000	-9.68%	85	368	-76.90%	0	0	-
CHARLESTOWN	2	9	-7	-77.78%	\$1,442,500	\$450,000	220.56%	3	38	-92.11%	0	0	-
EXETER	2	3	-1	-33.33%	\$470,000	\$450,000	4.44%	15	23	-34.78%	0	1	-100.00%
HOPKINTON	6	8	-2	-25.00%	\$456,000	\$452,000	0.88%	50	29	72.41%	1	0	-
NARRAGANSETT	11	14	-3	-21.43%	\$670,000	\$699,500	-4.22%	71	53	33.96%	0	0	-
NORTH KINGSTOWN	15	21	-6	-28.57%	\$603,000	\$452,000	33.41%	25	32	-21.88%	0	0	-
RICHMOND	9	6	3	50.00%	\$552,500	\$467,500	18.18%	28	85	-67.06%	0	0	-
SOUTH KINGSTOWN	17	16	1	6.25%	\$725,000	\$543,286	33.45%	39	17	129.41%	0	0	-
WESTERLY	23	8	15	187.50%	\$526,000	\$482,500	9.02%	37	65	-43.08%	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.