

**December 2022 and 2021 Comparison
Single-Family Home Sales**

AREA	Sales 2022	Sales 2021	Change	% Change	Median Price 2022	Median Price 2021	Median % Change	Average DOM 2022	Average DOM 2021	DOM % Change	Distressed Properties 2022	Distressed Properties 2021	% Change Distressed Properties
RHODE ISLAND	634	1097	-463	-42.21%	\$389,950	\$375,000	3.99%	36	38	-5.26%	7	4	75.00%
NEWPORT COUNTY													
TIVERTON	14	21	-7	-33.33%	\$357,000	\$479,999	-25.62%	48	75	-36.00%	1	1	0.00%
LITTLE COMPTON	5	8	-3	-37.50%	\$920,000	\$617,500	48.99%	66	57	15.79%	0	0	-
PORTSMOUTH	12	27	-15	-55.56%	\$488,500	\$430,000	13.60%	65	49	32.65%	0	0	-
MIDDLETOWN	9	18	-9	-50.00%	\$625,000	\$702,500	-11.03%	74	62	19.35%	0	0	-
NEWPORT	16	20	-4	-20.00%	\$1,012,500	\$1,037,500	-2.41%	48	59	-18.64%	0	0	-
JAMESTOWN	7	7	0	0.00%	\$725,250	\$1,050,000	-30.93%	54	41	31.71%	0	0	-
METRO & EAST BAY													
BARRINGTON	15	24	-9	-37.50%	\$810,000	\$600,000	35.00%	23	28	-17.86%	1	0	-
WARREN	3	16	-13	-81.25%	\$436,000	\$425,000	2.59%	58	22	163.64%	0	0	-
BRISTOL	10	18	-8	-44.44%	\$471,500	\$507,775	-7.14%	31	51	-39.22%	0	0	-
EAST PROVIDENCE	24	45	-21	-46.67%	\$371,500	\$331,000	12.24%	38	24	58.33%	0	0	-
PROVIDENCE	55	102	-47	-46.08%	\$340,000	\$312,500	8.80%	31	39	-20.51%	1	0	-
NORTH PROVIDENCE	17	32	-15	-46.88%	\$375,000	\$352,500	6.38%	34	28	21.43%	0	0	-
JOHNSTON	15	29	-14	-48.28%	\$390,000	\$370,000	5.41%	26	28	-7.14%	0	0	-
CRANSTON	62	85	-23	-27.06%	\$352,500	\$335,000	5.22%	36	33	9.09%	0	1	-100.00%
NORTH													
LINCOLN	16	28	-12	-42.86%	\$452,000	\$470,000	-3.83%	26	36	-27.78%	0	0	-
CUMBERLAND	23	38	-15	-39.47%	\$445,000	\$415,000	7.23%	29	21	38.10%	0	0	-
WOONSOCKET	14	22	-8	-36.36%	\$325,000	\$293,950	10.56%	30	22	36.36%	0	0	-
PAWTUCKET	34	61	-27	-44.26%	\$347,500	\$305,000	13.93%	29	29	0.00%	0	0	-
CENTRAL FALLS	1	5	-4	-80.00%	\$286,000	\$290,000	-1.38%	28	22	27.27%	0	0	-
NORTH SMITHFIELD	7	17	-10	-58.82%	\$400,000	\$475,000	-15.79%	43	28	53.57%	0	0	-
SMITHFIELD	15	25	-10	-40.00%	\$463,000	\$408,000	13.48%	28	41	-31.71%	0	0	-
BURRILLVILLE	9	19	-10	-52.63%	\$395,500	\$334,500	18.24%	33	43	-23.26%	0	0	-
GLOCESTER	13	17	-4	-23.53%	\$432,500	\$391,000	10.61%	44	42	4.76%	0	0	-
FOSTER	4	5	-1	-20.00%	\$227,500	\$490,000	-53.57%	23	42	-45.24%	0	0	-
SCITUATE	13	16	-3	-18.75%	\$430,000	\$376,250	14.29%	37	27	37.04%	0	0	-
SOUTH COUNTY													
EXETER	7	11	-4	-36.36%	\$550,000	\$410,000	34.15%	40	37	8.11%	0	0	-
HOPKINTON	6	10	-4	-40.00%	\$323,125	\$359,500	-10.12%	27	20	35.00%	1	0	-
RICHMOND	7	4	3	75.00%	\$448,900	\$353,750	26.90%	45	11	309.09%	0	0	-
CHARLESTOWN	9	9	0	0.00%	\$420,000	\$385,000	9.09%	30	80	-62.50%	0	0	-
WESTERLY	12	25	-13	-52.00%	\$441,250	\$479,000	-7.88%	26	30	-13.33%	0	0	-
BLOCK ISLAND	1	5	-4	-80.00%	\$1,800,000	\$1,550,000	16.13%	210	154	36.36%	0	0	-
SOUTH KINGSTOWN	15	29	-14	-48.28%	\$490,000	\$500,000	-2.00%	37	52	-28.85%	0	0	-
NARRAGANSETT	10	18	-8	-44.44%	\$617,500	\$896,000	-31.08%	32	85	-62.35%	0	0	-
NORTH KINGSTOWN	14	27	-13	-48.15%	\$525,000	\$642,000	-18.22%	55	58	-5.17%	1	0	-
KENT COUNTY													
EAST GREENWICH	13	17	-4	-23.53%	\$623,000	\$649,900	-4.14%	37	41	-9.76%	0	0	-
WEST WARWICK	14	37	-23	-62.16%	\$326,000	\$305,000	6.89%	32	32	0.00%	0	0	-
WARWICK	78	145	-67	-46.21%	\$334,000	\$330,000	1.21%	35	31	12.90%	2	2	0.00%
COVENTRY	32	47	-15	-31.91%	\$336,500	\$327,000	2.91%	36	40	-10.00%	0	0	-
WEST GREENWICH	3	8	-5	-62.50%	\$340,000	\$620,125	-45.17%	64	29	120.69%	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.