

## Year End 2020 and 2019 Comparison Single-Family Home Sales

AREA	Sales 2020	Sales 2019	Change	% Change	Median Price 2020	Median Price 2019	Median % Change	Average DOM 2020	Average DOM 2019	DOM % Change	Distressed Properties 2020	Distressed Properties 2019	% Change Distressed Properties
RHODE ISLAND	11602	11043	559	5.06%	\$319,900	\$285,000	12.25%	53	61	-13.11%	312	411	-24.09%
<b>NEWPORT COUNTY</b>													
TIVERTON	211	231	-20	-8.66%	\$339,000	\$314,000	7.96%	72	103	-30.10%	5	13	-61.54%
LITTLE COMPTON	58	45	13	28.89%	\$747,500	\$530,000	41.04%	90	95	-5.26%	1	0	-
PORTSMOUTH	263	249	14	5.62%	\$470,000	\$406,000	15.76%	76	97	-21.65%	6	8	-25.00%
MIDDLETOWN	163	158	5	3.16%	\$445,000	\$397,000	12.09%	73	73	0.00%	3	4	-25.00%
NEWPORT	258	230	28	12.17%	\$625,000	\$535,500	16.71%	76	77	-1.30%	1	2	-50.00%
JAMESTOWN	110	89	21	23.60%	\$649,950	\$595,000	9.24%	86	130	-33.85%	1	2	-50.00%
<b>METRO &amp; EAST BAY</b>													
BARRINGTON	328	333	-5	-1.50%	\$498,250	\$460,000	8.32%	66	76	-13.16%	5	7	-28.57%
WARREN	82	89	-7	-7.87%	\$355,500	\$301,000	18.11%	52	59	-11.86%	3	1	200.00%
BRISTOL	201	169	32	18.93%	\$380,000	\$335,000	13.43%	57	57	0.00%	2	3	-33.33%
EAST PROVIDENCE	502	476	26	5.46%	\$270,500	\$245,000	10.41%	38	48	-20.83%	15	13	15.38%
PROVIDENCE	649	567	82	14.46%	\$230,000	\$204,400	12.52%	42	51	-17.65%	23	35	-34.29%
EAST SIDE of Providence	201	211	-10	-4.74%	\$660,000	\$625,000	5.60%	45	53	-15.09%	0	4	-100.00%
NORTH PROVIDENCE	336	360	-24	-6.67%	\$265,000	\$240,000	10.42%	42	51	-17.65%	10	18	-44.44%
JOHNSTON	382	359	23	6.41%	\$294,250	\$250,000	17.70%	47	58	-18.97%	14	21	-33.33%
CRANSTON	939	954	-15	-1.57%	\$284,900	\$257,250	10.75%	44	52	-15.38%	22	37	-40.54%
<b>NORTH</b>													
LINCOLN	229	217	12	5.53%	\$355,000	\$355,000	0.00%	52	50	4.00%	7	4	75.00%
CUMBERLAND	452	458	-6	-1.31%	\$345,000	\$316,250	9.09%	41	52	-21.15%	11	12	-8.33%
WOONSOCKET	272	249	23	9.24%	\$251,000	\$223,900	12.10%	45	50	-10.00%	13	7	85.71%
PAWTUCKET	578	548	30	5.47%	\$248,000	\$225,000	10.22%	37	46	-19.57%	17	26	-34.62%
CENTRAL FALLS	15	8	7	87.50%	\$239,000	\$147,450	62.09%	31	33	-6.06%	0	1	-100.00%
NORTH SMITHFIELD	153	134	19	14.18%	\$335,000	\$322,500	3.88%	52	58	-10.34%	5	8	-37.50%
SMITHFIELD	216	199	17	8.54%	\$349,000	\$311,000	12.22%	44	55	-20.00%	5	9	-44.44%
BURRILLVILLE	185	186	-1	-0.54%	\$300,000	\$269,500	11.32%	42	56	-25.00%	10	13	-23.08%
GLOCESTER	157	134	23	17.16%	\$319,900	\$300,000	6.63%	57	59	-3.39%	7	6	16.67%
FOSTER	63	52	11	21.15%	\$355,000	\$317,450	11.83%	73	54	35.19%	7	0	-
SCITUATE	128	132	-4	-3.03%	\$360,000	\$335,450	7.32%	61	67	-8.96%	5	9	-44.44%
<b>SOUTH COUNTY</b>													
EXETER	84	71	13	18.31%	\$378,500	\$375,000	0.93%	66	64	3.13%	1	5	-80.00%
HOPKINTON	113	120	-7	-5.83%	\$314,900	\$327,500	-3.85%	67	77	-12.99%	5	10	-50.00%
RICHMOND	123	124	-1	-0.81%	\$345,000	\$298,500	15.58%	56	55	1.82%	4	5	-20.00%
CHARLESTOWN	140	179	-39	-21.79%	\$462,950	\$409,900	12.94%	61	69	-11.59%	2	6	-66.67%
WESTERLY	296	280	16	5.71%	\$373,913	\$333,750	12.03%	71	63	12.70%	8	5	60.00%
BLOCK ISLAND	60	26	34	130.77%	\$1,237,500	\$990,000	25.00%	323	617	-47.65%	1	1	0.00%
SOUTH KINGSTOWN	401	383	18	4.70%	\$419,900	\$370,000	13.49%	65	67	-2.99%	4	5	-20.00%
NARRAGANSETT	269	256	13	5.08%	\$560,000	\$499,450	12.12%	70	74	-5.41%	0	2	-100.00%
NORTH KINGSTOWN	414	344	70	20.35%	\$405,000	\$385,000	5.19%	56	65	-13.85%	9	7	28.57%
<b>KENT COUNTY</b>													
EAST GREENWICH	237	230	7	3.04%	\$550,000	\$488,500	12.59%	73	73	0.00%	3	1	200.00%
WEST WARWICK	317	264	53	20.08%	\$250,000	\$229,900	8.74%	41	51	-19.61%	9	16	-43.75%
WARWICK	1347	1272	75	5.90%	\$265,000	\$239,900	10.46%	44	53	-16.98%	48	59	-18.64%
COVENTRY	590	566	24	4.24%	\$297,500	\$245,000	21.43%	51	56	-8.93%	19	22	-13.64%
WEST GREENWICH	80	91	-11	-12.09%	\$381,500	\$365,000	4.52%	66	85	-22.35%	1	4	-75.00%

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 --- generally reflects the quality and themix (type and size) of the properties being sold at the time and is not a true measure of individual home value appreciation/depreciation. Also, please note: Statewide data may vary marginally from town bytown data as the latter continues to be updated with later closing transactions after the statewide data is pulled. Information deemed reliable but is not guaranteed.