

January 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	463	447	16	3.58%	\$465,000	\$441,000	5.44%	39	40	-2.50%	5	9	-44.44%
BRISTOL COUNTY	18	23	-5	-21.74%	\$712,500	\$620,000	14.92%	40	-	0.00%	0	0	-
BARRINGTON	8	13	-5	-38.46%	\$894,450	\$630,000	41.98%	52	43	20.93%	0	0	-
BRISTOL	5	6	-1	-16.67%	\$725,000	\$647,500	11.97%	25	26	-3.85%	0	0	-
WARREN	5	4	1	25.00%	\$613,900	\$391,500	56.81%	34	40	-15.00%	0	0	-
KENT COUNTY	101	101	0	0.00%	\$400,000	\$394,900	1.29%	34	33	3.03%	1	4	-75.00%
COVENTRY	25	22	3	13.64%	\$389,900	\$370,000	5.38%	33	36	-8.33%	0	2	-100.00%
EAST GREENWICH	7	9	-2	-22.22%	\$869,000	\$645,000	34.73%	91	35	160.00%	0	0	-
WARWICK	55	51	4	7.84%	\$390,000	\$410,000	-4.88%	29	33	-12.12%	1	1	0.00%
WEST GREENWICH	3	2	1	50.00%	\$630,000	\$385,000	63.64%	50	38	31.58%	0	0	-
WEST WARWICK	11	17	-6	-35.29%	\$397,500	\$325,000	22.31%	22	24	-8.33%	0	1	-100.00%
NEWPORT COUNTY	43	54	-11	-20.37%	\$815,000	\$735,000	10.88%	61	70	-12.86%	0	0	-
JAMESTOWN	3	3	0	0.00%	\$1,725,000	\$635,000	171.65%	89	87	2.30%	0	0	-
LITTLE COMPTON	2	2	0	0.00%	\$1,345,000	\$778,628	72.74%	75	86	-12.79%	0	0	-
MIDDLETOWN	11	10	1	10.00%	\$970,000	\$860,000	12.79%	78	64	21.88%	0	0	-
NEWPORT	9	18	-9	-50.00%	\$1,425,000	\$933,750	52.61%	19	79	-75.95%	0	0	-
PORTSMOUTH	9	13	-4	-30.77%	\$645,000	\$600,000	7.50%	67	74	-9.46%	0	0	-
TIVERTON	9	8	1	12.50%	\$496,000	\$473,750	4.70%	64	40	60.00%	0	0	-
PROVIDENCE COUNTY	231	194	37	19.07%	\$434,000	\$400,000	8.50%	34	34	0.00%	2	5	-60.00%
BURRILLVILLE	7	8	-1	-12.50%	\$400,000	\$365,000	9.59%	74	30	146.67%	1	0	-
CENTRAL FALLS	0	0	0	0.00%	-	-	0.00%	-	-	0.00%	0	0	-
CRANSTON	50	33	17	51.52%	\$432,500	\$400,000	8.13%	37	30	23.33%	0	0	-
CUMBERLAND	20	15	5	33.33%	\$520,000	\$600,000	-13.33%	28	71	-60.56%	0	0	-
EAST PROVIDENCE	27	20	7	35.00%	\$439,900	\$377,500	16.53%	29	29	0.00%	0	1	-100.00%
FOSTER	5	2	3	150.00%	\$585,000	\$377,500	54.97%	63	71	-11.27%	0	0	-
GLOCESTER	5	4	1	25.00%	\$464,000	\$543,000	-14.55%	32	33	-3.03%	0	0	-
JOHNSTON	8	10	-2	-20.00%	\$475,500	\$376,500	26.29%	38	41	-7.32%	0	1	-100.00%
LINCOLN	10	9	1	11.11%	\$463,000	\$460,000	0.65%	44	34	29.41%	0	0	-
NORTH PROVIDENCE	12	8	4	50.00%	\$412,500	\$424,500	-2.83%	37	37	0.00%	1	0	-
NORTH SMITHFIELD	4	3	1	33.33%	\$560,000	\$365,000	53.42%	34	35	-2.86%	0	0	-
PAWTUCKET	24	16	8	50.00%	\$380,000	\$350,000	8.57%	28	25	12.00%	0	0	-
PROVIDENCE	31	44	-13	-29.55%	\$435,000	\$411,000	5.84%	30	30	0.00%	0	1	-100.00%
SCITUATE	4	5	-1	-20.00%	\$450,000	\$645,000	-30.23%	29	47	-38.30%	0	0	-
SMITHFIELD	10	7	3	42.86%	\$502,450	\$465,000	8.05%	28	27	3.70%	0	1	-100.00%
WOONSOCKET	14	10	4	40.00%	\$397,500	\$377,500	5.30%	27	29	-6.90%	0	1	-100.00%
WASHINGTON COUNTY	70	75	-5	-6.67%	\$659,500	\$585,000	12.74%	50	45	11.11%	2	0	-
BLOCK ISLAND	1	2	-1	-50.00%	\$2,275,000	\$1,962,500	15.92%	85	81	4.94%	0	0	-
CHARLESTOWN	6	4	2	50.00%	\$688,500	\$555,000	24.05%	47	41	14.63%	0	0	-
EXETER	4	2	2	100.00%	\$560,000	\$478,000	17.15%	42	119	-64.71%	0	0	-
HOPKINTON	10	7	3	42.86%	\$535,000	\$219,000	144.29%	48	29	65.52%	0	0	-
NARRAGANSETT	7	5	2	40.00%	\$1,600,000	\$2,980,000	-46.31%	92	32	187.50%	0	0	-
NORTH KINGSTOWN	11	21	-10	-47.62%	\$760,000	\$505,000	50.50%	39	34	14.71%	0	0	-
RICHMOND	2	3	-1	-33.33%	\$364,000	\$405,000	-10.12%	24	67	-64.18%	1	0	-
SOUTH KINGSTOWN	17	17	0	0.00%	\$748,500	\$629,000	19.00%	60	66	-9.09%	0	0	-
WESTERLY	12	14	-2	-14.29%	\$750,000	\$687,500	9.09%	31	30	3.33%	1	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.