

**Year End 2021 and 2020 Comparison  
Single-Family Home Sales**

<u>AREA</u>	<u>Sales 2021</u>	<u>Sales 2020</u>	<u>Change</u>	<u>% Change</u>	<u>Median Price 2021</u>	<u>Median Price 2020</u>	<u>Median % Change</u>	<u>Average DOM 2021</u>	<u>Average DOM 2020</u>	<u>DOM % Change</u>	<u>Distressed Properties 2021</u>	<u>Distressed Properties 2020</u>	<u>% Change Distressed Properties</u>
RHODE ISLAND	11500	11650	-150	-1.29%	\$365,000	\$319,250	14.33%	34	53	-35.85%	103	313	-67.09%
<b><u>NEWPORT COUNTY</u></b>													
TIVERTON	225	215	10	4.65%	\$381,000	\$337,000	13.06%	47	71	-33.80%	8	5	60.00%
LITTLE COMPTON	65	58	7	12.07%	\$797,000	\$747,500	6.62%	72	90	-20.00%	0	1	-100.00%
PORTSMOUTH	284	264	20	7.58%	\$520,000	\$472,500	10.05%	51	76	-32.89%	1	6	-83.33%
MIDDLETOWN	166	163	3	1.84%	\$563,500	\$445,000	26.63%	49	73	-32.88%	1	3	-66.67%
NEWPORT	251	258	-7	-2.71%	\$745,000	\$625,000	19.20%	59	76	-22.37%	0	1	-100.00%
JAMESTOWN	103	110	-7	-6.36%	\$950,000	\$649,950	46.17%	60	86	-30.23%	1	1	0.00%
<b><u>METRO &amp; EAST BAY</u></b>													
BARRINGTON	318	330	-12	-3.64%	\$585,000	\$498,250	17.41%	35	66	-46.97%	0	5	-100.00%
WARREN	118	82	36	43.90%	\$410,000	\$355,500	15.33%	33	52	-36.54%	2	3	-33.33%
BRISTOL	202	201	1	0.50%	\$479,500	\$380,000	26.18%	41	57	-28.07%	0	2	-100.00%
EAST PROVIDENCE	507	504	3	0.60%	\$319,900	\$270,500	18.26%	24	38	-36.84%	2	15	-86.67%
PROVIDENCE	893	856	37	4.32%	\$300,000	\$253,700	18.25%	32	43	-25.58%	12	23	-47.83%
NORTH PROVIDENCE	387	339	48	14.16%	\$325,000	\$265,000	22.64%	25	42	-40.48%	8	10	-20.00%
JOHNSTON	408	385	23	5.97%	\$335,000	\$293,500	14.14%	32	47	-31.91%	8	14	-42.86%
CRANSTON	994	941	53	5.63%	\$330,000	\$284,900	15.83%	28	44	-36.36%	8	22	-63.64%
<b><u>NORTH</u></b>													
LINCOLN	240	230	10	4.35%	\$430,000	\$355,000	21.13%	33	52	-36.54%	3	7	-57.14%
CUMBERLAND	435	456	-21	-4.61%	\$400,000	\$345,000	15.94%	25	41	-39.02%	2	11	-81.82%
WOONSOCKET	274	272	2	0.74%	\$290,000	\$251,000	15.54%	25	45	-44.44%	3	13	-76.92%
PAWTUCKET	518	582	-64	-11.00%	\$290,000	\$249,000	16.47%	25	37	-32.43%	3	17	-82.35%
CENTRAL FALLS	20	16	4	25.00%	\$264,000	\$239,500	10.23%	22	34	-35.29%	0	0	-
NORTH SMITHFIELD	134	154	-20	-12.99%	\$425,000	\$335,000	26.87%	34	52	-34.62%	3	5	-40.00%
SMITHFIELD	196	217	-21	-9.68%	\$401,000	\$350,000	14.57%	36	44	-18.18%	0	5	-100.00%
BURRILLVILLE	193	185	8	4.32%	\$378,000	\$300,000	26.00%	27	42	-35.71%	4	10	-60.00%
GLOCESTER	143	157	-14	-8.92%	\$360,000	\$319,900	12.54%	29	57	-49.12%	3	7	-57.14%
FOSTER	54	63	-9	-14.29%	\$388,500	\$355,000	9.44%	51	73	-30.14%	1	7	-85.71%
SCITUATE	145	128	17	13.28%	\$381,000	\$360,000	5.83%	29	61	-52.46%	2	5	-60.00%
<b><u>SOUTH COUNTY</u></b>													
EXETER	60	86	-26	-30.23%	\$495,950	\$378,500	31.03%	39	65	-40.00%	2	1	100.00%
HOPKINTON	99	113	-14	-12.39%	\$380,000	\$314,900	20.67%	38	67	-43.28%	3	5	-40.00%
RICHMOND	100	123	-23	-18.70%	\$392,500	\$345,000	13.77%	33	56	-41.07%	1	4	-75.00%
CHARLESTOWN	160	141	19	13.48%	\$500,000	\$456,000	9.65%	48	64	-25.00%	0	2	-100.00%
WESTERLY	288	296	-8	-2.70%	\$461,250	\$373,913	23.36%	42	71	-40.85%	0	8	-100.00%
BLOCK ISLAND	42	60	-18	-30.00%	\$1,482,500	\$1,237,500	19.80%	259	323	-19.81%	1	1	0.00%
SOUTH KINGSTOWN	346	401	-55	-13.72%	\$487,950	\$419,900	16.21%	38	65	-41.54%	1	4	-75.00%
NARRAGANSETT	246	269	-23	-8.55%	\$685,000	\$560,000	22.32%	47	70	-32.86%	0	0	-
NORTH KINGSTOWN	325	415	-90	-21.69%	\$530,000	\$405,000	30.86%	32	56	-42.86%	0	9	-100.00%
<b><u>KENT COUNTY</u></b>													
EAST GREENWICH	250	238	12	5.04%	\$670,000	\$550,000	21.82%	37	73	-49.32%	0	3	-100.00%
WEST WARWICK	313	319	-6	-1.88%	\$305,000	\$250,000	22.00%	30	40	-25.00%	2	9	-77.78%
WARWICK	1369	1350	19	1.41%	\$315,000	\$265,000	18.87%	28	44	-36.36%	10	48	-79.17%
COVENTRY	556	593	-37	-6.24%	\$328,500	\$297,000	10.61%	32	51	-37.25%	8	20	-60.00%
WEST GREENWICH	73	80	-7	-8.75%	\$490,000	\$381,500	28.44%	44	66	-33.33%	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 --- 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. Note: as of 9/1/2021 East Side of Providence was removed as a city