

March 2023 and 2022 Comparison Single-Family Home Sales

AREA	Sales 2023	Sales 2022	Change	% Change	Median Price 2023	Median Price 2022	Median % Change	Average DOM 2023	Average DOM 2022	DOM % Change	Distressed Properties 2023	Distressed Properties 2022	% Change Distressed Properties
RHODE ISLAND	557	748	-191	-25.53%	\$395,000	\$385,000	2.60%	40	32	25.00%	16	4	300.00%
NEWPORT COUNTY													
TIVERTON	13	14	-1	-7.14%	\$448,000	\$405,000	10.62%	49	55	-10.91%	1	0	-
LITTLE COMPTON	0	4	-4	-100.00%	-	\$762,500	0.00%	-	9	0.00%	0	0	-
PORTSMOUTH	12	17	-5	-29.41%	\$697,500	\$687,500	1.45%	36	74	-51.35%	1	0	-
MIDDLETOWN	8	12	-4	-33.33%	\$740,000	\$699,500	5.79%	121	41	195.12%	0	0	-
NEWPORT	6	13	-7	-53.85%	\$915,000	\$799,000	14.52%	83	27	207.41%	0	0	-
JAMESTOWN	4	7	-3	-42.86%	\$922,500	\$830,000	11.14%	117	52	125.00%	0	0	-
METRO & EAST BAY													
BARRINGTON	14	17	-3	-17.65%	\$649,500	\$555,000	17.03%	66	22	200.00%	0	0	-
WARREN	6	9	-3	-33.33%	\$595,000	\$387,000	53.75%	40	61	-34.43%	0	0	-
BRISTOL	9	12	-3	-25.00%	\$512,000	\$592,500	-13.59%	39	37	5.41%	0	0	-
EAST PROVIDENCE	22	31	-9	-29.03%	\$370,500	\$337,800	9.68%	31	35	-11.43%	0	0	-
PROVIDENCE	44	58	-14	-24.14%	\$332,250	\$306,000	8.58%	33	28	17.86%	1	1	0.00%
NORTH PROVIDENCE	15	29	-14	-48.28%	\$350,000	\$327,500	6.87%	32	20	60.00%	0	0	-
JOHNSTON	17	29	-12	-41.38%	\$425,000	\$345,000	23.19%	20	34	-41.18%	1	0	-
CRANSTON	48	58	-10	-17.24%	\$385,000	\$361,250	6.57%	29	27	7.41%	2	1	100.00%
NORTH													
LINCOLN	7	8	-1	-12.50%	\$410,000	\$442,500	-7.34%	35	24	45.83%	1	0	-
CUMBERLAND	22	37	-15	-40.54%	\$410,500	\$425,000	-3.41%	32	30	6.67%	0	0	-
WOONSOCKET	14	23	-9	-39.13%	\$320,000	\$305,000	4.92%	25	36	-30.56%	0	1	-100.00%
PAWTUCKET	41	41	0	0.00%	\$339,900	\$310,000	9.65%	26	19	36.84%	2	0	-
CENTRAL FALLS	1	2	-1	-50.00%	\$269,900	\$290,000	-6.93%	94	2	4600.00%	0	0	-
NORTH SMITHFIELD	9	9	0	0.00%	\$507,500	\$300,000	69.17%	28	62	-54.84%	0	0	-
SMITHFIELD	13	11	2	18.18%	\$450,000	\$385,000	16.88%	66	23	186.96%	1	0	-
BURRILLVILLE	4	10	-6	-60.00%	\$407,250	\$351,000	16.03%	39	20	95.00%	0	0	-
GLOCESTER	3	17	-14	-82.35%	\$749,900	\$428,000	75.21%	66	36	83.33%	0	0	-
FOSTER	1	4	-3	-75.00%	\$529,000	\$423,500	24.91%	300	29	934.48%	0	0	-
SCITUATE	6	9	-3	-33.33%	\$320,000	\$419,900	-23.79%	66	20	230.00%	0	0	-
SOUTH COUNTY													
EXETER	4	0	4	0.00%	\$605,250	-	0.00%	78	-	0.00%	0	0	-
HOPKINTON	8	8	0	0.00%	\$462,500	\$426,950	8.33%	33	55	-40.00%	0	0	-
RICHMOND	11	11	0	0.00%	\$385,526	\$507,500	-24.03%	44	41	7.32%	1	0	-
CHARLESTOWN	5	8	-3	-37.50%	\$392,500	\$545,000	-27.98%	26	21	23.81%	1	0	-
WESTERLY	28	22	6	27.27%	\$416,000	\$465,000	-10.54%	40	42	-4.76%	1	0	-
BLOCK ISLAND	3	2	1	50.00%	\$1,440,000	\$2,337,500	-38.40%	129	36	258.33%	0	0	-
SOUTH KINGSTOWN	13	25	-12	-48.00%	\$521,000	\$560,000	-6.96%	39	38	2.63%	0	0	-
NARRAGANSETT	15	16	-1	-6.25%	\$669,000	\$807,500	-17.15%	57	49	16.33%	0	0	-
NORTH KINGSTOWN	11	17	-6	-35.29%	\$524,900	\$579,000	-9.34%	21	24	-12.50%	0	0	-
KENT COUNTY													
EAST GREENWICH	17	14	3	21.43%	\$700,000	\$722,500	-3.11%	32	50	-36.00%	0	0	-
WEST WARWICK	17	18	-1	-5.56%	\$330,100	\$315,500	4.63%	29	17	70.59%	0	0	-
WARWICK	60	88	-28	-31.82%	\$375,000	\$335,000	11.94%	43	25	72.00%	2	1	100.00%
COVENTRY	18	35	-17	-48.57%	\$436,000	\$360,000	21.11%	27	27	0.00%	1	0	-
WEST GREENWICH	8	3	5	166.67%	\$627,500	\$620,758	1.09%	61	40	52.50%	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.