

January 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	758	740	18	2.43%	\$370,000	\$330,000	12.12%	42	50	-16.00%	4	12	-66.67%
<u>NEWPORT COUNTY</u>													
TIVERTON	20	19	1	5.26%	\$485,000	\$366,000	32.51%	75	103	-27.18%	0	1	-100.00%
LITTLE COMPTON	3	2	1	50.00%	\$700,000	\$933,000	-24.97%	63	31	103.23%	0	0	-
PORTSMOUTH	27	15	12	80.00%	\$650,000	\$485,000	34.02%	65	50	30.00%	0	1	-100.00%
MIDDLETOWN	9	10	-1	-10.00%	\$582,000	\$514,500	13.12%	21	95	-77.89%	0	0	-
NEWPORT	13	16	-3	-18.75%	\$750,000	\$755,500	-0.73%	53	105	-49.52%	0	0	-
JAMESTOWN	4	7	-3	-42.86%	\$1,675,000	\$1,200,000	39.58%	74	125	-40.80%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	16	17	-1	-5.88%	\$562,500	\$480,000	17.19%	47	76	-38.16%	0	0	-
WARREN	5	8	-3	-37.50%	\$395,000	\$407,450	-3.06%	62	140	-55.71%	0	0	-
BRISTOL	14	15	-1	-6.67%	\$507,500	\$419,000	21.12%	38	76	-50.00%	0	0	-
EAST PROVIDENCE	40	35	5	14.29%	\$325,000	\$300,000	8.33%	29	42	-30.95%	1	0	-
PROVIDENCE	56	54	2	3.70%	\$317,500	\$251,500	26.24%	32	39	-17.95%	0	2	-100.00%
NORTH PROVIDENCE	27	24	3	12.50%	\$360,000	\$300,000	20.00%	48	29	65.52%	0	0	-
JOHNSTON	27	23	4	17.39%	\$350,000	\$275,000	27.27%	32	41	-21.95%	0	2	-100.00%
CRANSTON	88	78	10	12.82%	\$340,000	\$306,750	10.84%	34	42	-19.05%	1	0	-
<u>NORTH</u>													
LINCOLN	12	19	-7	-36.84%	\$630,000	\$445,400	41.45%	49	54	-9.26%	0	0	-
CUMBERLAND	24	25	-1	-4.00%	\$438,500	\$360,000	21.81%	35	32	9.38%	0	0	-
WOONSOCKET	25	17	8	47.06%	\$302,900	\$263,000	15.17%	27	31	-12.90%	0	0	-
PAWTUCKET	28	38	-10	-26.32%	\$302,500	\$264,800	14.24%	30	24	25.00%	0	0	-
CENTRAL FALLS	2	0	2	0.00%	\$259,500	-	0.00%	42	-	0.00%	0	0	-
NORTH SMITHFIELD	13	9	4	44.44%	\$390,777	\$340,000	14.93%	32	66	-51.52%	0	1	-100.00%
SMITHFIELD	10	13	-3	-23.08%	\$423,750	\$389,900	8.68%	53	52	1.92%	0	0	-
BURRILLVILLE	9	11	-2	-18.18%	\$302,000	\$350,000	-13.71%	36	35	2.86%	0	1	-100.00%
GLOCESTER	5	11	-6	-54.55%	\$320,000	\$305,000	4.92%	42	35	20.00%	0	0	-
FOSTER	7	7	0	0.00%	\$399,900	\$330,000	21.18%	46	71	-35.21%	0	0	-
SCITUATE	8	7	1	14.29%	\$352,500	\$441,000	-20.07%	49	43	13.95%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	6	2	4	200.00%	\$462,750	\$485,000	-4.59%	78	40	95.00%	0	0	-
HOPKINTON	5	6	-1	-16.67%	\$364,900	\$381,925	-4.46%	71	37	91.89%	0	0	-
RICHMOND	10	10	0	0.00%	\$445,000	\$320,250	38.95%	32	57	-43.86%	0	0	-
CHARLESTOWN	12	10	2	20.00%	\$463,750	\$425,200	9.07%	62	84	-26.19%	0	0	-
WESTERLY	19	15	4	26.67%	\$349,900	\$347,000	0.84%	33	63	-47.62%	1	0	-
BLOCK ISLAND	5	2	3	150.00%	\$975,000	\$1,887,500	-48.34%	219	201	8.96%	0	0	-
SOUTH KINGSTOWN	17	22	-5	-22.73%	\$515,773	\$495,700	4.05%	58	65	-10.77%	0	0	-
NARRAGANSETT	13	12	1	8.33%	\$625,000	\$750,000	-16.67%	44	126	-65.08%	0	0	-
NORTH KINGSTOWN	26	24	2	8.33%	\$439,500	\$407,500	7.85%	61	51	19.61%	1	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	11	15	-4	-26.67%	\$660,000	\$595,000	10.92%	19	28	-32.14%	0	0	-
WEST WARWICK	18	28	-10	-35.71%	\$308,750	\$270,000	14.35%	25	34	-26.47%	0	2	-100.00%
WARWICK	80	84	-4	-4.76%	\$320,500	\$285,500	12.26%	38	34	11.76%	0	1	-100.00%
COVENTRY	41	26	15	57.69%	\$339,900	\$330,000	3.00%	41	48	-14.58%	0	1	-100.00%
WEST GREENWICH	3	4	-1	-25.00%	\$435,000	\$412,500	5.45%	53	38	39.47%	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.