

Year End 2025 and 2024 Comparison by County Multifamily 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	1516	1524	-8	-0.52%	\$585,000	\$540,500	8.23%	31	26	19.23%	4	6	-33.33%
BRISTOL COUNTY	51	41	10	24.39%	\$689,000	\$650,000	6.00%	33	-	0.00%	1	0	-
BARRINGTON	7	7	0	0.00%	\$632,000	\$700,000	-9.71%	55	43	27.91%	0	0	-
BRISTOL	22	21	1	4.76%	\$689,950	\$667,000	3.44%	30	22	36.36%	1	0	-
WARREN	22	13	9	69.23%	\$662,500	\$525,000	26.19%	28	25	12.00%	0	0	-
KENT COUNTY	113	133	-20	-15.04%	\$485,000	\$460,000	5.43%	33	26	26.92%	0	2	-100.00%
COVENTRY	17	16	1	6.25%	\$462,500	\$425,000	8.82%	21	21	0.00%	0	0	-
EAST GREENWICH	3	6	-3	-50.00%	\$1,260,000	\$767,000	64.28%	47	25	88.00%	0	0	-
WARWICK	38	33	5	15.15%	\$500,000	\$470,000	6.38%	42	31	35.48%	0	0	-
WEST GREENWICH	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
WEST WARWICK	55	78	-23	-29.49%	\$479,900	\$452,500	6.06%	29	25	16.00%	0	2	-100.00%
NEWPORT COUNTY	66	59	7	11.86%	\$911,250	\$1,070,000	-14.84%	49	45	8.89%	0	0	-
JAMESTOWN	2	0	2	0.00%	\$955,000	-	0.00%	41	-	0.00%	0	0	-
LITTLE COMPTON	2	0	2	0.00%	\$1,345,000	-	0.00%	63	-	0.00%	0	0	-
MIDDLETOWN	12	11	1	9.09%	\$775,000	\$1,175,000	-34.04%	46	76	-39.47%	0	0	-
NEWPORT	37	37	0	0.00%	\$1,350,000	\$1,150,000	17.39%	51	38	34.21%	0	0	-
PORTSMOUTH	5	7	-2	-28.57%	\$825,000	\$890,000	-7.30%	51	34	50.00%	0	0	-
TIVERTON	8	4	4	100.00%	\$555,000	\$527,500	5.21%	44	37	18.92%	0	0	-
PROVIDENCE COUNTY	1222	1254	-32	-2.55%	\$587,000	\$541,000	8.50%	29	24	20.83%	3	4	-25.00%
BURRILLVILLE	25	12	13	108.33%	\$450,000	\$470,000	-4.26%	37	18	105.56%	0	0	-
CENTRAL FALLS	41	51	-10	-19.61%	\$565,000	\$540,000	4.63%	31	24	29.17%	0	0	-
CRANSTON	100	97	3	3.09%	\$552,500	\$525,000	5.24%	31	19	63.16%	0	1	-100.00%
CUMBERLAND	25	32	-7	-21.88%	\$595,000	\$502,500	18.41%	28	22	27.27%	0	0	-
EAST PROVIDENCE	76	68	8	11.76%	\$545,000	\$510,500	6.76%	30	24	25.00%	1	0	-
FOSTER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
GLOCESTER	0	3	-3	-100.00%	-	\$399,900	0.00%	-	18	0.00%	0	0	-
JOHNSTON	23	19	4	21.05%	\$500,000	\$520,000	-3.85%	32	21	52.38%	0	0	-
LINCOLN	20	30	-10	-33.33%	\$575,000	\$532,500	7.98%	22	29	-24.14%	0	0	-
NORTH PROVIDENCE	30	39	-9	-23.08%	\$538,000	\$501,500	7.28%	23	21	9.52%	0	1	-100.00%
NORTH SMITHFIELD	9	7	2	28.57%	\$530,000	\$555,000	-4.50%	51	15	240.00%	0	0	-
PAWTUCKET	183	201	-18	-8.96%	\$585,000	\$542,000	7.93%	25	21	19.05%	0	1	-100.00%
PROVIDENCE	542	537	5	0.93%	\$635,000	\$580,000	9.48%	29	27	7.41%	2	1	100.00%
SCITUATE	6	7	-1	-14.29%	\$575,000	\$460,000	25.00%	18	43	-58.14%	0	0	-
SMITHFIELD	5	11	-6	-54.55%	\$600,000	\$530,000	13.21%	37	24	54.17%	0	0	-
WOONSOCKET	137	140	-3	-2.14%	\$525,000	\$520,000	0.96%	34	24	41.67%	0	0	-
WASHINGTON COUNTY	64	37	27	72.97%	\$562,500	\$545,000	3.21%	28	48	-41.67%	0	0	-
BLOCK ISLAND	0	1	-1	-100.00%	-	\$2,100,000	0.00%	-	489	0.00%	0	0	-
CHARLESTOWN	1	0	1	0.00%	\$500,000	-	0.00%	22	-	0.00%	0	0	-
EXETER	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
HOPKINTON	5	2	3	150.00%	\$492,250	\$634,950	-22.47%	38	133	-71.43%	0	0	-
NARRAGANSETT	6	3	3	100.00%	\$745,000	\$1,000,000	-25.50%	36	38	-5.26%	0	0	-
NORTH KINGSTOWN	10	7	3	42.86%	\$542,500	\$545,000	-0.46%	37	44	-15.91%	0	0	-
RICHMOND	2	2	0	0.00%	\$425,500	\$465,500	-8.59%	41	22	86.36%	0	0	-
SOUTH KINGSTOWN	8	6	2	33.33%	\$602,500	\$685,000	-12.04%	41	48	-14.58%	0	0	-
WESTERLY	32	16	16	100.00%	\$542,500	\$433,000	25.29%	19	18	5.56%	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.