

March 2021 and 2020 Comparison Single-Family Home Sales

AREA	Sales 2021	Sales 2020	Change	% Change	Median Price 2021	Median Price 2020	Median % Change	Average DOM 2021	Average DOM 2020	DOM % Change	Distressed Properties 2021	Distressed Properties 2020	% Change Distressed Properties
RHODE ISLAND	813	783	30	3.83%	\$335,000	\$302,000	10.93%	42	67	-37.31%	19	30	-36.67%
<u>NEWPORT COUNTY</u>													
TIVERTON	16	14	2	14.29%	\$303,000	\$349,450	-13.29%	45	62	-27.42%	3	1	200.00%
LITTLE COMPTON	5	5	0	0.00%	\$675,000	\$616,000	9.58%	46	93	-50.54%	0	0	-
PORTSMOUTH	27	12	15	125.00%	\$625,000	\$382,500	63.40%	51	93	-45.16%	0	0	-
MIDDLETOWN	16	13	3	23.08%	\$510,750	\$440,000	16.08%	41	62	-33.87%	0	0	-
NEWPORT	24	22	2	9.09%	\$818,500	\$540,000	51.57%	88	54	62.96%	0	1	-100.00%
JAMESTOWN	5	5	0	0.00%	\$950,000	\$425,000	123.53%	77	121	-36.36%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	14	26	-12	-46.15%	\$428,000	\$605,000	-29.26%	33	90	-63.33%	0	0	-
WARREN	7	6	1	16.67%	\$396,000	\$290,050	36.53%	23	37	-37.84%	0	1	-100.00%
BRISTOL	18	13	5	38.46%	\$417,500	\$365,000	14.38%	36	65	-44.62%	0	0	-
EAST PROVIDENCE	33	32	1	3.13%	\$305,000	\$252,500	20.79%	22	58	-62.07%	0	1	-100.00%
PROVIDENCE	54	42	12	28.57%	\$252,450	\$205,500	22.85%	34	64	-46.88%	1	1	0.00%
EAST SIDE of Providence	14	14	0	0.00%	\$835,000	\$649,000	28.66%	62	69	-10.14%	0	0	-
NORTH PROVIDENCE	25	24	1	4.17%	\$291,000	\$255,000	14.12%	25	61	-59.02%	1	1	0.00%
JOHNSTON	41	26	15	57.69%	\$317,500	\$291,250	9.01%	42	62	-32.26%	0	2	-100.00%
CRANSTON	48	39	9	23.08%	\$305,500	\$245,000	24.69%	30	63	-52.38%	2	2	0.00%
<u>NORTH</u>													
LINCOLN	16	9	7	77.78%	\$398,000	\$335,000	18.81%	51	59	-13.56%	2	0	-
CUMBERLAND	31	38	-7	-18.42%	\$355,000	\$346,750	2.38%	25	47	-46.81%	0	2	-100.00%
WOONSOCKET	22	17	5	29.41%	\$271,500	\$245,000	10.82%	46	65	-29.23%	1	1	0.00%
PAWTUCKET	25	40	-15	-37.50%	\$285,000	\$234,250	21.66%	28	45	-37.78%	0	1	-100.00%
CENTRAL FALLS	2	1	1	100.00%	\$294,000	\$229,000	28.38%	4	5	-20.00%	0	0	-
NORTH SMITHFIELD	10	17	-7	-41.18%	\$381,000	\$339,000	12.39%	64	59	8.47%	0	0	-
SMITHFIELD	6	6	0	0.00%	\$365,000	\$345,000	5.80%	28	87	-67.82%	0	0	-
BURRILLVILLE	10	16	-6	-37.50%	\$347,500	\$244,750	41.98%	28	54	-48.15%	2	1	100.00%
GLOCESTER	14	17	-3	-17.65%	\$314,450	\$290,000	8.43%	35	55	-36.36%	0	2	-100.00%
FOSTER	4	2	2	100.00%	\$362,500	\$207,000	75.12%	59	55	7.27%	0	2	-100.00%
SCITUATE	11	10	1	10.00%	\$320,000	\$282,450	13.29%	22	93	-76.34%	0	1	-100.00%
<u>SOUTH COUNTY</u>													
EXETER	3	10	-7	-70.00%	\$510,000	\$389,500	30.94%	61	78	-21.79%	1	0	-
HOPKINTON	8	5	3	60.00%	\$260,000	\$225,000	15.56%	47	68	-30.88%	1	0	-
RICHMOND	6	7	-1	-14.29%	\$330,500	\$365,000	-9.45%	35	86	-59.30%	1	0	-
CHARLESTOWN	11	8	3	37.50%	\$530,000	\$451,992	17.26%	39	132	-70.45%	0	0	-
WESTERLY	24	26	-2	-7.69%	\$349,950	\$376,500	-7.05%	57	83	-31.33%	0	1	-100.00%
BLOCK ISLAND	4	4	0	0.00%	\$850,000	\$1,130,000	-24.78%	352	451	-21.95%	0	0	-
SOUTH KINGSTOWN	24	30	-6	-20.00%	\$394,750	\$394,450	0.08%	44	46	-4.35%	0	1	-100.00%
NARRAGANSETT	14	20	-6	-30.00%	\$613,000	\$457,000	34.14%	40	90	-55.56%	0	0	-
NORTH KINGSTOWN	20	31	-11	-35.48%	\$431,500	\$405,000	6.54%	35	43	-18.60%	0	1	-100.00%
<u>KENT COUNTY</u>													
EAST GREENWICH	28	13	15	115.38%	\$663,000	\$429,000	54.55%	55	98	-43.88%	0	1	-100.00%
WEST WARWICK	20	24	-4	-16.67%	\$310,000	\$244,700	26.69%	53	47	12.77%	0	1	-100.00%
WARWICK	110	88	22	25.00%	\$286,500	\$243,200	17.80%	37	66	-43.94%	3	4	-25.00%
COVENTRY	36	47	-11	-23.40%	\$282,500	\$298,000	-5.20%	44	70	-37.14%	1	1	0.00%
WEST GREENWICH	7	4	3	75.00%	\$425,000	\$292,500	45.30%	60	102	-41.18%	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.