

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	609	543	66	12.15%	\$274,900	\$249,900	10.00%	70	72	-2.78%	22	46	-52.17%
<u>NEWPORT COUNTY</u>													
TIVERTON	10	12	-2	-16.67%	\$302,500	\$380,000	-20.39%	65	87	-25.29%	1	0	-
LITTLE COMPTON	3	2	1	50.00%	\$680,000	\$457,250	48.72%	83	105	-20.95%	0	0	-
PORTSMOUTH	15	6	9	150.00%	\$340,000	\$320,000	6.25%	117	124	-5.65%	0	1	-100.00%
MIDDLETOWN	9	9	0	0.00%	\$309,000	\$389,000	-20.57%	101	127	-20.47%	1	0	-
NEWPORT	15	7	8	114.29%	\$550,000	\$535,000	2.80%	107	89	20.22%	0	0	-
JAMESTOWN	6	2	4	200.00%	\$365,000	\$761,250	-52.05%	49	140	-65.00%	1	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	11	13	-2	-15.38%	\$449,000	\$449,000	0.00%	91	60	51.67%	0	1	-100.00%
WARREN	4	7	-3	-42.86%	\$399,500	\$295,000	35.42%	132	54	144.44%	0	0	-
BRISTOL	6	11	-5	-45.45%	\$293,375	\$309,000	-5.06%	90	76	18.42%	0	0	-
EAST PROVIDENCE	40	29	11	37.93%	\$246,500	\$252,000	-2.18%	57	56	1.79%	1	2	-50.00%
PROVIDENCE	36	28	8	28.57%	\$204,000	\$184,000	10.87%	50	55	-9.09%	2	1	100.00%
EAST SIDE of Providence	3	9	-6	-66.67%	\$592,555	\$540,000	9.73%	3	110	-97.27%	0	1	-100.00%
NORTH PROVIDENCE	24	24	0	0.00%	\$250,000	\$224,500	11.36%	60	71	-15.49%	0	1	-100.00%
JOHNSTON	16	15	1	6.67%	\$292,000	\$192,000	52.08%	51	71	-28.17%	0	2	-100.00%
CRANSTON	49	53	-4	-7.55%	\$255,000	\$225,000	13.33%	63	63	0.00%	2	8	-75.00%
<u>NORTH</u>													
LINCOLN	5	8	-3	-37.50%	\$270,000	\$250,500	7.78%	54	30	80.00%	1	1	0.00%
CUMBERLAND	23	23	0	0.00%	\$290,000	\$277,400	4.54%	75	66	13.64%	1	0	-
WOONSOCKET	20	15	5	33.33%	\$227,450	\$197,000	15.46%	65	58	12.07%	0	1	-100.00%
PAWTUCKET	32	34	-2	-5.88%	\$224,000	\$196,000	14.29%	59	63	-6.35%	4	2	100.00%
CENTRAL FALLS	1	1	0	0.00%	\$109,000	\$140,000	-22.14%	2	9	-77.78%	0	0	-
NORTH SMITHFIELD	3	7	-4	-57.14%	\$330,000	\$335,000	-1.49%	67	90	-25.56%	0	3	-100.00%
SMITHFIELD	12	7	5	71.43%	\$292,500	\$325,000	-10.00%	63	60	5.00%	1	1	0.00%
BURRILLVILLE	12	7	5	71.43%	\$263,750	\$225,000	17.22%	65	92	-29.35%	1	2	-50.00%
GLOCESTER	5	3	2	66.67%	\$210,100	\$342,000	-38.57%	23	61	-62.30%	0	0	-
FOSTER	4	0	4	0.00%	\$347,500	-	0.00%	76	-	0.00%	0	0	-
SCITUATE	6	3	3	100.00%	\$397,450	\$480,000	-17.20%	69	77	-10.39%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	1	3	-2	-66.67%	\$28,000	\$195,000	-85.64%	84	24	250.00%	0	2	-100.00%
HOPKINTON	9	9	0	0.00%	\$349,000	\$200,100	74.41%	69	70	-1.43%	0	2	-100.00%
RICHMOND	8	7	1	14.29%	\$337,500	\$286,000	18.01%	109	46	136.96%	1	0	-
CHARLESTOWN	7	10	-3	-30.00%	\$379,000	\$341,250	11.06%	80	81	-1.23%	0	1	-100.00%
WESTERLY	20	14	6	42.86%	\$316,000	\$419,000	-24.58%	74	84	-11.90%	1	1	0.00%
BLOCK ISLAND	1	0	1	0.00%	\$1,060,000	-	0.00%	24	-	0.00%	0	0	-
SOUTH KINGSTOWN	19	16	3	18.75%	\$371,250	\$353,252	5.09%	84	92	-8.70%	0	0	-
NARRAGANSETT	17	13	4	30.77%	\$474,000	\$530,000	-10.57%	104	123	-15.45%	0	0	-
NORTH KINGSTOWN	21	10	11	110.00%	\$372,500	\$286,400	30.06%	72	63	14.29%	0	1	-100.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	13	9	4	44.44%	\$375,000	\$395,000	-5.06%	84	112	-25.00%	0	0	-
WEST WARWICK	17	20	-3	-15.00%	\$225,000	\$216,450	3.95%	56	74	-24.32%	0	1	-100.00%
WARWICK	75	61	14	22.95%	\$240,000	\$230,000	4.35%	71	69	2.90%	4	8	-50.00%
COVENTRY	27	30	-3	-10.00%	\$254,900	\$222,000	14.82%	57	72	-20.83%	0	3	-100.00%
WEST GREENWICH	4	6	-2	-33.33%	\$387,950	\$237,500	63.35%	103	95	8.42%	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 the mix (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 by town data as the date and time the statistics are pulled for the two reports may vary slightly. Information deemed reliable but is not guaranteed.

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