

November 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	569	675	-106	-15.70%	\$431,000	\$406,000	6.16%	31	36	-13.89%	9	8	12.50%
NEWPORT COUNTY													
TIVERTON	11	8	3	37.50%	\$510,000	\$434,950	17.25%	54	53	1.89%	0	0	-
LITTLE COMPTON	2	3	-1	-33.33%	\$635,000	\$1,200,000	-47.08%	86	66	30.30%	0	0	-
PORTSMOUTH	12	13	-1	-7.69%	\$607,500	\$628,300	-3.31%	73	50	46.00%	0	0	-
MIDDLETOWN	6	6	0	0.00%	\$633,000	\$431,000	46.87%	31	49	-36.73%	0	0	-
NEWPORT	17	5	12	240.00%	\$990,000	\$950,000	4.21%	28	36	-22.22%	0	0	-
JAMESTOWN	6	6	0	0.00%	\$1,247,500	\$881,250	41.56%	48	13	269.23%	0	0	-
METRO & EAST BAY													
BARRINGTON	7	17	-10	-58.82%	\$675,000	\$525,000	28.57%	12	35	-65.71%	0	0	-
WARREN	6	4	2	50.00%	\$470,250	\$467,500	0.59%	32	31	3.23%	0	0	-
BRISTOL	12	12	0	0.00%	\$687,500	\$440,000	56.25%	29	20	45.00%	0	0	-
EAST PROVIDENCE	26	37	-11	-29.73%	\$367,500	\$369,000	-0.41%	22	17	29.41%	1	0	-
PROVIDENCE	45	57	-12	-21.05%	\$380,000	\$345,000	10.14%	20	27	-25.93%	1	1	0.00%
NORTH PROVIDENCE	18	16	2	12.50%	\$392,500	\$355,000	10.56%	28	20	40.00%	1	1	0.00%
JOHNSTON	22	27	-5	-18.52%	\$427,500	\$390,000	9.62%	48	44	9.09%	1	1	0.00%
CRANSTON	46	54	-8	-14.81%	\$407,500	\$367,500	10.88%	41	28	46.43%	0	0	-
NORTH													
LINCOLN	9	11	-2	-18.18%	\$465,500	\$435,000	7.01%	43	41	4.88%	0	0	-
CUMBERLAND	33	26	7	26.92%	\$450,000	\$496,250	-9.32%	22	31	-29.03%	1	1	0.00%
WOONSOCKET	11	12	-1	-8.33%	\$372,500	\$310,000	20.16%	15	31	-51.61%	1	0	-
PAWTUCKET	24	33	-9	-27.27%	\$342,500	\$325,000	5.38%	15	25	-40.00%	2	0	-
CENTRAL FALLS	2	0	2	0.00%	\$335,000	-	0.00%	37	-	0.00%	0	0	-
NORTH SMITHFIELD	6	10	-4	-40.00%	\$429,000	\$422,000	1.66%	37	35	5.71%	0	0	-
SMITHFIELD	12	14	-2	-14.29%	\$452,500	\$442,500	2.26%	22	60	-63.33%	0	1	-100.00%
BURRILLVILLE	6	17	-11	-64.71%	\$381,500	\$385,000	-0.91%	63	35	80.00%	0	0	-
GLOCESTER	3	5	-2	-40.00%	\$787,450	\$400,000	96.86%	27	51	-47.06%	0	0	-
FOSTER	1	2	-1	-50.00%	\$335,000	\$242,500	38.14%	8	106	-92.45%	0	0	-
SCITUATE	9	12	-3	-25.00%	\$455,000	\$500,000	-9.00%	36	41	-12.20%	0	0	-
SOUTH COUNTY													
EXETER	4	3	1	33.33%	\$546,250	\$390,000	40.06%	48	80	-40.00%	0	0	-
HOPKINTON	6	12	-6	-50.00%	\$454,950	\$350,250	29.89%	23	36	-36.11%	0	1	-100.00%
RICHMOND	3	8	-5	-62.50%	\$270,000	\$564,900	-52.20%	28	50	-44.00%	0	0	-
CHARLESTOWN	5	9	-4	-44.44%	\$625,000	\$775,000	-19.35%	55	58	-5.17%	0	0	-
WESTERLY	15	18	-3	-16.67%	\$460,000	\$517,500	-11.11%	42	22	90.91%	0	0	-
BLOCK ISLAND	1	8	-7	-87.50%	\$1,600,000	\$1,885,000	-15.12%	8	203	-96.06%	0	0	-
SOUTH KINGSTOWN	21	23	-2	-8.70%	\$560,000	\$625,000	-10.40%	54	42	28.57%	0	0	-
NARRAGANSETT	9	12	-3	-25.00%	\$1,050,000	\$751,250	39.77%	21	34	-38.24%	0	0	-
NORTH KINGSTOWN	19	25	-6	-24.00%	\$612,500	\$545,000	12.39%	30	36	-16.67%	0	1	-100.00%
KENT COUNTY													
EAST GREENWICH	13	14	-1	-7.14%	\$700,000	\$533,500	31.21%	28	45	-37.78%	0	0	-
WEST WARWICK	16	19	-3	-15.79%	\$402,000	\$360,000	11.67%	34	23	47.83%	0	1	-100.00%
WARWICK	58	69	-11	-15.94%	\$370,000	\$334,000	10.78%	23	36	-36.11%	0	0	-
COVENTRY	42	40	2	5.00%	\$359,950	\$367,500	-2.05%	23	27	-14.81%	1	0	-
WEST GREENWICH	5	8	-3	-37.50%	\$585,000	\$582,500	0.43%	24	57	-57.89%	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.