

January 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	429	473	-44	-9.30%	\$499,000	\$465,000	7.31%	43	39	10.26%	5	5	0.00%
BRISTOL COUNTY	16	18	-2	-11.11%	\$815,000	\$712,500	14.39%	28	-	0.00%	0	0	-
BARRINGTON	10	8	2	25.00%	\$831,000	\$894,450	-7.09%	30	52	-42.31%	0	0	-
BRISTOL	5	5	0	0.00%	\$750,000	\$725,000	3.45%	22	25	-12.00%	0	0	-
WARREN	1	5	-4	-80.00%	\$530,000	\$613,900	-13.67%	47	34	38.24%	0	0	-
KENT COUNTY	99	104	-5	-4.81%	\$450,000	\$400,000	12.50%	46	34	35.29%	1	1	0.00%
COVENTRY	18	26	-8	-30.77%	\$387,500	\$394,950	-1.89%	31	34	-8.82%	0	0	-
EAST GREENWICH	5	7	-2	-28.57%	\$975,000	\$869,000	12.20%	125	91	37.36%	0	0	-
WARWICK	59	57	2	3.51%	\$460,000	\$390,000	17.95%	43	28	53.57%	1	1	0.00%
WEST GREENWICH	3	3	0	0.00%	\$725,000	\$630,000	15.08%	58	50	16.00%	0	0	-
WEST WARWICK	14	11	3	27.27%	\$422,500	\$397,500	6.29%	42	22	90.91%	0	0	-
NEWPORT COUNTY	35	43	-8	-18.60%	\$725,000	\$815,000	-11.04%	58	61	-4.92%	0	0	-
JAMESTOWN	0	3	-3	-100.00%	-	\$1,725,000	0.00%	-	89	0.00%	0	0	-
LITTLE COMPTON	0	2	-2	-100.00%	-	\$1,345,000	0.00%	-	75	0.00%	0	0	-
MIDDLETON	3	11	-8	-72.73%	\$431,000	\$970,000	-55.57%	69	78	-11.54%	0	0	-
NEWPORT	9	9	0	0.00%	\$860,000	\$1,425,000	-39.65%	56	19	194.74%	0	0	-
PORTSMOUTH	16	9	7	77.78%	\$782,500	\$645,000	21.32%	59	67	-11.94%	0	0	-
TIVERTON	7	9	-2	-22.22%	\$571,255	\$496,000	15.17%	55	64	-14.06%	0	0	-
PROVIDENCE COUNTY	197	236	-39	-16.53%	\$460,000	\$433,056	6.22%	38	34	11.76%	3	2	50.00%
BURRILLVILLE	9	7	2	28.57%	\$463,500	\$400,000	15.88%	47	74	-36.49%	0	1	-100.00%
CENTRAL FALLS	1	0	1	0.00%	\$530,000	-	0.00%	0	-	0.00%	0	0	-
CRANSTON	33	50	-17	-34.00%	\$453,000	\$432,500	4.74%	29	37	-21.62%	1	0	-
CUMBERLAND	18	20	-2	-10.00%	\$505,000	\$520,000	-2.88%	32	28	14.29%	0	0	-
EAST PROVIDENCE	18	28	-10	-35.71%	\$420,000	\$437,450	-3.99%	39	29	34.48%	0	0	-
FOSTER	2	5	-3	-60.00%	\$447,000	\$585,000	-23.59%	61	63	-3.17%	0	0	-
GLOCESTER	5	5	0	0.00%	\$694,900	\$464,000	49.76%	36	32	12.50%	0	0	-
JOHNSTON	15	9	6	66.67%	\$480,000	\$500,000	-4.00%	44	34	29.41%	0	0	-
LINCOLN	10	10	0	0.00%	\$547,500	\$463,000	18.25%	26	44	-40.91%	0	0	-
NORTH PROVIDENCE	12	12	0	0.00%	\$442,500	\$412,500	7.27%	40	37	8.11%	0	1	-100.00%
NORTH SMITHFIELD	9	4	5	125.00%	\$475,000	\$560,000	-15.18%	38	34	11.76%	0	0	-
PAWTUCKET	14	25	-11	-44.00%	\$402,500	\$380,000	5.92%	26	29	-10.34%	0	0	-
PROVIDENCE	22	32	-10	-31.25%	\$395,250	\$427,500	-7.54%	46	31	48.39%	1	0	-
SCITUATE	10	4	6	150.00%	\$569,950	\$450,000	26.66%	72	29	148.28%	1	0	-
SMITHFIELD	9	11	-2	-18.18%	\$545,000	\$505,000	7.92%	28	26	7.69%	0	0	-
WOONSOCKET	10	14	-4	-28.57%	\$374,000	\$397,500	-5.91%	48	27	77.78%	0	0	-
WASHINGTON COUNTY	82	72	10	13.89%	\$607,500	\$645,000	-5.81%	46	49	-6.12%	1	2	-50.00%
BLOCK ISLAND	1	1	0	0.00%	\$6,500,000	\$2,275,000	185.71%	23	85	-72.94%	0	0	-
CHARLESTOWN	10	6	4	66.67%	\$707,000	\$688,500	2.69%	42	47	-10.64%	0	0	-
EXETER	3	5	-2	-40.00%	\$543,000	\$385,000	41.04%	15	37	-59.46%	0	0	-
HOPKINTON	6	10	-4	-40.00%	\$522,500	\$535,000	-2.34%	49	48	2.08%	0	0	-
NARRAGANSETT	11	7	4	57.14%	\$670,000	\$1,600,000	-58.13%	68	92	-26.09%	0	0	-
NORTH KINGSTOWN	19	12	7	58.33%	\$575,000	\$684,000	-15.94%	37	36	2.78%	0	0	-
RICHMOND	4	2	2	100.00%	\$520,000	\$364,000	42.86%	65	24	170.83%	1	1	0.00%
SOUTH KINGSTOWN	14	17	-3	-17.65%	\$792,500	\$748,500	5.88%	40	60	-33.33%	0	0	-
WESTERLY	14	12	2	16.67%	\$607,500	\$750,000	-19.00%	49	31	58.06%	0	1	-100.00%

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.