

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	1072	1234	-162	-13.13%	\$384,000	\$331,044	16.00%	28	51	-45.10%	5	43	-88.37%
<u>NEWPORT COUNTY</u>													
TIVERTON	21	20	1	5.00%	\$328,000	\$320,000	2.50%	35	47	-25.53%	0	0	-
LITTLE COMPTON	5	6	-1	-16.67%	\$650,000	\$975,000	-33.33%	46	108	-57.41%	0	0	-
PORTSMOUTH	36	32	4	12.50%	\$544,500	\$456,500	19.28%	46	72	-36.11%	0	1	-100.00%
MIDDLETOWN	13	16	-3	-18.75%	\$605,000	\$525,000	15.24%	33	77	-57.14%	0	0	-
NEWPORT	24	23	1	4.35%	\$641,600	\$559,000	14.78%	71	63	12.70%	0	0	-
JAMESTOWN	12	16	-4	-25.00%	\$853,500	\$824,950	3.46%	65	68	-4.41%	1	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	38	46	-8	-17.39%	\$700,775	\$499,700	40.24%	29	54	-46.30%	0	2	-100.00%
WARREN	9	2	7	350.00%	\$398,800	\$378,000	5.50%	21	68	-69.12%	0	0	-
BRISTOL	15	32	-17	-53.13%	\$520,000	\$394,950	31.66%	20	53	-62.26%	0	1	-100.00%
EAST PROVIDENCE	59	42	17	40.48%	\$331,000	\$265,000	24.91%	22	36	-38.89%	0	1	-100.00%
PROVIDENCE	53	63	-10	-15.87%	\$290,000	\$223,000	30.04%	20	45	-55.56%	0	6	-100.00%
EAST SIDE of Providence	23	26	-3	-11.54%	\$800,000	\$630,500	26.88%	19	24	-20.83%	0	0	-
NORTH PROVIDENCE	30	33	-3	-9.09%	\$346,250	\$255,000	35.78%	33	32	3.13%	2	2	0.00%
JOHNSTON	28	46	-18	-39.13%	\$356,250	\$297,500	19.75%	26	51	-49.02%	0	2	-100.00%
CRANSTON	89	82	7	8.54%	\$338,000	\$282,450	19.67%	24	43	-44.19%	0	1	-100.00%
<u>NORTH</u>													
LINCOLN	19	26	-7	-26.92%	\$388,500	\$352,575	10.19%	19	38	-50.00%	0	0	-
CUMBERLAND	47	52	-5	-9.62%	\$405,000	\$357,450	13.30%	20	42	-52.38%	0	2	-100.00%
WOONSOCKET	29	26	3	11.54%	\$285,148	\$257,500	10.74%	30	44	-31.82%	0	2	-100.00%
PAWTUCKET	52	51	1	1.96%	\$286,250	\$247,900	15.47%	20	37	-45.95%	0	0	-
CENTRAL FALLS	1	1	0	0.00%	\$225,000	\$225,000	0.00%	0	28	-100.00%	0	0	-
NORTH SMITHFIELD	9	20	-11	-55.00%	\$500,000	\$385,000	29.87%	11	43	-74.42%	0	1	-100.00%
SMITHFIELD	20	26	-6	-23.08%	\$420,500	\$372,500	12.89%	28	53	-47.17%	0	0	-
BURRILLVILLE	23	26	-3	-11.54%	\$356,000	\$344,500	3.34%	16	33	-51.52%	0	2	-100.00%
GLOCESTER	15	15	0	0.00%	\$400,000	\$350,000	14.29%	22	40	-45.00%	0	0	-
FOSTER	2	12	-10	-83.33%	\$322,500	\$346,500	-6.93%	90	84	7.14%	0	2	-100.00%
SCITUATE	15	10	5	50.00%	\$405,000	\$387,450	4.53%	16	44	-63.64%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	6	12	-6	-50.00%	\$481,000	\$362,500	32.69%	49	64	-23.44%	0	0	-
HOPKINTON	5	10	-5	-50.00%	\$365,000	\$274,950	32.75%	33	88	-62.50%	0	1	-100.00%
RICHMOND	10	15	-5	-33.33%	\$390,000	\$309,000	26.21%	25	56	-55.36%	0	1	-100.00%
CHARLESTOWN	14	19	-5	-26.32%	\$468,700	\$380,000	23.34%	32	42	-23.81%	0	0	-
WESTERLY	22	30	-8	-26.67%	\$637,000	\$368,750	72.75%	33	63	-47.62%	0	2	-100.00%
BLOCK ISLAND	3	3	0	0.00%	\$2,600,000	\$1,087,500	139.08%	333	411	-18.98%	0	0	-
SOUTH KINGSTOWN	30	54	-24	-44.44%	\$499,950	\$424,500	17.77%	26	59	-55.93%	0	0	-
NARRAGANSETT	19	34	-15	-44.12%	\$650,000	\$632,500	2.77%	19	70	-72.86%	0	0	-
NORTH KINGSTOWN	31	55	-24	-43.64%	\$617,000	\$411,000	50.12%	19	65	-70.77%	0	2	-100.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	26	38	-12	-31.58%	\$724,500	\$573,332	26.37%	24	59	-59.32%	0	1	-100.00%
WEST WARWICK	32	27	5	18.52%	\$318,500	\$237,500	34.11%	22	41	-46.34%	0	2	-100.00%
WARWICK	130	126	4	3.17%	\$330,000	\$262,250	25.83%	23	43	-46.51%	1	7	-85.71%
COVENTRY	50	50	0	0.00%	\$389,250	\$276,600	40.73%	30	48	-37.50%	1	1	0.00%
WEST GREENWICH	7	11	-4	-36.36%	\$390,000	\$340,000	14.71%	99	41	141.46%	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 --- 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.