

January 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	672	600	72	12.00%	\$296,750	\$253,000	17.29%	68	71	-4.23%	21	36	-41.67%
<u>NEWPORT COUNTY</u>													
TIVERTON	16	14	2	14.29%	\$325,000	\$312,500	4.00%	97	144	-32.64%	0	0	-
LITTLE COMPTON	5	0	5	0.00%	\$535,000	-	0.00%	98	-	0.00%	1	0	-
PORTSMOUTH	14	13	1	7.69%	\$367,500	\$385,000	-4.55%	66	61	8.20%	1	0	-
MIDDLETOWN	9	6	3	50.00%	\$342,000	\$370,000	-7.57%	149	64	132.81%	1	1	0.00%
NEWPORT	19	14	5	35.71%	\$567,500	\$499,000	13.73%	85	108	-21.30%	0	0	-
JAMESTOWN	9	6	3	50.00%	\$659,000	\$462,500	42.49%	75	85	-11.76%	0	1	-100.00%
<u>METRO & EAST BAY</u>													
BARRINGTON	15	22	-7	-31.82%	\$470,000	\$381,250	23.28%	103	107	-3.74%	0	1	-100.00%
WARREN	5	5	0	0.00%	\$249,000	\$295,000	-15.59%	56	108	-48.15%	0	0	-
BRISTOL	14	7	7	100.00%	\$420,000	\$325,000	29.23%	72	72	0.00%	0	0	-
EAST PROVIDENCE	22	33	-11	-33.33%	\$261,450	\$235,000	11.26%	60	54	11.11%	0	1	-100.00%
PROVIDENCE	34	31	3	9.68%	\$211,750	\$170,000	24.56%	58	59	-1.69%	2	4	-50.00%
EAST SIDE of Providence	10	11	-1	-9.09%	\$807,000	\$540,000	49.44%	94	85	10.59%	0	0	-
NORTH PROVIDENCE	19	26	-7	-26.92%	\$246,400	\$212,500	15.95%	41	67	-38.81%	0	5	-100.00%
JOHNSTON	23	24	-1	-4.17%	\$247,500	\$224,450	10.27%	53	71	-25.35%	2	1	100.00%
CRANSTON	62	44	18	40.91%	\$260,000	\$233,750	11.23%	56	59	-5.08%	2	1	100.00%
<u>NORTH</u>													
LINCOLN	18	8	10	125.00%	\$355,000	\$351,625	0.96%	63	68	-7.35%	0	0	-
CUMBERLAND	22	18	4	22.22%	\$292,000	\$307,750	-5.12%	55	50	10.00%	1	2	-50.00%
WOONSOCKET	9	19	-10	-52.63%	\$240,000	\$220,000	9.09%	50	71	-29.58%	0	0	-
PAWTUCKET	27	30	-3	-10.00%	\$235,000	\$204,950	14.66%	46	53	-13.21%	0	4	-100.00%
CENTRAL FALLS	0	3	-3	-100.00%	-	\$175,000	0.00%	-	16	0.00%	0	1	-100.00%
NORTH SMITHFIELD	7	6	1	16.67%	\$374,900	\$390,000	-3.87%	132	81	62.96%	0	1	-100.00%
SMITHFIELD	12	12	0	0.00%	\$355,000	\$267,675	32.62%	52	79	-34.18%	0	1	-100.00%
BURRILLVILLE	16	11	5	45.45%	\$275,000	\$265,000	3.77%	51	47	8.51%	1	1	0.00%
GLOCESTER	11	9	2	22.22%	\$375,000	\$335,000	11.94%	74	60	23.33%	0	1	-100.00%
FOSTER	4	5	-1	-20.00%	\$307,500	\$295,000	4.24%	75	67	11.94%	1	0	-
SCITUATE	5	6	-1	-16.67%	\$275,000	\$226,500	21.41%	70	70	0.00%	1	1	0.00%
<u>SOUTH COUNTY</u>													
EXETER	5	2	3	150.00%	\$420,000	\$515,750	-18.57%	95	98	-3.06%	0	0	-
HOPKINTON	6	10	-4	-40.00%	\$266,250	\$362,950	-26.64%	80	101	-20.79%	0	0	-
RICHMOND	6	5	1	20.00%	\$359,500	\$302,500	18.84%	91	89	2.25%	1	1	0.00%
CHARLESTOWN	5	5	0	0.00%	\$354,500	\$380,000	-6.71%	66	16	312.50%	0	0	-
WESTERLY	14	10	4	40.00%	\$271,250	\$579,750	-53.21%	48	85	-43.53%	0	0	-
BLOCK ISLAND	3	3	0	0.00%	\$780,000	\$1,250,000	-37.60%	70	235	-70.21%	0	0	-
SOUTH KINGSTOWN	16	17	-1	-5.88%	\$357,500	\$415,000	-13.86%	105	88	19.32%	0	1	-100.00%
NARRAGANSETT	13	10	3	30.00%	\$455,293	\$441,250	3.18%	121	94	28.72%	0	0	-
NORTH KINGSTOWN	29	11	18	163.64%	\$380,000	\$349,900	8.60%	84	67	25.37%	1	0	-
<u>KENT COUNTY</u>													
EAST GREENWICH	4	13	-9	-69.23%	\$437,500	\$495,000	-11.62%	105	80	31.25%	0	0	-
WEST WARWICK	15	13	2	15.38%	\$240,000	\$207,000	15.94%	56	57	-1.75%	0	0	-
WARWICK	101	77	24	31.17%	\$250,000	\$219,900	13.69%	59	57	3.51%	4	6	-33.33%
COVENTRY	40	30	10	33.33%	\$315,000	\$242,450	29.92%	62	65	-4.62%	2	0	-
WEST GREENWICH	8	11	-3	-27.27%	\$447,450	\$225,000	98.87%	113	82	37.80%	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 the mix (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 by town data as the date and time the statistics are pulled for the two reports may vary slightly. Information deemed reliable but is not guaranteed.													
Information deemed reliable but is not guaranteed													