

**January 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	462	772	-310	-40.16%	\$391,375	\$369,950	5.79%	41	42	-2.38%	10	4	150.00%
NEWPORT COUNTY													
TIVERTON	12	21	-9	-42.86%	\$338,500	\$490,000	-30.92%	54	71	-23.94%	1	0	-
LITTLE COMPTON	2	4	-2	-50.00%	\$605,500	\$645,000	-6.12%	191	85	124.71%	0	0	-
PORTSMOUTH	12	27	-15	-55.56%	\$522,500	\$650,000	-19.62%	47	65	-27.69%	1	0	-
MIDDLETOWN	9	9	0	0.00%	\$900,000	\$582,000	54.64%	76	21	261.90%	0	0	-
NEWPORT	12	13	-1	-7.69%	\$688,250	\$750,000	-8.23%	50	53	-5.66%	0	0	-
JAMESTOWN	5	5	0	0.00%	\$1,200,000	\$1,250,000	-4.00%	51	73	-30.14%	0	0	-
METRO & EAST BAY													
BARRINGTON	10	16	-6	-37.50%	\$847,500	\$562,500	50.67%	22	47	-53.19%	0	0	-
WARREN	2	5	-3	-60.00%	\$414,750	\$395,000	5.00%	43	62	-30.65%	0	0	-
BRISTOL	6	14	-8	-57.14%	\$502,500	\$507,500	-0.99%	71	38	86.84%	0	0	-
EAST PROVIDENCE	31	41	-10	-24.39%	\$369,500	\$325,000	13.69%	30	29	3.45%	1	1	0.00%
PROVIDENCE	28	58	-30	-51.72%	\$356,500	\$317,500	12.28%	28	35	-20.00%	0	0	-
NORTH PROVIDENCE	17	27	-10	-37.04%	\$340,000	\$360,000	-5.56%	26	48	-45.83%	0	0	-
JOHNSTON	16	27	-11	-40.74%	\$382,500	\$350,000	9.29%	24	32	-25.00%	0	0	-
CRANSTON	36	89	-53	-59.55%	\$391,500	\$340,000	15.15%	39	34	14.71%	0	1	-100.00%
NORTH													
LINCOLN	12	12	0	0.00%	\$450,000	\$630,000	-28.57%	48	49	-2.04%	1	0	-
CUMBERLAND	17	24	-7	-29.17%	\$415,000	\$438,500	-5.36%	30	35	-14.29%	0	0	-
WOONSOCKET	17	25	-8	-32.00%	\$319,000	\$302,900	5.32%	34	27	25.93%	1	0	-
PAWTUCKET	19	31	-12	-38.71%	\$289,000	\$300,000	-3.67%	34	28	21.43%	0	0	-
CENTRAL FALLS	1	2	-1	-50.00%	\$335,000	\$259,500	29.09%	10	42	-76.19%	0	0	-
NORTH SMITHFIELD	5	13	-8	-61.54%	\$362,000	\$390,777	-7.36%	22	32	-31.25%	1	0	-
SMITHFIELD	7	10	-3	-30.00%	\$471,900	\$423,750	11.36%	46	53	-13.21%	0	0	-
BURRILLVILLE	9	9	0	0.00%	\$417,000	\$302,000	38.08%	48	36	33.33%	0	0	-
GLOCESTER	8	5	3	60.00%	\$406,250	\$320,000	26.95%	42	42	0.00%	0	0	-
FOSTER	5	7	-2	-28.57%	\$545,000	\$399,900	36.28%	43	46	-6.52%	0	0	-
SCITUATE	12	9	3	33.33%	\$382,500	\$320,000	19.53%	35	47	-25.53%	0	0	-
SOUTH COUNTY													
EXETER	2	6	-4	-66.67%	\$359,450	\$462,750	-22.32%	55	78	-29.49%	0	0	-
HOPKINTON	2	5	-3	-60.00%	\$416,500	\$364,900	14.14%	104	71	46.48%	0	0	-
RICHMOND	4	10	-6	-60.00%	\$434,950	\$445,000	-2.26%	53	32	65.63%	0	0	-
CHARLESTOWN	4	12	-8	-66.67%	\$457,500	\$463,750	-1.35%	7	62	-88.71%	0	0	-
WESTERLY	7	19	-12	-63.16%	\$492,000	\$349,900	40.61%	43	33	30.30%	0	1	-100.00%
BLOCK ISLAND	1	5	-4	-80.00%	\$1,265,000	\$975,000	29.74%	333	219	52.05%	0	0	-
SOUTH KINGSTOWN	9	17	-8	-47.06%	\$563,244	\$515,773	9.20%	38	58	-34.48%	0	0	-
NARRAGANSETT	8	13	-5	-38.46%	\$628,250	\$625,000	0.52%	78	44	77.27%	0	0	-
NORTH KINGSTOWN	15	26	-11	-42.31%	\$572,500	\$427,500	33.92%	47	61	-22.95%	0	1	-100.00%
KENT COUNTY													
EAST GREENWICH	6	11	-5	-45.45%	\$565,000	\$660,000	-14.39%	47	19	147.37%	1	0	-
WEST WARWICK	13	18	-5	-27.78%	\$375,000	\$308,750	21.46%	49	25	96.00%	0	0	-
WARWICK	52	81	-29	-35.80%	\$344,000	\$321,000	7.17%	30	38	-21.05%	2	0	-
COVENTRY	24	43	-19	-44.19%	\$362,500	\$325,000	11.54%	50	39	28.21%	1	0	-
WEST GREENWICH	5	3	2	66.67%	\$500,000	\$435,000	14.94%	62	53	16.98%	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.