

July 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	812	680	132	19.41%	\$495,000	\$440,000	12.50%	28	24	16.67%	11	9	22.22%
BRISTOL COUNTY	47	47	0	0.00%	\$649,000	\$615,000	5.53%	24	-	0.00%	0	0	-
BARRINGTON	19	27	-8	-29.63%	\$800,000	\$689,000	16.11%	23	28	-17.86%	0	0	-
BRISTOL	19	16	3	18.75%	\$560,000	\$538,000	4.09%	27	9	200.00%	0	0	-
WARREN	9	4	5	125.00%	\$550,000	\$566,125	-2.85%	20	7	185.71%	0	0	-
KENT COUNTY	173	152	21	13.82%	\$430,000	\$395,000	8.86%	27	21	28.57%	3	3	0.00%
COVENTRY	48	34	14	41.18%	\$420,000	\$403,250	4.15%	31	18	72.22%	2	1	100.00%
EAST GREENWICH	22	16	6	37.50%	\$802,500	\$990,000	-18.94%	40	22	81.82%	0	0	-
WARWICK	76	80	-4	-5.00%	\$422,500	\$387,500	9.03%	21	18	16.67%	1	2	-50.00%
WEST GREENWICH	6	5	1	20.00%	\$547,500	\$739,000	-25.91%	29	14	107.14%	0	0	-
WEST WARWICK	21	17	4	23.53%	\$375,000	\$350,000	7.14%	23	42	-45.24%	0	0	-
NEWPORT COUNTY	86	44	42	95.45%	\$695,000	\$697,500	-0.36%	42	46	-8.70%	0	0	-
JAMESTOWN	3	6	-3	-50.00%	\$1,450,000	\$1,061,875	36.55%	45	55	-18.18%	0	0	-
LITTLE COMPTON	4	2	2	100.00%	\$2,471,750	\$1,262,500	95.78%	53	46	15.22%	0	0	-
MIDDLETOWN	13	4	9	225.00%	\$625,000	\$743,325	-15.92%	45	48	-6.25%	0	0	-
NEWPORT	20	7	13	185.71%	\$1,285,000	\$1,550,000	-17.10%	44	44	0.00%	0	0	-
PORTSMOUTH	29	11	18	163.64%	\$625,000	\$700,000	-10.71%	44	44	0.00%	0	0	-
TIVERTON	17	14	3	21.43%	\$450,000	\$420,000	7.14%	29	44	-34.09%	0	0	-
PROVIDENCE COUNTY	371	337	34	10.09%	\$450,000	\$415,000	8.43%	22	22	0.00%	6	4	50.00%
BURRILLVILLE	15	14	1	7.14%	\$460,000	\$425,000	8.24%	30	23	30.43%	1	0	-
CENTRAL FALLS	2	3	-1	-33.33%	\$342,500	\$350,000	-2.14%	9	29	-68.97%	0	0	-
CRANSTON	55	53	2	3.77%	\$470,000	\$394,000	19.29%	17	20	-15.00%	1	1	0.00%
CUMBERLAND	34	38	-4	-10.53%	\$472,000	\$495,000	-4.65%	24	32	-25.00%	0	0	-
EAST PROVIDENCE	44	35	9	25.71%	\$442,500	\$430,000	2.91%	21	16	31.25%	0	0	-
FOSTER	5	6	-1	-16.67%	\$477,000	\$507,500	-6.01%	26	17	52.94%	0	0	-
GLOCESTER	7	4	3	75.00%	\$375,000	\$432,000	-13.19%	19	11	72.73%	0	0	-
JOHNSTON	20	17	3	17.65%	\$422,500	\$410,000	3.05%	36	28	28.57%	1	0	-
LINCOLN	16	12	4	33.33%	\$577,500	\$602,500	-4.15%	21	29	-27.59%	0	0	-
NORTH PROVIDENCE	27	18	9	50.00%	\$420,000	\$407,500	3.07%	22	18	22.22%	1	0	-
NORTH SMITHFIELD	7	8	-1	-12.50%	\$550,000	\$492,750	11.62%	16	28	-42.86%	0	0	-
PAWTUCKET	37	29	8	27.59%	\$400,000	\$365,000	9.59%	22	22	0.00%	2	1	100.00%
PROVIDENCE	56	63	-7	-11.11%	\$440,000	\$388,500	13.26%	16	20	-20.00%	0	2	-100.00%
SCITUATE	10	8	2	25.00%	\$485,000	\$439,950	10.24%	30	23	30.43%	0	0	-
SMITHFIELD	18	8	10	125.00%	\$515,000	\$522,500	-1.44%	21	17	23.53%	0	0	-
WOONSOCKET	18	21	-3	-14.29%	\$399,375	\$350,000	14.11%	25	17	47.06%	0	0	-
WASHINGTON COUNTY	135	100	35	35.00%	\$658,000	\$553,000	18.99%	38	31	22.58%	2	2	0.00%
BLOCK ISLAND	1	2	-1	-50.00%	\$7,710,000	\$4,262,500	80.88%	1140	72	1483.33%	0	0	-
CHARLESTOWN	9	3	6	200.00%	\$680,000	\$367,500	85.03%	34	9	277.78%	0	0	-
EXETER	9	9	0	0.00%	\$646,000	\$475,100	35.97%	31	43	-27.91%	0	0	-
HOPKINTON	9	3	6	200.00%	\$430,000	\$490,000	-12.24%	18	25	-28.00%	0	0	-
NARRAGANSETT	10	16	-6	-37.50%	\$994,950	\$825,000	20.60%	28	49	-42.86%	0	1	-100.00%
NORTH KINGSTOWN	37	22	15	68.18%	\$685,000	\$562,670	21.74%	36	23	56.52%	0	1	-100.00%
RICHMOND	1	6	-5	-83.33%	\$175,000	\$410,000	-57.32%	43	32	34.38%	0	0	-
SOUTH KINGSTOWN	33	24	9	37.50%	\$691,000	\$650,000	6.31%	27	31	-12.90%	0	0	-
WESTERLY	26	15	11	73.33%	\$557,500	\$461,000	20.93%	28	20	40.00%	2	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.