

## April 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	553	571	-18	-3.15%	\$480,000	\$450,000	6.67%	31	35	-11.43%	4	13	-69.23%
<b><u>BRISTOL COUNTY</u></b>	<b>26</b>	<b>22</b>	<b>4</b>	<b>18.18%</b>	<b>\$800,000</b>	<b>\$631,250</b>	<b>26.73%</b>	<b>26</b>	<b>-</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>-</b>
BARRINGTON	14	11	3	27.27%	\$847,500	\$590,000	43.64%	22	26	-15.38%	0	0	-
BRISTOL	7	9	-2	-22.22%	\$989,900	\$685,000	44.51%	31	75	-58.67%	0	0	-
WARREN	5	2	3	150.00%	\$640,000	\$405,000	58.02%	33	15	120.00%	0	0	-
<b><u>KENT COUNTY</u></b>	<b>125</b>	<b>118</b>	<b>7</b>	<b>5.93%</b>	<b>\$430,000</b>	<b>\$387,500</b>	<b>10.97%</b>	<b>24</b>	<b>29</b>	<b>-17.24%</b>	<b>1</b>	<b>5</b>	<b>-80.00%</b>
COVENTRY	31	26	5	19.23%	\$435,000	\$360,000	20.83%	37	46	-19.57%	0	1	-100.00%
EAST GREENWICH	8	9	-1	-11.11%	\$883,500	\$790,000	11.84%	19	36	-47.22%	0	0	-
WARWICK	72	66	6	9.09%	\$425,000	\$385,000	10.39%	18	20	-10.00%	1	2	-50.00%
WEST GREENWICH	3	7	-4	-57.14%	\$720,000	\$392,500	83.44%	34	45	-24.44%	0	1	-100.00%
WEST WARWICK	11	10	1	10.00%	\$380,000	\$419,875	-9.50%	29	27	7.41%	0	1	-100.00%
<b><u>NEWPORT COUNTY</u></b>	<b>53</b>	<b>51</b>	<b>2</b>	<b>3.92%</b>	<b>\$700,000</b>	<b>\$772,900</b>	<b>-9.43%</b>	<b>46</b>	<b>52</b>	<b>-11.54%</b>	<b>1</b>	<b>0</b>	<b>-</b>
JAMESTOWN	4	4	0	0.00%	\$924,500	\$1,585,000	-41.67%	42	96	-56.25%	0	0	-
LITTLE COMPTON	1	2	-1	-50.00%	\$825,000	\$785,000	5.10%	14	3	366.67%	0	0	-
MIDDLETOWN	8	5	3	60.00%	\$618,750	\$2,300,000	-73.10%	59	70	-15.71%	0	0	-
NEWPORT	13	15	-2	-13.33%	\$1,600,000	\$772,900	107.01%	37	47	-21.28%	0	0	-
PORTSMOUTH	12	13	-1	-7.69%	\$707,500	\$803,933	-12.00%	72	66	9.09%	1	0	-
TIVERTON	15	12	3	25.00%	\$470,000	\$429,500	9.43%	29	30	-3.33%	0	0	-
<b><u>PROVIDENCE COUNTY</u></b>	<b>272</b>	<b>293</b>	<b>-21</b>	<b>-7.17%</b>	<b>\$449,500</b>	<b>\$430,000</b>	<b>4.53%</b>	<b>29</b>	<b>31</b>	<b>-6.45%</b>	<b>2</b>	<b>7</b>	<b>-71.43%</b>
BURRILLVILLE	10	17	-7	-41.18%	\$504,950	\$470,000	7.44%	39	36	8.33%	0	1	-100.00%
CENTRAL FALLS	0	1	-1	-100.00%	-	\$220,000	0.00%	-	0	0.00%	0	0	-
CRANSTON	37	49	-12	-24.49%	\$455,000	\$430,000	5.81%	34	28	21.43%	0	2	-100.00%
CUMBERLAND	17	23	-6	-26.09%	\$525,000	\$480,000	9.38%	42	61	-31.15%	0	1	-100.00%
EAST PROVIDENCE	27	26	1	3.85%	\$429,000	\$416,000	3.13%	32	19	68.42%	0	1	-100.00%
FOSTER	9	5	4	80.00%	\$465,000	\$650,000	-28.46%	41	17	141.18%	0	0	-
GLOCESTER	9	9	0	0.00%	\$551,500	\$525,000	5.05%	18	57	-68.42%	0	0	-
JOHNSTON	21	21	0	0.00%	\$430,000	\$480,000	-10.42%	21	23	-8.70%	1	0	-
LINCOLN	8	10	-2	-20.00%	\$562,500	\$570,000	-1.32%	32	23	39.13%	0	0	-
NORTH PROVIDENCE	17	18	-1	-5.56%	\$435,000	\$434,000	0.23%	39	20	95.00%	0	0	-
NORTH SMITHFIELD	6	11	-5	-45.45%	\$548,500	\$435,000	26.09%	35	34	2.94%	0	0	-
PAWTUCKET	34	29	5	17.24%	\$410,000	\$372,000	10.22%	24	29	-17.24%	1	0	-
PROVIDENCE	44	42	2	4.76%	\$443,000	\$411,000	7.79%	21	32	-34.38%	0	1	-100.00%
SCITUATE	4	4	0	0.00%	\$540,000	\$395,000	36.71%	27	13	107.69%	0	0	-
SMITHFIELD	9	11	-2	-18.18%	\$500,000	\$507,000	-1.38%	25	31	-19.35%	0	1	-100.00%
WOONSOCKET	20	17	3	17.65%	\$392,450	\$361,000	8.71%	29	35	-17.14%	0	0	-
<b><u>WASHINGTON COUNTY</u></b>	<b>77</b>	<b>87</b>	<b>-10</b>	<b>-11.49%</b>	<b>\$590,000</b>	<b>\$600,000</b>	<b>-1.67%</b>	<b>41</b>	<b>42</b>	<b>-2.38%</b>	<b>0</b>	<b>1</b>	<b>-100.00%</b>
BLOCK ISLAND	0	1	-1	-100.00%	-	\$1,400,000	0.00%	-	85	0.00%	0	0	-
CHARLESTOWN	6	2	4	200.00%	\$620,000	\$1,442,500	-57.02%	21	3	600.00%	0	0	-
EXETER	4	2	2	100.00%	\$635,000	\$470,000	35.11%	14	15	-6.67%	0	0	-
HOPKINTON	14	6	8	133.33%	\$437,500	\$456,000	-4.06%	57	50	14.00%	0	1	-100.00%
NARRAGANSETT	8	11	-3	-27.27%	\$737,500	\$670,000	10.07%	76	71	7.04%	0	0	-
NORTH KINGSTOWN	16	15	1	6.67%	\$598,750	\$603,000	-0.70%	21	25	-16.00%	0	0	-
RICHMOND	4	9	-5	-55.56%	\$317,950	\$552,500	-42.45%	111	28	296.43%	0	0	-
SOUTH KINGSTOWN	14	18	-4	-22.22%	\$752,500	\$717,450	4.89%	34	51	-33.33%	0	0	-
WESTERLY	11	23	-12	-52.17%	\$675,000	\$526,000	28.33%	31	37	-16.22%	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.