

Year End 2025 and 2024 Comparison by County Single-Family 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	7811	7708	103	1.34%	\$499,900	\$474,700	5.31%	33	31	6.45%	63	93	-32.26%
BRISTOL COUNTY	407	382	25	6.54%	\$685,000	\$625,050	9.59%	33	-	0.00%	1	0	-
BARRINGTON	210	175	35	20.00%	\$750,000	\$755,000	-0.66%	33	24	37.50%	0	0	-
BRISTOL	133	139	-6	-4.32%	\$662,500	\$575,000	15.22%	34	32	6.25%	0	0	-
WARREN	64	68	-4	-5.88%	\$525,000	\$522,500	0.48%	33	28	17.86%	1	0	-
KENT COUNTY	1780	1728	52	3.01%	\$443,000	\$420,000	5.48%	30	28	7.14%	7	27	-74.07%
COVENTRY	448	459	-11	-2.40%	\$438,950	\$410,000	7.06%	32	32	0.00%	1	8	-87.50%
EAST GREENWICH	146	166	-20	-12.05%	\$888,625	\$800,000	11.08%	34	32	6.25%	0	1	-100.00%
WARWICK	961	845	116	13.73%	\$430,000	\$410,000	4.88%	28	26	7.69%	5	12	-58.33%
WEST GREENWICH	46	52	-6	-11.54%	\$591,000	\$607,500	-2.72%	39	34	14.71%	0	1	-100.00%
WEST WARWICK	179	206	-27	-13.11%	\$417,000	\$390,000	6.92%	26	24	8.33%	1	5	-80.00%
NEWPORT COUNTY	676	744	-68	-9.14%	\$789,500	\$749,000	5.41%	50	50	0.00%	2	6	-66.67%
JAMESTOWN	65	62	3	4.84%	\$1,020,000	\$1,157,500	-11.88%	55	58	-5.17%	0	0	-
LITTLE COMPTON	31	32	-1	-3.13%	\$985,000	\$936,750	5.15%	43	50	-14.00%	0	1	-100.00%
MIDDLETOWN	106	122	-16	-13.11%	\$744,500	\$725,000	2.69%	59	55	7.27%	0	0	-
NEWPORT	145	157	-12	-7.64%	\$1,510,000	\$1,000,000	51.00%	54	56	-3.57%	0	1	-100.00%
PORTSMOUTH	169	223	-54	-24.22%	\$745,000	\$670,000	11.19%	45	49	-8.16%	1	2	-50.00%
TIVERTON	160	148	12	8.11%	\$499,500	\$456,000	9.54%	46	39	17.95%	1	2	-50.00%
PROVIDENCE COUNTY	3726	3641	85	2.33%	\$450,000	\$435,000	3.45%	30	26	15.38%	42	52	-19.23%
BURRILLVILLE	127	150	-23	-15.33%	\$475,000	\$434,500	9.32%	40	27	48.15%	2	6	-66.67%
CENTRAL FALLS	5	13	-8	-61.54%	\$382,000	\$385,000	-0.78%	25	28	-10.71%	0	0	-
CRANSTON	649	610	39	6.39%	\$460,000	\$435,000	5.75%	30	25	20.00%	8	8	0.00%
CUMBERLAND	315	294	21	7.14%	\$540,000	\$537,500	0.47%	27	31	-12.90%	2	2	0.00%
EAST PROVIDENCE	371	355	16	4.51%	\$430,000	\$420,000	2.38%	32	23	39.13%	4	4	0.00%
FOSTER	51	39	12	30.77%	\$500,000	\$480,000	4.17%	44	27	62.96%	2	1	100.00%
GLOCESTER	99	110	-11	-10.00%	\$519,900	\$451,500	15.15%	36	37	-2.70%	1	3	-66.67%
JOHNSTON	260	248	12	4.84%	\$470,000	\$447,000	5.15%	29	30	-3.33%	6	5	20.00%
LINCOLN	143	157	-14	-8.92%	\$543,500	\$536,000	1.40%	33	24	37.50%	0	1	-100.00%
NORTH PROVIDENCE	222	209	13	6.22%	\$440,000	\$420,000	4.76%	29	26	11.54%	3	5	-40.00%
NORTH SMITHFIELD	97	99	-2	-2.02%	\$535,000	\$495,000	8.08%	36	31	16.13%	2	0	-
PAWTUCKET	374	321	53	16.51%	\$400,000	\$385,000	3.90%	27	24	12.50%	1	7	-85.71%
PROVIDENCE	535	596	-61	-10.23%	\$447,500	\$423,500	5.67%	28	24	16.67%	5	4	25.00%
SCITUATE	88	101	-13	-12.87%	\$518,050	\$570,000	-9.11%	32	36	-11.11%	0	1	-100.00%
SMITHFIELD	152	149	3	2.01%	\$528,750	\$525,000	0.71%	26	22	18.18%	1	2	-50.00%
WOONSOCKET	238	190	48	25.26%	\$390,000	\$385,000	1.30%	29	26	11.54%	5	3	66.67%
WASHINGTON COUNTY	1222	1213	9	0.74%	\$675,000	\$625,000	8.00%	41	40	2.50%	11	8	37.50%
BLOCK ISLAND	19	23	-4	-17.39%	\$1,870,000	\$1,770,000	5.65%	182	170	7.06%	0	0	-
CHARLESTOWN	113	96	17	17.71%	\$715,000	\$630,750	13.36%	35	43	-18.60%	1	0	-
EXETER	61	49	12	24.49%	\$650,000	\$543,800	19.53%	34	35	-2.86%	1	0	-
HOPKINTON	94	83	11	13.25%	\$500,000	\$455,000	9.89%	45	38	18.42%	1	3	-66.67%
NARRAGANSETT	178	149	29	19.46%	\$932,500	\$875,000	6.57%	47	42	11.90%	0	1	-100.00%
NORTH KINGSTOWN	235	266	-31	-11.65%	\$650,000	\$627,500	3.59%	35	31	12.90%	2	1	100.00%
RICHMOND	70	66	4	6.06%	\$545,000	\$446,712	22.00%	39	41	-4.88%	2	0	-
SOUTH KINGSTOWN	243	263	-20	-7.60%	\$694,500	\$635,000	9.37%	38	39	-2.56%	2	0	-
WESTERLY	209	218	-9	-4.13%	\$610,000	\$560,600	8.81%	35	36	-2.78%	2	3	-33.33%

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.