

March 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	730	833	-103	-12.36%	\$385,000	\$333,000	15.62%	32	42	-23.81%	4	19	-78.95%
<u>NEWPORT COUNTY</u>													
TIVERTON	14	17	-3	-17.65%	\$405,000	\$306,000	32.35%	55	43	27.91%	0	3	-100.00%
LITTLE COMPTON	4	5	-1	-20.00%	\$762,500	\$675,000	12.96%	9	46	-80.43%	0	0	-
PORTSMOUTH	16	28	-12	-42.86%	\$638,750	\$612,500	4.29%	72	51	41.18%	0	0	-
MIDDLETOWN	12	16	-4	-25.00%	\$699,500	\$510,750	36.96%	41	41	0.00%	0	0	-
NEWPORT	12	24	-12	-50.00%	\$824,500	\$818,500	0.73%	26	88	-70.45%	0	0	-
JAMESTOWN	7	5	2	40.00%	\$830,000	\$950,000	-12.63%	52	77	-32.47%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	16	14	2	14.29%	\$560,000	\$428,000	30.84%	21	33	-36.36%	0	0	-
WARREN	9	7	2	28.57%	\$387,000	\$396,000	-2.27%	61	23	165.22%	0	0	-
BRISTOL	12	18	-6	-33.33%	\$592,500	\$417,500	41.92%	37	36	2.78%	0	0	-
EAST PROVIDENCE	31	34	-3	-8.82%	\$337,800	\$303,500	11.30%	35	25	40.00%	0	0	-
PROVIDENCE	58	73	-15	-20.55%	\$306,000	\$259,000	18.15%	28	40	-30.00%	1	1	0.00%
NORTH PROVIDENCE	29	25	4	16.00%	\$327,500	\$291,000	12.54%	20	25	-20.00%	0	1	-100.00%
JOHNSTON	27	43	-16	-37.21%	\$350,000	\$320,000	9.38%	35	41	-14.63%	0	0	-
CRANSTON	56	50	6	12.00%	\$361,250	\$303,950	18.85%	27	29	-6.90%	1	2	-50.00%
<u>NORTH</u>													
LINCOLN	8	16	-8	-50.00%	\$442,500	\$398,000	11.18%	24	51	-52.94%	0	2	-100.00%
CUMBERLAND	34	31	3	9.68%	\$427,500	\$355,000	20.42%	30	25	20.00%	0	0	-
WOONSOCKET	22	22	0	0.00%	\$305,000	\$271,500	12.34%	35	46	-23.91%	1	1	0.00%
PAWTUCKET	40	25	15	60.00%	\$307,500	\$285,000	7.89%	19	28	-32.14%	0	0	-
CENTRAL FALLS	2	2	0	0.00%	\$290,000	\$294,000	-1.36%	2	4	-50.00%	0	0	-
NORTH SMITHFIELD	9	10	-1	-10.00%	\$300,000	\$381,000	-21.26%	62	64	-3.13%	0	0	-
SMITHFIELD	11	6	5	83.33%	\$385,000	\$365,000	5.48%	23	28	-17.86%	0	0	-
BURRILLVILLE	10	10	0	0.00%	\$351,000	\$347,500	1.01%	20	28	-28.57%	0	2	-100.00%
GLOCESTER	16	14	2	14.29%	\$431,500	\$314,450	37.22%	35	35	0.00%	0	0	-
FOSTER	4	4	0	0.00%	\$423,500	\$362,500	16.83%	29	59	-50.85%	0	0	-
SCITUATE	9	12	-3	-25.00%	\$419,900	\$315,000	33.30%	20	26	-23.08%	0	0	-
<u>SOUTH COUNTY</u>													
EXETER	0	3	-3	-100.00%	-	\$510,000	0.00%	-	61	0.00%	0	1	-100.00%
HOPKINTON	8	8	0	0.00%	\$426,950	\$260,000	64.21%	55	47	17.02%	0	1	-100.00%
RICHMOND	10	6	4	66.67%	\$511,250	\$330,500	54.69%	39	35	11.43%	0	1	-100.00%
CHARLESTOWN	8	11	-3	-27.27%	\$545,000	\$530,000	2.83%	21	39	-46.15%	0	0	-
WESTERLY	22	24	-2	-8.33%	\$465,000	\$349,950	32.88%	42	57	-26.32%	0	0	-
BLOCK ISLAND	2	4	-2	-50.00%	\$2,337,500	\$850,000	175.00%	36	352	-89.77%	0	0	-
SOUTH KINGSTOWN	24	24	0	0.00%	\$580,000	\$394,750	46.93%	35	44	-20.45%	0	0	-
NARRAGANSETT	16	16	0	0.00%	\$807,500	\$625,000	29.20%	49	42	16.67%	0	0	-
NORTH KINGSTOWN	17	21	-4	-19.05%	\$579,000	\$428,000	35.28%	24	34	-29.41%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	14	29	-15	-51.72%	\$722,500	\$670,000	7.84%	50	54	-7.41%	0	0	-
WEST WARWICK	17	20	-3	-15.00%	\$331,000	\$310,000	6.77%	18	53	-66.04%	0	0	-
WARWICK	86	112	-26	-23.21%	\$337,500	\$286,500	17.80%	26	36	-27.78%	1	3	-66.67%
COVENTRY	35	37	-2	-5.41%	\$360,000	\$280,000	28.57%	27	43	-37.21%	0	1	-100.00%
WEST GREENWICH	3	7	-4	-57.14%	\$620,758	\$425,000	46.06%	40	60	-33.33%	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.