

March 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	509	541	-32	-5.91%	\$480,000	\$440,000	9.09%	36	31	16.13%	7	10	-30.00%
BRISTOL COUNTY	27	17	10	58.82%	\$700,000	\$519,000	34.87%	72	-	0.00%	0	0	-
BARRINGTON	11	7	4	57.14%	\$762,000	\$602,000	26.58%	106	25	324.00%	0	0	-
BRISTOL	11	6	5	83.33%	\$739,000	\$523,500	41.17%	49	41	19.51%	0	0	-
WARREN	5	4	1	25.00%	\$525,000	\$445,000	17.98%	46	36	27.78%	0	0	-
KENT COUNTY	112	121	-9	-7.44%	\$451,250	\$395,000	14.24%	31	30	3.33%	0	1	-100.00%
COVENTRY	26	27	-1	-3.70%	\$441,250	\$365,000	20.89%	36	37	-2.70%	0	0	-
EAST GREENWICH	6	7	-1	-14.29%	\$615,000	\$600,000	2.50%	38	31	22.58%	0	1	-100.00%
WARWICK	69	75	-6	-8.00%	\$446,500	\$399,900	11.65%	29	28	3.57%	0	0	-
WEST GREENWICH	3	1	2	200.00%	\$630,000	\$395,000	59.49%	6	27	-77.78%	0	0	-
WEST WARWICK	8	11	-3	-27.27%	\$396,000	\$380,000	4.21%	25	33	-24.24%	0	0	-
NEWPORT COUNTY	39	57	-18	-31.58%	\$740,000	\$625,000	18.40%	51	48	6.25%	0	1	-100.00%
JAMESTOWN	3	2	1	50.00%	\$975,000	\$787,500	23.81%	125	33	278.79%	0	0	-
LITTLE COMPTON	1	1	0	0.00%	\$850,000	\$512,000	66.02%	31	72	-56.94%	0	0	-
MIDDLETOWN	7	9	-2	-22.22%	\$740,000	\$650,000	13.85%	55	49	12.24%	0	0	-
NEWPORT	4	10	-6	-60.00%	\$1,292,500	\$887,500	45.63%	49	45	8.89%	0	0	-
PORTSMOUTH	13	27	-14	-51.85%	\$789,000	\$620,000	27.26%	40	50	-20.00%	0	1	-100.00%
TIVERTON	11	8	3	37.50%	\$430,000	\$412,500	4.24%	44	46	-4.35%	0	0	-
PROVIDENCE COUNTY	252	259	-7	-2.70%	\$428,000	\$420,000	1.90%	33	26	26.92%	5	7	-28.57%
BURRILLVILLE	5	7	-2	-28.57%	\$410,000	\$369,000	11.11%	33	17	94.12%	0	0	-
CENTRAL FALLS	0	1	-1	-100.00%	-	\$260,000	0.00%	-	17	0.00%	0	0	-
CRANSTON	50	49	1	2.04%	\$432,750	\$415,000	4.28%	34	24	41.67%	2	0	-
CUMBERLAND	20	24	-4	-16.67%	\$515,310	\$500,000	3.06%	29	23	26.09%	0	0	-
EAST PROVIDENCE	24	27	-3	-11.11%	\$420,000	\$430,000	-2.33%	26	24	8.33%	0	1	-100.00%
FOSTER	3	6	-3	-50.00%	\$455,000	\$516,250	-11.86%	145	32	353.13%	1	0	-
GLOCESTER	8	9	-1	-11.11%	\$509,950	\$599,000	-14.87%	62	27	129.63%	0	1	-100.00%
JOHNSTON	20	19	1	5.26%	\$416,250	\$430,000	-3.20%	31	45	-31.11%	0	1	-100.00%
LINCOLN	11	7	4	57.14%	\$490,000	\$560,000	-12.50%	42	16	162.50%	0	1	-100.00%
NORTH PROVIDENCE	12	10	2	20.00%	\$405,000	\$392,500	3.18%	26	11	136.36%	0	1	-100.00%
NORTH SMITHFIELD	4	4	0	0.00%	\$543,750	\$527,500	3.08%	30	13	130.77%	0	0	-
PAWTUCKET	28	26	2	7.69%	\$397,500	\$368,500	7.87%	21	28	-25.00%	0	1	-100.00%
PROVIDENCE	38	35	3	8.57%	\$416,000	\$372,500	11.68%	31	21	47.62%	2	0	-
SCITUATE	7	8	-1	-12.50%	\$505,000	\$469,000	7.68%	39	36	8.33%	0	0	-
SMITHFIELD	8	11	-3	-27.27%	\$510,000	\$439,900	15.94%	33	24	37.50%	0	0	-
WOONSOCKET	14	16	-2	-12.50%	\$384,500	\$376,250	2.19%	44	36	22.22%	0	1	-100.00%
WASHINGTON COUNTY	79	87	-8	-9.20%	\$660,000	\$595,000	10.92%	33	36	-8.33%	2	1	100.00%
BLOCK ISLAND	1	4	-3	-75.00%	\$1,250,000	\$1,437,500	-13.04%	119	145	-17.93%	0	0	-
CHARLESTOWN	7	5	2	40.00%	\$690,000	\$595,000	15.97%	23	13	76.92%	0	0	-
EXETER	1	3	-2	-66.67%	\$559,000	\$490,000	14.08%	26	28	-7.14%	0	0	-
HOPKINTON	5	9	-4	-44.44%	\$449,500	\$445,000	1.01%	29	14	107.14%	0	1	-100.00%
NARRAGANSETT	11	12	-1	-8.33%	\$1,100,000	\$730,000	50.68%	40	34	17.65%	0	0	-
NORTH KINGSTOWN	22	15	7	46.67%	\$580,000	\$630,000	-7.94%	36	32	12.50%	2	0	-
RICHMOND	1	4	-3	-75.00%	\$675,000	\$537,500	25.58%	37	29	27.59%	0	0	-
SOUTH KINGSTOWN	16	19	-3	-15.79%	\$664,500	\$517,500	28.41%	35	34	2.94%	0	0	-
WESTERLY	15	16	-1	-6.25%	\$670,000	\$588,100	13.93%	23	38	-39.47%	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.