

February 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	555	632	-77	-12.18%	\$368,000	\$320,000	15.00%	39	47	-17.02%	4	12	-66.67%
NEWPORT COUNTY													
TIVERTON	10	8	2	25.00%	\$395,000	\$332,500	18.80%	57	36	58.33%	0	0	-
LITTLE COMPTON	3	3	0	0.00%	\$610,000	\$470,000	29.79%	84	222	-62.16%	0	0	-
PORTSMOUTH	11	11	0	0.00%	\$818,000	\$479,000	70.77%	50	53	-5.66%	0	0	-
MIDDLETOWN	6	5	1	20.00%	\$562,500	\$385,000	46.10%	10	112	-91.07%	0	0	-
NEWPORT	11	13	-2	-15.38%	\$850,000	\$659,000	28.98%	43	79	-45.57%	0	0	-
JAMESTOWN	7	6	1	16.67%	\$612,400	\$651,000	-5.93%	111	53	109.43%	0	0	-
METRO & EAST BAY													
BARRINGTON	14	13	1	7.69%	\$733,125	\$530,000	38.33%	36	46	-21.74%	0	0	-
WARREN	6	6	0	0.00%	\$447,000	\$340,250	31.37%	26	35	-25.71%	0	1	-100.00%
BRISTOL	11	6	5	83.33%	\$460,000	\$336,200	36.82%	44	45	-2.22%	0	0	-
EAST PROVIDENCE	17	28	-11	-39.29%	\$400,000	\$282,000	41.84%	20	30	-33.33%	0	0	-
PROVIDENCE	48	62	-14	-22.58%	\$285,000	\$257,500	10.68%	34	42	-19.05%	0	1	-100.00%
NORTH PROVIDENCE	24	17	7	41.18%	\$352,500	\$280,000	25.89%	19	38	-50.00%	0	2	-100.00%
JOHNSTON	19	23	-4	-17.39%	\$350,000	\$300,000	16.67%	46	49	-6.12%	0	0	-
CRANSTON	35	74	-39	-52.70%	\$389,900	\$292,500	33.30%	37	43	-13.95%	0	3	-100.00%
NORTH													
LINCOLN	9	19	-10	-52.63%	\$465,000	\$395,000	17.72%	45	47	-4.26%	0	0	-
CUMBERLAND	16	17	-1	-5.88%	\$404,950	\$340,000	19.10%	28	40	-30.00%	0	2	-100.00%
WOONSOCKET	13	16	-3	-18.75%	\$320,000	\$274,000	16.79%	28	26	7.69%	0	0	-
PAWTUCKET	38	32	6	18.75%	\$305,500	\$261,500	16.83%	36	38	-5.26%	1	0	-
CENTRAL FALLS	1	3	-2	-66.67%	\$272,500	\$230,000	18.48%	12	9	33.33%	0	0	-
NORTH SMITHFIELD	4	5	-1	-20.00%	\$375,000	\$435,000	-13.79%	62	41	51.22%	0	1	-100.00%
SMITHFIELD	10	13	-3	-23.08%	\$417,500	\$380,000	9.87%	40	49	-18.37%	0	0	-
BURRILLVILLE	14	13	1	7.69%	\$390,000	\$352,000	10.80%	53	47	12.77%	0	1	-100.00%
GLOCESTER	10	7	3	42.86%	\$296,000	\$296,500	-0.17%	47	31	51.61%	0	0	-
FOSTER	2	2	0	0.00%	\$313,525	\$455,000	-31.09%	8	114	-92.98%	0	0	-
SCITUATE	9	6	3	50.00%	\$425,000	\$325,750	30.47%	40	48	-16.67%	0	0	-
SOUTH COUNTY													
EXETER	6	3	3	100.00%	\$362,500	\$476,500	-23.92%	63	30	110.00%	0	0	-
HOPKINTON	7	6	1	16.67%	\$365,000	\$343,750	6.18%	50	55	-9.09%	2	0	-
RICHMOND	8	5	3	60.00%	\$482,600	\$350,000	37.89%	25	32	-21.88%	0	0	-
CHARLESTOWN	7	10	-3	-30.00%	\$421,000	\$492,500	-14.52%	34	48	-29.17%	0	0	-
WESTERLY	15	20	-5	-25.00%	\$540,000	\$395,000	36.71%	27	52	-48.08%	0	0	-
BLOCK ISLAND	3	3	0	0.00%	\$1,925,000	\$1,485,000	29.63%	78	329	-76.29%	0	0	-
SOUTH KINGSTOWN	18	21	-3	-14.29%	\$533,000	\$449,000	18.71%	61	39	56.41%	0	0	-
NARRAGANSETT	13	12	1	8.33%	\$705,000	\$662,950	6.34%	49	98	-50.00%	0	0	-
NORTH KINGSTOWN	12	9	3	33.33%	\$439,500	\$460,000	-4.46%	28	65	-56.92%	0	0	-
KENT COUNTY													
EAST GREENWICH	9	8	1	12.50%	\$635,000	\$554,000	14.62%	31	64	-51.56%	0	0	-
WEST WARWICK	9	21	-12	-57.14%	\$308,800	\$269,000	14.80%	48	49	-2.04%	0	0	-
WARWICK	66	65	1	1.54%	\$325,000	\$300,000	8.33%	33	38	-13.16%	1	0	-
COVENTRY	31	33	-2	-6.06%	\$315,000	\$285,000	10.53%	48	41	17.07%	0	1	-100.00%
WEST GREENWICH	3	8	-5	-62.50%	\$585,000	\$540,250	8.28%	79	35	125.71%	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.