

**April 2021 and 2020 Comparison
Single-Family Home Sales**

AREA	Sales 2021	Sales 2020	Change	% Change	Median Price 2021	Median Price 2020	Median % Change	Average DOM 2021	Average DOM 2020	DOM % Change	Distressed Properties 2021	Distressed Properties 2020	% Change Distressed Properties
RHODE ISLAND	855	748	107	14.30%	\$349,000	\$296,500	17.71%	35	63	-44.44%	10	22	-54.55%
NEWPORT COUNTY													
TIVERTON	17	13	4	30.77%	\$295,500	\$305,900	-3.40%	33	38	-13.16%	1	0	-
LITTLE COMPTON	4	1	3	300.00%	\$1,477,500	\$642,500	129.96%	89	146	-39.04%	0	0	-
PORTSMOUTH	27	19	8	42.11%	\$529,000	\$479,500	10.32%	72	77	-6.49%	0	0	-
MIDDLETOWN	13	11	2	18.18%	\$455,000	\$445,000	2.25%	60	90	-33.33%	1	0	-
NEWPORT	17	12	5	41.67%	\$650,000	\$488,558	33.04%	48	97	-50.52%	0	0	-
JAMESTOWN	6	5	1	20.00%	\$905,000	\$548,000	65.15%	29	97	-70.10%	0	0	-
METRO & EAST BAY													
BARRINGTON	32	18	14	77.78%	\$568,013	\$436,250	30.20%	44	73	-39.73%	0	0	-
WARREN	4	3	1	33.33%	\$449,950	\$320,000	40.61%	13	45	-71.11%	0	0	-
BRISTOL	18	12	6	50.00%	\$539,404	\$392,250	37.52%	35	60	-41.67%	0	0	-
EAST PROVIDENCE	37	32	5	15.63%	\$310,000	\$271,250	14.29%	18	53	-66.04%	0	2	-100.00%
PROVIDENCE	42	52	-10	-19.23%	\$270,500	\$224,950	20.25%	36	58	-37.93%	0	1	-100.00%
EAST SIDE of Providence	16	14	2	14.29%	\$855,250	\$674,500	26.80%	49	48	2.08%	1	0	-
NORTH PROVIDENCE	28	14	14	100.00%	\$282,500	\$244,375	15.60%	31	54	-42.59%	1	2	-50.00%
JOHNSTON	27	25	2	8.00%	\$315,000	\$279,900	12.54%	31	65	-52.31%	1	1	0.00%
CRANSTON	70	68	2	2.94%	\$320,000	\$276,750	15.63%	20	57	-64.91%	0	0	-
NORTH													
LINCOLN	16	21	-5	-23.81%	\$417,000	\$358,000	16.48%	35	65	-46.15%	0	0	-
CUMBERLAND	30	31	-1	-3.23%	\$391,750	\$326,000	20.17%	24	51	-52.94%	0	0	-
WOONSOCKET	19	20	-1	-5.00%	\$268,000	\$224,950	19.14%	21	30	-30.00%	0	1	-100.00%
PAWTUCKET	34	36	-2	-5.56%	\$273,000	\$229,500	18.95%	22	55	-60.00%	1	1	0.00%
CENTRAL FALLS	3	1	2	200.00%	\$266,500	\$244,900	8.82%	47	4	1075.00%	0	0	-
NORTH SMITHFIELD	6	12	-6	-50.00%	\$391,250	\$323,450	20.96%	19	47	-59.57%	0	0	-
SMITHFIELD	10	16	-6	-37.50%	\$416,050	\$370,000	12.45%	46	72	-36.11%	0	1	-100.00%
BURRILLVILLE	12	9	3	33.33%	\$335,500	\$263,000	27.57%	27	52	-48.08%	0	2	-100.00%
GLOCESTER	5	9	-4	-44.44%	\$279,900	\$145,000	93.03%	33	174	-81.03%	1	0	-
FOSTER	5	3	2	66.67%	\$410,000	\$352,000	16.48%	27	113	-76.11%	1	0	-
SCITUATE	14	9	5	55.56%	\$337,500	\$357,500	-5.59%	27	60	-55.00%	0	0	-
SOUTH COUNTY													
EXETER	4	4	0	0.00%	\$340,500	\$334,950	1.66%	37	124	-70.16%	0	0	-
HOPKINTON	5	11	-6	-54.55%	\$436,500	\$332,500	31.28%	37	137	-72.99%	0	1	-100.00%
RICHMOND	9	8	1	12.50%	\$405,000	\$277,750	45.81%	30	18	66.67%	0	0	-
CHARLESTOWN	16	9	7	77.78%	\$444,000	\$350,000	26.86%	54	64	-15.63%	0	0	-
WESTERLY	29	17	12	70.59%	\$399,000	\$290,000	37.59%	66	59	11.86%	0	1	-100.00%
BLOCK ISLAND	1	1	0	0.00%	\$750,000	\$1,600,000	-53.13%	930	101	820.79%	0	0	-
SOUTH KINGSTOWN	32	27	5	18.52%	\$470,000	\$385,000	22.08%	27	84	-67.86%	1	0	-
NARRAGANSETT	23	10	13	130.00%	\$701,325	\$471,250	48.82%	50	84	-40.48%	0	0	-
NORTH KINGSTOWN	21	31	-10	-32.26%	\$425,000	\$390,000	8.97%	25	48	-47.92%	0	2	-100.00%
KENT COUNTY													
EAST GREENWICH	17	14	3	21.43%	\$595,000	\$496,500	19.84%	48	116	-58.62%	0	1	-100.00%
WEST WARWICK	30	23	7	30.43%	\$303,000	\$215,000	40.93%	28	43	-34.88%	0	1	-100.00%
WARWICK	107	82	25	30.49%	\$295,000	\$249,950	18.02%	30	52	-42.31%	0	3	-100.00%
COVENTRY	46	39	7	17.95%	\$290,000	\$268,000	8.21%	27	63	-57.14%	1	2	-50.00%
WEST GREENWICH	3	6	-3	-50.00%	\$259,000	\$357,000	-27.45%	18	102	-82.35%	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 --- generally reflects the quality and themix (type and size) of the properties being sold at the time and is not a true measure of individual home value appreciation/depreciation. Also, please note: Statewide data may vary marginally from town bytown data as the latter continues to be updated with later closing transactions after the statewide data is pulled. Information deemed reliable but is not guaranteed.