

July 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	784	826	-42	-5.08%	\$525,000	\$500,500	4.90%	30	29	3.45%	3	9	-66.67%
BRISTOL COUNTY	43	58	-15	-25.86%	\$798,725	\$692,500	15.34%	28	-	0.00%	0	0	-
BARRINGTON	30	26	4	15.38%	\$875,500	\$785,500	11.46%	32	22	45.45%	0	0	-
BRISTOL	8	25	-17	-68.00%	\$665,000	\$675,000	-1.48%	14	34	-58.82%	0	0	-
WARREN	5	7	-2	-28.57%	\$689,000	\$620,000	11.13%	32	16	100.00%	0	0	-
KENT COUNTY	169	191	-22	-11.52%	\$475,000	\$455,000	4.40%	29	23	26.09%	1	2	-50.00%
COVENTRY	49	43	6	13.95%	\$462,500	\$426,550	8.43%	30	25	20.00%	0	1	-100.00%
EAST GREENWICH	17	22	-5	-22.73%	\$905,000	\$822,500	10.03%	23	28	-17.86%	0	0	-
WARWICK	85	99	-14	-14.14%	\$450,000	\$435,500	3.33%	29	23	26.09%	0	1	-100.00%
WEST GREENWICH	6	3	3	100.00%	\$689,500	\$650,000	6.08%	26	32	-18.75%	0	0	-
WEST WARWICK	12	24	-12	-50.00%	\$492,500	\$415,000	18.67%	31	18	72.22%	1	0	-
NEWPORT COUNTY	56	76	-20	-26.32%	\$800,000	\$875,000	-8.57%	54	39	38.46%	0	1	-100.00%
JAMESTOWN	7	10	-3	-30.00%	\$1,200,000	\$949,950	26.32%	40	42	-4.76%	0	0	-
LITTLE COMPTON	3	4	-1	-25.00%	\$1,225,000	\$1,538,000	-20.35%	64	30	113.33%	0	0	-
MIDDLETOWN	7	8	-1	-12.50%	\$825,000	\$545,000	51.38%	60	58	3.45%	0	0	-
NEWPORT	12	18	-6	-33.33%	\$925,125	\$1,542,500	-40.02%	30	43	-30.23%	0	0	-
PORTSMOUTH	13	18	-5	-27.78%	\$634,000	\$761,000	-16.69%	57	39	46.15%	0	0	-
TIVERTON	14	18	-4	-22.22%	\$470,000	\$525,000	-10.48%	74	29	155.17%	0	1	-100.00%
PROVIDENCE COUNTY	389	367	22	5.99%	\$480,000	\$453,500	5.84%	27	27	0.00%	2	5	-60.00%
BURRILLVILLE	18	13	5	38.46%	\$473,000	\$435,000	8.74%	24	36	-33.33%	0	0	-
CENTRAL FALLS	0	1	-1	-100.00%	-	\$382,000	0.00%	-	36	0.00%	0	0	-
CRANSTON	66	58	8	13.79%	\$462,500	\$465,000	-0.54%	26	30	-13.33%	1	0	-
CUMBERLAND	41	26	15	57.69%	\$535,000	\$567,500	-5.73%	22	23	-4.35%	0	0	-
EAST PROVIDENCE	42	44	-2	-4.55%	\$450,500	\$425,000	6.00%	23	24	-4.17%	0	1	-100.00%
FOSTER	2	5	-3	-60.00%	\$432,500	\$475,000	-8.95%	25	26	-3.85%	0	0	-
GLOCESTER	14	9	5	55.56%	\$582,500	\$532,000	9.49%	45	31	45.16%	0	0	-
JOHNSTON	17	24	-7	-29.17%	\$470,000	\$462,500	1.62%	56	26	115.38%	1	0	-
LINCOLN	16	17	-1	-5.88%	\$631,000	\$535,000	17.94%	29	40	-27.50%	0	0	-
NORTH PROVIDENCE	25	26	-1	-3.85%	\$465,000	\$410,000	13.41%	27	32	-15.63%	0	2	-100.00%
NORTH SMITHFIELD	7	9	-2	-22.22%	\$567,500	\$444,000	27.82%	21	20	5.00%	0	1	-100.00%
PAWTUCKET	47	38	9	23.68%	\$425,000	\$410,000	3.66%	26	24	8.33%	0	0	-
PROVIDENCE	50	54	-4	-7.41%	\$490,000	\$472,500	3.70%	28	27	3.70%	0	1	-100.00%
SCITUATE	7	8	-1	-12.50%	\$570,000	\$723,500	-21.22%	26	22	18.18%	0	0	-
SMITHFIELD	16	15	1	6.67%	\$575,000	\$525,000	9.52%	14	19	-26.32%	0	0	-
WOONSOCKET	21	20	1	5.00%	\$420,000	\$390,000	7.69%	25	19	31.58%	0	0	-
WASHINGTON COUNTY	127	134	-7	-5.22%	\$727,000	\$635,500	14.40%	31	36	-13.89%	0	1	-100.00%
BLOCK ISLAND	0	2	-2	-100.00%	-	\$1,811,000	0.00%	-	23	0.00%	0	0	-
CHARLESTOWN	9	11	-2	-18.18%	\$725,000	\$685,000	5.84%	39	24	62.50%	0	0	-
EXETER	6	7	-1	-14.29%	\$637,500	\$675,000	-5.56%	33	39	-15.38%	0	0	-
HOPKINTON	6	11	-5	-45.45%	\$550,000	\$515,000	6.80%	23	49	-53.06%	0	0	-
NARRAGANSETT	27	22	5	22.73%	\$1,141,500	\$803,450	42.07%	38	50	-24.00%	0	0	-
NORTH KINGSTOWN	26	22	4	18.18%	\$636,000	\$631,750	0.67%	31	34	-8.82%	0	0	-
RICHMOND	9	7	2	28.57%	\$445,000	\$210,000	111.90%	35	75	-53.33%	0	0	-
SOUTH KINGSTOWN	27	35	-8	-22.86%	\$760,000	\$576,000	31.94%	24	25	-4.00%	0	1	-100.00%
WESTERLY	17	17	0	0.00%	\$655,000	\$625,000	4.80%	25	27	-7.41%	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.													