

**January 2021 and 2020 Comparison
Single-Family Home Sales**

AREA	Sales 2021	Sales 2020	Change	% Change	Median Price 2021	Median Price 2020	Median % Change	Average DOM 2021	Average DOM 2020	DOM % Change	Distressed Properties 2021	Distressed Properties 2020	% Change Distressed Properties
RHODE ISLAND	719	685	34	4.96%	\$334,000	\$295,000	13.22%	50	68	-26.47%	12	24	-50.00%
NEWPORT COUNTY													
TIVERTON	19	16	3	18.75%	\$366,000	\$325,000	12.62%	103	97	6.19%	1	0	-
LITTLE COMPTON	2	5	-3	-60.00%	\$933,000	\$535,000	74.39%	31	98	-68.37%	0	1	-100.00%
PORTSMOUTH	15	14	1	7.14%	\$485,000	\$367,500	31.97%	50	66	-24.24%	1	1	0.00%
MIDDLETOWN	10	9	1	11.11%	\$514,500	\$342,000	50.44%	95	149	-36.24%	0	1	-100.00%
NEWPORT	16	19	-3	-15.79%	\$755,500	\$567,500	33.13%	105	85	23.53%	0	0	-
JAMESTOWN	7	9	-2	-22.22%	\$1,200,000	\$659,000	82.09%	125	75	66.67%	0	0	-
METRO & EAST BAY													
BARRINGTON	17	15	2	13.33%	\$480,000	\$470,000	2.13%	76	103	-26.21%	0	0	-
WARREN	7	5	2	40.00%	\$385,000	\$249,000	54.62%	135	56	141.07%	0	0	-
BRISTOL	15	14	1	7.14%	\$419,000	\$420,000	-0.24%	76	72	5.56%	0	0	-
EAST PROVIDENCE	32	22	10	45.45%	\$297,500	\$261,450	13.79%	40	60	-33.33%	0	0	-
PROVIDENCE	38	38	0	0.00%	\$236,000	\$214,250	10.15%	37	59	-37.29%	2	2	0.00%
EAST SIDE of Providence	13	10	3	30.00%	\$865,000	\$807,000	7.19%	46	94	-51.06%	0	0	-
NORTH PROVIDENCE	24	19	5	26.32%	\$300,000	\$246,400	21.75%	29	41	-29.27%	0	0	-
JOHNSTON	23	24	-1	-4.17%	\$275,000	\$246,500	11.56%	41	54	-24.07%	2	2	0.00%
CRANSTON	75	62	13	20.97%	\$309,000	\$260,000	18.85%	43	56	-23.21%	0	2	-100.00%
NORTH													
LINCOLN	19	19	0	0.00%	\$445,400	\$356,000	25.11%	54	64	-15.63%	0	0	-
CUMBERLAND	25	22	3	13.64%	\$360,000	\$292,000	23.29%	32	55	-41.82%	0	1	-100.00%
WOONSOCKET	17	9	8	88.89%	\$263,000	\$240,000	9.58%	31	50	-38.00%	0	0	-
PAWTUCKET	36	27	9	33.33%	\$256,500	\$235,000	9.15%	25	46	-45.65%	0	0	-
CENTRAL FALLS	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
NORTH SMITHFIELD	9	8	1	12.50%	\$340,000	\$351,950	-3.40%	66	133	-50.38%	1	1	0.00%
SMITHFIELD	13	12	1	8.33%	\$389,900	\$355,000	9.83%	52	52	0.00%	0	0	-
BURRILLVILLE	11	16	-5	-31.25%	\$350,000	\$275,000	27.27%	35	51	-31.37%	1	1	0.00%
GLOCESTER	11	11	0	0.00%	\$305,000	\$375,000	-18.67%	35	74	-52.70%	0	0	-
FOSTER	6	4	2	50.00%	\$345,000	\$307,500	12.20%	76	75	1.33%	0	1	-100.00%
SCITUATE	7	6	1	16.67%	\$441,000	\$270,000	63.33%	43	67	-35.82%	0	1	-100.00%
SOUTH COUNTY													
EXETER	2	5	-3	-60.00%	\$485,000	\$420,000	15.48%	40	95	-57.89%	0	0	-
HOPKINTON	6	6	0	0.00%	\$381,925	\$266,250	43.45%	37	80	-53.75%	0	0	-
RICHMOND	10	6	4	66.67%	\$320,250	\$359,500	-10.92%	57	91	-37.36%	0	1	-100.00%
CHARLESTOWN	10	5	5	100.00%	\$425,200	\$354,500	19.94%	84	66	27.27%	0	0	-
WESTERLY	15	15	0	0.00%	\$347,000	\$255,000	36.08%	63	46	36.96%	0	1	-100.00%
BLOCK ISLAND	2	3	-1	-33.33%	\$1,887,500	\$780,000	141.99%	201	70	187.14%	0	0	-
SOUTH KINGSTOWN	22	16	6	37.50%	\$495,700	\$357,500	38.66%	65	105	-38.10%	0	0	-
NARRAGANSETT	12	13	-1	-7.69%	\$750,000	\$455,293	64.73%	126	121	4.13%	0	0	-
NORTH KINGSTOWN	23	30	-7	-23.33%	\$395,000	\$390,000	1.28%	45	86	-47.67%	0	1	-100.00%
KENT COUNTY													
EAST GREENWICH	14	4	10	250.00%	\$607,500	\$437,500	38.86%	28	105	-73.33%	0	0	-
WEST WARWICK	27	15	12	80.00%	\$265,000	\$240,000	10.42%	35	56	-37.50%	2	0	-
WARWICK	81	104	-23	-22.12%	\$286,000	\$249,000	14.86%	34	59	-42.37%	1	5	-80.00%
COVENTRY	24	40	-16	-40.00%	\$336,250	\$315,000	6.75%	46	62	-25.81%	1	2	-50.00%
WEST GREENWICH	4	8	-4	-50.00%	\$412,500	\$447,450	-7.81%	38	113	-66.37%	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 themix (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 bytown data as the latter continues to be updated with later closing transactions after the statewide data is pulled. Information deemed reliable but is not guaranteed.