

May 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	702	656	46	7.01%	\$512,750	\$458,750	11.77%	28	27	3.70%	6	7	-14.29%
BRISTOL COUNTY	35	31	4	12.90%	\$665,000	\$660,000	0.76%	27	-	0.00%	0	0	-
BARRINGTON	22	15	7	46.67%	\$710,500	\$1,015,000	-30.00%	26	18	44.44%	0	0	-
BRISTOL	6	10	-4	-40.00%	\$582,450	\$557,450	4.48%	28	19	47.37%	0	0	-
WARREN	7	6	1	16.67%	\$505,000	\$515,000	-1.94%	30	13	130.77%	0	0	-
KENT COUNTY	171	177	-6	-3.39%	\$451,500	\$425,000	6.24%	28	24	16.67%	1	1	0.00%
COVENTRY	50	50	0	0.00%	\$415,000	\$410,000	1.22%	22	30	-26.67%	0	0	-
EAST GREENWICH	15	17	-2	-11.76%	\$1,000,000	\$850,000	17.65%	26	15	73.33%	0	0	-
WARWICK	88	88	0	0.00%	\$450,000	\$417,500	7.78%	31	24	29.17%	1	1	0.00%
WEST GREENWICH	4	4	0	0.00%	\$559,500	\$570,000	-1.84%	49	22	122.73%	0	0	-
WEST WARWICK	14	18	-4	-22.22%	\$418,500	\$394,000	6.22%	29	15	93.33%	0	0	-
NEWPORT COUNTY	64	52	12	23.08%	\$763,050	\$717,500	6.35%	58	45	28.89%	0	0	-
JAMESTOWN	6	4	2	50.00%	\$817,500	\$849,250	-3.74%	42	41	2.44%	0	0	-
LITTLE COMPTON	3	3	0	0.00%	\$985,000	\$1,100,000	-10.45%	31	5	520.00%	0	0	-
MIDDLETOWN	12	10	2	20.00%	\$1,170,040	\$752,000	55.59%	109	47	131.91%	0	0	-
NEWPORT	7	11	-4	-36.36%	\$1,395,000	\$695,000	100.72%	25	59	-57.63%	0	0	-
PORTSMOUTH	14	13	1	7.69%	\$746,800	\$649,000	15.07%	31	57	-45.61%	0	0	-
TIVERTON	22	11	11	100.00%	\$530,000	\$555,000	-4.50%	67	30	123.33%	0	0	-
PROVIDENCE COUNTY	327	300	27	9.00%	\$460,000	\$432,000	6.48%	23	25	-8.00%	3	3	0.00%
BURRILLVILLE	10	14	-4	-28.57%	\$455,000	\$435,500	4.48%	31	25	24.00%	0	1	-100.00%
CENTRAL FALLS	0	2	-2	-100.00%	-	\$402,000	0.00%	-	48	0.00%	0	0	-
CRANSTON	69	43	26	60.47%	\$455,000	\$451,100	0.86%	20	20	0.00%	1	0	-
CUMBERLAND	30	19	11	57.89%	\$528,600	\$599,900	-11.89%	17	14	21.43%	1	0	-
EAST PROVIDENCE	31	35	-4	-11.43%	\$425,000	\$375,000	13.33%	22	22	0.00%	0	0	-
FOSTER	2	0	2	0.00%	\$668,000	-	0.00%	15	-	0.00%	0	0	-
GLOCESTER	10	8	2	25.00%	\$580,278	\$460,550	26.00%	26	59	-55.93%	0	1	-100.00%
JOHNSTON	27	28	-1	-3.57%	\$505,000	\$452,500	11.60%	18	28	-35.71%	1	0	-
LINCOLN	10	12	-2	-16.67%	\$607,444	\$438,500	38.53%	31	16	93.75%	0	0	-
NORTH PROVIDENCE	19	24	-5	-20.83%	\$440,000	\$395,500	11.25%	29	30	-3.33%	0	0	-
NORTH SMITHFIELD	6	4	2	50.00%	\$563,750	\$775,500	-27.30%	34	65	-47.69%	0	0	-
PAWTUCKET	28	32	-4	-12.50%	\$440,500	\$385,000	14.42%	21	24	-12.50%	0	1	-100.00%
PROVIDENCE	41	47	-6	-12.77%	\$430,000	\$440,000	-2.27%	20	24	-16.67%	0	0	-
SCITUATE	7	9	-2	-22.22%	\$581,800	\$579,500	0.40%	37	35	5.71%	0	0	-
SMITHFIELD	12	13	-1	-7.69%	\$564,250	\$520,000	8.51%	26	18	44.44%	0	0	-
WOONSOCKET	25	10	15	150.00%	\$390,000	\$384,950	1.31%	29	17	70.59%	0	0	-
WASHINGTON COUNTY	105	96	9	9.38%	\$690,046	\$608,000	13.49%	29	32	-9.38%	2	3	-33.33%
BLOCK ISLAND	2	3	-1	-33.33%	\$2,547,500	\$1,850,000	37.70%	11	181	-93.92%	0	0	-
CHARLESTOWN	11	8	3	37.50%	\$825,000	\$775,000	6.45%	21	21	0.00%	0	0	-
EXETER	10	2	8	400.00%	\$649,950	\$540,000	20.36%	40	3	1233.33%	1	0	-
HOPKINTON	8	4	4	100.00%	\$487,500	\$414,000	17.75%	51	72	-29.17%	1	1	0.00%
NARRAGANSETT	16	13	3	23.08%	\$942,000	\$900,000	4.67%	33	35	-5.71%	0	1	-100.00%
NORTH KINGSTOWN	14	30	-16	-53.33%	\$862,500	\$575,000	50.00%	21	17	23.53%	0	0	-
RICHMOND	5	5	0	0.00%	\$596,500	\$485,000	22.99%	24	40	-40.00%	0	0	-
SOUTH KINGSTOWN	20	16	4	25.00%	\$831,250	\$703,750	18.12%	23	28	-17.86%	0	0	-
WESTERLY	19	15	4	26.67%	\$599,900	\$432,752	38.62%	30	31	-3.23%	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 --- 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.													