

February 2023 and 2022 Comparison Single-Family Home Sales

AREA	Sales 2023	Sales 2022	Change	% Change	Median Price 2023	Median Price 2022	Median % Change	Average DOM 2023	Average DOM 2022	DOM % Change	Distressed Properties 2023	Distressed Properties 2022	% Change Distressed Properties
RHODE ISLAND	392	573	-181	-31.59%	\$384,000	\$367,000	4.63%	40	39	2.56%	4	4	0.00%
NEWPORT COUNTY													
TIVERTON	5	10	-5	-50.00%	\$540,600	\$395,000	36.86%	46	57	-19.30%	0	0	-
LITTLE COMPTON	1	3	-2	-66.67%	\$600,000	\$610,000	-1.64%	142	84	69.05%	0	0	-
PORTSMOUTH	10	11	-1	-9.09%	\$585,000	\$818,000	-28.48%	35	50	-30.00%	0	0	-
MIDDLETOWN	2	5	-3	-60.00%	\$439,500	\$520,000	-15.48%	70	12	483.33%	0	0	-
NEWPORT	7	11	-4	-36.36%	\$875,000	\$850,000	2.94%	47	43	9.30%	0	0	-
JAMESTOWN	1	8	-7	-87.50%	\$265,000	\$656,200	-59.62%	24	102	-76.47%	0	0	-
METRO & EAST BAY													
BARRINGTON	6	14	-8	-57.14%	\$677,500	\$733,125	-7.59%	21	36	-41.67%	0	0	-
WARREN	6	6	0	0.00%	\$497,500	\$447,000	11.30%	25	26	-3.85%	0	0	-
BRISTOL	4	11	-7	-63.64%	\$541,197	\$460,000	17.65%	34	44	-22.73%	0	0	-
EAST PROVIDENCE	26	17	9	52.94%	\$329,567	\$400,000	-17.61%	38	20	90.00%	0	0	-
PROVIDENCE	28	52	-24	-46.15%	\$319,250	\$285,000	12.02%	30	33	-9.09%	0	0	-
NORTH PROVIDENCE	10	25	-15	-60.00%	\$370,000	\$345,000	7.25%	48	19	152.63%	0	0	-
JOHNSTON	16	20	-4	-20.00%	\$345,000	\$357,500	-3.50%	57	45	26.67%	1	0	-
CRANSTON	39	38	1	2.63%	\$350,000	\$391,200	-10.53%	41	37	10.81%	1	0	-
NORTH													
LINCOLN	7	10	-3	-30.00%	\$495,000	\$507,500	-2.46%	39	44	-11.36%	0	0	-
CUMBERLAND	13	16	-3	-18.75%	\$405,000	\$404,950	0.01%	43	28	53.57%	0	0	-
WOONSOCKET	13	13	0	0.00%	\$311,500	\$320,000	-2.66%	45	28	60.71%	0	0	-
PAWTUCKET	20	38	-18	-47.37%	\$317,500	\$305,500	3.93%	28	36	-22.22%	0	1	-100.00%
CENTRAL FALLS	2	1	1	100.00%	\$317,500	\$272,500	16.51%	15	12	25.00%	0	0	-
NORTH SMITHFIELD	1	5	-4	-80.00%	\$440,000	\$380,000	15.79%	37	61	-39.34%	0	0	-
SMITHFIELD	7	10	-3	-30.00%	\$370,000	\$417,500	-11.38%	36	40	-10.00%	0	0	-
BURRILLVILLE	6	14	-8	-57.14%	\$356,500	\$390,000	-8.59%	27	53	-49.06%	0	0	-
GLOCESTER	6	10	-4	-40.00%	\$500,450	\$296,000	69.07%	34	47	-27.66%	0	0	-
FOSTER	3	2	1	50.00%	\$455,000	\$313,525	45.12%	41	8	412.50%	0	0	-
SCITUATE	7	9	-2	-22.22%	\$550,000	\$425,000	29.41%	40	40	0.00%	0	0	-
SOUTH COUNTY													
EXETER	1	6	-5	-83.33%	\$514,000	\$362,500	41.79%	27	63	-57.14%	0	0	-
HOPKINTON	7	7	0	0.00%	\$525,000	\$365,000	43.84%	31	50	-38.00%	0	2	-100.00%
RICHMOND	5	8	-3	-37.50%	\$499,900	\$482,600	3.58%	73	25	192.00%	0	0	-
CHARLESTOWN	4	7	-3	-42.86%	\$452,500	\$421,000	7.48%	61	34	79.41%	0	0	-
WESTERLY	6	15	-9	-60.00%	\$562,500	\$540,000	4.17%	23	27	-14.81%	0	0	-
BLOCK ISLAND	3	3	0	0.00%	\$2,700,000	\$1,925,000	40.26%	51	78	-34.62%	0	0	-
SOUTH KINGSTOWN	10	18	-8	-44.44%	\$477,500	\$533,000	-10.41%	37	61	-39.34%	0	0	-
NARRAGANSETT	11	13	-2	-15.38%	\$746,000	\$705,000	5.82%	49	49	0.00%	0	0	-
NORTH KINGSTOWN	8	12	-4	-33.33%	\$565,500	\$439,500	28.67%	46	28	64.29%	0	0	-
KENT COUNTY													
EAST GREENWICH	5	9	-4	-44.44%	\$485,000	\$635,000	-23.62%	52	31	67.74%	0	0	-
WEST WARWICK	11	10	1	10.00%	\$339,900	\$309,400	9.86%	37	47	-21.28%	0	0	-
WARWICK	41	70	-29	-41.43%	\$317,500	\$325,000	-2.31%	37	32	15.63%	0	1	-100.00%
COVENTRY	31	32	-1	-3.13%	\$400,000	\$310,000	29.03%	43	51	-15.69%	2	0	-
WEST GREENWICH	3	4	-1	-25.00%	\$492,500	\$632,500	-22.13%	47	61	-22.95%	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.