

2020 and 2019 Comparison Single-Family Home Sales

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	964	1149	-185	-16.10%	\$308,500	\$299,000	3.18%	54	55	-1.82%	29	38	-23.68%
NEWPORT COUNTY													
TIVERTON	19	18	1	5.56%	\$375,000	\$290,000	29.31%	120	79	51.90%	1	1	0.00%
LITTLE COMPTON	2	2	0	0.00%	\$1,562,500	\$528,388	195.71%	303	200	51.50%	0	0	-
PORTSMOUTH	25	33	-8	-24.24%	\$555,000	\$475,000	16.84%	66	107	-38.32%	0	1	-100.00%
MIDDLETOWN	14	13	1	7.69%	\$377,000	\$410,000	-8.05%	70	63	11.11%	0	0	-
NEWPORT	15	21	-6	-28.57%	\$580,000	\$505,000	14.85%	79	76	3.95%	0	0	-
JAMESTOWN	10	8	2	25.00%	\$794,950	\$825,000	-3.64%	46	260	-82.31%	0	0	-
METRO & EAST BAY													
BARRINGTON	31	40	-9	-22.50%	\$490,000	\$447,500	9.50%	82	64	28.13%	0	2	-100.00%
WARREN	5	5	0	0.00%	\$310,000	\$349,900	-11.40%	46	39	17.95%	2	0	-
BRISTOL	11	19	-8	-42.11%	\$340,000	\$325,000	4.62%	96	58	65.52%	0	0	-
EAST PROVIDENCE	45	51	-6	-11.76%	\$257,000	\$260,000	-1.15%	40	46	-13.04%	2	0	-
PROVIDENCE	55	61	-6	-9.84%	\$230,000	\$204,400	12.52%	34	52	-34.62%	0	1	-100.00%
EAST SIDE of Providence	17	34	-17	-50.00%	\$870,000	\$574,500	51.44%	35	44	-20.45%	0	1	-100.00%
NORTH PROVIDENCE	27	32	-5	-15.63%	\$272,000	\$242,450	12.19%	50	53	-5.66%	0	3	-100.00%
JOHNSTON	27	37	-10	-27.03%	\$325,000	\$246,000	32.11%	37	39	-5.13%	0	2	-100.00%
CRANSTON	79	83	-4	-4.82%	\$299,000	\$290,000	3.10%	44	42	4.76%	1	0	-
NORTH													
LINCOLN	24	32	-8	-25.00%	\$368,950	\$356,950	3.36%	52	41	26.83%	3	0	-
CUMBERLAND	36	54	-18	-33.33%	\$339,950	\$328,000	3.64%	37	61	-39.34%	1	1	0.00%
WOONSOCKET	13	18	-5	-27.78%	\$270,000	\$221,500	21.90%	29	52	-44.23%	0	2	-100.00%
PAWTUCKET	61	56	5	8.93%	\$240,000	\$229,450	4.60%	36	45	-20.00%	4	4	0.00%
CENTRAL FALLS	1	0	1	0.00%	\$235,000	-	0.00%	108	-	0.00%	0	0	-
NORTH SMITHFIELD	18	23	-5	-21.74%	\$311,000	\$335,000	-7.16%	37	51	-27.45%	1	3	-66.67%
SMITHFIELD	24	17	7	41.18%	\$330,450	\$330,000	0.14%	52	38	36.84%	2	1	100.00%
BURRILLVILLE	17	14	3	21.43%	\$300,000	\$260,250	15.27%	54	50	8.00%	1	0	-
GLOCESTER	11	17	-6	-35.29%	\$389,000	\$282,000	37.94%	58	47	23.40%	0	1	-100.00%
FOSTER	4	7	-3	-42.86%	\$382,500	\$315,000	21.43%	48	24	100.00%	1	0	-
SCITUATE	13	14	-1	-7.14%	\$333,500	\$332,000	0.45%	64	52	23.08%	1	1	0.00%
SOUTH COUNTY													
EXETER	7	7	0	0.00%	\$325,000	\$305,000	6.56%	54	34	58.82%	0	0	-
HOPKINTON	11	10	1	10.00%	\$257,500	\$271,000	-4.98%	47	92	-48.91%	1	2	-50.00%
RICHMOND	14	15	-1	-6.67%	\$336,000	\$272,000	23.53%	72	43	67.44%	0	2	-100.00%
CHARLESTOWN	10	21	-11	-52.38%	\$361,000	\$410,000	-11.95%	53	95	-44.21%	1	0	-
WESTERLY	24	23	1	4.35%	\$432,450	\$300,000	44.15%	81	65	24.62%	0	0	-
BLOCK ISLAND	4	0	4	0.00%	\$928,750	-	0.00%	174	-	0.00%	0	0	-
SOUTH KINGSTOWN	29	47	-18	-38.30%	\$385,000	\$385,000	0.00%	73	62	17.74%	0	0	-
NARRAGANSETT	19	23	-4	-17.39%	\$485,000	\$480,000	1.04%	64	62	3.23%	0	0	-
NORTH KINGSTOWN	32	38	-6	-15.79%	\$366,500	\$417,500	-12.22%	54	59	-8.47%	0	0	-
KENT COUNTY													
EAST GREENWICH	22	46	-24	-52.17%	\$575,000	\$499,500	15.12%	84	64	31.25%	0	0	-
WEST WARWICK	25	26	-1	-3.85%	\$239,000	\$233,200	2.49%	46	41	12.20%	1	4	-75.00%
WARWICK	103	124	-21	-16.94%	\$255,000	\$239,950	6.27%	47	40	17.50%	4	5	-20.00%
COVENTRY	53	52	1	1.92%	\$300,000	\$250,750	19.64%	53	44	20.45%	2	1	100.00%
WEST GREENWICH	7	8	-1	-12.50%	\$525,000	\$435,000	20.69%	65	35	85.71%	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 --- 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.