

June 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	879	790	89	11.27%	\$550,000	\$520,000	5.77%	29	27	7.41%	2	6	-66.67%
BRISTOL COUNTY	64	48	16	33.33%	\$678,700	\$686,925	-1.20%	25	-	0.00%	0	1	-100.00%
BARRINGTON	25	27	-2	-7.41%	\$890,000	\$751,000	18.51%	19	26	-26.92%	0	0	-
BRISTOL	31	13	18	138.46%	\$635,000	\$720,000	-11.81%	31	49	-36.73%	0	0	-
WARREN	8	8	0	0.00%	\$557,500	\$560,500	-0.54%	19	26	-26.92%	0	1	-100.00%
KENT COUNTY	195	185	10	5.41%	\$485,000	\$470,000	3.19%	27	24	12.50%	0	0	-
COVENTRY	42	41	1	2.44%	\$470,000	\$460,000	2.17%	36	26	38.46%	0	0	-
EAST GREENWICH	19	26	-7	-26.92%	\$869,900	\$930,000	-6.46%	18	23	-21.74%	0	0	-
WARWICK	103	96	7	7.29%	\$470,000	\$444,250	5.80%	23	25	-8.00%	0	0	-
WEST GREENWICH	5	6	-1	-16.67%	\$785,000	\$505,000	55.45%	55	23	139.13%	0	0	-
WEST WARWICK	26	16	10	62.50%	\$444,000	\$467,500	-5.03%	28	21	33.33%	0	0	-
NEWPORT COUNTY	72	58	14	24.14%	\$782,501	\$777,500	0.64%	44	34	29.41%	0	0	-
JAMESTOWN	10	2	8	400.00%	\$1,825,000	\$972,500	87.66%	45	32	40.63%	0	0	-
LITTLE COMPTON	2	1	1	100.00%	\$667,500	\$950,000	-29.74%	111	9	1133.33%	0	0	-
MIDDLETOWN	6	10	-4	-40.00%	\$771,425	\$750,000	2.86%	44	47	-6.38%	0	0	-
NEWPORT	18	13	5	38.46%	\$1,275,000	\$937,000	36.07%	53	40	32.50%	0	0	-
PORTSMOUTH	14	20	-6	-30.00%	\$702,500	\$712,500	-1.40%	39	32	21.88%	0	0	-
TIVERTON	22	12	10	83.33%	\$437,450	\$560,000	-21.88%	33	24	37.50%	0	0	-
PROVIDENCE COUNTY	415	387	28	7.24%	\$500,000	\$475,000	5.26%	24	26	-7.69%	1	4	-75.00%
BURRILLVILLE	15	14	1	7.14%	\$472,000	\$492,500	-4.16%	31	25	24.00%	0	0	-
CENTRAL FALLS	2	0	2	0.00%	\$371,000	-	0.00%	6	-	0.00%	0	0	-
CRANSTON	61	72	-11	-15.28%	\$485,000	\$459,500	5.55%	20	26	-23.08%	0	1	-100.00%
CUMBERLAND	30	30	0	0.00%	\$592,500	\$600,000	-1.25%	19	18	5.56%	0	0	-
EAST PROVIDENCE	44	32	12	37.50%	\$487,500	\$450,000	8.33%	21	24	-12.50%	0	0	-
FOSTER	4	5	-1	-20.00%	\$583,000	\$550,000	6.00%	31	21	47.62%	0	0	-
GLOCESTER	11	6	5	83.33%	\$585,000	\$727,500	-19.59%	31	23	34.78%	0	0	-
JOHNSTON	24	26	-2	-7.69%	\$542,500	\$477,500	13.61%	27	30	-10.00%	0	2	-100.00%
LINCOLN	21	14	7	50.00%	\$642,500	\$745,000	-13.76%	34	18	88.89%	0	0	-
NORTH PROVIDENCE	32	23	9	39.13%	\$498,000	\$475,000	4.84%	20	26	-23.08%	0	0	-
NORTH SMITHFIELD	11	10	1	10.00%	\$469,900	\$510,000	-7.86%	20	23	-13.04%	0	0	-
PAWTUCKET	32	42	-10	-23.81%	\$448,000	\$425,000	5.41%	26	33	-21.21%	0	0	-
PROVIDENCE	66	60	6	10.00%	\$496,500	\$475,000	4.53%	23	27	-14.81%	1	1	0.00%
SCITUATE	13	12	1	8.33%	\$525,000	\$535,000	-1.87%	52	29	79.31%	0	0	-
SMITHFIELD	22	15	7	46.67%	\$660,000	\$600,000	10.00%	18	22	-18.18%	0	0	-
WOONSOCKET	27	26	1	3.85%	\$415,000	\$375,376	10.56%	23	29	-20.69%	0	0	-
WASHINGTON COUNTY	133	112	21	18.75%	\$702,000	\$697,500	0.65%	44	30	46.67%	1	1	0.00%
BLOCK ISLAND	3	2	1	50.00%	\$2,225,000	\$2,188,750	1.66%	392	30	1206.67%	0	0	-
CHARLESTOWN	12	7	5	71.43%	\$745,000	\$906,000	-17.77%	37	28	32.14%	0	0	-
EXETER	7	5	2	40.00%	\$600,000	\$679,000	-11.63%	19	18	5.56%	0	0	-
HOPKINTON	7	8	-1	-12.50%	\$649,900	\$487,500	33.31%	28	22	27.27%	0	0	-
NARRAGANSETT	19	9	10	111.11%	\$980,000	\$1,100,000	-10.91%	26	35	-25.71%	0	0	-
NORTH KINGSTOWN	31	25	6	24.00%	\$771,840	\$725,000	6.46%	38	36	5.56%	0	0	-
RICHMOND	9	8	1	12.50%	\$710,000	\$525,500	35.11%	38	21	80.95%	1	1	0.00%
SOUTH KINGSTOWN	24	25	-1	-4.00%	\$665,000	\$760,000	-12.50%	44	29	51.72%	0	0	-
WESTERLY	21	23	-2	-8.70%	\$598,000	\$675,000	-11.41%	38	32	18.75%	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.													