

December 2024 and 2023 Comparison by County Single-Family Home Sales

AREA	Sales 2024	Sales 2023	Change	% Change	Median Price 2024	Median Price 2023	Median % Change	Average DOM 2024	Average DOM 2023	DOM % Change	Distressed Properties 2024	Distressed Properties 2023	% Change Distressed Properties
RHODE ISLAND	693	545	148	27.16%	\$470,000	\$425,000	10.59%	34	33	3.03%	4	5	-20.00%
BRISTOL COUNTY	37	25	12	48.00%	\$565,000	\$730,000	-22.60%	26	-	0.00%	0	0	-
BARRINGTON	12	10	2	20.00%	\$625,500	\$807,500	-22.54%	18	14	28.57%	0	0	-
BRISTOL	15	13	2	15.38%	\$565,000	\$740,000	-23.65%	31	37	-16.22%	0	0	-
WARREN	10	2	8	400.00%	\$502,750	\$440,000	14.26%	30	52	-42.31%	0	0	-
KENT COUNTY	145	109	36	33.03%	\$410,000	\$379,900	7.92%	31	31	0.00%	1	0	-
COVENTRY	48	18	30	166.67%	\$407,500	\$430,000	-5.23%	41	39	5.13%	1	0	-
EAST GREENWICH	11	9	2	22.22%	\$775,000	\$670,000	15.67%	25	46	-45.65%	0	0	-
WARWICK	69	56	13	23.21%	\$409,000	\$366,000	11.75%	26	30	-13.33%	0	0	-
WEST GREENWICH	6	6	0	0.00%	\$609,700	\$417,000	46.21%	57	18	216.67%	0	0	-
WEST WARWICK	11	20	-9	-45.00%	\$365,000	\$362,550	0.68%	17	24	-29.17%	0	0	-
NEWPORT COUNTY	73	42	31	73.81%	\$719,000	\$582,500	23.43%	59	48	22.92%	1	1	0.00%
JAMESTOWN	8	6	2	33.33%	\$1,262,500	\$1,562,500	-19.20%	94	68	38.24%	0	0	-
LITTLE COMPTON	2	0	2	0.00%	\$602,500	-	0.00%	133	-	0.00%	0	0	-
MIDDLETOWN	9	4	5	125.00%	\$725,000	\$700,000	3.57%	42	39	7.69%	0	0	-
NEWPORT	11	6	5	83.33%	\$1,300,000	\$1,100,000	18.18%	67	58	15.52%	0	0	-
PORTSMOUTH	34	15	19	126.67%	\$684,500	\$590,000	16.02%	54	42	28.57%	0	1	-100.00%
TIVERTON	9	11	-2	-18.18%	\$440,000	\$447,500	-1.68%	40	41	-2.44%	1	0	-
PROVIDENCE COUNTY	343	286	57	19.93%	\$445,000	\$397,450	11.96%	29	29	0.00%	2	4	-50.00%
BURRILLVILLE	11	6	5	83.33%	\$420,000	\$439,000	-4.33%	34	28	21.43%	0	0	-
CENTRAL FALLS	2	4	-2	-50.00%	\$322,500	\$321,000	0.47%	2	47	-95.74%	0	0	-
CRANSTON	53	52	1	1.92%	\$435,000	\$425,000	2.35%	34	33	3.03%	2	1	100.00%
CUMBERLAND	21	21	0	0.00%	\$590,000	\$424,900	38.86%	34	30	13.33%	0	0	-
EAST PROVIDENCE	36	28	8	28.57%	\$420,000	\$395,000	6.33%	24	26	-7.69%	0	0	-
FOSTER	4	5	-1	-20.00%	\$397,500	\$342,000	16.23%	20	19	5.26%	0	0	-
GLOCESTER	10	5	5	100.00%	\$480,000	\$206,000	133.01%	49	23	113.04%	0	1	-100.00%
JOHNSTON	14	23	-9	-39.13%	\$490,000	\$380,000	28.95%	17	37	-54.05%	0	0	-
LINCOLN	19	13	6	46.15%	\$599,000	\$570,000	5.09%	21	29	-27.59%	0	0	-
NORTH PROVIDENCE	15	19	-4	-21.05%	\$447,000	\$400,000	11.75%	27	24	12.50%	0	0	-
NORTH SMITHFIELD	11	10	1	10.00%	\$585,068	\$428,000	36.70%	37	33	12.12%	0	0	-
PAWTUCKET	28	24	4	16.67%	\$410,000	\$363,000	12.95%	31	27	14.81%	0	0	-
PROVIDENCE	73	48	25	52.08%	\$403,000	\$350,000	15.14%	23	25	-8.00%	0	1	-100.00%
SCITUATE	15	5	10	200.00%	\$570,000	\$585,000	-2.56%	42	33	27.27%	0	0	-
SMITHFIELD	11	5	6	120.00%	\$565,000	\$661,000	-14.52%	26	30	-13.33%	0	1	-100.00%
WOONSOCKET	20	18	2	11.11%	\$413,750	\$347,500	19.06%	31	22	40.91%	0	0	-
WASHINGTON COUNTY	95	83	12	14.46%	\$600,000	\$610,000	-1.64%	44	47	-6.38%	0	0	-
BLOCK ISLAND	0	1	-1	-100.00%	-	\$1,280,000	0.00%	-	30	0.00%	0	0	-
CHARLESTOWN	8	6	2	33.33%	\$649,000	\$502,500	29.15%	72	58	24.14%	0	0	-
EXETER	7	2	5	250.00%	\$440,000	\$782,500	-43.77%	36	59	-38.98%	0	0	-
HOPKINTON	7	1	6	600.00%	\$435,000	\$601,000	-27.62%	51	22	131.82%	0	0	-
NARRAGANSETT	10	14	-4	-28.57%	\$860,250	\$775,000	11.00%	58	44	31.82%	0	0	-
NORTH KINGSTOWN	20	28	-8	-28.57%	\$554,500	\$589,750	-5.98%	31	35	-11.43%	0	0	-
RICHMOND	7	3	4	133.33%	\$460,000	\$250,000	84.00%	52	39	33.33%	0	0	-
SOUTH KINGSTOWN	27	21	6	28.57%	\$660,000	\$555,000	18.92%	43	61	-29.51%	0	0	-
WESTERLY	9	7	2	28.57%	\$442,500	\$699,000	-36.70%	29	52	-44.23%	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.