

**February 2026 and 2025 Comparison by County
Single-Family Home Sales**

AREA	Sales 2026	Sales 2025	Change	% Change	Median Price 2026	Median Price 2025	Median % Change	Average DOM 2026	Average DOM 2025	DOM % Change	Distressed Properties 2026	Distressed Properties 2025	% Change Distressed Properties
RHODE ISLAND	349	412	-63	-15.29%	\$475,000	\$458,000	3.71%	45	42	7.14%	1	7	-85.71%
BRISTOL COUNTY	9	25	-16	-64.00%	\$525,000	\$569,000	-7.73%	15	-	0.00%	0	0	-
BARRINGTON	4	9	-5	-55.56%	\$1,032,500	\$680,000	51.84%	3	37	-91.89%	0	0	-
BRISTOL	2	10	-8	-80.00%	\$992,450	\$515,000	92.71%	41	58	-29.31%	0	0	-
WARREN	3	6	-3	-50.00%	\$440,000	\$499,500	-11.91%	13	29	-55.17%	0	0	-
KENT COUNTY	80	95	-15	-15.79%	\$418,750	\$425,000	-1.47%	45	37	21.62%	0	0	-
COVENTRY	21	21	0	0.00%	\$420,000	\$410,000	2.44%	60	39	53.85%	0	0	-
EAST GREENWICH	2	4	-2	-50.00%	\$515,000	\$992,500	-48.11%	20	62	-67.74%	0	0	-
WARWICK	47	56	-9	-16.07%	\$420,000	\$425,000	-1.18%	42	33	27.27%	0	0	-
WEST GREENWICH	1	2	-1	-50.00%	\$454,000	\$656,250	-30.82%	29	47	-38.30%	0	0	-
WEST WARWICK	9	12	-3	-25.00%	\$390,000	\$407,500	-4.29%	33	39	-15.38%	0	0	-
NEWPORT COUNTY	25	28	-3	-10.71%	\$610,000	\$799,750	-23.73%	63	62	1.61%	0	0	-
JAMESTOWN	3	1	2	200.00%	\$1,350,000	\$800,000	68.75%	114	130	-12.31%	0	0	-
LITTLE COMPTON	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
MIDDLETOWN	4	4	0	0.00%	\$635,000	\$1,475,000	-56.95%	55	85	-35.29%	0	0	-
NEWPORT	3	10	-7	-70.00%	\$1,250,000	\$894,750	39.70%	77	79	-2.53%	0	0	-
PORTSMOUTH	5	9	-4	-44.44%	\$560,000	\$660,000	-15.15%	100	37	170.27%	0	0	-
TIVERTON	10	4	6	150.00%	\$460,000	\$372,500	23.49%	28	34	-17.65%	0	0	-
PROVIDENCE COUNTY	168	202	-34	-16.83%	\$435,000	\$430,000	1.16%	42	36	16.67%	0	7	-100.00%
BURRILLVILLE	10	7	3	42.86%	\$457,500	\$470,000	-2.66%	45	45	0.00%	0	0	-
CENTRAL FALLS	0	1	-1	-100.00%	-	\$395,000	0.00%	-	17	0.00%	0	0	-
CRANSTON	25	36	-11	-30.56%	\$435,000	\$442,500	-1.69%	34	34	0.00%	0	1	-100.00%
CUMBERLAND	17	16	1	6.25%	\$522,000	\$553,875	-5.75%	48	34	41.18%	0	1	-100.00%
EAST PROVIDENCE	26	22	4	18.18%	\$440,500	\$420,750	4.69%	27	46	-41.30%	0	2	-100.00%
FOSTER	4	3	1	33.33%	\$417,500	\$285,000	46.49%	76	50	52.00%	0	0	-
GLOCESTER	3	6	-3	-50.00%	\$206,000	\$438,750	-53.05%	17	40	-57.50%	0	0	-
JOHNSTON	7	13	-6	-46.15%	\$495,000	\$390,000	26.92%	38	48	-20.83%	0	2	-100.00%
LINCOLN	6	8	-2	-25.00%	\$457,500	\$521,000	-12.19%	40	38	5.26%	0	0	-
NORTH PROVIDENCE	9	15	-6	-40.00%	\$455,000	\$454,000	0.22%	35	35	0.00%	0	0	-
NORTH SMITHFIELD	4	9	-5	-55.56%	\$451,750	\$572,500	-21.09%	130	48	170.83%	0	1	-100.00%
PAWTUCKET	16	27	-11	-40.74%	\$393,500	\$416,225	-5.46%	39	22	77.27%	0	0	-
PROVIDENCE	21	23	-2	-8.70%	\$410,000	\$368,000	11.41%	45	31	45.16%	0	0	-
SCITUATE	2	1	1	100.00%	\$440,000	\$310,000	41.94%	56	12	366.67%	0	0	-
SMITHFIELD	5	5	0	0.00%	\$429,900	\$390,000	10.23%	50	30	66.67%	0	0	-
WOONSOCKET	13	10	3	30.00%	\$395,000	\$403,500	-2.11%	47	31	51.61%	0	0	-
WASHINGTON COUNTY	67	62	5	8.06%	\$699,000	\$584,000	19.69%	49	59	-16.95%	1	0	-
BLOCK ISLAND	1	1	0	0.00%	\$3,000,000	\$4,400,000	-31.82%	133	894	-85.12%	0	0	-
CHARLESTOWN	7	4	3	75.00%	\$602,000	\$1,117,000	-46.11%	73	21	247.62%	0	0	-
EXETER	2	6	-4	-66.67%	\$605,750	\$497,000	21.88%	23	66	-65.15%	0	0	-
HOPKINTON	5	4	1	25.00%	\$427,000	\$452,500	-5.64%	51	42	21.43%	1	0	-
NARRAGANSETT	8	9	-1	-11.11%	\$1,097,500	\$1,230,000	-10.77%	84	82	2.44%	0	0	-
NORTH KINGSTOWN	14	14	0	0.00%	\$672,250	\$662,500	1.47%	43	32	34.38%	0	0	-
RICHMOND	3	5	-2	-40.00%	\$675,000	\$501,000	34.73%	22	12	83.33%	0	0	-
SOUTH KINGSTOWN	15	11	4	36.36%	\$830,000	\$542,000	53.14%	39	48	-18.75%	0	0	-
WESTERLY	12	8	4	50.00%	\$784,250	\$472,500	65.98%	38	42	-9.52%	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.