

February 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	404	450	-46	-10.22%	\$455,500	\$440,000	3.52%	41	37	10.81%	7	8	-12.50%
BRISTOL COUNTY	24	22	2	9.09%	\$549,500	\$562,500	-2.31%	38	-	0.00%	0	0	-
BARRINGTON	9	7	2	28.57%	\$680,000	\$605,000	12.40%	37	18	105.56%	0	0	-
BRISTOL	9	10	-1	-10.00%	\$500,000	\$547,500	-8.68%	43	34	26.47%	0	0	-
WARREN	6	5	1	20.00%	\$499,500	\$679,000	-26.44%	29	62	-53.23%	0	0	-
KENT COUNTY	93	109	-16	-14.68%	\$425,000	\$389,000	9.25%	37	37	0.00%	0	2	-100.00%
COVENTRY	21	31	-10	-32.26%	\$410,000	\$360,000	13.89%	39	36	8.33%	0	0	-
EAST GREENWICH	4	8	-4	-50.00%	\$992,500	\$712,000	39.40%	62	28	121.43%	0	0	-
WARWICK	54	55	-1	-1.82%	\$425,000	\$401,000	5.99%	33	38	-13.16%	0	2	-100.00%
WEST GREENWICH	2	1	1	100.00%	\$656,250	\$367,000	78.81%	47	29	62.07%	0	0	-
WEST WARWICK	12	14	-2	-14.29%	\$407,500	\$337,500	20.74%	39	38	2.63%	0	0	-
NEWPORT COUNTY	27	41	-14	-34.15%	\$800,000	\$689,000	16.11%	62	51	21.57%	0	2	-100.00%
JAMESTOWN	1	0	1	0.00%	\$800,000	-	0.00%	130	-	0.00%	0	0	-
LITTLE COMPTON	0	3	-3	-100.00%	-	\$762,668	0.00%	-	90	0.00%	0	1	-100.00%
MIDDLETOWN	4	7	-3	-42.86%	\$1,475,000	\$670,000	120.15%	85	64	32.81%	0	0	-
NEWPORT	10	11	-1	-9.09%	\$894,750	\$840,000	6.52%	79	70	12.86%	0	0	-
PORTSMOUTH	9	9	0	0.00%	\$660,000	\$650,000	1.54%	37	36	2.78%	0	1	-100.00%
TIVERTON	3	11	-8	-72.73%	\$295,000	\$450,000	-34.44%	24	26	-7.69%	0	0	-
PROVIDENCE COUNTY	198	210	-12	-5.71%	\$430,000	\$410,000	4.88%	36	31	16.13%	7	4	75.00%
BURRILLVILLE	7	9	-2	-22.22%	\$470,000	\$415,000	13.25%	45	37	21.62%	0	0	-
CENTRAL FALLS	1	0	1	0.00%	\$395,000	-	0.00%	17	-	0.00%	0	0	-
CRANSTON	34	36	-2	-5.56%	\$442,500	\$382,500	15.69%	35	33	6.06%	1	1	0.00%
CUMBERLAND	16	20	-4	-20.00%	\$553,875	\$456,250	21.40%	34	33	3.03%	1	0	-
EAST PROVIDENCE	22	26	-4	-15.38%	\$420,750	\$405,000	3.89%	46	25	84.00%	2	0	-
FOSTER	3	3	0	0.00%	\$285,000	\$602,000	-52.66%	50	27	85.19%	0	1	-100.00%
GLOCESTER	6	7	-1	-14.29%	\$438,750	\$440,000	-0.28%	40	25	60.00%	0	1	-100.00%
JOHNSTON	13	14	-1	-7.14%	\$390,000	\$405,044	-3.71%	48	50	-4.00%	2	0	-
LINCOLN	8	17	-9	-52.94%	\$521,000	\$560,000	-6.96%	38	27	40.74%	0	0	-
NORTH PROVIDENCE	15	13	2	15.38%	\$454,000	\$440,000	3.18%	35	40	-12.50%	0	0	-
NORTH SMITHFIELD	9	4	5	125.00%	\$572,500	\$355,000	61.27%	48	52	-7.69%	1	0	-
PAWTUCKET	26	14	12	85.71%	\$408,113	\$340,000	20.03%	23	29	-20.69%	0	1	-100.00%
PROVIDENCE	23	26	-3	-11.54%	\$368,000	\$413,000	-10.90%	31	24	29.17%	0	0	-
SCITUATE	1	6	-5	-83.33%	\$310,000	\$615,000	-49.59%	12	48	-75.00%	0	0	-
SMITHFIELD	4	4	0	0.00%	\$495,000	\$710,000	-30.28%	28	12	133.33%	0	0	-
WOONSOCKET	10	11	-1	-9.09%	\$403,500	\$365,000	10.55%	31	19	63.16%	0	0	-
WASHINGTON COUNTY	62	68	-6	-8.82%	\$584,000	\$562,011	3.91%	59	48	22.92%	0	0	-
BLOCK ISLAND	1	0	1	0.00%	\$4,400,000	-	0.00%	894	-	0.00%	0	0	-
CHARLESTOWN	4	8	-4	-50.00%	\$1,117,000	\$520,000	114.81%	21	56	-62.50%	0	0	-
EXETER	6	4	2	50.00%	\$497,000	\$537,450	-7.53%	66	32	106.25%	0	0	-
HOPKINTON	4	6	-2	-33.33%	\$452,500	\$602,500	-24.90%	42	63	-33.33%	0	0	-
NARRAGANSETT	9	6	3	50.00%	\$1,230,000	\$887,500	38.59%	82	65	26.15%	0	0	-
NORTH KINGSTOWN	14	15	-1	-6.67%	\$662,500	\$607,500	9.05%	32	59	-45.76%	0	0	-
RICHMOND	5	6	-1	-16.67%	\$501,000	\$407,500	22.94%	12	43	-72.09%	0	0	-
SOUTH KINGSTOWN	11	15	-4	-26.67%	\$542,000	\$590,000	-8.14%	48	35	37.14%	0	0	-
WESTERLY	8	8	0	0.00%	\$472,500	\$510,000	-7.35%	42	37	13.51%	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.