

YEAR-END R.I. CONDO SALES and MEDIAN SALES PRICE

January - December COMPARISON

AREA	04 Sales	03 Sales	CHANGE	% CHANGE	2004	2003	% CHANGE
RHODE ISLAND	1,759	1,493	266	17.82%	\$ 205,000	\$ 175,000	17.14%
NEWPORT COUNTY							
TIVERTON	8	11	(3)	-27.27%	\$ 370,950	\$ 170,000	118.21%
PORTSMOUTH	34	38	(4)	-10.53%	\$ 327,441	\$ 355,742	-7.96%
MIDDLETOWN	29	35	(6)	-17.14%	\$ 325,000	\$ 250,000	30.00%
NEWPORT	173	182	(9)	-4.95%	\$ 265,000	\$ 158,500	67.19%
JAMESTOWN	1	6	(5)	-83.33%	\$ 202,500	405,000	-50.00%
METRO & EAST BAY							
BARRINGTON	0	0	-	-	-	-	-
WARREN	14	15	(1)	-6.67%	\$ 229,500	\$ 161,000	42.55%
BRISTOL	31	32	(1)	-3.13%	\$ 312,000	\$ 272,500	14.50%
EAST PROVIDENCE	22	10	12	120.00%	\$ 195,500	\$ 166,000	17.77%
PROVIDENCE	115	53	62	116.98%	\$ 157,400	\$ 107,500	46.42%
EAST SIDE	126	118	8	6.78%	\$ 275,000	\$ 230,000	19.57%
NORTH PROVIDENCE	217	185	32	17.30%	\$ 157,000	\$ 135,000	16.30%
JOHNSTON	38	45	(7)	-15.56%	\$ 161,950	\$ 152,500	6.20%
CRANSTON	59	52	7	13.46%	\$ 209,000	\$ 189,900	10.06%
NORTH							
LINCOLN	51	47	4	8.51%	\$ 227,500	\$ 204,900	11.03%
CUMBERLAND	103	85	18	21.18%	\$ 279,900	\$ 222,000	26.08%
WOONSOCKET	63	13	50	384.62%	\$ 139,148	\$ 109,148	27.49%
PAWTUCKET	43	53	(10)	-18.87%	\$ 84,000	\$ 97,000	-13.40%
NORTH SMITHFIELD	0	0	-	-	-	-	-
SMITHFIELD	92	89	3	3.37%	\$ 221,000	\$ 192,500	14.81%
BURRILLVILLE	16	13	3	23.08%	\$ 157,450	\$ 145,000	8.59%
SOUTH COUNTY							
HOPKINTON	2	8	(6)	-75.00%	\$ 145,500	\$ 208,450	-30.20%
CHARLESTOWN	11	8	3	37.50%	\$ 178,900	\$ 157,950	13.26%
RICHMOND	1	0	1	-	\$ 170,000	-	-
WESTERLY	60	33	27	81.82%	\$ 211,000	\$ 138,000	52.90%
SOUTH KINGSTOWN	14	10	4	40.00%	\$277,450	\$260,700	6.43%
NEW SHOREHAM	0	-	-	-	-	-	-
NARRAGANSETT	50	30	20	66.67%	\$ 300,000	\$ 312,500	-4.00%
NORTH KINGSTOWN	35	31	4	12.90%	\$ 300,000	\$ 234,900	27.71%
KENT COUNTY							
EAST GREENWICH	31	26	5	19.23%	\$ 370,000	\$ 287,500	28.70%
WEST WARWICK	125	124	1	0.81%	\$ 182,450	\$ 167,900	8.67%
WARWICK	177	121	56	46.28%	\$ 189,900	\$ 169,900	11.77%
COVENTRY	18	20	(2)	-10.00%	\$ 182,450	\$ 158,500	15.11%
	1759	1493					
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 — generally reflects the quality and the mix (type and size) of the properties being sold at the time and is not an true measure of home							
Information deemed reliable but is not guaranteed							