

## May 2020 and 2019 Comparison Single-Family Home Sales

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	742	1088	-346	-31.80%	\$309,500	\$300,000	3.17%	56	60	-6.67%	21	32	-34.38%
<b><u>NEWPORT COUNTY</u></b>													
TIVERTON	17	23	-6	-26.09%	\$300,000	\$340,000	-11.76%	120	99	21.21%	0	4	-100.00%
LITTLE COMPTON	4	4	0	0.00%	\$592,500	\$907,500	-34.71%	36	32	12.50%	0	0	-
PORTSMOUTH	15	27	-12	-44.44%	\$507,000	\$487,000	4.11%	67	107	-37.38%	1	0	-
MIDDLETOWN	6	24	-18	-75.00%	\$656,500	\$387,000	69.64%	101	95	6.32%	0	0	-
NEWPORT	13	29	-16	-55.17%	\$389,000	\$515,000	-24.47%	64	61	4.92%	0	0	-
JAMESTOWN	3	13	-10	-76.92%	\$528,500	\$595,000	-11.18%	131	124	5.65%	0	0	-
<b><u>METRO &amp; EAST BAY</u></b>													
BARRINGTON	29	24	5	20.83%	\$497,500	\$500,000	-0.50%	67	61	9.84%	0	0	-
WARREN	6	8	-2	-25.00%	\$355,000	\$376,500	-5.71%	57	91	-37.36%	0	0	-
BRISTOL	12	19	-7	-36.84%	\$352,500	\$342,000	3.07%	69	53	30.19%	0	0	-
EAST PROVIDENCE	34	55	-21	-38.18%	\$258,750	\$240,000	7.81%	36	50	-28.00%	1	1	0.00%
PROVIDENCE	51	59	-8	-13.56%	\$233,500	\$204,900	13.96%	45	52	-13.46%	1	3	-66.67%
EAST SIDE of Providence	13	23	-10	-43.48%	\$678,000	\$651,000	4.15%	23	38	-39.47%	0	0	-
NORTH PROVIDENCE	16	34	-18	-52.94%	\$257,500	\$240,000	7.29%	56	46	21.74%	0	1	-100.00%
JOHNSTON	24	37	-13	-35.14%	\$265,000	\$260,000	1.92%	48	70	-31.43%	2	2	0.00%
CRANSTON	61	92	-31	-33.70%	\$292,000	\$251,500	16.10%	54	54	0.00%	2	3	-33.33%
<b><u>NORTH</u></b>													
LINCOLN	14	18	-4	-22.22%	\$336,000	\$362,450	-7.30%	69	39	76.92%	0	0	-
CUMBERLAND	23	55	-32	-58.18%	\$337,000	\$319,900	5.35%	38	53	-28.30%	0	1	-100.00%
WOONSOCKET	23	23	0	0.00%	\$243,400	\$222,000	9.64%	34	45	-24.44%	3	0	-
PAWTUCKET	33	52	-19	-36.54%	\$252,500	\$230,000	9.78%	40	45	-11.11%	2	0	-
CENTRAL FALLS	1	0	1	0.00%	\$309,000	-	0.00%	95	-	0.00%	0	0	-
NORTH SMITHFIELD	11	9	2	22.22%	\$455,000	\$399,900	13.78%	47	43	9.30%	0	0	-
SMITHFIELD	10	24	-14	-58.33%	\$356,000	\$284,750	25.02%	34	50	-32.00%	1	2	-50.00%
BURRILLVILLE	9	12	-3	-25.00%	\$320,000	\$249,950	28.03%	26	81	-67.90%	0	2	-100.00%
GLOCESTER	6	12	-6	-50.00%	\$327,500	\$288,750	13.42%	73	60	21.67%	0	0	-
FOSTER	9	5	4	80.00%	\$345,000	\$362,500	-4.83%	138	54	155.56%	0	0	-
SCITUATE	13	14	-1	-7.14%	\$325,900	\$350,950	-7.14%	68	75	-9.33%	1	1	0.00%
<b><u>SOUTH COUNTY</u></b>													
EXETER	5	6	-1	-16.67%	\$265,000	\$318,000	-16.67%	80	53	50.94%	0	0	-
HOPKINTON	7	8	-1	-12.50%	\$315,000	\$337,500	-6.67%	74	62	19.35%	0	1	-100.00%
RICHMOND	9	15	-6	-40.00%	\$345,000	\$305,000	13.11%	68	55	23.64%	0	0	-
CHARLESTOWN	5	26	-21	-80.77%	\$388,000	\$438,400	-11.50%	62	51	21.57%	0	3	-100.00%
WESTERLY	13	33	-20	-60.61%	\$279,500	\$358,000	-21.93%	44	74	-40.54%	0	1	-100.00%
BLOCK ISLAND	3	2	1	50.00%	\$1,550,000	\$870,000	78.16%	188	166	13.25%	0	1	-100.00%
SOUTH KINGSTOWN	26	35	-9	-25.71%	\$352,000	\$349,000	0.86%	53	57	-7.02%	2	0	-
NARRAGANSETT	18	24	-6	-25.00%	\$477,750	\$564,950	-15.43%	55	49	12.24%	0	0	-
NORTH KINGSTOWN	29	31	-2	-6.45%	\$349,000	\$381,000	-8.40%	58	67	-13.43%	1	0	-
<b><u>KENT COUNTY</u></b>													
EAST GREENWICH	14	22	-8	-36.36%	\$512,500	\$502,450	2.00%	100	46	117.39%	0	0	-
WEST WARWICK	24	27	-3	-11.11%	\$248,750	\$250,000	-0.50%	59	42	40.48%	0	0	-
WARWICK	88	102	-14	-13.73%	\$254,500	\$249,500	2.00%	49	62	-20.97%	4	3	33.33%
COVENTRY	41	56	-15	-26.79%	\$282,500	\$239,500	17.95%	56	61	-8.20%	0	2	-100.00%
WEST GREENWICH	4	6	-2	-33.33%	\$380,500	\$382,950	-0.64%	83	80	3.75%	0	1	-100.00%

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.