

October 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	635	696	-61	-8.76%	\$505,000	\$477,500	5.76%	36	31	16.13%	2	3	-33.33%
BRISTOL COUNTY	31	36	-5	-13.89%	\$663,500	\$734,500	-9.67%	38	-	0.00%	0	0	-
BARRINGTON	17	19	-2	-10.53%	\$769,000	\$850,000	-9.53%	33	25	32.00%	0	0	-
BRISTOL	13	14	-1	-7.14%	\$540,000	\$680,000	-20.59%	32	39	-17.95%	0	0	-
WARREN	1	3	-2	-66.67%	\$1,340,000	\$600,000	123.33%	207	28	639.29%	0	0	-
KENT COUNTY	141	158	-17	-10.76%	\$450,000	\$435,000	3.45%	32	25	28.00%	0	0	-
COVENTRY	46	41	5	12.20%	\$495,000	\$415,000	19.28%	36	28	28.57%	0	0	-
EAST GREENWICH	8	13	-5	-38.46%	\$799,500	\$750,000	6.60%	22	38	-42.11%	0	0	-
WARWICK	73	80	-7	-8.75%	\$427,000	\$435,000	-1.84%	33	22	50.00%	0	0	-
WEST GREENWICH	1	3	-2	-66.67%	\$899,900	\$530,000	69.79%	60	37	62.16%	0	0	-
WEST WARWICK	13	21	-8	-38.10%	\$449,000	\$396,400	13.27%	24	18	33.33%	0	0	-
NEWPORT COUNTY	59	72	-13	-18.06%	\$693,333	\$730,000	-5.02%	54	44	22.73%	0	0	-
JAMESTOWN	5	10	-5	-50.00%	\$960,000	\$907,500	5.79%	69	46	50.00%	0	0	-
LITTLE COMPTON	6	3	3	100.00%	\$1,070,000	\$2,550,000	-58.04%	68	45	51.11%	0	0	-
MIDDLETOWN	11	12	-1	-8.33%	\$650,000	\$722,500	-10.03%	48	44	9.09%	0	0	-
NEWPORT	10	9	1	11.11%	\$1,900,000	\$1,650,000	15.15%	62	40	55.00%	0	0	-
PORTSMOUTH	17	20	-3	-15.00%	\$685,000	\$838,450	-18.30%	56	50	12.00%	0	0	-
TIVERTON	10	18	-8	-44.44%	\$545,000	\$441,000	23.58%	32	38	-15.79%	0	0	-
PROVIDENCE COUNTY	310	305	5	1.64%	\$445,000	\$425,000	4.71%	32	27	18.52%	0	3	-100.00%
BURRILLVILLE	10	15	-5	-33.33%	\$432,500	\$450,000	-3.89%	41	20	105.00%	0	0	-
CENTRAL FALLS	1	0	1	0.00%	\$425,000	-	0.00%	48	-	0.00%	0	0	-
CRANSTON	48	56	-8	-14.29%	\$449,250	\$427,250	5.15%	34	27	25.93%	0	0	-
CUMBERLAND	33	16	17	106.25%	\$550,000	\$510,000	7.84%	31	31	0.00%	0	1	-100.00%
EAST PROVIDENCE	33	18	15	83.33%	\$457,500	\$405,000	12.96%	52	25	108.00%	0	0	-
FOSTER	6	4	2	50.00%	\$388,000	\$416,750	-6.90%	25	49	-48.98%	0	0	-
GLOCESTER	7	15	-8	-53.33%	\$415,000	\$410,000	1.22%	39	25	56.00%	0	0	-
JOHNSTON	19	23	-4	-17.39%	\$430,000	\$440,000	-2.27%	33	27	22.22%	0	1	-100.00%
LINCOLN	7	10	-3	-30.00%	\$650,000	\$792,500	-17.98%	18	39	-53.85%	0	0	-
NORTH PROVIDENCE	20	14	6	42.86%	\$462,000	\$417,500	10.66%	22	47	-53.19%	0	1	-100.00%
NORTH SMITHFIELD	6	10	-4	-40.00%	\$595,000	\$451,250	31.86%	33	13	153.85%	0	0	-
PAWTUCKET	31	28	3	10.71%	\$394,900	\$377,500	4.61%	35	21	66.67%	0	0	-
PROVIDENCE	49	50	-1	-2.00%	\$430,000	\$449,950	-4.43%	26	29	-10.34%	0	0	-
SCITUATE	10	6	4	66.67%	\$474,950	\$549,550	-13.57%	32	18	77.78%	0	0	-
SMITHFIELD	10	22	-12	-54.55%	\$520,000	\$525,000	-0.95%	15	24	-37.50%	0	0	-
WOONSOCKET	20	18	2	11.11%	\$399,950	\$390,000	2.55%	28	18	55.56%	0	0	-
WASHINGTON COUNTY	94	125	-31	-24.80%	\$701,250	\$650,000	7.88%	43	43	0.00%	2	0	-
BLOCK ISLAND	1	3	-2	-66.67%	\$1,450,000	\$1,350,000	7.41%	109	166	-34.34%	0	0	-
CHARLESTOWN	14	11	3	27.27%	\$680,000	\$700,000	-2.86%	36	58	-37.93%	1	0	-
EXETER	4	0	4	0.00%	\$602,500	-	0.00%	44	-	0.00%	0	0	-
HOPKINTON	4	7	-3	-42.86%	\$613,473	\$600,000	2.25%	42	33	27.27%	0	0	-
NARRAGANSETT	16	18	-2	-11.11%	\$944,750	\$845,000	11.80%	53	47	12.77%	0	0	-
NORTH KINGSTOWN	15	20	-5	-25.00%	\$725,000	\$677,500	7.01%	37	29	27.59%	0	0	-
RICHMOND	6	4	2	50.00%	\$632,500	\$547,500	15.53%	31	64	-51.56%	0	0	-
SOUTH KINGSTOWN	17	38	-21	-55.26%	\$650,000	\$605,000	7.44%	43	44	-2.27%	1	0	-
WESTERLY	17	24	-7	-29.17%	\$647,000	\$504,500	28.25%	43	28	53.57%	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.