

June 2025 and 2024 Comparison by County Single-Family Home Sales

AREA	Sales 2025	Sales 2024	Change	% Change	Median Price 2025	Median Price 2024	Median % Change	Average DOM 2025	Average DOM 2024	DOM % Change	Distressed Properties 2025	Distressed Properties 2024	% Change Distressed Properties
RHODE ISLAND	771	686	85	12.39%	\$520,000	\$492,000	5.69%	27	23	17.39%	6	10	-40.00%
BRISTOL COUNTY	48	39	9	23.08%	\$686,925	\$720,000	-4.59%	32	-	0.00%	1	0	-
BARRINGTON	27	24	3	12.50%	\$751,000	\$862,000	-12.88%	26	13	100.00%	0	0	-
BRISTOL	13	12	1	8.33%	\$720,000	\$474,950	51.59%	49	17	188.24%	0	0	-
WARREN	8	3	5	166.67%	\$560,500	\$566,000	-0.97%	26	7	271.43%	1	0	-
KENT COUNTY	182	140	42	30.00%	\$470,000	\$435,000	8.05%	24	23	4.35%	0	4	-100.00%
COVENTRY	41	38	3	7.89%	\$460,000	\$427,950	7.49%	26	19	36.84%	0	0	-
EAST GREENWICH	26	11	15	136.36%	\$930,000	\$985,000	-5.58%	23	21	9.52%	0	0	-
WARWICK	94	67	27	40.30%	\$444,250	\$432,500	2.72%	25	26	-3.85%	0	3	-100.00%
WEST GREENWICH	6	6	0	0.00%	\$505,000	\$655,000	-22.90%	23	17	35.29%	0	0	-
WEST WARWICK	15	18	-3	-16.67%	\$480,000	\$402,500	19.25%	22	24	-8.33%	0	1	-100.00%
NEWPORT COUNTY	58	62	-4	-6.45%	\$777,500	\$791,000	-1.71%	34	36	-5.56%	0	1	-100.00%
JAMESTOWN	2	7	-5	-71.43%	\$972,500	\$950,000	2.37%	32	45	-28.89%	0	0	-
LITTLE COMPTON	1	6	-5	-83.33%	\$950,000	\$1,225,000	-22.45%	9	26	-65.38%	0	0	-
MIDDLETOWN	10	8	2	25.00%	\$750,000	\$550,000	36.36%	47	43	9.30%	0	0	-
NEWPORT	13	8	5	62.50%	\$937,000	\$1,081,250	-13.34%	40	54	-25.93%	0	0	-
PORTSMOUTH	20	22	-2	-9.09%	\$712,500	\$640,000	11.33%	32	35	-8.57%	0	0	-
TIVERTON	12	11	1	9.09%	\$560,000	\$490,000	14.29%	24	21	14.29%	0	1	-100.00%
PROVIDENCE COUNTY	373	331	42	12.69%	\$475,000	\$457,000	3.94%	25	19	31.58%	4	4	0.00%
BURRILLVILLE	12	15	-3	-20.00%	\$500,000	\$457,000	9.41%	24	26	-7.69%	0	2	-100.00%
CENTRAL FALLS	0	2	-2	-100.00%	-	\$377,000	0.00%	-	60	0.00%	0	0	-
CRANSTON	70	64	6	9.38%	\$460,750	\$460,314	0.09%	27	20	35.00%	1	0	-
CUMBERLAND	29	35	-6	-17.14%	\$600,000	\$595,000	0.84%	17	17	0.00%	0	0	-
EAST PROVIDENCE	32	30	2	6.67%	\$450,000	\$444,950	1.13%	24	22	9.09%	0	0	-
FOSTER	5	1	4	400.00%	\$550,000	\$260,000	111.54%	21	11	90.91%	0	0	-
GLOCESTER	6	10	-4	-40.00%	\$727,500	\$544,950	33.50%	23	22	4.55%	0	0	-
JOHNSTON	25	21	4	19.05%	\$475,000	\$400,000	18.75%	30	20	50.00%	2	0	-
LINCOLN	14	16	-2	-12.50%	\$745,000	\$609,500	22.23%	18	21	-14.29%	0	0	-
NORTH PROVIDENCE	22	15	7	46.67%	\$487,500	\$432,000	12.85%	25	26	-3.85%	0	1	-100.00%
NORTH SMITHFIELD	9	8	1	12.50%	\$520,000	\$474,750	9.53%	22	10	120.00%	0	0	-
PAWTUCKET	40	30	10	33.33%	\$422,500	\$412,500	2.42%	33	14	135.71%	0	0	-
PROVIDENCE	60	61	-1	-1.64%	\$475,000	\$660,000	-28.03%	27	19	42.11%	1	1	0.00%
SCITUATE	12	6	6	100.00%	\$535,000	\$636,500	-15.95%	29	18	61.11%	0	0	-
SMITHFIELD	13	8	5	62.50%	\$580,000	\$526,500	10.16%	18	9	100.00%	0	0	-
WOONSOCKET	24	9	15	166.67%	\$375,376	\$425,000	-11.68%	24	19	26.32%	0	0	-
WASHINGTON COUNTY	110	114	-4	-3.51%	\$697,500	\$655,000	6.49%	30	28	7.14%	1	1	0.00%
BLOCK ISLAND	2	0	2	0.00%	\$2,188,750	-	0.00%	30	-	0.00%	0	0	-
CHARLESTOWN	7	8	-1	-12.50%	\$906,000	\$709,500	27.70%	28	27	3.70%	0	0	-
EXETER	5	5	0	0.00%	\$679,000	\$425,275	59.66%	18	3	500.00%	0	0	-
HOPKINTON	8	10	-2	-20.00%	\$487,500	\$497,500	-2.01%	22	28	-21.43%	0	0	-
NARRAGANSETT	9	16	-7	-43.75%	\$1,100,000	\$1,135,000	-3.08%	35	41	-14.63%	0	0	-
NORTH KINGSTOWN	23	26	-3	-11.54%	\$725,000	\$745,000	-2.68%	37	16	131.25%	0	1	-100.00%
RICHMOND	8	4	4	100.00%	\$525,500	\$401,000	31.05%	21	29	-27.59%	1	0	-
SOUTH KINGSTOWN	25	23	2	8.70%	\$760,000	\$635,000	19.69%	29	34	-14.71%	0	0	-
WESTERLY	23	22	1	4.55%	\$675,000	\$600,175	12.47%	32	34	-5.88%	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.