

June 2022 and 2021 Comparison Single-Family Home Sales

AREA	Sales 2022	Sales 2021	Change	% Change	Median Price 2022	Median Price 2021	Median % Change	Average DOM 2022	Average DOM 2021	DOM % Change	Distressed Properties 2022	Distressed Properties 2021	% Change Distressed Properties
RHODE ISLAND	949	1174	-225	-19.17%	\$430,000	\$380,000	13.16%	25	27	-7.41%	5	8	-37.50%
<u>NEWPORT COUNTY</u>													
TIVERTON	17	16	1	6.25%	\$417,000	\$452,500	-7.85%	34	44	-22.73%	0	0	-
LITTLE COMPTON	1	11	-10	-90.91%	\$875,000	\$1,150,000	-23.91%	8	56	-85.71%	0	0	-
PORTSMOUTH	35	26	9	34.62%	\$659,500	\$466,500	41.37%	44	25	76.00%	0	0	-
MIDDLETOWN	10	19	-9	-47.37%	\$773,500	\$535,000	44.58%	21	59	-64.41%	0	0	-
NEWPORT	18	28	-10	-35.71%	\$770,000	\$706,059	9.06%	30	50	-40.00%	0	0	-
JAMESTOWN	8	11	-3	-27.27%	\$1,047,500	\$1,000,000	4.75%	85	75	13.33%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	35	41	-6	-14.63%	\$775,000	\$715,000	8.39%	15	27	-44.44%	0	0	-
WARREN	7	12	-5	-41.67%	\$455,000	\$417,500	8.98%	12	30	-60.00%	0	0	-
BRISTOL	14	14	0	0.00%	\$447,500	\$440,000	1.70%	25	21	19.05%	0	0	-
EAST PROVIDENCE	48	44	4	9.09%	\$392,250	\$348,500	12.55%	21	22	-4.55%	0	0	-
PROVIDENCE	74	91	-17	-18.68%	\$415,000	\$385,000	7.79%	15	30	-50.00%	0	3	-100.00%
NORTH PROVIDENCE	27	34	-7	-20.59%	\$362,000	\$347,500	4.17%	21	14	50.00%	0	1	-100.00%
JOHNSTON	28	47	-19	-40.43%	\$385,000	\$315,000	22.22%	27	26	3.85%	0	0	-
CRANSTON	87	100	-13	-13.00%	\$400,000	\$333,000	20.12%	17	26	-34.62%	1	1	0.00%
<u>NORTH</u>													
LINCOLN	16	23	-7	-30.43%	\$497,500	\$505,000	-1.49%	26	27	-3.70%	0	0	-
CUMBERLAND	31	40	-9	-22.50%	\$475,000	\$423,500	12.16%	24	15	60.00%	0	0	-
WOONSOCKET	24	29	-5	-17.24%	\$340,500	\$275,000	23.82%	14	15	-6.67%	0	0	-
PAWTUCKET	49	41	8	19.51%	\$332,500	\$300,000	10.83%	16	17	-5.88%	0	0	-
CENTRAL FALLS	0	2	-2	-100.00%	-	\$257,500	0.00%	-	6	0.00%	0	0	-
NORTH SMITHFIELD	22	15	7	46.67%	\$427,500	\$335,000	27.61%	15	32	-53.13%	0	0	-
SMITHFIELD	17	25	-8	-32.00%	\$415,000	\$435,000	-4.60%	38	33	15.15%	0	0	-
BURRILLVILLE	23	15	8	53.33%	\$385,000	\$440,000	-12.50%	17	24	-29.17%	0	0	-
GLOCESTER	6	10	-4	-40.00%	\$380,000	\$352,000	7.95%	70	31	125.81%	0	0	-
FOSTER	5	7	-2	-28.57%	\$445,000	\$405,000	9.88%	10	17	-41.18%	0	0	-
SCITUATE	13	17	-4	-23.53%	\$409,900	\$410,000	-0.02%	25	26	-3.85%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	8	5	3	60.00%	\$542,500	\$300,000	80.83%	28	31	-9.68%	1	1	0.00%
HOPKINTON	3	7	-4	-57.14%	\$390,000	\$315,000	23.81%	38	55	-30.91%	0	1	-100.00%
RICHMOND	5	12	-7	-58.33%	\$458,500	\$449,000	2.12%	16	16	0.00%	0	0	-
CHARLESTOWN	8	22	-14	-63.64%	\$640,500	\$578,750	10.67%	70	45	55.56%	0	0	-
WESTERLY	16	24	-8	-33.33%	\$598,000	\$472,500	26.56%	23	26	-11.54%	0	0	-
BLOCK ISLAND	1	3	-2	-66.67%	\$3,900,000	\$1,500,000	160.00%	998	274	264.23%	0	0	-
SOUTH KINGSTOWN	27	36	-9	-25.00%	\$620,000	\$502,000	23.51%	25	31	-19.35%	0	0	-
NARRAGANSETT	21	29	-8	-27.59%	\$725,000	\$575,000	26.09%	33	28	17.86%	0	0	-
NORTH KINGSTOWN	37	36	1	2.78%	\$579,000	\$526,250	10.02%	20	19	5.26%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	22	39	-17	-43.59%	\$769,000	\$805,000	-4.47%	37	25	48.00%	0	0	-
WEST WARWICK	28	32	-4	-12.50%	\$327,500	\$330,000	-0.76%	16	22	-27.27%	0	0	-
WARWICK	109	143	-34	-23.78%	\$376,000	\$315,000	19.37%	24	20	20.00%	1	0	-
COVENTRY	43	68	-25	-36.76%	\$360,000	\$321,625	11.93%	33	25	32.00%	2	1	100.00%
WEST GREENWICH	6	0	6	0.00%	\$399,700	-	0.00%	46	-	0.00%	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.