

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	812	896	-84	-9.38%	\$419,000	\$362,500	15.59%	23	32	-28.13%	8	8	0.00%
<u>NEWPORT COUNTY</u>													
TIVERTON	15	13	2	15.38%	\$391,000	\$456,000	-14.25%	22	37	-40.54%	0	0	-
LITTLE COMPTON	3	5	-2	-40.00%	\$900,000	\$505,000	78.22%	34	64	-46.88%	0	0	-
PORTSMOUTH	19	24	-5	-20.83%	\$505,000	\$571,625	-11.66%	33	42	-21.43%	1	0	-
MIDDLETOWN	15	14	1	7.14%	\$660,000	\$486,250	35.73%	37	27	37.04%	0	0	-
NEWPORT	11	20	-9	-45.00%	\$750,000	\$638,500	17.46%	67	52	28.85%	0	0	-
JAMESTOWN	4	10	-6	-60.00%	\$1,322,450	\$1,282,500	3.12%	78	44	77.27%	0	0	-
<u>METRO & EAST BAY</u>													
BARRINGTON	29	18	11	61.11%	\$750,000	\$587,900	27.57%	26	25	4.00%	0	0	-
WARREN	8	11	-3	-27.27%	\$414,950	\$380,000	9.20%	10	34	-70.59%	0	0	-
BRISTOL	10	17	-7	-41.18%	\$582,500	\$408,000	42.77%	20	68	-70.59%	0	0	-
EAST PROVIDENCE	33	40	-7	-17.50%	\$415,000	\$352,500	17.73%	13	17	-23.53%	0	1	-100.00%
PROVIDENCE	66	79	-13	-16.46%	\$325,000	\$299,900	8.37%	21	37	-43.24%	2	2	0.00%
NORTH PROVIDENCE	29	35	-6	-17.14%	\$379,900	\$310,000	22.55%	20	15	33.33%	0	0	-
JOHNSTON	24	22	2	9.09%	\$394,950	\$332,500	18.78%	25	52	-51.92%	1	1	0.00%
CRANSTON	89	76	13	17.11%	\$360,000	\$325,000	10.77%	18	23	-21.74%	1	0	-
<u>NORTH</u>													
LINCOLN	15	7	8	114.29%	\$554,000	\$465,000	19.14%	21	39	-46.15%	0	0	-
CUMBERLAND	30	30	0	0.00%	\$450,500	\$379,950	18.57%	24	21	14.29%	0	0	-
WOONSOCKET	23	22	1	4.55%	\$337,500	\$307,500	9.76%	23	20	15.00%	0	1	-100.00%
PAWTUCKET	31	36	-5	-13.89%	\$341,000	\$288,375	18.25%	16	17	-5.88%	0	1	-100.00%
CENTRAL FALLS	1	0	1	0.00%	\$280,000	-	0.00%	22	-	0.00%	0	0	-
NORTH SMITHFIELD	11	10	1	10.00%	\$500,000	\$404,500	23.61%	25	30	-16.67%	0	0	-
SMITHFIELD	15	13	2	15.38%	\$432,500	\$368,400	17.40%	36	23	56.52%	0	0	-
BURRILLVILLE	13	16	-3	-18.75%	\$445,000	\$357,500	24.48%	26	23	13.04%	0	0	-
GLOCESTER	6	10	-4	-40.00%	\$286,000	\$353,500	-19.09%	20	29	-31.03%	0	0	-
FOSTER	4	5	-1	-20.00%	\$360,000	\$375,000	-4.00%	7	64	-89.06%	0	0	-
SCITUATE	9	10	-1	-10.00%	\$354,000	\$420,500	-15.81%	24	23	4.35%	0	1	-100.00%
<u>SOUTH COUNTY</u>													
EXETER	1	5	-4	-80.00%	\$375,000	\$425,000	-11.76%	116	53	118.87%	0	0	-
HOPKINTON	9	11	-2	-18.18%	\$365,000	\$387,000	-5.68%	44	24	83.33%	1	0	-
RICHMOND	9	6	3	50.00%	\$410,000	\$393,500	4.19%	24	91	-73.63%	0	0	-
CHARLESTOWN	13	12	1	8.33%	\$700,000	\$602,500	16.18%	11	47	-76.60%	0	0	-
WESTERLY	19	26	-7	-26.92%	\$550,000	\$559,575	-1.71%	18	44	-59.09%	0	0	-
BLOCK ISLAND	1	2	-1	-50.00%	\$1,650,000	\$1,161,750	42.03%	97	167	-41.92%	0	0	-
SOUTH KINGSTOWN	26	29	-3	-10.34%	\$577,500	\$505,000	14.36%	19	37	-48.65%	0	0	-
NARRAGANSETT	21	21	0	0.00%	\$915,000	\$801,500	14.16%	36	29	24.14%	0	0	-
NORTH KINGSTOWN	26	29	-3	-10.34%	\$665,000	\$449,000	48.11%	25	30	-16.67%	0	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	20	20	0	0.00%	\$610,000	\$764,500	-20.21%	33	46	-28.26%	0	0	-
WEST WARWICK	15	28	-13	-46.43%	\$340,000	\$330,000	3.03%	15	25	-40.00%	0	0	-
WARWICK	93	111	-18	-16.22%	\$376,000	\$310,000	21.29%	20	28	-28.57%	1	1	0.00%
COVENTRY	41	48	-7	-14.58%	\$377,000	\$337,750	11.62%	19	30	-36.67%	1	0	-
WEST GREENWICH	5	5	0	0.00%	\$530,000	\$575,000	-7.83%	32	31	3.23%	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.