

May 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	668	826	-158	-19.13%	\$427,250	\$417,500	2.34%	30	23	30.43%	10	7	42.86%
NEWPORT COUNTY													
TIVERTON	19	16	3	18.75%	\$385,000	\$395,500	-2.65%	29	22	31.82%	1	0	-
LITTLE COMPTON	3	3	0	0.00%	\$1,065,000	\$900,000	18.33%	44	34	29.41%	0	0	-
PORTSMOUTH	23	19	4	21.05%	\$750,000	\$505,000	48.51%	54	33	63.64%	0	1	-100.00%
MIDDLETOWN	12	15	-3	-20.00%	\$737,500	\$660,000	11.74%	45	37	21.62%	0	0	-
NEWPORT	11	11	0	0.00%	\$900,000	\$750,000	20.00%	50	67	-25.37%	0	0	-
JAMESTOWN	11	4	7	175.00%	\$925,000	\$1,322,450	-30.05%	47	78	-39.74%	0	0	-
METRO & EAST BAY													
BARRINGTON	24	30	-6	-20.00%	\$637,500	\$777,500	-18.01%	16	28	-42.86%	0	0	-
WARREN	4	8	-4	-50.00%	\$432,500	\$414,950	4.23%	15	10	50.00%	0	0	-
BRISTOL	9	10	-1	-10.00%	\$670,100	\$582,500	15.04%	12	20	-40.00%	0	0	-
EAST PROVIDENCE	32	33	-1	-3.03%	\$394,000	\$415,000	-5.06%	19	13	46.15%	0	0	-
PROVIDENCE	62	66	-4	-6.06%	\$370,000	\$330,000	12.12%	23	19	21.05%	1	1	0.00%
NORTH PROVIDENCE	24	29	-5	-17.24%	\$392,500	\$379,900	3.32%	31	20	55.00%	0	0	-
JOHNSTON	17	24	-7	-29.17%	\$400,000	\$394,950	1.28%	33	25	32.00%	0	1	-100.00%
CRANSTON	47	91	-44	-48.35%	\$423,900	\$361,000	17.42%	18	18	0.00%	1	1	0.00%
NORTH													
LINCOLN	12	15	-3	-20.00%	\$457,500	\$554,000	-17.42%	17	21	-19.05%	1	0	-
CUMBERLAND	25	31	-6	-19.35%	\$439,900	\$450,000	-2.24%	29	23	26.09%	0	0	-
WOONSOCKET	19	24	-5	-20.83%	\$337,500	\$338,750	-0.37%	26	27	-3.70%	0	0	-
PAWTUCKET	32	31	1	3.23%	\$360,000	\$341,000	5.57%	21	16	31.25%	0	0	-
CENTRAL FALLS	1	1	0	0.00%	\$324,000	\$280,000	15.71%	28	22	27.27%	0	0	-
NORTH SMITHFIELD	8	11	-3	-27.27%	\$404,950	\$500,000	-19.01%	16	25	-36.00%	0	0	-
SMITHFIELD	9	16	-7	-43.75%	\$470,000	\$436,250	7.74%	19	34	-44.12%	0	0	-
BURRILLVILLE	15	13	2	15.38%	\$400,000	\$445,000	-10.11%	59	26	126.92%	0	0	-
GLOCESTER	8	6	2	33.33%	\$400,000	\$286,000	39.86%	23	20	15.00%	0	0	-
FOSTER	2	4	-2	-50.00%	\$402,500	\$360,000	11.81%	5	7	-28.57%	0	0	-
SCITUATE	3	9	-6	-66.67%	\$664,223	\$354,000	87.63%	12	24	-50.00%	0	0	-
SOUTH COUNTY													
EXETER	1	1	0	0.00%	\$460,000	\$375,000	22.67%	28	116	-75.86%	0	0	-
HOPKINTON	2	9	-7	-77.78%	\$498,350	\$365,000	36.53%	62	44	40.91%	0	1	-100.00%
RICHMOND	6	10	-4	-40.00%	\$441,850	\$402,500	9.78%	53	22	140.91%	0	0	-
CHARLESTOWN	7	13	-6	-46.15%	\$460,000	\$700,000	-34.29%	71	11	545.45%	0	0	-
WESTERLY	15	19	-4	-21.05%	\$585,000	\$550,000	6.36%	54	18	200.00%	0	0	-
BLOCK ISLAND	0	1	-1	-100.00%	-	\$1,650,000	0.00%	-	97	0.00%	0	0	-
SOUTH KINGSTOWN	18	26	-8	-30.77%	\$565,000	\$577,500	-2.16%	39	19	105.26%	0	0	-
NARRAGANSETT	14	21	-7	-33.33%	\$787,500	\$915,000	-13.93%	55	36	52.78%	0	0	-
NORTH KINGSTOWN	25	27	-2	-7.41%	\$579,000	\$670,000	-13.58%	29	25	16.00%	0	0	-
KENT COUNTY													
EAST GREENWICH	7	20	-13	-65.00%	\$525,000	\$610,000	-13.93%	46	33	39.39%	0	0	-
WEST WARWICK	14	17	-3	-17.65%	\$361,000	\$330,000	9.39%	26	16	62.50%	1	0	-
WARWICK	82	96	-14	-14.58%	\$380,000	\$363,250	4.61%	24	20	20.00%	2	1	100.00%
COVENTRY	41	41	0	0.00%	\$399,500	\$377,000	5.97%	29	19	52.63%	3	1	200.00%
WEST GREENWICH	4	5	-1	-20.00%	\$413,000	\$530,000	-22.08%	35	32	9.38%	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.