

December 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	716	701	15	2.14%	\$496,950	\$469,900	5.76%	38	35	8.57%	5	5	0.00%
BRISTOL COUNTY	31	37	-6	-16.22%	\$630,000	\$565,000	11.50%	27	-	0.00%	0	0	-
BARRINGTON	15	12	3	25.00%	\$675,000	\$625,500	7.91%	32	18	77.78%	0	0	-
BRISTOL	11	15	-4	-26.67%	\$685,000	\$565,000	21.24%	25	31	-19.35%	0	0	-
WARREN	5	10	-5	-50.00%	\$500,000	\$502,750	-0.55%	15	30	-50.00%	0	0	-
KENT COUNTY	160	145	15	10.34%	\$452,500	\$410,000	10.37%	39	31	25.81%	1	1	0.00%
COVENTRY	39	48	-9	-18.75%	\$491,000	\$407,500	20.49%	48	41	17.07%	0	1	-100.00%
EAST GREENWICH	13	11	2	18.18%	\$900,000	\$775,000	16.13%	37	25	48.00%	0	0	-
WARWICK	86	69	17	24.64%	\$435,000	\$409,000	6.36%	35	26	34.62%	0	0	-
WEST GREENWICH	7	6	1	16.67%	\$645,000	\$609,700	5.79%	70	57	22.81%	0	0	-
WEST WARWICK	15	11	4	36.36%	\$435,000	\$365,000	19.18%	28	17	64.71%	1	0	-
NEWPORT COUNTY	54	74	-20	-27.03%	\$845,000	\$714,500	18.26%	46	60	-23.33%	0	1	-100.00%
JAMESTOWN	5	8	-3	-37.50%	\$1,150,000	\$1,262,500	-8.91%	65	94	-30.85%	0	0	-
LITTLE COMPTON	2	2	0	0.00%	\$1,278,000	\$602,500	112.12%	17	133	-87.22%	0	0	-
MIDDLETOWN	10	10	0	0.00%	\$672,500	\$722,000	-6.86%	33	52	-36.54%	0	0	-
NEWPORT	12	11	1	9.09%	\$1,550,000	\$1,300,000	19.23%	36	67	-46.27%	0	0	-
PORTSMOUTH	13	34	-21	-61.76%	\$910,000	\$684,500	32.94%	69	54	27.78%	0	0	-
TIVERTON	12	9	3	33.33%	\$479,950	\$440,000	9.08%	39	40	-2.50%	0	1	-100.00%
PROVIDENCE COUNTY	366	347	19	5.48%	\$460,000	\$445,000	3.37%	33	29	13.79%	4	3	33.33%
BURRILLVILLE	13	11	2	18.18%	\$465,500	\$420,000	10.83%	33	34	-2.94%	0	0	-
CENTRAL FALLS	1	2	-1	-50.00%	\$280,000	\$322,500	-13.18%	19	2	850.00%	0	0	-
CRANSTON	58	54	4	7.41%	\$450,000	\$430,000	4.65%	28	35	-20.00%	0	2	-100.00%
CUMBERLAND	38	21	17	80.95%	\$500,000	\$590,000	-15.25%	39	34	14.71%	0	0	-
EAST PROVIDENCE	31	36	-5	-13.89%	\$450,000	\$420,000	7.14%	40	24	66.67%	0	0	-
FOSTER	2	4	-2	-50.00%	\$592,500	\$397,500	49.06%	60	20	200.00%	1	0	-
GLOCESTER	10	10	0	0.00%	\$552,500	\$480,000	15.10%	55	49	12.24%	1	0	-
JOHNSTON	31	14	17	121.43%	\$504,900	\$490,000	3.04%	31	17	82.35%	0	0	-
LINCOLN	17	19	-2	-10.53%	\$620,000	\$599,000	3.51%	37	21	76.19%	0	0	-
NORTH PROVIDENCE	19	15	4	26.67%	\$456,440	\$447,000	2.11%	32	27	18.52%	0	0	-
NORTH SMITHFIELD	11	12	-1	-8.33%	\$549,900	\$580,034	-5.20%	37	36	2.78%	0	0	-
PAWTUCKET	33	29	4	13.79%	\$385,000	\$410,000	-6.10%	26	31	-16.13%	0	1	-100.00%
PROVIDENCE	52	74	-22	-29.73%	\$431,950	\$405,500	6.52%	33	23	43.48%	0	0	-
SCITUATE	13	15	-2	-13.33%	\$480,000	\$570,000	-15.79%	26	42	-38.10%	0	0	-
SMITHFIELD	12	11	1	9.09%	\$444,500	\$565,000	-21.33%	35	26	34.62%	0	0	-
WOONSOCKET	25	20	5	25.00%	\$369,900	\$413,750	-10.60%	31	31	0.00%	2	0	-
WASHINGTON COUNTY	105	98	7	7.14%	\$650,000	\$599,540	8.42%	55	43	27.91%	0	0	-
BLOCK ISLAND	5	0	5	0.00%	\$1,825,000	-	0.00%	241	-	0.00%	0	0	-
CHARLESTOWN	11	8	3	37.50%	\$643,000	\$649,000	-0.92%	45	72	-37.50%	0	0	-
EXETER	3	8	-5	-62.50%	\$650,000	\$432,500	50.29%	8	39	-79.49%	0	0	-
HOPKINTON	5	8	-3	-37.50%	\$413,000	\$440,000	-6.14%	62	46	34.78%	0	0	-
NARRAGANSETT	14	10	4	40.00%	\$743,125	\$860,250	-13.62%	37	58	-36.21%	0	0	-
NORTH KINGSTOWN	22	20	2	10.00%	\$535,000	\$554,500	-3.52%	54	31	74.19%	0	0	-
RICHMOND	13	7	6	85.71%	\$557,500	\$460,000	21.20%	36	52	-30.77%	0	0	-
SOUTH KINGSTOWN	21	28	-7	-25.00%	\$732,000	\$667,500	9.66%	43	42	2.38%	0	0	-
WESTERLY	11	9	2	22.22%	\$565,000	\$442,500	27.68%	61	29	110.34%	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.