

Year End 2024 and 2023 Comparison by County Single-Family Home Sales

AREA	Sales 2024	Sales 2023	Change	% Change	Median Price 2024	Median Price 2023	Median % Change	Average DOM 2024	Average DOM 2023	DOM % Change	Distressed Properties 2024	Distressed Properties 2023	% Change Distressed Properties
RHODE ISLAND	7681	7438	243	3.27%	\$475,000	\$425,000	11.76%	31	32	-3.13%	92	110	-16.36%
BRISTOL COUNTY	382	381	1	0.26%	\$625,050	\$644,200	-2.97%	28	-	0.00%	0	0	-
BARRINGTON	175	191	-16	-8.38%	\$755,000	\$710,000	6.34%	24	24	0.00%	0	0	-
BRISTOL	139	135	4	2.96%	\$575,000	\$627,394	-8.35%	32	30	6.67%	0	0	-
WARREN	68	55	13	23.64%	\$522,500	\$474,500	10.12%	28	29	-3.45%	0	0	-
KENT COUNTY	1723	1625	98	6.03%	\$420,000	\$387,000	8.53%	28	29	-3.45%	27	31	-12.90%
COVENTRY	457	407	50	12.29%	\$410,000	\$390,000	5.13%	32	29	10.34%	8	11	-27.27%
EAST GREENWICH	166	151	15	9.93%	\$800,000	\$695,000	15.11%	32	30	6.67%	1	2	-50.00%
WARWICK	845	821	24	2.92%	\$410,000	\$376,500	8.90%	26	27	-3.70%	12	15	-20.00%
WEST GREENWICH	52	56	-4	-7.14%	\$607,500	\$547,500	10.96%	34	41	-17.07%	1	0	-
WEST WARWICK	203	190	13	6.84%	\$390,000	\$350,000	11.43%	24	29	-17.24%	5	3	66.67%
NEWPORT COUNTY	742	659	83	12.59%	\$749,500	\$715,000	4.83%	50	53	-5.66%	6	10	-40.00%
JAMESTOWN	62	68	-6	-8.82%	\$1,157,500	\$1,015,000	14.04%	58	58	0.00%	0	0	-
LITTLE COMPTON	32	31	1	3.23%	\$936,750	\$950,000	-1.39%	50	74	-32.43%	1	0	-
MIDDLETOWN	121	104	17	16.35%	\$725,000	\$722,500	0.35%	54	55	-1.82%	0	1	-100.00%
NEWPORT	157	124	33	26.61%	\$1,000,000	\$893,000	11.98%	56	45	24.44%	1	0	-
PORTSMOUTH	223	183	40	21.86%	\$670,000	\$695,000	-3.60%	49	62	-20.97%	2	5	-60.00%
TIVERTON	147	149	-2	-1.34%	\$457,000	\$450,000	1.56%	40	42	-4.76%	2	4	-50.00%
PROVIDENCE COUNTY	3626	3600	26	0.72%	\$435,000	\$391,000	11.25%	26	27	-3.70%	51	60	-15.00%
BURRILLVILLE	149	141	8	5.67%	\$434,000	\$400,000	8.50%	27	33	-18.18%	6	1	500.00%
CENTRAL FALLS	13	21	-8	-38.10%	\$385,000	\$335,000	14.93%	28	31	-9.68%	0	0	-
CRANSTON	607	618	-11	-1.78%	\$435,000	\$404,250	7.61%	25	27	-7.41%	8	9	-11.11%
CUMBERLAND	293	303	-10	-3.30%	\$537,500	\$451,500	19.05%	31	29	6.90%	2	3	-33.33%
EAST PROVIDENCE	354	374	-20	-5.35%	\$420,000	\$389,500	7.83%	23	21	9.52%	4	2	100.00%
FOSTER	39	47	-8	-17.02%	\$480,000	\$475,000	1.05%	27	36	-25.00%	1	2	-50.00%
GLOCESTER	109	84	25	29.76%	\$453,000	\$403,500	12.27%	37	41	-9.76%	3	2	50.00%
JOHNSTON	248	253	-5	-1.98%	\$447,000	\$399,900	11.78%	30	32	-6.25%	5	8	-37.50%
LINCOLN	157	148	9	6.08%	\$536,000	\$496,000	8.06%	24	29	-17.24%	1	4	-75.00%
NORTH PROVIDENCE	208	245	-37	-15.10%	\$420,000	\$385,000	9.09%	26	25	4.00%	5	1	400.00%
NORTH SMITHFIELD	98	90	8	8.89%	\$497,500	\$454,000	9.58%	32	31	3.23%	0	3	-100.00%
PAWTUCKET	320	336	-16	-4.76%	\$385,000	\$354,190	8.70%	24	23	4.35%	6	7	-14.29%
PROVIDENCE	592	559	33	5.90%	\$424,500	\$362,000	17.27%	24	23	4.35%	4	8	-50.00%
SCITUATE	101	94	7	7.45%	\$570,000	\$436,000	30.73%	36	36	0.00%	1	0	-
SMITHFIELD	149	103	46	44.66%	\$525,000	\$465,000	12.90%	22	34	-35.29%	2	4	-50.00%
WOONSOCKET	189	184	5	2.72%	\$385,000	\$350,000	10.00%	26	24	8.33%	3	6	-50.00%
WASHINGTON COUNTY	1208	1173	35	2.98%	\$625,000	\$560,000	11.61%	40	39	2.56%	8	9	-11.11%
BLOCK ISLAND	23	26	-3	-11.54%	\$1,770,000	\$1,650,500	7.24%	170	110	54.55%	0	0	-
CHARLESTOWN	96	86	10	11.63%	\$630,750	\$542,500	16.27%	43	35	22.86%	0	2	-100.00%
EXETER	48	40	8	20.00%	\$544,400	\$482,550	12.82%	34	37	-8.11%	0	1	-100.00%
HOPKINTON	82	78	4	5.13%	\$456,000	\$477,000	-4.40%	38	33	15.15%	3	1	200.00%
NARRAGANSETT	149	176	-27	-15.34%	\$875,000	\$770,000	13.64%	42	45	-6.67%	1	1	0.00%
NORTH KINGSTOWN	266	259	7	2.70%	\$627,500	\$550,000	14.09%	31	31	0.00%	1	2	-50.00%
RICHMOND	66	87	-21	-24.14%	\$446,712	\$450,000	-0.73%	41	44	-6.82%	0	1	-100.00%
SOUTH KINGSTOWN	261	226	35	15.49%	\$635,000	\$561,000	13.19%	39	40	-2.50%	0	0	-
WESTERLY	217	195	22	11.28%	\$561,200	\$499,000	12.46%	36	36	0.00%	3	1	200.00%

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 --- 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.