

August 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	767	823	-56	-6.80%	\$510,000	\$490,000	4.08%	32	31	3.23%	3	8	-62.50%
BRISTOL COUNTY	43	48	-5	-10.42%	\$674,999	\$667,500	1.12%	24	-	0.00%	0	0	-
BARRINGTON	25	25	0	0.00%	\$800,000	\$800,000	0.00%	21	27	-22.22%	0	0	-
BRISTOL	12	13	-1	-7.69%	\$610,000	\$580,000	5.17%	25	24	4.17%	0	0	-
WARREN	6	10	-4	-40.00%	\$460,000	\$531,250	-13.41%	35	27	29.63%	0	0	-
KENT COUNTY	173	192	-19	-9.90%	\$440,000	\$450,000	-2.22%	26	28	-7.14%	0	2	-100.00%
COVENTRY	34	57	-23	-40.35%	\$410,500	\$425,000	-3.41%	34	32	6.25%	0	1	-100.00%
EAST GREENWICH	17	28	-11	-39.29%	\$1,000,194	\$860,000	16.30%	30	30	0.00%	0	0	-
WARWICK	91	76	15	19.74%	\$430,000	\$433,750	-0.86%	21	25	-16.00%	0	0	-
WEST GREENWICH	5	3	2	66.67%	\$580,000	\$375,000	54.67%	38	13	192.31%	0	0	-
WEST WARWICK	26	28	-2	-7.14%	\$442,500	\$425,000	4.12%	24	25	-4.00%	0	1	-100.00%
NEWPORT COUNTY	71	76	-5	-6.58%	\$702,000	\$850,000	-17.41%	55	52	5.77%	0	1	-100.00%
JAMESTOWN	10	7	3	42.86%	\$1,581,250	\$1,395,000	13.35%	40	36	11.11%	0	0	-
LITTLE COMPTON	3	2	1	50.00%	\$846,000	\$850,000	-0.47%	20	32	-37.50%	0	0	-
MIDDLETOWN	7	13	-6	-46.15%	\$659,000	\$835,000	-21.08%	44	45	-2.22%	0	0	-
NEWPORT	19	18	1	5.56%	\$1,135,000	\$1,362,500	-16.70%	60	73	-17.81%	0	1	-100.00%
PORTSMOUTH	15	23	-8	-34.78%	\$570,000	\$801,000	-28.84%	48	46	4.35%	0	0	-
TIVERTON	17	13	4	30.77%	\$470,000	\$485,000	-3.09%	75	50	50.00%	0	0	-
PROVIDENCE COUNTY	355	388	-33	-8.51%	\$459,900	\$450,000	2.20%	31	27	14.81%	3	5	-40.00%
BURRILLVILLE	14	11	3	27.27%	\$503,000	\$441,500	13.93%	54	21	157.14%	0	1	-100.00%
CENTRAL FALLS	0	1	-1	-100.00%	-	\$390,000	0.00%	-	75	0.00%	0	0	-
CRANSTON	65	65	0	0.00%	\$490,000	\$450,000	8.89%	30	22	36.36%	2	1	100.00%
CUMBERLAND	23	36	-13	-36.11%	\$530,000	\$552,500	-4.07%	19	30	-36.67%	0	0	-
EAST PROVIDENCE	38	26	12	46.15%	\$425,000	\$415,000	2.41%	29	18	61.11%	0	1	-100.00%
FOSTER	4	4	0	0.00%	\$500,000	\$488,500	2.35%	28	16	75.00%	0	0	-
GLOCESTER	10	13	-3	-23.08%	\$562,450	\$450,000	24.99%	46	48	-4.17%	0	0	-
JOHNSTON	22	29	-7	-24.14%	\$480,000	\$451,000	6.43%	32	37	-13.51%	0	1	-100.00%
LINCOLN	10	15	-5	-33.33%	\$650,000	\$605,000	7.44%	18	31	-41.94%	0	0	-
NORTH PROVIDENCE	19	27	-8	-29.63%	\$420,000	\$425,000	-1.18%	20	22	-9.09%	0	0	-
NORTH SMITHFIELD	8	15	-7	-46.67%	\$504,250	\$626,625	-19.53%	36	32	12.50%	0	0	-
PAWTUCKET	31	33	-2	-6.06%	\$399,000	\$395,000	1.01%	31	23	34.78%	0	0	-
PROVIDENCE	62	55	7	12.73%	\$502,500	\$405,000	24.07%	31	27	14.81%	0	1	-100.00%
SCITUATE	6	12	-6	-50.00%	\$430,000	\$622,500	-30.92%	65	33	96.97%	0	0	-
SMITHFIELD	19	24	-5	-20.83%	\$550,000	\$520,000	5.77%	35	27	29.63%	1	0	-
WOONSOCKET	24	22	2	9.09%	\$394,000	\$387,450	1.69%	24	25	-4.00%	0	0	-
WASHINGTON COUNTY	125	119	6	5.04%	\$650,000	\$620,000	4.84%	35	39	-10.26%	0	0	-
BLOCK ISLAND	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
CHARLESTOWN	8	9	-1	-11.11%	\$702,000	\$525,000	33.71%	45	41	9.76%	0	0	-
EXETER	3	6	-3	-50.00%	\$658,000	\$587,500	12.00%	20	31	-35.48%	0	0	-
HOPKINTON	10	5	5	100.00%	\$544,000	\$550,000	-1.09%	40	43	-6.98%	0	0	-
NARRAGANSETT	23	15	8	53.33%	\$1,165,000	\$910,000	28.02%	34	37	-8.11%	0	0	-
NORTH KINGSTOWN	26	26	0	0.00%	\$655,000	\$650,000	0.77%	33	30	10.00%	0	0	-
RICHMOND	10	12	-2	-16.67%	\$583,000	\$425,000	37.18%	39	33	18.18%	0	0	-
SOUTH KINGSTOWN	26	22	4	18.18%	\$645,000	\$577,500	11.69%	43	47	-8.51%	0	0	-
WESTERLY	19	24	-5	-20.83%	\$600,000	\$916,875	-34.56%	21	47	-55.32%	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.