

**December 2020 and 2019 Comparison
Single-Family Home Sales**

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	1127	936	191	20.41%	\$325,000	\$285,000	14.04%	41	61	-32.79%	23	25	-8.00%
NEWPORT COUNTY													
TIVERTON	16	19	-3	-15.79%	\$406,250	\$306,000	32.76%	38	91	-58.24%	0	1	-100.00%
LITTLE COMPTON	3	4	-1	-25.00%	\$795,000	\$940,000	-15.43%	81	123	-34.15%	0	0	-
PORTSMOUTH	20	11	9	81.82%	\$494,500	\$480,000	3.02%	67	124	-45.97%	1	0	-
MIDDLETOWN	11	15	-4	-26.67%	\$450,000	\$380,000	18.42%	46	70	-34.29%	0	2	-100.00%
NEWPORT	23	20	3	15.00%	\$650,000	\$606,000	7.26%	88	61	44.26%	0	0	-
JAMESTOWN	12	10	2	20.00%	\$709,500	\$716,450	-0.97%	68	93	-26.88%	0	0	-
METRO & EAST BAY													
BARRINGTON	17	25	-8	-32.00%	\$525,000	\$480,000	9.38%	53	86	-38.37%	1	1	0.00%
WARREN	10	4	6	150.00%	\$345,050	\$292,450	17.99%	64	37	72.97%	0	0	-
BRISTOL	22	14	8	57.14%	\$388,000	\$302,500	28.26%	58	51	13.73%	1	0	-
EAST PROVIDENCE	42	35	7	20.00%	\$268,450	\$239,900	11.90%	28	44	-36.36%	1	2	-50.00%
PROVIDENCE	71	46	25	54.35%	\$249,900	\$216,450	15.45%	37	50	-26.00%	2	1	100.00%
EAST SIDE of Providence	17	19	-2	-10.53%	\$671,000	\$590,000	13.73%	38	78	-51.28%	0	0	-
NORTH PROVIDENCE	36	31	5	16.13%	\$277,500	\$250,000	11.00%	26	50	-48.00%	1	0	-
JOHNSTON	34	36	-2	-5.56%	\$300,000	\$251,000	19.52%	49	58	-15.52%	0	1	-100.00%
CRANSTON	102	95	7	7.37%	\$285,000	\$275,000	3.64%	34	52	-34.62%	4	4	0.00%
NORTH													
LINCOLN	20	22	-2	-9.09%	\$361,250	\$375,750	-3.86%	54	64	-15.63%	1	0	-
CUMBERLAND	47	33	14	42.42%	\$389,900	\$325,000	19.97%	37	50	-26.00%	1	2	-50.00%
WOONSOCKET	32	20	12	60.00%	\$274,000	\$239,900	14.21%	40	41	-2.44%	0	0	-
PAWTUCKET	62	51	11	21.57%	\$269,000	\$238,000	13.03%	24	43	-44.19%	1	3	-66.67%
CENTRAL FALLS	2	0	2	0.00%	\$273,000	-	0.00%	9	-	0.00%	0	0	-
NORTH SMITHFIELD	14	14	0	0.00%	\$324,500	\$316,450	2.54%	34	50	-32.00%	1	0	-
SMITHFIELD	16	21	-5	-23.81%	\$362,500	\$293,000	23.72%	35	51	-31.37%	0	0	-
BURRILLVILLE	13	22	-9	-40.91%	\$329,000	\$270,000	21.85%	56	57	-1.75%	0	1	-100.00%
GLOCESTER	18	12	6	50.00%	\$362,500	\$310,500	16.75%	35	51	-31.37%	2	0	-
FOSTER	6	9	-3	-33.33%	\$420,000	\$270,000	55.56%	40	71	-43.66%	0	0	-
SCITUATE	16	11	5	45.45%	\$376,500	\$305,000	23.44%	39	71	-45.07%	0	1	-100.00%
SOUTH COUNTY													
EXETER	4	10	-6	-60.00%	\$478,500	\$372,500	28.46%	48	104	-53.85%	0	1	-100.00%
HOPKINTON	9	12	-3	-25.00%	\$240,000	\$297,639	-19.37%	53	64	-17.19%	0	1	-100.00%
RICHMOND	12	11	1	9.09%	\$352,000	\$325,000	8.31%	41	61	-32.79%	0	0	-
CHARLESTOWN	18	13	5	38.46%	\$497,450	\$464,000	7.21%	58	52	11.54%	0	0	-
WESTERLY	26	23	3	13.04%	\$409,200	\$324,000	26.30%	58	66	-12.12%	0	1	-100.00%
BLOCK ISLAND	4	1	3	300.00%	\$2,255,000	\$1,010,000	123.27%	59	944	-93.75%	0	0	-
SOUTH KINGSTOWN	38	34	4	11.76%	\$489,500	\$432,500	13.18%	46	79	-41.77%	0	1	-100.00%
NARRAGANSETT	22	12	10	83.33%	\$623,000	\$457,500	36.17%	44	68	-35.29%	0	0	-
NORTH KINGSTOWN	37	33	4	12.12%	\$410,000	\$353,000	16.15%	46	40	15.00%	0	1	-100.00%
KENT COUNTY													
EAST GREENWICH	24	12	12	100.00%	\$595,000	\$442,500	34.46%	50	77	-35.06%	0	0	-
WEST WARWICK	33	19	14	73.68%	\$274,900	\$240,000	14.54%	29	53	-45.28%	0	0	-
WARWICK	145	95	50	52.63%	\$280,000	\$241,000	16.18%	36	59	-38.98%	3	0	-
COVENTRY	63	57	6	10.53%	\$325,000	\$267,500	21.50%	37	65	-43.08%	3	1	200.00%
WEST GREENWICH	10	5	5	100.00%	\$447,450	\$348,000	28.58%	41	42	-2.38%	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.